

Tysoe Neighbourhood Development Plan - Site Assessment Matrix - April 2017

The landscape zones referred to are defined in greater detail in White [9].

	Status of Land (greenfield/brownfield)	Highway Safety (access/visibility splays/traffic speeds)	Topography (flat/undulating/steep slopes)	Impact on Landscape Setting (landscape character assessment)	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)
Site 1	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.	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.
Site 2	The site consists of disused agricultural buildings and yards.	Access from Lane End within 30mph limit. Good visibility. 1 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 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.
Site 3	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.	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.
Site 4	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.	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.

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Site 5	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.'	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.	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.	This site is surrounded by distinctive hedgerows and a ditch. It includes within it a significant sized pond which will support a diverse fauna.	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.
Site 6	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 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.	This site is within Flood Zone 1 and has a very low risk of surface water flooding.	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.	This site is an empty paddock where screening from hedgerows is being developed.	The site is adjacent to the Conservation Area.
Site 7	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.	This site is within Flood Zone 1 and has a very low risk of surface water flooding.	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.	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.	This site is within the Conservation Area and close to listed buildings.
Site 8	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.	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 [3] 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.

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Site 9	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.	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 [3] 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.
Site 10	The site is greenfield and undeveloped at present.	Access from Lane End within 30mph limit. Good visibility. 1 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.'	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 [3].	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.
Site 11	The site is greenfield and undeveloped at present.	Access from Lane End within 30mph limit. Good visibility. 1 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 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].	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.	There are no known heritage assets affecting the potential of the site being developed.

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Site 12	The site is greenfield and undeveloped at present.	Access from Lane End within 30mph limit. Good visibility. 1 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.'	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).	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].	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.	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.
Site 13	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.	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.	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.	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.	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.
Site 14	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.	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.
Site 15	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.	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.

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Site 16	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.	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.
Site 17	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.'	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.
Site 18	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.	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 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.	There are distinctive hedgerow and ditch boundaries on this site.	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.
Site 19	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.	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.	The main shops and services are 2 minutes' walk away and there is street lighting.	Mature hedgerow along stream on southern boundary providing linear access route for fauna.	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.

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Site 20	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.'	There is no record.	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.	On the western side a mature hedged boundary divides the site from the adjacent agricultural land.	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.
Site 21	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.	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.	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.	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.	Casual Roman material has been found on the site, and on the opposite side of the road.
Site 22	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.	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.	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.	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.	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.

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Site 23	The site is brownfield.	Access onto Shipston Road.	The site is flat.	The site is within the built form of Upper Tysoe.	There is no record of flooding.	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.	This site is brownfield commercial.	It lies within the conservation area and is surrounded by old farm building courtyard developments.