TYSOE NEIGHBOURHOOD DEVELOPMENT PLAN

MODIFICATION PROPOSAL STATEMENT

November 2026

PREPARED IN ACCORDANCE WITH REGULATION 14(a)(v) OF THE NEIGHBOURHOOD PLANNING REGULATIONS 2012 (AS AMENDED)

1. Introduction

1. As a "Qualifying Body" Tysoe Parish Council (TPC) proposes to modify the made Tysoe Neighbourhood Development Plan ("the Made Plan") of February 2022.
2. Regulation 14(a)(v) of the amended 2012 Regulations requires that: "*in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion*"
3. This statement serves this purpose and notes the following additional requirement in the Planning Practice Guidelines (PPG):
   "The qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons.
   The local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner. The qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan."

4. Several of the modifications are considered by TPC to be material modifications to the Made Plan and likely to change the nature of the Made Plan.
5. This statement therefore sets out the background reasons for and details of the modifications. It explains why TPC, as the Qualifying Body, considers that modification will change the nature of the Plan.

2. Background

1. The Made Plan covers the period 2011 – 2031. The designated Neighbourhood Area covers the same area as the Parish Council. Following a successful referendum, Stratford-on-Avon District Council (SDC) resolved that the Tysoe Neighbourhood Development Plan was "made" on 21st February 2022. The Made Plan is therefore formally part of the District Council's development plan.
2. TPC have been active in monitoring the implementation of the policies by SDC in its determination of planning applications. For the most part it considers that the policies have been correctly and successfully applied in approving and refusing applications that conform or conflict with the policies respectively.
3. The Made Plan included several development site allocations which have provided adequate housing in the period since the Plan was made. Recently, permission has been granted for 31 dwellings (planning application 25/00737/FUL) on two of the allocated sites. A further 3 dwellings (barn conversions) have been given planning permission (planning application 25/00757/FUL). As plans must provide positively for future development (particularly if SDC cannot demonstrate a 5-year housing land supply), this Plan allocates a strategic reserve site.
4. The proposed modifications have been drafted to comply with the National Planning Policy Framework (NPPF) published in August 2026. The NPPF and current governmental NDP-making guidance requires a more streamlined Neighbourhood Plan (NDP) from its predecessors. NDPs can no longer repeat, substantially or in whole, policies that are included in the NPPF or in Local Plans (the SDC Core Strategy and emerging South Warwickshire Local Plan). This means

that several of the policies contained in our Made Plan are now deleted and other material from that Plan has been moved to our website at https://tysoe-pc.gov.uk/neighbourhood-plan-documentation/

5. TPC will consider a further review of the Modified Plan once the emerging Local Plan (the South Warwickshire Local Plan or SWLP) has been adopted.

3. The Proposed Modifications

The modifications to the Made Plan are set out below:

1. TPC approved the proposed modifications, subject to further consultation, at its full Council Meetings on 12th October and 9th November 2026 and the proposals will be subject to Regulation 14 public consultation until 14th January 2027.
2. TPC are proposing to change the Plan period from 2011 – 2031 to 2027 – 2032. This shorter period has been agreed with SDC as it fits within the period of the emerging South Warwickshire Plan and is more predictable in terms of housing requirement. TPC believe this to be a material change which does not alter the nature of the Plan.
3. The table below identifies the changes to the policies contained within the Made Plan:

Policy in Made Plan	Action in Modified Plan	Reason	Minor or Material Change	Changes Nature of the Plan Y/N
Housing Policy 1 – Spatial Plan and the location of new development	Retained as Housing Policy 1	Establishes the authority for the Built-up Area Boundary. (the wording of the policy is materially different to align with the new NPPF for example, allowing infilling in groups of houses outside BUAB	Material	Y (but only changed to agree with new NPPF)
Housing Policy 2 – Site Allocations	Deleted	Housing requirement for period through 2032 is met. No requirement	Material	N

		for additional allocated sites.		
Housing Policy 3- Strategic Reserve	Retained as Housing Policy 2	Reserve site still required	NA	N
Housing Policy 4 – Rural Exception Housing	Deleted	NPPF HO10 now provides policies covering the development of rural exception housing adjacent to or close to the Built-up Area Boundary.	Material	Y (but only changed to agree with new NPPF)
Housing Policy 5 – Market Housing Mix (including affordable housing)	Deleted	NPPF HO5 and SDC Core Strategy CS.19 provides policies covering the appropriate mix of house size and mix of market/affordable homes.	Material	Y (but only changed to agree with new NPPF)
Employment Policy 1 – Protecting and Enhancing Local Employment Opportunities	Retained as Employment Policy 1	Slightly re-written. The NPPF E4 and SDC Core Strategy CS.22 provide additional policies on the provision of employment opportunities.	Material	Y (but only changed to agree with new NPPF)
Employment Policy 2 – Home Working and Live-work units	Retained as Employment Policy 2	Slightly re-written	Material	Y (but only changed to agree with new NPPF)
Natural Environment Policy 1 – The Cotswolds Area of Outstanding Natural Beauty	Deleted	The NPPF N4 and SDC Core Strategy CS.11 contain policies which identify "Protected Landscapes" which adequately provide for the protection of the Cotswolds National Landscape and views to it and from Neighbourhood Area.	Material	Y (but only changed to agree with new NPPF)

