

# Keeping Tysoe Special

The Tysoe Neighbourhood Development Plan 2011–2031  
*Referendum Version*



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*Throughout this document a significant number of references are made to various guidelines, policies and strategies administered by statutory bodies. The key points of these are explained as they arise. Readers wanting further detail are invited to follow the references which are denoted by numbers in square brackets and listed on page 58.*

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# Maps

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# 1 Foreword

**1.0.0.1** The Neighbourhood Development Plan for Tysoe has come into being in response to a drive from central government which encourages local communities to have more say in the planning matters affecting them. Government legislation is continuing to support communities to produce Plans which add a local voice to the core strategies produced by their District Councils.

**1.0.0.2** The Neighbourhood Planning process offers the possibility of engaging and enthusing residents in determining the kind of village they want Tysoe to be in 11 years time. While the key issue for our Plan is the identification of potential sites to meet our future housing need, the Plan needs to meet the aspirations of the village for the future and to ensure that it remains vibrant and sustainable.

**1.0.0.3** When made the Plan will carry significant weight when planning applications are being considered by the District Council.

## 1.1 Progressing the Plan

**1.1.0.1** In 2010, Tysoe Parish Council produced a Parish Plan which articulated residents' views of the future development of the Parish [1]. Following this, on 10th February 2014, with official approval from The District Council, the Parish Council began to produce a Neighbourhood Plan for the parish of Tysoe. The area covered by the Plan comprises the whole of the parish (Map 1, page 6).

**1.1.0.2** A steering group invested many hundreds of hours of work researching, consulting and collecting evidence with grant support to feed into a pre-submission consultation version of the Plan. This was completed in January 2015.

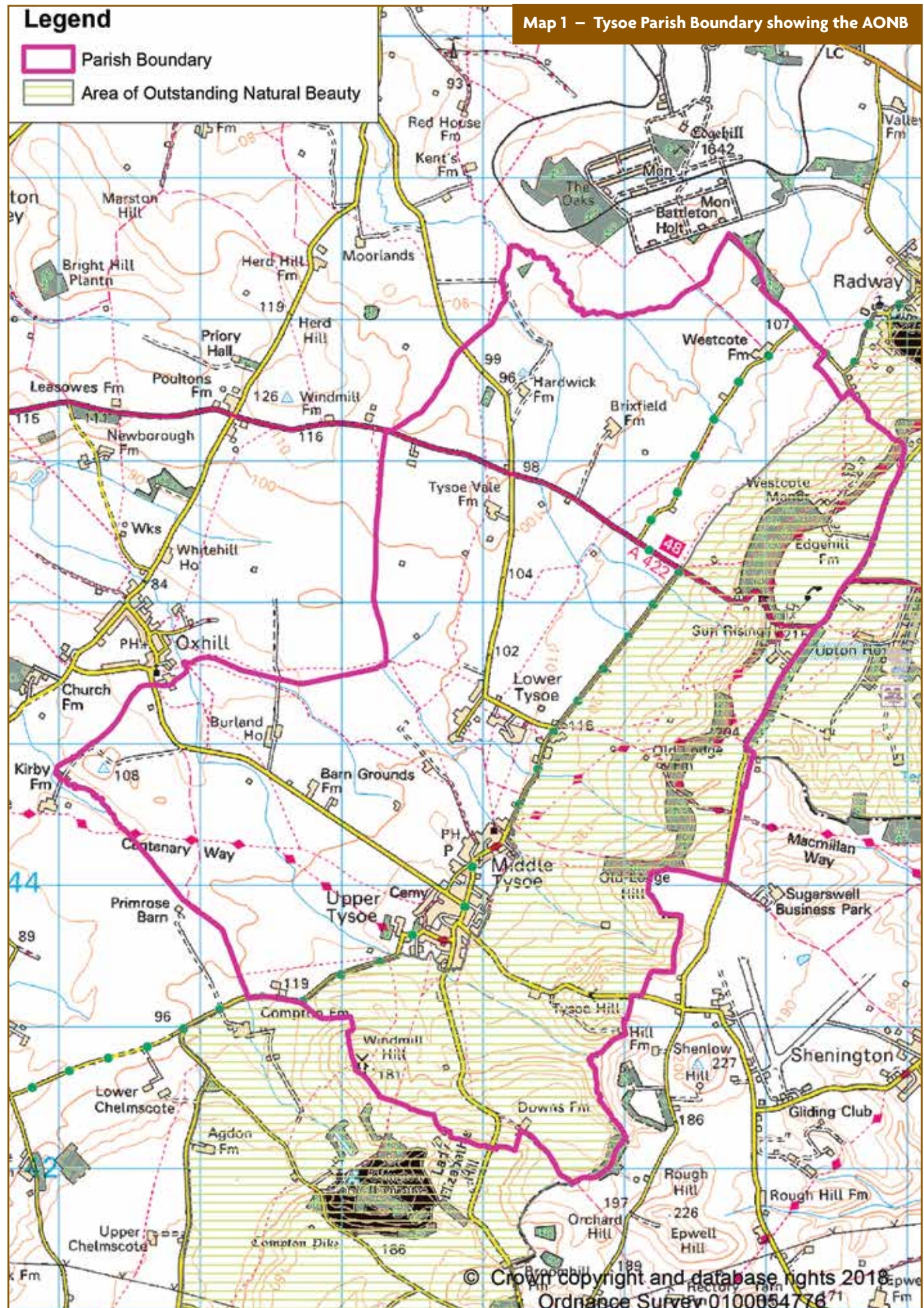
**1.1.0.3** A second working party was set up by the Parish Council in May 2016 to move the Plan forward. Advice was taken from Parish Councils who had completed their Plans and a professional planning consultant was engaged.

**1.1.0.4** A further grant was obtained and a Housing Needs Survey, a new call for sites exercise and further public consultations were then conducted in 2016, leading to a pre-submission consultation draft which was presented for a six week consultation period in May, 2017. The Parish Council received over 200 comments on that draft from residents and other interested parties. A further draft pre-submission Plan was produced and published for a 10-week consultation in July 2018 from which the Parish Council received over 130 comments. This current draft incorporates that feedback.

**1.1.0.5** This draft of the Neighbourhood Plan is the second version under Regulation 17A. Following the Regulation 16 consultation, which ended on 28th June, 2019, a Regulation 17A consultation was held on a version of the Plan reflecting comments made by residents, the Examiner and the District Council. That version of the Plan, submitted for consultation in July 2020, was again examined with an Examiner's report received on 4th May, 2021. This current draft of the Plan reflects the comments made by the Examiner and by the District Council.

**1.1.0.6** Approval of the final version of the Plan will be by public referendum in which all those registered on the parish electoral roll will be eligible to vote.







# 2 The Neighbourhood Development Plan

**2.0.0.1** To understand the scope of the Plan it is important to know the government policies underpinning it. Stratford-on-Avon District Council's Core Strategy contains a social theme of rural community sustainability including the dispersal of some development to Local Service Villages (LSVs) [2]. Tysoe is designated as a Category 2 Local Service Village based upon its size, facilities and availability of public transport. There are ten such designated villages in the district.

**2.0.0.2** The District Council's aspiration, as stated in its Core Strategy, is that approximately 700 new dwellings should be built in the ten Category 2 Local Service Villages during the Plan period (2011-2031) of which no more than around 12% should be provided in any individual settlement, which equates to approximately 84 dwellings. No formal housing targets have been set in the Core Strategy. However, the Plan sets out the level of new housing that is felt appropriate and sustainable in the Parish.

**2.0.0.3** In Tysoe, since the beginning of the Plan period in 2011 to the end of 2019, 24 new dwellings were built, a rate of just below three per year. In addition, applications for a further 26 houses have been granted but not yet built.

**2.0.0.4** In preparing this Plan some 16 potential development sites were independently assessed. Of these three were assessed as providing a "good opportunity for development", (i.e. development on the site would cause only minor damage or disruption to the natural environment, the biodiversity, community and heritage assets or infrastructure). One of these sites has since been granted permission for 5 houses.

**2.0.0.5** This capacity for a further 15 new dwellings, in addition to the applications already granted, would potentially give 41 new houses in the balance of the Plan period, a rate of slightly less than 4 per year. This is believed to be both appropriate and sustainable.

**2.0.0.6** It is possible, probably likely, that the District Council's housing target numbers in its Core Strategy will come under pressure before 2031 and that this may cause a re-assessment of housing numbers in the LSVs. In anticipation of this one Reserve Site has been identified, outside the Built-up Area Boundary (BUAB, a boundary around the built form outside of which development will not generally be supported). This site may yield up to 16 additional dwellings if it is developed. The Reserve Site will only be released during the plan period if it can be demonstrated through the submission of evidence that there is an identified housing need for its early release having regard to the criteria in Policy CS.16 of the Core Strategy 2011-2031.



**2.0.0.7** Within the context provided by the emerging Stratford-on-Avon District Council's Site Allocations Plan (SAP), the Parish Council will assess the need or otherwise for a review of the Neighbourhood Plan once the SAP has been adopted.

**2.0.0.8** In addition to “market housing” considerations, a need for affordable housing in Tysoe has been identified through the Housing Needs Survey, conducted in late 2016 [3] and from the District Council's housing waiting list. This indicates a need for up to 27 dwellings for people with a local connection. This need could be partially met by development on Sites 1 and 2 (see 6.3.0.6) [4].

**2.0.0.9** As well as addressing the housing needs of the village in the period to 2031 the Plan gives the community the opportunity to:

- have a say over where and how new developments should take place
- influence the type of housing built by applying criteria which improve quality and sustainability
- provide more certainty to future development opportunities
- ensure contributions by developers are reinvested in the village
- safeguard against known problems such as the risk of flooding by surface water run-off
- look to influence the size of the developments, to maintain the character of the village

**2.0.0.10** The whole process of researching, writing and consulting on the Plan offers the potential for local people to be proactive in deciding where new housing might be built, consistent with the National Planning Policy Framework [5] and Core Strategy.

**2.0.0.11** The Parish Council, which represents the community and is ultimately responsible for the Plan, wants Tysoe residents to have a greater say and responsibility in the future of the parish, for example: in the environment (both built and natural); in housing; in community facilities and quality of life; in employment and in services such as public transport. The Plan also allows us to encourage Tysoe to become a ‘greener’ Parish. We can, for instance, explore ways of protecting our heritage and define measures which contribute towards a low carbon economy.

**2.0.0.12** Out of the public consultations, a set of policies has been produced to help inform and structure development within the village over the next 11 years. It covers concerns such as where and how new developments should take place as well as managing their size and scale to help protect the character of the village.

**2.0.0.13** Empowering local people to become more involved in planning issues within their community has implications for the way Parish Councils operate and the manner in which they involve residents. To accommodate these added responsibilities, it is envisaged there will be closer collaboration with the individuals and groups that have been involved in creating the Plan.

**2.0.0.14** It is hoped that by working together to produce a Plan, making the vision a reality, this very special village in its beautiful rural setting, will become an even more enjoyable place to live and work in the future.



# 3 About Tysoe

3.0.0.1 For those who are not familiar with Tysoe, we wanted to describe what makes this village, the place we call home, so special and worth protecting for future generations.



“(We)...need to think about future generations and not destroy natural/heritage assets such as ridge & furrows.”

