

TYSOE NEIGHBOURHOOD DEVELOPMENT PLAN

2027 – 2032

REGULATION 14
PUBLIC CONSULTATION VERSION

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1. Foreword

1.1 Background

This document (the Modified Plan) is an update of the "made" Tysoe Neighbourhood Development Plan (the Made Plan) which was formally adopted by Stratford District Council (SDC or the District Council) in February 2022 following a referendum of Tysoe residents.

The Made Plan was developed over several years (see documents on https://tysoe-pc.gov.uk/neighbourhood-plan-documentation/) and involved considerable consultation with village residents and statutory consultees and reflects the views and aspirations of those residents.

The Made Plan will reach its 5th anniversary in February 2027, at which time the evidence supporting its policies would be out of date and the Plan's policies may be given reduced or limited weight in planning decisions (NPPF S6 1a).

Tysoe Parish Council has therefore undertaken a review to modify the Made Plan to ensure continued compliance with national guidelines.

1.2 Modification process

The National Planning Policy Framework (NPPF), published in August 2026, requires a more streamlined document than the Made Plan. Much of the background material which was contained in the Made Plan has been removed and is available on the Tysoe Parish Council website.

Supporting evidence, assessments and public consultation results are also available at https://tysoe-pc.gov.uk/neighbourhood-plan-documentation/

NPPF policy PM6 requires that local plans should not include policies which duplicate, substantively restate or are inconsistent with the content of national decision-making policies.

The new local plan must only include policies that extend beyond site or location-specific requirements where these are necessary and where plan-makers consider there is a clear and justified reason for inclusion.

NPPF policy PM6 has therefore resulted in a substantial reduction in the policies contained in the Modified Plan.

Village residents were consulted on the proposed changes to the Made Plan in village meetings and the process of compliance with the NPPF was explained.

The results of a Housing Needs Survey, carried out in August/September 2026, are included in this Modified Plan. The Modified Plan, therefore, includes a current view of the housing needs of Tysoe residents.

This Regulation 14 version of the Modified Plan was made available to residents and statutory consultees for consultation on 26th November 2026.

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

This Modified Plan will be subject to further review 5 years from the date of its eventual adoption by the Local Planning Authority.

2.Keeping Tysoe Special

2.1 Introduction

Situated on the northern edge of the Cotswolds National Landscape, Tysoe is an attractive village set in undeveloped countryside. It has many valued historic and landscape features which this Plan is designed to protect.

Tysoe has a relatively ageing population and limited employment opportunities. The Plan strives to ensure that growth and development will take place in a controlled and appropriate way. The vibrant village centre, enhanced by the valued community assets, should be preserved and protected.

The following policies will provide that protection and preservation whilst allowing for future growth.

2.2 Housing

The Plan will:

- Identify where 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) as identified in the Housing Needs Survey
- Provide the opportunity for rural exception to meet the identified affordable housing need of the parish
- Encourage small rather than large developments which might overwhelm the infrastructure and rural character of the village
- Promote the design of dwellings that conform to “secured by design” principles (see SDC Core Strategy 3.8.2)
- Make provision for affordable homes to meet the identified need

2.3 Environment and sustainability

The Plan will:

- Encourage the protection of the rural setting of Tysoe in all future planning decisions and developments
- Ensure that the impact of new building does not harm the surrounding natural landscape
- Support the Campaign to Protect Rural England’s Management Plan 2025-2030 policy CE6 on Dark Skies which requires street lighting to be turned off between midnight and 5am
- Encourage wildlife diversity as identified in the Warwickshire Local Nature Recovery Strategy and by the Warwickshire Wildlife Trust

2.4 Employment, community and transportation

The Plan will:

- 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 residents

2.5 Protected Areas

The Plan will:

- Identify local green spaces for community amenity and to encourage wildlife and biodiversity
- Identify a Settlement Gap between Lower and Middle Tysoe to prevent the coalescence of the two settlements and preserve the green space between them
- Define the Built-up Area Boundary within which appropriate development will be supported

3. Housing

Strategic Objective	***"To maintain an appropriate rate of housing development within the neighbourhood area which will continue to support the needs of the community socially and economically while protecting and enhancing the natural, built and historic environment."***

3.1 Housing Provision

The expansion of housing within Tysoe should continue at a steady rate. Such "organic" growth will continue to support the social and economic viability of the community while maintaining the rural character of the parish.

Consultation carried out for the Housing Needs Survey in August/September 2026 (see https://tysoe-pc.gov.uk/housing-needs-survey/) reinforced the view that any new housing should:

i. be in small, ideally in-fill, developments;
ii. complement the vernacular architecture;
iii. have an appropriate density of housing and;
iv. protect the natural, built and historic heritage.

Ideally, new development should provide smaller 2- and 3-bedroom homes to counterbalance the predominance of 4- and 5-bedroom properties.