Natural Environment Policy 2 – Tranquillity and Dark Skies	Deleted	The NPPF N4.3 and SDC Core Strategy CS.11contain policies on tranquillity and dark skies.	Material	Y (but only changed to agree with new NPPF)
Natural Environment Policy 3 – Flooding and Drainage	Deleted	The NPPF 1,2,4-8 and SDC Core Strategy CS.4 contain policies on flood and drainage management.	Material	Y (but only changed to agree with new NPPF)
Natural Environment Policy 4 – Designated Local Green Spaces	Retained as Natural Environment Policy 1	This is a location-specific policy	NA	N
Natural Environment Policy 5 – Valued Views	Deleted	The concept of "valued landscapes" is no longer included in the NPPF. Six of the Valued Views (views 1, 2, 3, 6, 7and 8) identified in the policy in the Made Plan were of or from the Cotswolds National Landscape. The landscape areas subject of these views are now protected under the NPPF N4 as Protected Landscapes and need no further protection in the Modified Plan. Views 4 and 5 were of landscape contained in the Settlement Gap and, again, this landscape needs no further protection. Although there are fine examples of areas of landscape importance in and around the Tysoe settlements and within the Neighbourhood Area, they are afforded adequate protection by	Material	Y (but only changed to agree with new NPPF)

		the NPPF and other policies retained in the Modified Plan.		
Natural Environment Policy 6 – Protected Settlement Gap	Retained as Natural Environment Policy 2	This is a location-specific policy	NA	N
Natural Environment Policy 7 – Trees and Hedgerows	Deleted	The NPPF N2.1.d, N3, N6.2.d and SDC Core Strategy CS.5.C contain policies on the management and protection of the natural environment, biodiversity and wildlife.	Material	Y (but only changed to agree with new NPPF)
Built Environment Policy 1 – Designated and Non-designated Heritage Assets	Retained	The NPPF H1-7, 9 and SDC Core Strategy CS.8 contain policies on the protection of heritage assets and their setting within the Neighbourhood Area However, the location-specific aspects of this policy are retained to identify the designated and non-designated heritage assets.	Minor	N
Built Environment Policy 2 – Responding to Local Character	Retained as Built Environment Policy 2 – Design Principles	The policy has been re-written to require new developments to be of high quality and to follow the Village Design Statement. Other aspects, such as respecting the local setting etc., are covered by policies contained in NPPF L1.1.a.iii.	Material	Y (but only changed to agree with new NPPF)
Built Environment Policy 3 – Energy Efficiency and Renewable Energy	Deleted	The NPPF CC2.2 and SDC Core Strategy CS.2, CS.3 CS.9.B.5 contain policies on the use of renewable sources of energy and	Material	Y (but only changed to agree with new NPPF)

		the designing-in of energy efficiency		
Built Environment Policy 4 – Car Parking	Retained as Built Environment Policy 3	Slight wording change to indicate requirement of emerging South Warwickshire Local Plan paragraph 7.5.3	Material	N
Built Environment Policy 5 – Replacement Dwellings	Deleted	The NPPF S5.1.c and SDC Core Strategy CS.20.C,AS.10(f) contain policies on how replacement dwellings should be managed.	Material	Y (but only changed to agree with new NPPF)
Community Assets Policy 1 – Community facilities	Retained	This is a location-specific policy	NA	N

4. Current NDP-making guidance, Neighbourhood Planning Roadmap (https://assets.publishing.service.gov.uk/media/69cb888595a323ea3496eda8/How_to_create_a_neighbourhood_plan.pdf), p.27 states that:

   "it is not necessary to include the evidence base and outcomes of community engagement in the plan itself. To do so, would result in a very thick and unwieldy document. Instead, it is suggested that a background document be created, which lists the sources of evidence, contains any new evidence and summarises the outcomes of the community engagement programme at different stages in the plan process. This should be made available through the group's neighbourhood plan website."

   Therefore, the following sections of the Made Plan have now been deleted and are available on our website at https://tysoe-pc.gov.uk/neighbourhood-plan-documentation/ (the removal of these sections we believe is material and changes the nature of the Plan):

Section 2 - The Neighbourhood Development Plan. This section contained material on the history and genesis of the Made Plan that is no longer relevant to the Modified Plan.
Section 3 – About Tysoe. This section contained material regarding the history of Tysoe and its geographical setting which is now held on our website.
Appendix 1 – List of Neighbourhood Business Locations

5. The Foreword has now been re-written to inform readers why the Plan is being updated and to describe the process undertaken. We believe that whilst this is a material change, it does not alter the nature of the Plan.
6. The section "Keeping Tysoe Special" has been re-written and abbreviated with the text relating to specific policies now contained within those later sections. Also, this section now contains the summary of the retained Plan policies. We believe that this is a material change that does not change the nature of the Plan.
7. The Village Design Statement in Appendix 1 has been slightly re-worded and includes additional acceptable materials in the "Building Materials" section and also in the section dealing with plot boundaries. We believe that these better reflect what is acceptable in building design and represents a minor change to the Plan.
8. There are other minor wording changes contained in the proposed Modified Plan. These are included to either reflect a changed situation or the requirements of the NPPF. We believe that these are minor changes that do not change the nature of the Plan.

4. Conclusion

The proposed Modified Plan is a significantly different document from the Made Plan although its aims are similar.
Much of the protection that was included in the policies of the Made Plan are now enshrined in the NPPF. Also, development opportunities identified in the Made Plan Allocated Sites have now been given

planning permission and now constitute development commitments. This has resulted in a more streamlined document.

The Parish Council believe that the nature of the Plan has changed but its aims and objects remain the same:

- the encouragement of sustainable growth whilst protecting the Neighbourhood Area from inappropriate development;
- the protection of the landscape, biodiversity and wildlife;
- the preservation of the very special rural character of the Neighbourhood Area.