*Respondent Public Consultation  
November 2016*



## 3.1 History and Geography

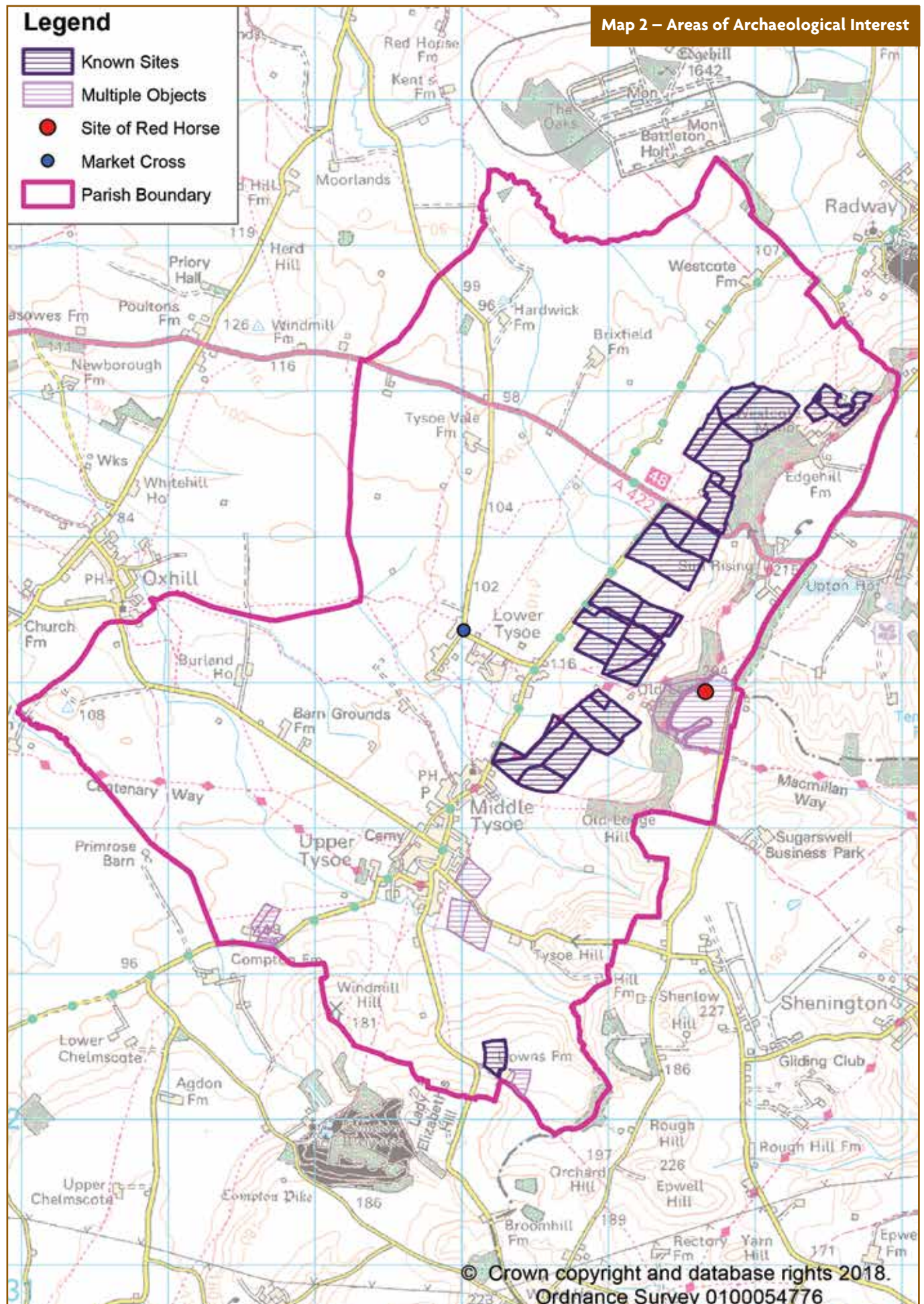
3.1.0.1 Tysoe Parish is an attractive rural parish in South Warwickshire. The parish covers 4,940 hectares rising from the flat agricultural landscape of the Vale of the Red Horse, lying in a Jurassic blue lias mudstone/clay valley. With minimal fall, it has always been subject to surface water flooding.

3.1.0.2 The Vale of the Red Horse, as it is known, takes its name from the large Red Horse of Tysoe which was once cut into the red ironstone soils of the Edgehill escarpment to the east, but which has since been erased by land use. The Red Horse provides the emblem for the Health Centre, the School, the junior football team and local business.

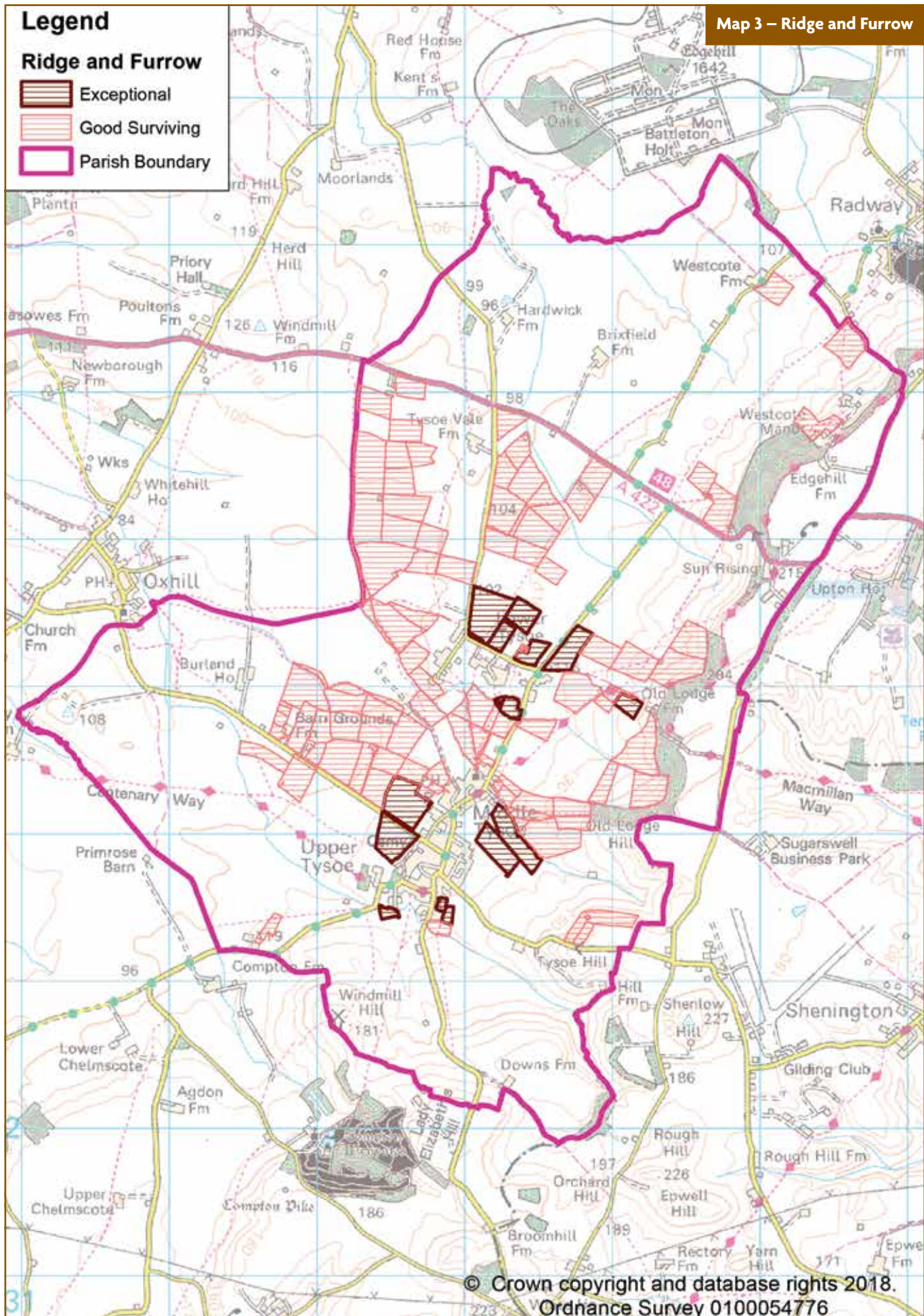
3.1.0.3 The escarpment rises steeply to more than 700 feet from the valley below and forms the eastern boundary of the parish. A substantial part of the eastern part of the parish is within the Cotswolds' Area of Outstanding Natural Beauty (AONB) (Map 1, page 6).

3.1.0.4 The parish is physically defined largely by the natural topography and by the water courses that flow down the escarpment, together with historical settlement foci lying in the valley base. Here there is evidence of prehistoric, Romano-British, Anglo-Saxon and medieval activity identified from fieldwork, particularly in the north-east part of the parish where ploughing has occurred (Map 2, page 10 sourced from WCC









Historic Environment Record and survey by the Neighbourhood Planning Group). The modern settlement is ringed with ancient ridge and furrow systems, parts of which are recognised as being of national importance in English Heritage’s survey of ridge and furrow, *Turning the Plough* [6] (Map 3, page 11.) Also sourced from fieldwork carried out by the Neighbourhood Planning Group. In the Domesday Book Tysoe was shown to be one of the top four villages in Warwickshire, yielding the most taxes to William I.

**3.1.0.5** There are two Conservation Areas and 49 listed buildings in the parish (Maps 4 and 5, pages 13–14), not least being the Grade I listed Norman church in Middle Tysoe, and the Grade II\* listed 14th Century manor in Upper Tysoe where recent work has indicated the presence of an earlier moat. The local village primary school was designed by Sir Gilbert Scott, better known as the architect of St Pancras station, the Albert Memorial and the Foreign and Commonwealth Office. Saddledon Street is reputed as being the place where some of the participants in the Battle of Edge Hill saddled up before leaving for the battle in 1642. The three settlements house a series of 19th Century stone well heads and seats, unique in Warwickshire; the parish has a well-documented history. All these landscape and built features have been captured in the evidence base.

**3.1.0.6** Tysoe is a parish with a current population of about 1,200 people [7], mostly located in the three main settlements (Upper, Middle and Lower Tysoe) which are closely linked geographically and historically. In the Middle Ages, there were probably five centres, including the three Tysoes and the abandoned settlements at Hardwick and at Westcote in the north of the parish.