The village will endeavour to provide dwellings for people with links to the local community (see Housing Needs Survey at https://tysoe-pc.gov.uk/housing-needs-survey/).

A Housing Needs Survey conducted in August/September 2026 indicates a requirement for 9 affordable dwellings for people with a local connection.

This is supported by the District Council's Home Choice Plus system which identifies a need for 2 dwellings for people with a local connection. However, the Home Choice Plus system is still evolving and this number is likely to increase.

The Housing Needs Survey also identifies a need for 4 alternative homes for existing homeowners who would like to live in a smaller or more accessible property.

The Parish Council believes that these needs will be met by the development off Sandpits Road given permission in October 2026.

Map 2, page 25, defines the Built-up Area Boundary. Map 1, page 24, defines the Neighbourhood Area to which the Modified Plan refers.

A single Built-up Area Boundary has been established around the settlements of Middle and Upper Tysoe.

A Settlement Gap has been designated between Lower and Middle Tysoe (see Natural Environment Policy 2). The settlement gap ensures that the open countryside and views from the Cotswolds National Landscape are preserved.

It also prevents the coalescence of the settlements and, thereby, protects the character of each settlement.

The Built-up Area Boundary defines the settlement and indicates where either the principle of development inside settlements or the principle of development outside of settlements should be applied.

The District Council's Core Strategy, the emerging South Warwickshire Local Plan and the NPPF contain policies which discuss the appropriate mix of housing size.

However, the Parish Council will encourage the development of 2- or 3-bedroom homes to fulfil the local housing need as identified in the Housing Needs Survey (see https://tysoe-pc.gov.uk/housing-needs-survey/).

3.2 Housing provision in the Plan Period

The District Council has confirmed that Tysoe has met its requirement to provide at least 50 houses in the period to the end of 2032.

This requirement is met by:

i. Permission being granted for the development of 31 houses (including 11 "affordable" houses) on a site off Sandpits Road in Middle Tysoe (Planning Application 25/00737/FUL);
ii. The provision of a Strategic Reserve site (see Housing Policy 2) for approximately 16 houses; and
iii. Permission being granted for the conversion to permanent dwellings of 3 redundant farm buildings in Lower Tysoe (Planning Applications 25/00757/FUL and 25/00758/LBC).

Tysoe Parish Council expects that further "windfall" developments may be granted permission in the plan period.

As a result of this housing supply provision, no further development sites have been proposed.

Housing Policy 1 – Spatial Plan and Built-up Area Boundary

The neighbourhood plan defines a Built-up Area Boundary (BUAB) for Middle/Upper Tysoe (Map 2, page 25). Within the BUAB proposals for new housing will be supported where they otherwise conform with other development plan policies in general and Built Environment Policies 1, 2 and 3 of this Plan in particular. Outside the designated BUAB the remainder of the Neighbourhood Area is defined as open countryside. New housing in the open countryside will be subject to the requirements of relevant policies contained in the NPPF, SDC's Core Strategy and the emerging South Warwickshire Local Plan (SWLP).

3.3 Explanation

The boundary has been drawn using field and historical boundaries and aligns with the Built-up Area Boundary as recognised by the District Council.

Within the BUAB, housing development is accepted as sustainable in terms set out in the NPPF, SDC's Core Strategy and the emerging South Warwickshire Local Plan (SWLP).

The Neighbourhood Area is required to provide sufficient housing to meet planned growth in the period to 2032. Paragraph 3.2 describes how this is met.

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 specific constraints in relation to infrastructure and services. The Built-up Area Boundary of the village is therefore a cornerstone of the Plan.

Housing Policy 2 – Strategic Reserve

The Plan safeguards land at Herbert's Farm as shown on Map 2 as a reserve housing site for the development of up to 16 houses.

The safeguarded site will only be released during the Plan period if it can be demonstrated through 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 and Draft Policy Direction DS 7 in the emerging South Warwickshire Local Plan (SWLP).

The development of this site will need to incorporate a satisfactory and safe vehicular access and demonstrate sympathy with the listed buildings comprising the heritage assets in this part of the village.

3.4 Explanation

The Plan has identified a potential strategic reserve site which will be protected from development until such time as a specific, evidence-based need for new housing arises. This site is included in the emerging South Warwickshire Local Plan for potential development.

The Parish Council considers that any harm that the development may cause could be mitigated by sympathetic design and careful use of materials.

As development is only anticipated on a small area fronting Saddledon Street, any potential development could be undertaken without affecting the future functioning and viability of the working farm.

In this context the existing farm buildings could be relocated elsewhere on the wider farm holding.

4. Employment

Strategic Objective	*"To encourage opportunities to increase local working and reduce the number of vehicle journeys, thereby contributing to community stability."*

4.1 Local businesses and services supporting a strong community

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 will be supported and encouraged to develop.

For those under threat of closure or loss, opportunities for community initiatives will be sought by the Parish Council and start-ups encouraged.