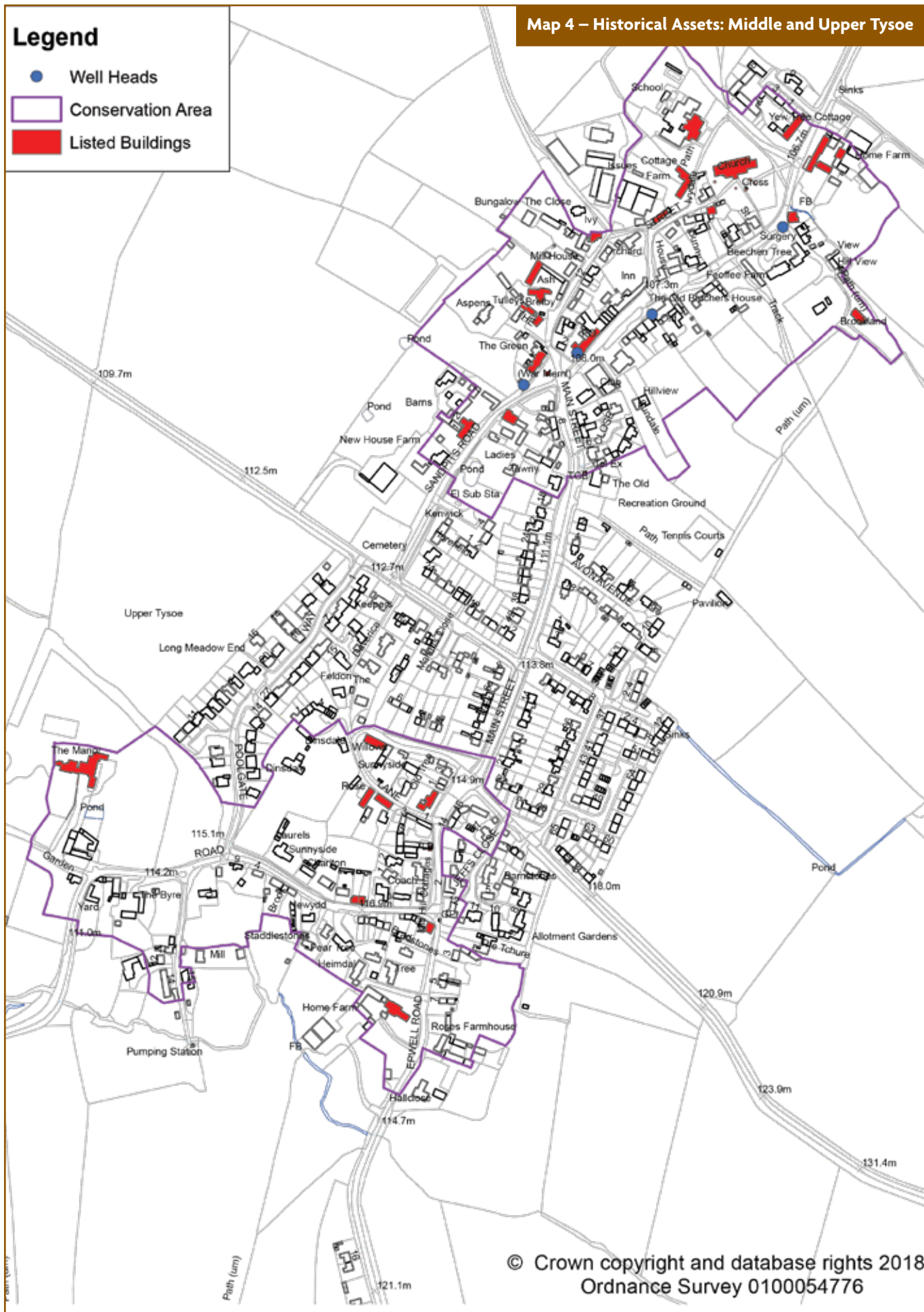


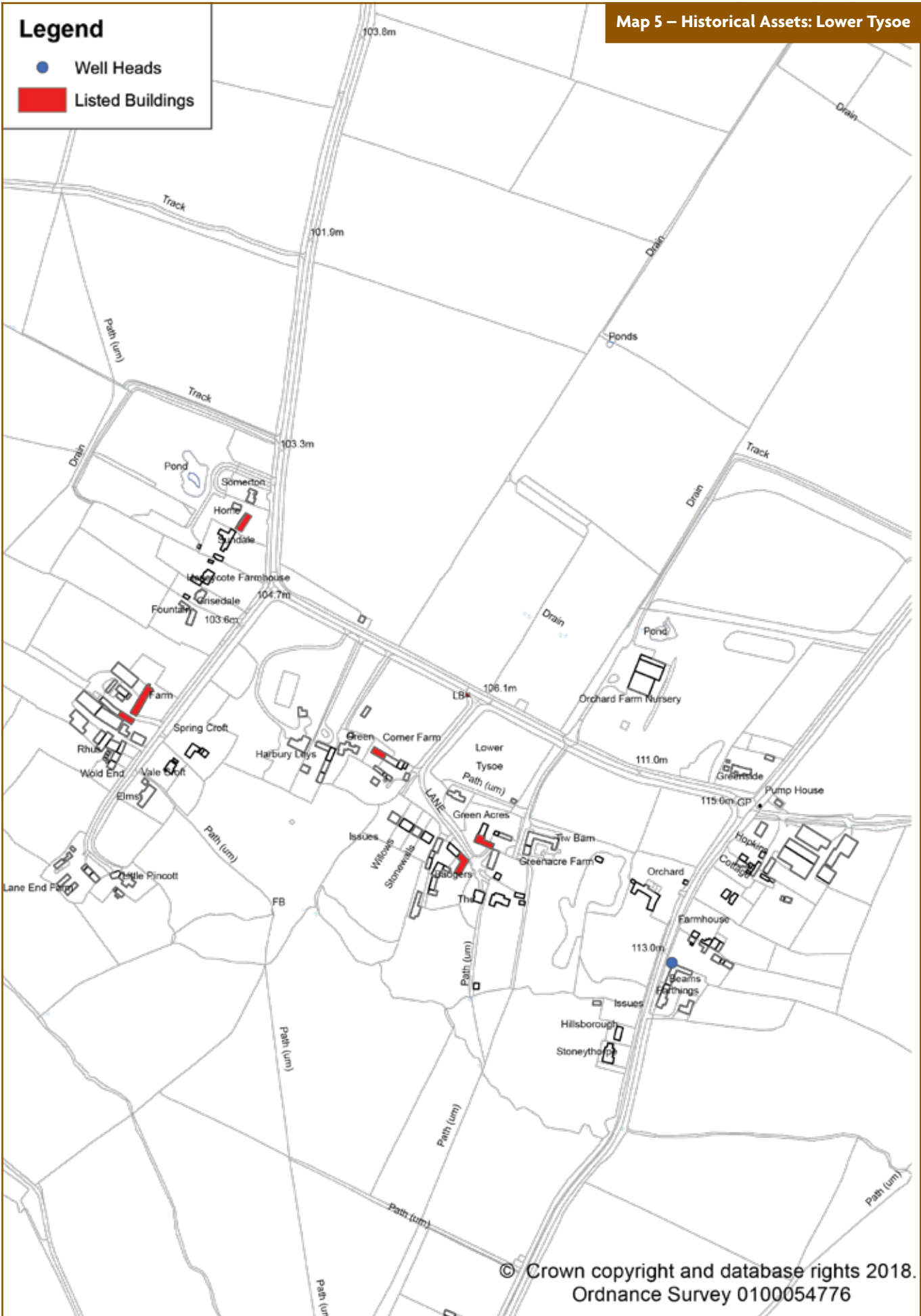
**3.1.0.7** The modern village of Tysoe is made up of three distinct settlements which were geographically discrete until the post-war years when a surge in agricultural work and employment opportunities in Banbury created a housing boom. Ribbon development occurred between Middle and Upper Tysoe, blurring their historical integrity.

**3.1.0.8** Farming is a constant of Tysoe village life. It is responsible for the agrarian landscape in which the village is set. There are few villages in the country which still have working farms at their heart.

**3.1.0.9** Deep roots are not restricted to the farming fraternity, there is a significant number of non-farming families whose roots in Tysoe run deep over the generations. One of the aims of the Plan is to ensure that these families can see their future lives in Tysoe.









**3.1.0.10** Tysoe is the most remote parish in Warwickshire, roughly ten miles from each of the main shopping centres at Banbury (the nearest station to London), Leamington Spa and Stratford-upon-Avon. The nearest market town is Shipston-on-Stour, some six miles away. Bus services are infrequent, therefore private transport is an essential part of rural life. There is no mains gas and most households must depend on oil, just one of many commodities which must be brought in by road to the village.

## 3.2 A special place to live



*The Victorian wellhead with seats, the Medieval Cross, and the church doorway.*

**3.2.0.1** The public consultation held in November 2016 revealed a consistently articulated feeling that Tysoe is a special place to live and that what makes the village special should be preserved for future generations. This was expressed not only by adults but also by the school children, who participated in the consultation process.

**3.2.0.2** The rural environment including the Area of Outstanding Natural Beauty, the natural environment and biodiversity (Map 6, page 17) and the Valued views (Map 9, page 45) and the historic heritage (the church, the windmill, the wells and the ridge and furrow fields) are of high importance to villagers.

**3.2.0.3** Examples of the community spirit are found annually at: the flower show; the church fete; bonfire night; fun run; apple day and the turning on of the Christmas tree lights on the village green. Other occasions such as jubilees also act as catalysts for big community get-togethers. The vibrancy of the village was a theme of the consultation.

**3.2.0.4** The Women's Institute, formed in 1917, is the oldest in Warwickshire. The village has a range of clubs and special interest groups including a tennis club and football club both with a thriving junior section, sports and social club, drama group and the Tysoe Children's Group. In 2010, Tysoe, in conjunction with the neighbouring villages of Oxhill and Whatcote, planted a new community orchard adjacent to the allotments. This delivers produce to the village's lunch club and local care homes. In addition, Tysoe has a Utility Estate which provides grants for



**“The beauty that attracted us here should be preserved.”**

*Respondent, Public Consultation, November 2016*







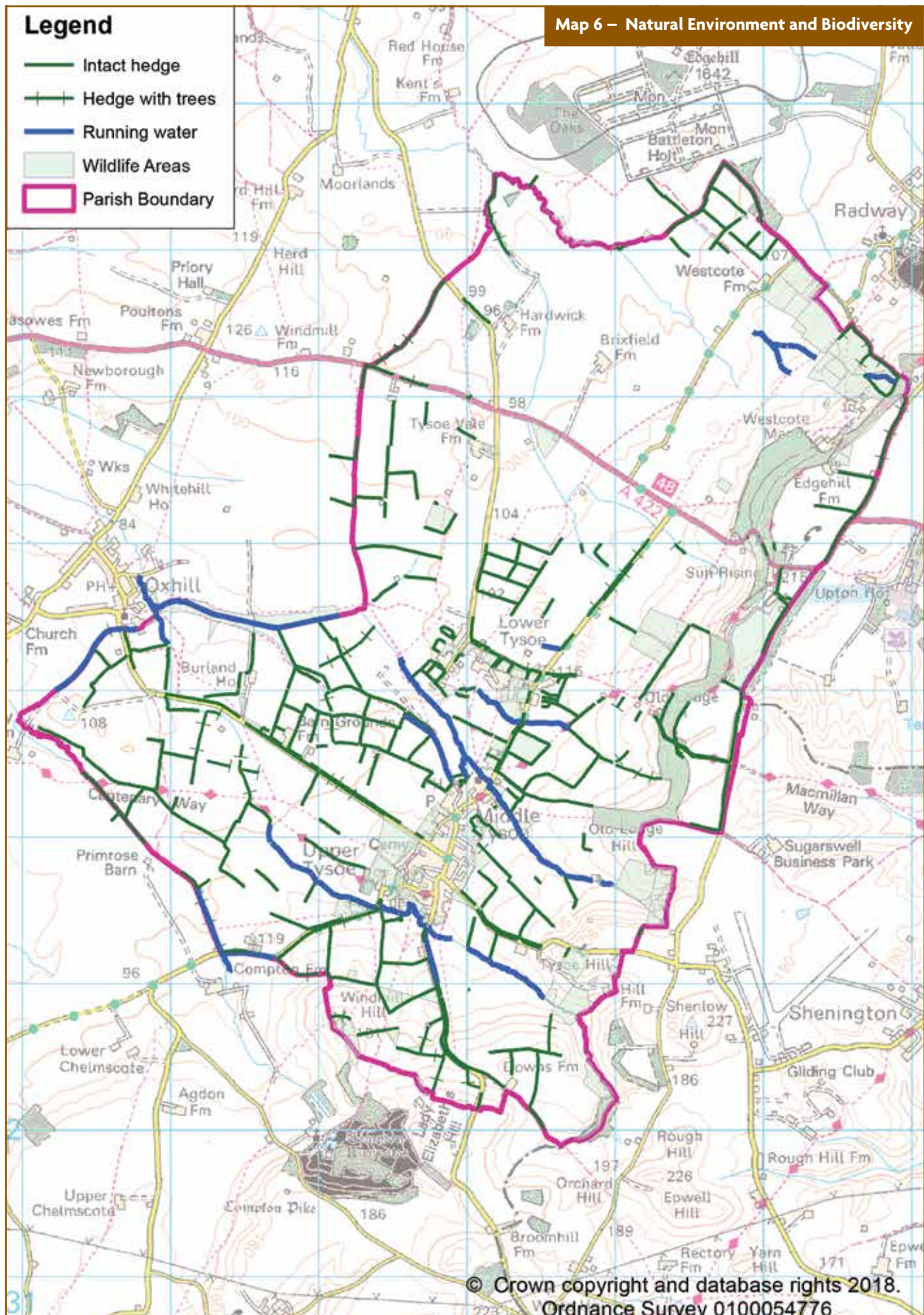
education/training and the prevention or relief of poverty in the parish.

**3.2.0.5** In the centre of Tysoe there is a public house, hairdresser with beauty salon, shop and post office. Tysoe's community assets are highly valued (Map 7, page 18), support in particular for the shop and post office being the highest scoring issue in the 2016 public consultation. It also has community facilities such as the village hall, church, Methodist chapel, primary school and a doctors' surgery so people can make the most of their work, life and leisure.

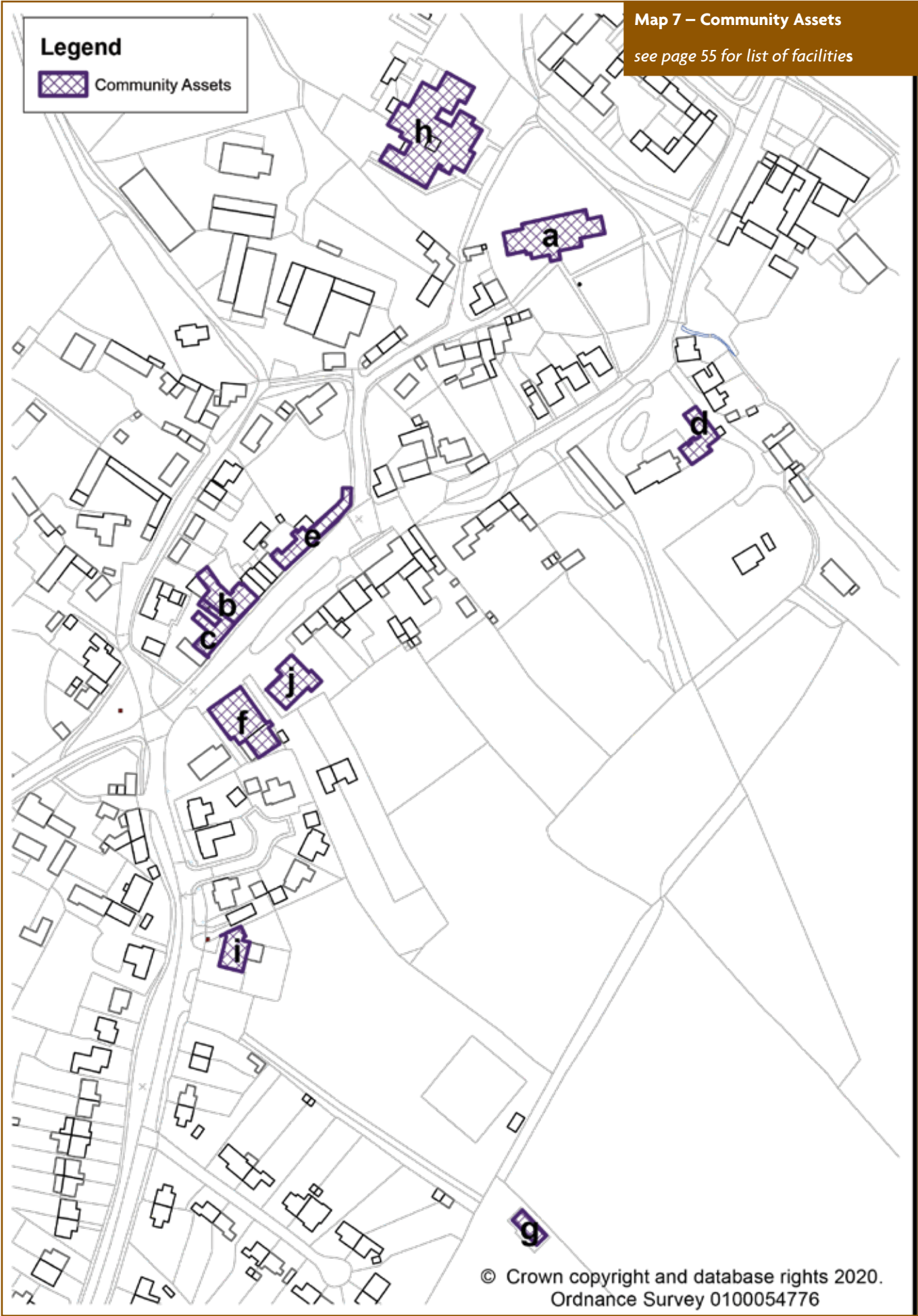
**3.2.0.6** These village amenities are roughly equidistant from the northern edge of Lower Tysoe and the southern edge of Upper Tysoe with the church and school slightly closer to Lower Tysoe and the Post Office being closer to Upper Tysoe. Both of these settlements are connected to the village centre by road, footpaths and metalled pavement.













### 3.3 Shaping the future – housing

#### 3.3.1 Listening to local people

**3.3.1.1** The Plan reflects the thoughts and feelings of local people [8]. Through questionnaires and consultations we now have a picture of how Tysoe residents would like to see their village develop in the future.

**3.3.1.2** Despite the views expressed by the majority of parish residents during the consultation on the Plan and submitted formally at Regulation 14 and 16 supporting the view that “Tysoe” comprised the three settlements – Upper, Middle and Lower Tysoe, it is not proposed to include Lower Tysoe within the Local Service Village of Tysoe with its own BUAB. It is maintained by the District Council that to do so would render the Plan non-compliant with Basic Conditions as they believe the settlement is unsustainable. Since 2011 17 houses have been granted planning permission in Lower Tysoe giving an increase in the housing stock in that settlement of some 43%. In the rest of Tysoe 33 houses have been granted permission in the same period. Lower Tysoe will therefore enjoy a different planning status from the rest of Tysoe and will continue to be designated as an “other settlement” where there will be a presumption against development.



“Tysoe needs more bungalows suitable for the elderly to stay in the parish”

*Respondent, Housing Needs Survey, October 2016*

“I’m a tenant and would struggle to pay the market value of a new house. What will happen when I can no longer get up the stairs?”

*Respondent, Housing Needs Survey, October 2016*

“[Tysoe needs]...more affordable houses, i.e. bungalows to allow older villagers to downsize to make way for younger families”

*Respondent, Housing Needs Survey, October 2016*

“Given the opportunity large properties which historically comprised of one, two or three smaller cottages should be reformed to their original form thus addressing the balance of small/large homes in the village.”

*Respondent, Housing Needs Survey, October 2016*

### **3.3.2 Ageing population**

**3.3.2.1** The Housing Needs Survey highlighted that there is a preponderance of larger houses within the parish, above average for Stratford District. This is in conflict with an expressed need for smaller dwellings for young families and the elderly (see Housing Policy 5, page 35).

**3.3.2.2** If senior citizens become frail and less mobile, they may struggle to find suitable properties locally. Equally, those occupying larger houses may search in vain to find suitable smaller dwellings within the village. This means that larger houses are not released as often as they might be on to the market.

“Encourage local young families to stay in village. [We] need housing that is affordable to rent/buy otherwise the village will die or become a commuter village”

*Respondent, Housing Needs Survey, October 2016*

“Unless something is done soon young people will be moving away from the village, the local school will have no children”

*Young resident wishing to buy a property in the village, respondent, Housing Needs Survey, October 2016*

### **3.3.3 Younger generation**

**3.3.3.1** The increasing cost of rural housing means young adults who grew up in the village are finding it difficult, if not impossible, to live and start their own families in Tysoe because of the lack of affordable housing.



**3.3.3.2** Young people are essential to the vibrancy and sustainability of the community. Yet those doing low paid but essential work, such as carers or farm workers, find it hard to afford a home. We need to take action to encourage this sector of the community to stay in the village.

### **3.3.4 Further housing provision**

**3.3.4.1** The Housing Needs Survey identified a need for 11 affordable dwellings for residents. There are a further 16 Tysoe families on the District Council's housing waiting list. The dwellings that may be required are flats, houses and bungalows. (See paragraph 6.3.0.6 regarding provision of affordable houses)

### **3.3.5 Scale and design of development**

**“2 + 3 bed affordable housing for first-time buyers (no more 4+ bed needed)”**

*Respondent, Housing Needs Survey, October 2016*

**“Small – 1 to 2 bed/studio. AFFORDABLE RENT!!!”**

*Respondent, Housing Needs Survey, October 2016*

**3.3.5.1** The majority of residents recognise that new houses must be built. However, there is a clear concern about the scale of new developments, evidenced by 39 comments regarding this topic on the vision board at the Public Consultation, November 2016. Further responses in the Housing Needs Survey and public consultation evidence the wish that design and build should be appropriate and in keeping with the rural character of the village. Sites should, where possible, stay within the village boundary and not encroach on the rural landscape.

**“We must preserve our green spaces where wildlife can be left in peace”**

*Respondent, Public Consultation, November 2016*









# 4 Keeping Tysoe special

## 4.1 Building for the future

**4.1.01** Within the village one Built-up Area Boundary is proposed in which new development will be supported in principle. This boundary will surround Middle and Upper Tysoe. A new Settlement Gap will be designated between Lower and Middle Tysoe (Map 8, page 30). Safeguards will be put in place to ensure that the open countryside defined by this Settlement Gap is preserved in order to prevent coalescence between the settlements and to protect the individual character of each settlement.

**4.1.02** The proposed Built-up Area Boundary has been drawn around Middle and Upper Tysoe in order to define the built up area of the village and establish where development is acceptable in principle. In addition to the allocated sites, opportunities for new development within the Built-up Area Boundary will be limited to 'windfall' sites determined on a case by case basis in accordance with the relevant development plan policies.

**4.1.03** The Built-up Area Boundary is intended to preserve the existing settlement character, building lines, and the linear and rural nature of the current built environment.



## 4.2 Housing

**4.2.01** The expansion of housing within Tysoe should continue at a steady rate as it has done for the last 30 years. New development should concentrate on so-called 'organic' growth, that is, supporting the social and economic viability

of the community, while maintaining the rural character of the Parish. The public consultation reinforced the view that any new housing should be in small, ideally in-fill, developments which complement the vernacular architecture with an appropriate density of houses and will protect our natural, built and historic heritage. The Parish Council will seek to maintain existing building lines wherever possible in keeping with local preference.

**4.2.0.2** As well as the sites allocated for development, an additional site will be held in reserve so that we can continue to deliver new housing at the level required by the Core Strategy [9]. Both existing and new development will take advantage of low carbon initiatives where feasible.

**4.2.0.3** Ideally new development should provide smaller two and three bedroom homes to counterbalance the predominance of 4 and 5 bedroom properties. Specific policies (Housing Policies 2 and 5) are aimed at providing affordable dwellings to cater for both old and young alike. The objective is to provide a greater opportunity for the younger generation to live in the village. The village will endeavour to provide dwellings for people with links to the local community, for example those in jobs in local services, or members of village families who seek to live in Tysoe.

“Tysoe has an ageing population which could lead to problems of sustainability.”

*Sarah Brooke Taylor, author of the Housing Needs Survey, October 2016*

“At 79%, the majority of respondents would be in favour of an affordable housing development.”

*Summary Housing Needs Survey, October 2016*

### 4.3 Local businesses and services supporting a strong community

**4.3.0.1** The village will continue to have a vibrant centre, where services flourish and community activities are enjoyed. To ensure a sustainable village, existing businesses and services should be supported and encouraged to develop. Where under threat of closure or loss, opportunities for community initiatives should be sought. Business sites will be preserved and start-ups encouraged; some are already active in outlying farms where redundant buildings have been converted for business use.

**4.3.0.2** All new homes should offer flexible space to enable working from home to provide further employment opportunities. Conversions to provide space for business use within existing homes will be encouraged provided that such use is not detrimental to the existing residential area. The provision of fast broadband communications both for existing homes and those yet to be built is essential.



## 4.4 The natural environment

**4.4.0.1** The Plan will encourage the preservation of our natural environment and protect the rural context of the village (views, wildlife, plants, windmill and Area of Outstanding Natural Beauty). The village values and supports its farms and those who manage them. The maintenance and preservation of historic green spaces including the settlement gap between Middle and Lower Tysoe is a crucial part of this vision.

**4.4.0.2** New building should be undertaken in a manner and in locations which minimise the risk of flooding. Sustainable sources of energy are to be used where possible in any new housing in order to reduce dependence on fossil fuels.

**“Preserve Areas of Outstanding Natural Beauty area and green space for family walks.”**

*Respondent, Public Consultation, November 2016*



## 4.5 The built environment and surroundings

**4.5.0.1** The historical aspects of the village (the church, the well heads, the Conservation Areas, and our historic buildings) with their associated ridge and furrow fields will be protected. Design and build standards of new developments will be in the character of the traditional buildings conforming to village design standards wherever possible, including the choice of exterior building materials, pitch of roofs, etc. Designing for the prevention of crime through the “secure by design” principles will also be a consideration. Unless there are site-specific reasons all new development should conform to the Village Design Statement (see Appendix 2).

## 4.6 Infrastructure and community facilities

**4.6.0.1** The Plan will make clear that planned developments should include proposals that do not degrade the existing infrastructure. In this context the capacity of the roads and drainage system should be considered when creating new developments.

**4.6.0.2** Because of the remote nature of Tysoe, the community will remain very dependent on cars for the foreseeable future. Traffic and parking must be well managed, while we work with the relevant authorities to push for adequate public transport to and from the village.

**4.6.0.3** The Plan will support and encourage community facilities and actively seek to provide quality experiences within the school, playgroups and recreation facilities. It will ensure that the provision for health care facilities is to a high standard and able to meet the demands of the village residents whether provided via the current doctors' surgery or in another purpose built structure.

“Although Windmill Way hasn’t flooded during winter and heavy rain, the furrows [in the ridge and furrow fields] hold approximately 12–15 inches of rain for weeks/months.”

*Public Consultation, November 2016*





# 5 Summary of Policies

## 5.1 Housing – the Plan will:

- identify where new houses might be located
- ensure that development in the parish should comply with the Village Design Statement
- give emphasis to the construction of appropriate homes (1-3 bedrooms)
- provide the opportunity for rural exception to meet the affordable housing needs of the parish
- encourage small rather than large developments
- promote the design of dwellings that conform to “secure by design” principles
- make provision for a number of affordable homes to partially meet the identified need

## 5.2 Environment & sustainability – the Plan will:

- encourage the protection of the rural setting of Tysoe in all future planning decisions and developments
- promote the use of alternative energy resources
- promote sustainable drainage systems and domestic water management to reduce the impact of run-off
- support the Campaign to Protect Rural England dark skies policy which means turning off street lighting between midnight and 5am

## 5.3 Protected areas – the Plan will:

- identify, maintain and protect views of valued landscapes to and from the Area of Outstanding Natural Beauty
- encourage wildlife diversity as identified by the Warwickshire Wildlife Trust
- define the Built-up Area Boundary

#### 5.4 Infrastructure – the Plan will:

- ensure developers make financial contributions to the parish infrastructure projects – for example the local health service, the school and community projects – and guide how that is spent
- ensure that the impact of new building does not harm the surrounding natural landscape

#### 5.5 Employment, community and transportation – the Plan will:

- support new developments which contain flexible space for working from home
- support the part conversion of existing homes for business use where there is no detriment to neighbouring housing
- encourage local business premises to provide flexible office space for local residents.



# 6 Housing

## 6.1 Strategic Objective

**6.1.0.1** The objective is to maintain a rate of housing development within the village which will continue to support the needs of the community socially and economically, while protecting and enhancing the natural, built and historic environment.

### Housing Policy 1 – Spatial Plan and the location of new development

The neighbourhood plan defines a Built-up Area Boundary for Middle/Upper Tysoe (Map 8, page 30). Within the Built-up Area Boundary proposals for new housing will be supported where they otherwise conform with other development plan policies in general and Built Environment Policies 1 and 2 of this Plan in particular. Outside the designated Built-up Area Boundary the remainder of the parish is defined as open countryside. New housing in the open countryside will be strictly controlled and limited to rural exception sites (see Housing Policy 4), replacement dwellings, the conversion of rural buildings, dwellings for rural workers and houses with exceptional and ground-breaking design.

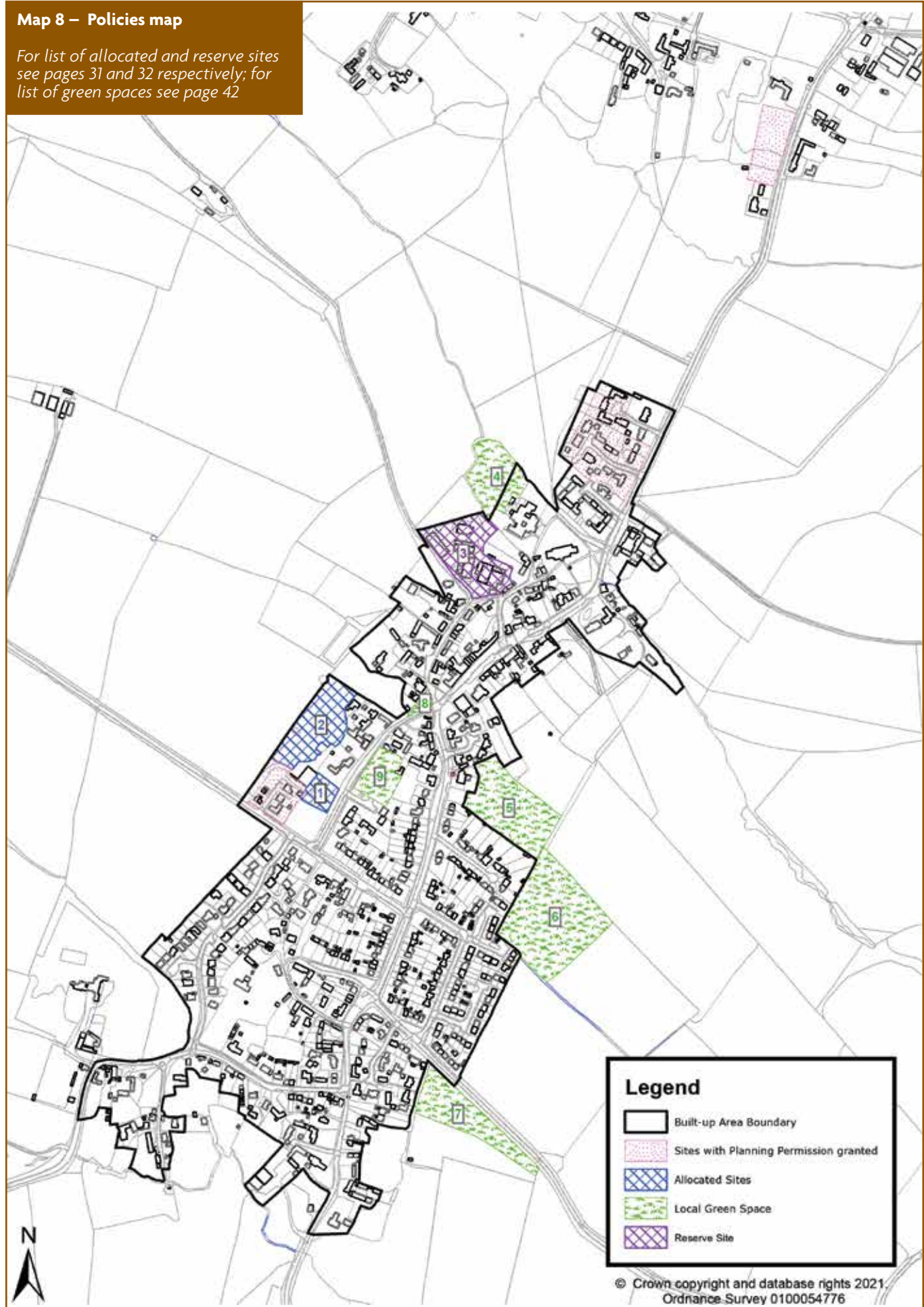
## 6.2 Explanation

**6.2.0.1** The boundary has been drawn using field and historical boundaries (see also Section 4.1.0.3, page 23) and aligns with the Built-up area boundary as recognised by the District Council in their emerging Site Allocations Plan. Within the Built-up area boundary of the village, housing development is accepted as sustainable in terms set out in the National Planning Policy Framework. The remainder of the Plan area is designated as open countryside. The Core Strategy requires villages to provide housing for planned growth over the period to 2031 [10]. The Plan identifies sites where approximately 15 new houses could be built in addition to the 26 already given permission within the village but not yet built.

**6.2.0.2** There is a limit to which existing settlements should be expected to grow during the Plan period. This is due to the importance of retaining their character and also because of specific constraints in relation to infrastructure and services. The built-up area boundary of the village is therefore a cornerstone of the Plan.

### Map 8 – Policies map

For list of allocated and reserve sites see pages 31 and 32 respectively; for list of green spaces see page 42





## Housing Policy 2 – Site Allocations

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

1. Land to west of Sandpits Road (Site assessment no. 4)
2. Land to the west of Sandpits Road. See below regarding potential affordable housing scheme (6.3.0.6). (Site assessment no. 6)

All developments on allocated sites should demonstrate:

- a) an appropriate landscape led design in accordance with the Village Design Statement;
- b) an appropriate density and layout which reflects and respects local character;
- c) as appropriate to their overall yield that they deliver affordable homes to development plan standards;
- d) appropriate access for vehicles and pedestrians and adequate parking arrangements; and
- e) suitable and sustainable drainage proposals.

## 6.3 Explanation

**6.3.0.1** Housing in Tysoe has developed on a slow and small-scale basis. The 1985 “Domesday Reloaded” entry for Tysoe records 351 dwellings [11]. Analysis of the most recent available data from the 2011 Census Data shows 511 dwellings [12]. Over the period 1985-2011 an average of six additional dwellings per year were added.

**6.3.0.2** In the period from 2011 to 2019 new houses have been built at a rate of approximately 3 per year. This trend is comparable to the growth envisaged in the District Council’s Core Strategy [13].

**6.3.0.3** Some 16 sites were considered in the Plan process, each being assessed on their suitability for development and their impact on their surroundings – e.g. natural environment, heritage assets, biodiversity etc. and categorized as providing either a “good”, “moderate” or “poor” opportunity for development. The assessments of all 16 are detailed in full in the references [14]. These two sites were assessed as providing a good opportunity for development (see site assessments 4 and 6). All other sites were assessed as providing either moderate or poor opportunities.

**6.3.0.4** If these sites are developed in the Plan period, together with the sites for which planning has already been granted but on which no houses have yet been built, then the market housing stock in Tysoe will continue to grow at a modest level. Such growth should be sustainable and will support the various amenities already provided in the village (the shop, post office, sports and social clubs etc.) as well as potentially providing an increased population of children needed to maintain the school’s viability. The specific yield of the two allocated sites will be determined by detailed design and development work. However, at this stage it is anticipated that site 1 may yield approximately two dwellings and site 2 may yield approximately 13 dwellings

**6.3.0.5** The two identified sites are within the current envelope of the built environment of the village, a condition which was identified by many residents as being an important factor in any future development.

**6.3.0.6** The owner of Site 2 has agreed to consider developing a scheme to provide affordable housing units together with a number of market houses on the site. Site 2 may be developed in conjunction with Site 1 which is adjacent to it and in the same ownership. The Parish Council would support in principle such an affordable scheme and would seek to manage the units through a local Housing Association for the benefit of Tysoe residents. The general requirement for the delivery of affordable homes is included within the list of site development criteria in Housing Policy 2.

### Housing Policy 3 – Strategic Reserve

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

The safeguarded site will only be released during the Plan period if it can be demonstrated through the submission of evidence that there is an identified housing need for its early release having regard to the criteria in Policy CS.16 of the Core Strategy 2011-2031

## 6.4 Explanation

**6.4.0.1** The overall housing figure for the district is expected to rise during the Plan period. Equally, the proportion of any increase that will be allocated to Tysoe as a Category 2 Service Village is unknown. The Plan has, therefore, identified a potential sites as a strategic reserve site, which will be protected from development until such time as a specific, evidence based need for housing arises. If no Reserve Sites were included in the Plan there would be every chance that the need to satisfy an increased housing supply would be met by development elsewhere beyond the control of the parish. The assessment of this site is detailed in full [15] (number 9 in the list of assessments) together with associated access information from the Highways Department, Warwickshire County Council [16]. The development of the site will need to incorporate a satisfactory and safe vehicular access. It will also need to address a series of issues relating to heritage assets in this part of the village. These matters have been addressed in the District Council’s Heritage Impacts Assessment report of potential reserve sites in the District. In this context the Parish Council considers that any harm can be ameliorated by sympathetic design and careful use of materials. Moreover, any potential development of the site could be undertaken without affecting the future functioning and viability of the working farm itself as development is only anticipated on a small area fronting Saddledon Street. In this context the existing farm buildings could be relocated elsewhere on the wider farm holding.



## Housing Policy 4 – Rural Exception Housing

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

- a) that there is a proven local need;
- b) that no other suitable site exists within the Built-up Area Boundary;
- c) that secure arrangements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people; and
- d) that the properties will be allocated on the basis of a cascade system with an initial priority to households with a qualifying connection to Tysoe parish and then to other households in the wider area in the event that there are no applicants with a qualifying local connection to Tysoe.

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

## 6.5 Explanation

**6.5.01** Paragraph 64 of the National Planning Policy Framework sets out the mechanism for the provision of affordable housing through Rural Exception Sites and is an area of considerable opportunity [17]. To take advantage of this we would need to champion our own community-led scheme to create a small development which could offer well designed affordable housing for both younger and older residents. There is currently little provision for either, and the scheme could follow the lines of successful projects elsewhere.

**6.5.02** Such a scheme will be an exception to the policies set out in Housing Policy 2 and Housing Policy 5, because it will further the economic, environmental and social well-being of the area.

**6.5.03** In October 2016, the Plan steering group, in conjunction with Warwickshire Rural Community Council, conducted a Housing Needs Survey on the issue of providing the homes necessary to maintain the vitality of our community [18]. This survey identified a need for 11 new homes in Tysoe parish for households with a local connection.

**6.5.04** In November 2018 the housing waiting list identified a further 16 households registered with an address in Tysoe likely to require accommodation.

**6.5.05** The data from this 2016 Survey showed that 79% of the respondents who answered the question were supportive of a small affordable housing scheme to meet the identified needs of local people within the parish.

**6.5.06** The Housing Needs Survey also showed an ageing population, with 72% of respondents aged 45 or older, revealing an imbalance with potential consequences for the long term sustainability of the community. In the Parish Plan, the age profile of the community showed a marked drop off between the ages of 21-34 while 34% of households in the parish were beyond retirement age.

**6.5.0.7** The average household size in Tysoe was 2.38 persons. This declined from 2.44 in 2001. The average number of bedrooms was more than 3.5 per dwelling. In addition, the number of people living in the parish between the ages of 20–34 represented only 10% of the population. This is typically the most dynamic and transient component of the age profile. To ensure a healthy community, this age range needs to be encouraged and helped to remain in the village; there is therefore a need for houses with fewer bedrooms to allow young adults to access the housing market.





## Housing Policy 5 – Market Housing Mix (including affordable housing)

Proposals for new housing development should deliver a housing mix which conforms with Policy CS19 of the District Council's Core Strategy. Proposals which directly address and respond to an assessment of housing needs in the parish and/or propose the development of two- or three-bedroom houses will be particularly supported.

### 6.6 Explanation

**6.6.0.1** Analysis of the 2011 Census Data shows that the housing stock in the parish is dominated by detached houses (53.2% compared to the 39.1% in the District Council area) and bungalows (19.8% compared to 9%) [19]. 76% of the dwellings in Tysoe are 3 bedroomed or larger compared to 68% in the district as a whole. This naturally raises the average house price in Tysoe above the district average.

**6.6.0.2** Analysis of the Plan questionnaire (August 2014) showed that the majority of respondents did not express a preference for any one type of house size (57.5%) but where a preference was expressed family homes of 2-3 bedrooms were identified as a priority (28.8%).

**6.6.0.3** In order to prevent the village becoming simply a commuter dormitory it is important that we redress the balance of housing stock with an increased number of smaller homes to become nearer to the average for the District Council as a whole. This much better reflects the rural heritage of the village and supports the Plan's intent to maintain the vibrancy of the village. Development which delivers one, one/two and two/three bedroom dwellings will be accorded significant weight to provide for those aged between 21 and 34 years who are so poorly represented in Tysoe, yet necessary for a vital community. This is essential in order to ensure that young people employed in the agricultural, service and retail industry in the Parish can continue to live in the area where they work. Housing Policy 5 aims to support development proposals which take account of these important local circumstances. It also recognises that the proposed sites included elsewhere in this Plan are of a modest size. On this basis it offers particular support to the development of smaller homes rather than seeking to establish a prescriptive approach either in general, or on a site-by-site basis in particular

**6.6.0.4** In the construction of new larger dwellings, we would encourage flexible configurations that would support home-working within the environment of a growing family (see Employment Policies 1 and 2).

**6.6.0.5** The Parish Council will continue to encourage developers to build a richer mix of 2 and 3 bedroom homes, an initiative supported by public opinion in the village and one which reflects the aspirations in the District Council's Core Strategy (policy CS19).





# 7 Employment

## 7.1 Strategic Objective

**7.1.0.1** The objective is to encourage opportunities to increase local working and reduce the number of vehicle journeys, thereby contributing to community sustainability.

### Employment Policy 1 – Protecting and Enhancing Local Employment Opportunities

Proposals for the change of use or redevelopment of land or premises identified for, or currently in employment use will only be supported where:

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

Extensions to existing employment premises in the village will be supported where such proposals would otherwise conform with policies in the development plan

## 7.2 Explanation

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

**7.2.0.2** The village is fortunate to have a number of important employment sites within it, covering industrial, leisure, retail and commercial activities. The protection of these sites, which support local jobs, assists in making the rural economy sustainable. 74% of respondents in the 2014 Plan questionnaire felt that small businesses should be accommodated on existing sites within the village. Moreover, 33% of respondents said that they already worked from home or would like to work from home.

## Employment Policy 2 – Home Working and Live-work units

### Homeworking

Proposals for new dwellings which include space to support home-working, with flexible space adaptable to a home-run business will be supported.

### Live-Work Units

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

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

## 7.3 Explanation

**7.3.0.1** The infrastructure of the internet and the role that it can play in service accessibility, thereby enabling local communities to thrive, is noted in paragraphs 80 and 81 of the National Planning Policy Framework:

**7.3.0.2** The Parish Plan 2010 received responses from more than 50 businesses operating within the parish. Seventy five per cent of these businesses were run from home, while the remaining 25% operated from local business premises [21]. It reported that these businesses offered a wide and diverse range of services to Tysoe residents and the general public. The Parish Plan reported that the proportion of businesses employing more than one person had increased from 30% to more than 41% since its earlier survey (2000). It reported that 30% of the businesses responding to the survey had been in operation for fewer than five years and more than 40% of those responding had been running for more than 11 years.

**7.3.0.3** On the other hand, the August 2014 questionnaire responses showed that 58.7% of respondents worked outside the parish on more than three days per week. This policy is aimed at reducing these journey to work patterns.

“the development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.” [20]



# 8 Natural Environment

## 8.1 Strategic Objective

**8.1.0.1** The objective is to enhance the protection of our natural environment by protecting our green spaces. The rural environment (the Area of Outstanding Natural Beauty, the wildlife and the cherished views including ancient ridge and furrow fields) is of high importance to villagers. Natural Environment Policy 1 provides a local context to the national approach towards AONBs. The eastern part of the neighbourhood area lies within the Cotswolds AONB. It makes reference to the series of valued views and landscapes as identified in Natural Environment Policy 5 of this Plan.

### Natural Environment Policy 1 – The Cotswolds Area of Outstanding Natural Beauty

Insofar as planning permission is required development proposals within the Area of Outstanding Natural Beauty should demonstrate measures that ensure protection of the special landscape and scenic beauty of the designated area. Particular regard will be given to the effect on Valued Views identified in Natural Environment Policy 5.

## 8.2 Explanation

**8.2.0.1** The rural setting is a cherished part of the history and tradition of Tysoe. These themes are explored by Joseph Ashby in his observations of English village life in Tysoe from 1859-1919 [22]. Their protection, particularly the tranquillity aspect, is at the heart of the Tysoe vision.



## Natural Environment Policy 2 – Tranquility and Dark Skies

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

Applications for new development should demonstrate how the dark skies environment will be protected through the submission of appropriate supporting documentation to demonstrate accordance with current professional guidance.

Proposed lighting should be designed and sited to help reduce light pollution and contribute to dark skies.

Proposals which would result in excessive light pollution will not be supported unless exceptional circumstances can be demonstrated that outweigh the harm of the development on the area's tranquility and dark skies..

### 8.3 Explanation

**8.3.0.1** The Cotswolds Area of Outstanding Natural Beauty Board has issued a position statement on tranquillity and dark skies, with the objective of maintaining or improving the existing level of tranquillity. The policy adds support to the CRPE's dark skies policy [23]. Furthermore, The Tysoe Parish Plan (2010) referred to these matters, suggesting a number of places where lighting was important, but a number of respondents [24]:

“...stressed that more lighting would not be in keeping with the rural character of the village...”

**8.3.0.2** Since 2010 the cost of street lighting has escalated and with the drive to a low carbon economy, street lighting is being switched off at midnight across the country. The 2016 consultation provided further evidence to support this policy: 33 people out of 186 endorsed the statement that we should: “Preserve tranquillity and dark skies”. Individual comments extracted included:

“Reduce light pollution by turning public/ street lighting off by 11pm.”

“Manage existing lighting so as to reduce present light pollution.”

*Respondents, Public Consultation, November 2016*



## Natural Environment Policy 3 – Flooding and Drainage

Wherever practicable new developments should incorporate Sustainable Drainage Systems to ensure runoff volume does not exceed a one in 100 year, six hour rainfall event [25]. As appropriate to their nature, scale and location proposals will be supported subject to the following criteria:

- a) they satisfactorily address the risk of fluvial and pluvial flooding
- b) they take steps to maximise rainfall being retained within the curtilage of the development (eg using drainage methods endorsed by the Environment Agency and DEFRA) so that the proposed development will not increase surface water run-off
- c) they incorporate Sustainable Urban Drainage Systems designed to control run-off generated on-site to the Greenfield run-off rate for all return periods up to and including the one in 100 year plus climate change critical storm event criteria
- d) they use wherever feasible and viable above ground attenuation such as swales, ponds and other water-based ecological systems in preference to underground water storage
- e) as appropriate to the development concerned and its potential to generate surface water runoff they are accompanied by a site- specific flood risk assessment and, where appropriate, hydraulic modelling prepared in compliance with official guidance according to the Environment Agency and DEFRA requirements. This should demonstrate the flood risk to the site and surrounding area over the recommended period.

## 8.4 Explanation

**8.4.0.1** The Environment Agency flood map places the entirety of Tysoe within Flood Zone 1 (a 1 in 1000 annual probability of river flooding), however Flood Zone 3 (a functional floodplain) extends in fingers out to the west of the parish as the drainage network connects to the River Stour. Flooding has long been an issue around Main Street, Saddledon Street, the school and the church and in Lower Tysoe, partly because the design standards adopted in earlier developments were not sustainable.

**8.4.0.2** There are 13 springs marked on the 1:25000 Ordnance Survey map along the Edge Hill escarpment that discharge towards Tysoe. These and the streams running down Main Street were made into culvert drains from the 1890s onwards. This well-meaning work has created an on-going maintenance problem.

**8.4.0.3** Sustainable Drainage Systems are designed to control surface water run-off close to where it falls and to mimic natural drainage as closely as possible and are intended to slow down the rate and volume of water before it enters streams, rivers and other water courses. These options are essential, given that the Tysoe waste water treatment works is already at its design dry weather flow capacity [26]. Such systems are a key component in the planning process and are approved by the County Council.

## Natural Environment Policy 4 – Designated Local Green Space

This Plan designates, at the following locations, areas of Local Green Space as defined by the following numbers on the Proposals Map (Map 8, page 30) [27]:

- 4 School playing field, off Main Street
- 5 Recreation ground, Main Street
- 6 Sports ground, Main Street
- 7 Allotments, Shenington Road
- 8 War memorial, Main Street
- 9 Pond and paddock, Sandpits Road

Proposals for development within designated Local Green Spaces will only be supported in very special circumstances.

### 8.5 Explanation

**8.5.0.1** The principle of local green space designation is set out in paragraphs 99 and 100 of the National Policy Planning Framework (NPPF). The spaces identified above have been assessed against the NPPF criteria [28]. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife, and;
- where the green area concerned is local in character and is not an extensive tract of land.



Local green spaces will add to the tranquility of the Parish and provide protection for a diverse range of wildlife. Natural Environment Policy 4 identifies that development will only be supported with the designated spaces in very special circumstances. The District Council will be able to come to its own view on a case-by-case basis on the extent to which any development proposal would comply within this important component of national planning policy. However, in general terms proposals which would enhance existing uses in the designated spaces whilst retaining their open character and community value have the ability to be considered as very special circumstances. Permitted development rights are unaffected by this policy







## Natural Environment Policy 5 – Valued Views

Development proposals should demonstrate how they integrate appropriately with their setting while conserving or enhancing its character.

The neighbourhood plan identifies the following valued views in the neighbourhood area –

- View 1: To the north east of Lower Tysoe
- View 2: From Centenary Way towards Middle Tysoe
- View 3: From Tysoe Road towards Centenary Way
- View 4: From Lower Tysoe towards Middle Tysoe
- View 5: From the footpath south of Lower Tysoe towards Middle Tysoe
- View 6: From Tysoe Hill to Middle/Upper Tysoe
- View 7: From the edge of Middle Tysoe towards the Edgehill escarpment
- View 8: From Manor House towards the windmill

New development proposals should take account of the identified valued views and should be designed to respect their significance in the wider neighbourhood area. Proposed developments that would have an unacceptable impact on the character or integrity of a valued view will not be supported.

Important views and skylines visible from the village should be safeguarded as should views towards the village (see Map 9, also photos pages 46–48), particularly when they relate to heritage assets, village approaches and settlement boundaries.

## 8.6 Explanation

**8.6.0.1** Good quality open space enhances our quality of life and is an important feature of Tysoe’s rural environment. Views out of the village towards open countryside give great pleasure, and travelling in and around the village allows residents to enjoy vistas both from and towards the settlement. Some of these are shown on pages 46–48.

**8.6.0.2** Walking the footpaths around the village also offers idyllic rural views. Some paths are of great antiquity – they would have connected Romano-British and Saxon sites. More recently, paths connecting Middle and Lower Tysoe and Oxhill were used by children going to school, churchgoers, farmers taking their horses to be shod and mourners carrying coffins for burial. The views from the paths have a long history.

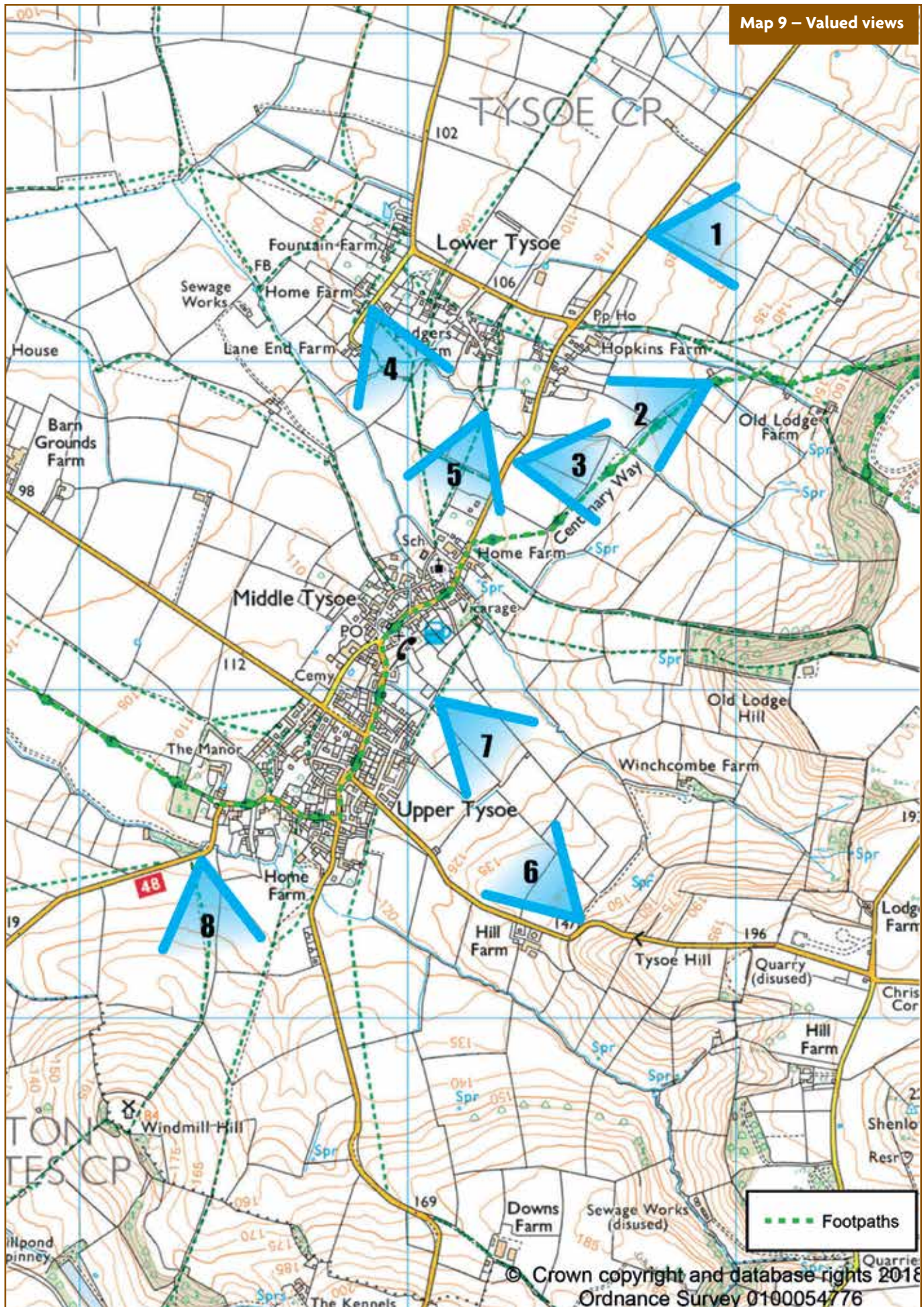


**8.6.0.3** Nowadays both the Macmillan Way and the Centenary Way run through the area. Preservation of the parish landscapes is important for all those who currently use the pathways, both local residents and the walkers, cyclists and students working for their Duke of Edinburgh awards who pass regularly through the village.

**8.6.0.4** Map 9 (page 45) shows the indicative positions of the valued views and landscapes. All eight views highlighted are visible from well used public footpaths and public highways. Consultation on the topic of views into, or from the Tysoes showed overwhelmingly the extent to which Tysoe residents value their visual environment. Residents were asked to draw on a plan of the Parish their favoured or cherished views, the eight most popular being reproduced here. Key views included the Edgehill escarpment, the church and the windmill. Some residents also annotated the map flagging up the importance and variety of animal and bird life in those places.



Map 9 – Valued views







**8.6.1 View 1**

8.6.1.1 Across the Romano-British landscape, now pasture, towards the ancient site of the Red Horse once etched into the escarpment.



**8.6.2 View 2**

8.6.2.1 From the Centenary Way near Lodge Farm across the ridge and furrow to Tysoe dominated by St Mary's Church, then over to Oxhill, the Broadway Tower and the Malvern Hills.



**8.6.3 View 3**

8.6.3.1 Across the fields of Roman settlement and the medieval ridge and furrow towards the old coaching route up Edgehill, now partially followed by the Centenary Way.



#### 8.6.4 View 4

8.6.4.1 From Lower Tysoe across Middle Tysoe following the traditional route used for centuries by farmers, church worshippers, mourners carrying coffins and schoolchildren.



#### 8.6.5 View 5

8.6.5.1 From Lower Tysoe giving a particularly attractive view of Middle Tysoe across the medieval ridge and furrow from a well established copse of willow.



#### 8.6.6 View 6

8.6.6.1 From the road half-way up the escarpment, a wide-ranging view across the Area of Outstanding Natural Beauty towards the village and beyond.





**8.6.7 View 7**

**8.6.7.1** From the edge of Middle Tysoe, across the pasture providing a view which stretches over the Area of Outstanding Natural Beauty to the Edgehill escarpment.



**8.6.8 View 8**

**8.6.8.1** From the road near the 14th century Manor House across fields to the Victorian windmill which is a well- loved local landmark

## Natural Environment Policy 6 – Protected Settlement Gap

Development proposals should ensure the retention of the historic open character of the countryside between Middle Tysoe and Lower Tysoe. Proposals for the re-use of rural buildings, agricultural and forestry-related development, playing fields, other open land uses and minor extensions to existing dwellings in the area between the two settlements off Tysoe Road will be supported where they would preserve the separation between the two settlements and retain their individual and distinct character and appearance. Other forms of development not specifically listed in this policy will not be supported within the open countryside between the two settlements.



### 8.7 Explanation

**8.7.0.1** This policy seeks to protect the essential countryside character of the important area between the settlements of Middle Tysoe and Lower Tysoe. Its ambition is to prevent coalescence between these separate settlements and to protect their distinctive individual character and setting. In doing so, it will conserve the way that the main settlements sit within the wider landscape, retaining the open agricultural landscape in order to keep a clear ‘rural’ buffer between settlements.

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

**8.7.0.3** This policy does not seek to prevent development that may otherwise be suited to a countryside location. Nevertheless, it seeks to ensure that the scale, massing and height of proposals do not result in the integrity of the separation between existing settlement and other groups of built development being undermined. Development that is consistent with this policy might include minor extensions to existing buildings, the creation of playing fields, or other open land uses. As a policy it will have effect in a complementary fashion with other development policies.

**8.7.0.4** The settlement gap will also help to protect the church and school, both valuable heritage assets and listed buildings, from encroachment by development which could compromise their settings. See also Built Environment Policy 1 – Designated and Non-Designated Heritage Assets and Map 4 page 13.

“In terms of preserving the character of the village, protection of the Area of Outstanding Natural Beauty is a priority as is the preservation of the Settlement Gap between Middle and Lower Tysoe.”

*Respondent, Public Consultation  
November 2016*



## Natural Environment Policy 7 – Trees and Hedgerows

Existing trees and hedgerows should be retained within new development proposals where it is practicable to do so. New developments should incorporate sympathetic plantings of trees and hedgerows arranged in a fashion to complement the existing network of fields, established woodland and hedgerows.

### 8.8 Explanation

**8.8.0.1** Natural England, in its latest guidance, *Nature Nearby – Accessible Natural Greenspace Guidance* defines Green Infrastructure as a strategically delivered network comprising the broadest range of environmental features [29]. It should be managed as a multifunctional resource delivering ecological services to the community it serves and underpin sustainability. Its management and development should also enhance the character of an area with regard to habitats and landscape.

**8.8.0.2** The National Planning Policy Framework emphasises the importance of conserving and enhancing an integrated natural and built environment. Trees and hedgerows have a major role in delivering these objectives and are therefore important components of the infrastructure of Tysoe. Thus a Green Infrastructure Network has a multi-functional role including flood attenuation, retention of rural character and limiting the effects of climate change through carbon capture. The policy recognises that in some cases the retention of all trees and hedgerows may not be practicable (for example where this is required to provide vehicular access where no other options exist). The intended approach towards the planting of new trees and hedgerows to complement the existing network has been designed to:

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



# 9 Built Environment

## 9.1 Strategic Objective

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





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

Development proposals in the neighbourhood area which would visually detract from, hinder access to or in any other way cause detrimental harm to a heritage asset will be required to include an assessment which describes the significance of the asset to the village and what mitigating actions have been considered. This should be undertaken with regard to the impact of the proposal on the character, context and setting of the asset, on the views both to and from the asset and on its physical surroundings. The ethos of any proposal should be to maximize enhancement of the asset and minimize any harm to the asset.

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

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

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

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

All proposals must take into account the important physical fabric and settings of listed buildings.

Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Warwickshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology should not be taken as proof of absence.

Development within and adjacent to all heritage assets will be strictly controlled. Development which fails to conserve or enhance the character or appearance of the Tysoe (Middle and Upper) Conservation Areas will not be supported.

## 9.2 Explanation

**9.2.0.1** Built Environment Policy 1 provides a locally-distinctive response to national policy on this important matter. It has a specific focus on listed buildings and the conservation areas. In implementing this policy, the Parish Council anticipates that both the District Council and developers will prepare and determine proposals in accordance with relevant development plan policies and Historic England's advice in Historic Environment Good Practice Advice in Planning Note 3 [30]. A Conservation Area is 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance' and was established under the Planning (Listed Buildings and Conservation Areas) Act 1990.

**9.2.0.2** It is noted that the existing conservation areas have not been reviewed since 2006. As a result of the extensive survey work conducted by local residents, this Plan would aspire to extend the conservation area principle to encompass Lower Tysoe,

its listed buildings and its significant earthworks. The wellheads, which are unique to Lower and Middle Tysoe, might be reviewed as meriting listed status.

**9.2.03** *Turning the Plough* and its revision designated Tysoe as a priority parish for its ridge and furrow earthworks which are considered to be a key reminder of how the village's built environment and its agricultural landscape interacted through time. Housing Policy 2 (Site Allocations), also weights this aspect of our landscape as a material consideration. Recent destruction of ridge and furrow by landowners is to be deeply regretted and landowners will be encouraged to protect this unique landscape feature.

### Built Environment Policy 2 – Responding to Local Character

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

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

Proposals that do not positively contribute to local character will not be supported. Development proposals which incorporate high levels of building sustainability or are of an innovative design will be supported where they otherwise conform with this policy or where their environmental or design credentials are demonstrably sufficient to outweigh any areas where such designs may conflict with elements of this policy.

## 9.3 Explanation

**9.3.01** It is important to incorporate local character into new developments by reflecting the density, shapes, materials and architectural detailing of the local building stock and their relationship with their surroundings.

### Built Environment Policy 3 – Energy Efficiency and Renewable Energy

Proposals for housing development which comply with Home Quality Mark principles will be supported. [31]

## 9.4 Explanation

**9.4.01** Sustainability is an integral part of the National Planning Policy Framework. Tysoe is remote and therefore additional fuel consumption when people travel to and from the village is inevitable. Delivery services are also required to travel to reach the village. To support the move to a low carbon economy (National Planning Policy Framework, paragraph 7) additional steps are required to offset the impacts of travelling to and from a remote location.



9.4.0.2 The District Council's policy on climate change and sustainable construction, along with the National Planning Policy Framework, describe steps towards creating a low carbon economy. The District Council's Core Strategy Policy CS.2 talks about directing development to sustainable locations. In terms of mitigating climate change, Tysoe is at a disadvantage as heating is primarily based on oil.

## Built Environment Policy 4 – Car Parking

New development proposals should provide off-road car parking in accordance with the standards in the District Council's adopted Development Requirements Supplementary Planning Document. In the case of new dwellings this should be one off-road parking space per bedroom up to a maximum of three spaces.

## 9.5 Explanation

9.5.0.1 Census data emphasises very high levels of vehicle ownership in Tysoe. This is a consequence of the inadequate public transport to support travel to work outside the village. It is likely that residents of new properties will have an average of more than two cars per household. Most of the roads in the village are too narrow to allow safe on-street parking. In addition, on-street parking and tandem parking is a visual blight. There are many examples where congestion occurs around the central services and the school. (see photograph).



## Built Environment Policy 5 – Replacement Dwellings

Proposals for replacement dwellings should respect the character and appearance of the locality in general and where they are within a conservation area or affect the setting of a listed building in particular.

Proposals for replacement dwellings will be supported where they would not result in the overdevelopment of the site concerned or where they would generate an unacceptable impact on the residential amenity of adjacent properties. Replacement dwellings should, wherever practicable, comply with the Village Design Statement and avoid unacceptable harm or damage to the natural environment.

### 9.6 Explanation

**9.6.0.1** This policy is designed to facilitate the renewal of the existing housing stock with appropriate replacements. All new replacement dwellings will be expected to respect the vernacular village design and contribute towards a more sustainable living environment in the longer term. This policy does not apply to caravans or mobile homes.









# 10 Community Assets

## 10.1 Strategic objective

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

### Community Assets Policy 1 – Community facilities

The Neighbourhood Plan identifies the following community facilities in the neighbourhood area (see map 7, page 18):

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

The loss or partial loss of the identified community facilities will not be supported unless it can be demonstrated that any facility which is to be lost is no longer valued or of use to the village and has no prospect of being brought back into use, or is to be replaced by a new facility within the parish of at least an equivalent standard. Proposals which enhance and improve existing community facilities will also be supported. Proposals for the development of new community facilities will be supported where they comply with other development plan policies in general, and would not generate unacceptable impacts on the residential amenities of properties in their immediate locality.

## 10.2 Explanation

**10.2.0.1** Tysoe is well served with community assets. These are important to maintaining the vitality of the rural community and will be protected and enhanced under the Plan. In the event of the impending loss of one or more of these assets the community may examine ways to protect the asset including the creation of a community interest company (or other mechanism) to take over their running. The Parish Council will consider the application of the local element of CIL funding to assist and support community facilities within the Plan period.



## References

- [1] Tysoe Parish Council 2010. *Tysoe Parish Plan*.
- [2] Stratford-on-Avon District Council 2016. *Adopted Core Strategy*. (<https://www.stratford.gov.uk/planning/adoption-core-strategy.cfm>)
- [3] <https://www.stratford.gov.uk/doc/175478/name/Tysoe%20HNS%20report%20November2016.pdf/>
- [4] <https://www.stratford.gov.uk/search/index.cfm>
- [5] Department for Communities and Local Government 2012. *National Planning Policy Framework (2019)*: ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf))
- [6] Hall, D. *Turning the Plough: Midland open fields: landscape character and proposals for management*. English Heritage and Northamptonshire County Council. See also Catchpole, T. and Priest, R. 2012, *Update Assessment*. Historic England.
- [7] *Small Area Profiles (2011 Census Data)* 2011. (<http://www.warwickshireobservatory.org/census-2011-results/>)
- [8] <https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see various consultation documents)
- [9] Stratford-on-Avon District Council 2016. *Adopted Core Strategy*. (<https://www.stratford.gov.uk/planning/adoption-core-strategy.cfm>).
- [10] Stratford-on-Avon District Council 2016. *Adopted Core Strategy*. (<https://www.stratford.gov.uk/planning/adoption-core-strategy.cfm>).
- [11] <http://www.bbc.co.uk/history/domesday/dblock/GB-432000-243000/page/14>
- [12] *Small Area Profiles (Census Data)*. (<http://www.warwickshireobservatory.org/census-2011-results/>)
- [13] The SDC Core Strategy envisages that approximately 12% of 700 dwellings should be constructed between 2011 and 2031.
- [14] <https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Neil Pearce Site Assessments)
- [15] <https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Neil Pearce Site Assessments)
- [16] <https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Highways assessments of Herbert's Farm)
- [17] Department for Communities and Local Government 2012. *National Planning Policy Framework (2019)*: ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf))
- [18] <https://www.stratford.gov.uk/doc/175478/name/Tysoe%20HNS%20report%20November2016.pdf/>
- [19] *Small Area Profiles (2011 Census Data)* 2011. (<http://www.warwickshireobservatory.org/census-2011-results/>)
- [20] Department for Communities and Local Government 2012. *National Planning Policy Framework (2019)*: ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf))
- [21] Tysoe Parish Council 2010. *Tysoe Parish Plan*.
- [22] Ashby, M.K. 1974. *Joseph Ashby of Tysoe 1859-1919: A study of English Village Life*.
- [23] <http://www.cpre.org.uk/resources/countryside/dark-skies>
- [24] <http://www.cotswoldsaoib.org.uk/userfiles/file/consultations/tranquillity-and-dark-skies-nov-09-revised-oct-2010.pdf>
- [25] [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/415773/sustainable-drainage-technical-standards.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf)
- [26] Stratford-on-Avon District Council 2012. *Water Cycle*.  
<https://www.stratford.gov.uk/files/seealsodocs/125444/Water%20Cycle%20Study%20Final%20Report%2C%20URS%20-%20September%202012.pdf>
- [27] <https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Local Green Space Assessments)
- [28] <https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Local Green Space assessments)
- [29] Natural England 2010. *Nature Nearby – Accessible Natural Greenspace Guidance*.
- [30] Historic England 2017. *Historic Environment Good Practice Advice in Planning Note 3*.
- [31] [www.homequalitymark.com](http://www.homequalitymark.com)

## Key Sources and links

### Feedback: 2017 consultation

<https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Tysoe Neighbourhood Plan Group Feedback Report for First Draft of Plan)

### Housing Needs Survey

<https://www.stratford.gov.uk/doc/175478/name/Tysoe%20HNS%20report%20November2016.pdf/>

### Local green space assessments

<https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Local Green Space assessments)

### National Planning Policy Framework (NPPF) Department for Communities and Local Government 2012 (currently under updating).

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

### Parish Plan 2010

Tysoe Parish Council 2010. *Tysoe Parish Plan. SDC Core Strategy* Stratford-on-Avon District Council 2016. *Adopted Core Strategy*. (<https://www.stratford.gov.uk/planning/adoption-core-strategy.cfm>)

### Strategic Housing Land Allocation Assessment (SHLAA) 2012

<https://www.stratford.gov.uk/search/index.cfm>

### Site assessments

<https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Neil Pearce Site Assessments)

### Village questionnaire results 2014

<https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Tysoe Neighbourhood Plan Survey Results and Summary)



## Appendix 1 – List of Neighbourhood Business Locations

NAME	BUSINESS TYPE	ADDRESS	TELEPHONE	WEBSITE
Featherbrow Woodcraft	Bespoke kitchens & bathrooms	The Old Barn, Hillside Farm, Lighthorne	01296 651133	www.featherbrow.co.uk
PDR Furniture	Furniture design/manufacture in oak	Oxhill Road, Tysoe, Warwick, CV35 0SX	01295 680149	
Martins of Tysoe	Coach Hire, holidays, excursions	Oxhill Road, Tysoe, Warwick, CV35 0SX	01295 680642	
J Tongue	Building Contractor	Hillview Cottage, Peacock Lane, Tysoe	01295 680469	
P Varley Ceramics	Pottery	5 Avon Avenue Tysoe, CV35 0SP	01295 680700	www.pennyvarleyceramics.co.uk
Varmore Garden Solutions	Gardening Services	5 Avon Avenue Tysoe, CV35 0SP	01295 680700	
Cherry Branding Ltd	PR & Marketing	Orchard House, Back Lane, Tysoe	01295 680793	www.cherrybranding.co.uk
Showhomes	Decorators	Green Cottage Tysoe	07814 933210	www.show-homes.co.uk
P H Goodman & Son	Carpeting & Flooring	Saddledon House, Tysoe, CV35 0SE	01295 680318	
Progardens Ltd	Garden Design & Maintenance	The Nurseries, Quarry Road, Hornton	01295 678877	www.progardensltd.co.uk
Tysoe Post Office	Post Office & Florist	Main Street, Tysoe	01295 680632	
Tysoe Children's Group	Pre and after School Nursery	The Old Fire Station, Main Street, Tysoe, CV35 0SE	01295 680624	www.tysoepreschool.org
New Looks	Hair & Beauty Saloon	Main Street Tysoe, CV35 0SE	01295 680671	
Mary Dowler	Solicitor		01295 688319	
K Brooks	Electrical Contractor	26 Middleton Close, Tysoe, CV35 0SS	0797 6298228	
R Locke and Son	Funeral Director		01295 680251	www.rlockeandson.co.uk
The Peacock Inn	Public House	Main Street, Tysoe	01295 680338	
Costcutter	Convenience Store	Main Street, Tysoe	01295 688333	
Hortec Grow with Technology Ltd	Horticultural Machinery and Plants	Orchard Farm Nursery, Lower Tysoe	01295 688422	www.hortec.co.uk
P Randerson	Carpets & Flooring	24 Main Street, Tysoe	01295 680330	
S Forrester Associates	Copywriting & Marketing	Greenacres, Lower Tysoe	01295 6888459	
C P Sewell	Commercial, Industrial, Workshops and Light Industrial	Burland House Oxhill Road CV35 0RD		
M & J Thornhill	Commercial, Industrial, Workshops and Light Industrial	Orchard Farm Nursery Lower Tysoe, CV35 0BU		
D Paxton	Commercial, Industrial, Workshops and Light Industrial	Main Street Upper Tysoe, CV35 0TJ		No longer operational
Tysoe Sports & Social Club		Main Street Tysoe, CV35 0SE		
E Restall-Orr	Nature Reserve Burial Grounds Ltd	8 Welchman Place, Middle Tysoe, CV35 0SU		www.sunrisingburialground.co.uk
H Jervis & Partners Ltd	Woodworking	New House Farm Sandpits Road, CV35 0SZ		
Tysoe Surgery	Health Care	Red Horse Vale Surgery, Main Street, Tysoe, CV35 0SE		
Old Fire Station	Commercial & Business Workspace accommodation	Main Street, Middle Tysoe, CV35 0SR		
N Zahawi	Oaklands Riding Stables	Windmill Farm, Shipston Road, Tysoe, CV35 0TR		

## Appendix 2 – Village Design Statement

*The following are design guidelines and should be followed wherever possible unless there are site-specific reasons not to.*

### Materials & construction

#### **Build height**

The height of new houses or structures should be determined on their own merits, including visibility, character and appropriateness of setting.

#### **Building materials**

Wherever possible local ironstone should be used in the construction of new dwellings. All other structures, outbuilding, abutments or garages not built using natural stone should be constructed using new or reclaimed, hand-made facing bricks red/orange in colour or large feather or waney edge timber cladding.

#### **Hardstanding**

Hardstanding areas should be semi-permeable.

#### **Roof construction**

New houses should reflect the traditional roof construction with small eaves and verge overhangs and no or minimal fascia and barge boards.

#### **Roof coverings**

Roof coverings of any new development should, wherever possible, be of appropriate materials and character and reflect the character of the setting. Chimneys should be a feature of all houses.

#### **Roof pitches**

Roof pitches should be appropriate to other buildings in the setting.

#### **Style**

Layouts should reflect the vernacular style.

#### **Windows**

Traditional designs and materials should be used wherever possible.

### Infrastructure & environment

#### **Low energy**

Innovative designs should be brought forward to provide for alternative ways to meet the energy demands of the dwelling(s) and to meet the demands of a low carbon economy.



### **Parking**

Tandem parking at the side of the dwelling should be discouraged to ensure all vehicles are parked off-road.

### **Security**

All new developments should make every effort to conform to Secure by Design principles.

### **Street lighting**

Warwickshire County Council will be prevailed upon to ensure that street lighting is kept to a minimum and be of a low-level bollard design.

### **Traditional dry stone walls/hedging**

New developments should incorporate traditional dry stone walling and or native hedging to individual plot boundaries, specially those with road frontage.

### **Water collection**

All new developments should incorporate at least 1x150 litre water butt at each downpipe for collection of surface water.







DESIGN: [WWW.HOWARD-SHERWOOD.CO.UK](http://WWW.HOWARD-SHERWOOD.CO.UK)