Re-development of employment sites will only be supported if they are no longer viable for a business purpose.

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 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

a) Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site; or

b) 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

4.2 Explanation

Employment opportunities within the Neighbourhood Area are limited to agricultural or service work, small retail or modest professional opportunities. There are several small business ventures in the Neighbourhood Area, many of which are run from home-based offices.

The Parish Council is keen to encourage this and facilitate it whenever possible.

However, controls should be in place to ensure that any proposed conversion of residential property to office use is both necessary and appropriate.

Employment Policy 2 – Live-work units

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 (i.e. does not impinge on neighbours' views or their quiet enjoyment of the residential area).

Within the BUAB proposals for small-scale mixed-use developments (new build or conversion) within the Neighbourhood Area, comprising commercial space and living space will be supported subject to the following criteria.

They should:

- have appropriate pedestrian and vehicle access to both uses;
- have an appropriate level of off-road parking to serve both uses;
- have an internal layout and design that ensures that residential and work uses can operate without conflict, and;
- retain the character of a domestic dwelling, including grounds and curtilage.

Outside the BUAB policy S5 of the NPPF will apply and policies in SDC's Core Strategy and in the emerging South Warwickshire Local Plan (SWLP) will apply.

4.3 Explanation

The need to support small-scale businesses within the Neighbourhood Area is noted in Policy E4 of the NPPF.

The Parish Council recognises the increase in home-working and the need to encourage small-scale businesses to thrive within the community along with the need to minimise vehicle journeys to and from the place of work.

These needs are particularly acute given the limited employment opportunities within the Neighbourhood Area.

The Plan defines the criteria that developments should meet to be supported by the Parish Council.

5. Natural Environment

Strategic Objective	***"To safeguard areas that have value to the community by designating local green spaces. Protection of the rural environment (the Cotswolds National Landscape, the wildlife and the cherished views including ancient ridge and furrow fields) is of high importance to villagers"***

As supported by responses in the October/November 2026 Village Survey (https://tysoe-pc.gov.uk/wp-content/uploads/2026/11/NDP-survey-analysis-November-2026.pdf), the Plan encourages the preservation of the natural environment and protection of the rural context of the village (views, wildlife, plants, windmill and National Landscape). The village values and supports its farms and those who manage them. The maintenance and preservation of historic green spaces and hedgerows, including the settlement gap between Lower and Middle Tysoe, is a crucial part of this vision.

Maps 3, 4 and 5 identify the important archaeological, historic and natural features that are so valued by residents. In addition to the policies contained in the NPPF, Tysoe Parish Council has endorsed the Cotswolds National Landscape Management Plan which contains guidance on matters such as Dark Skies. Evidence of conformance with these policies is required to be included in any planning applications for developments within or visible from or to the Cotswolds National Landscape.

Natural Environment Policy 1 – Designated Local Green Space

This Plan designates areas of Local Green Space as defined by the following numbers on the Policies Map (Map 2, page 25):

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 where they comply with NPPF Green Belt policy.

5.1 Explanation

Policy DP3 of the NPPF includes the need to provide and protect areas that facilitate and encourage social interaction, play and healthy lifestyles by the provision of a variety of recreational spaces.

The local green spaces identified above are of significant community value whilst item 9 adds to the tranquillity of the Neighbourhood Area and provides protection for a diverse range of wildlife.

Development will only be supported within the designated spaces in very special circumstances.

However, in general terms, proposals which would enhance existing uses in the designated spaces, whilst retaining their open character and community value, could be considered as very special circumstances.

Tysoe Parish Council has endorsed Warwickshire County Council's Local Nature Recovery Strategy (LNRS). The LNRS is a key strategy that outlines a roadmap for restoring and improving the natural environment and ensuring that it is sustainable now and for future generations.

The LNRS interactive map may be inspected at https://maps.warwickshire.gov.uk/LNRS/

Natural Environment Policy 2 – Protected Settlement Gap

Development proposals should ensure the retention of the historic open character between Middle Tysoe and Lower Tysoe. Proposals for the re-use of rural buildings, agricultural and forestry-related development, playing fields, other open land use and minor extensions to existing dwellings in the area between the two settlements off Tysoe Road will only 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.

5.2 Explanation

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, retain an open agricultural landscape and keep a clear “rural” buffer between the settlements.

This policy seeks to prevent any further reduction of the open countryside gap between the two settlements. This applies to both along Tysoe Road and also across the open countryside between Middle Tysoe and the western extent of Lower Tysoe on Lane End.

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 proposals do not result in the integrity of the separation between existing settlements and other groups of built development being damaged.

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.

The settlement gap will also help to protect valuable heritage assets and listed buildings (the church and school) from encroachment by development which would compromise their settings.

6. Built Environment

Strategic Objective	***"The character and distinctiveness of the Neighbourhood Area should be maintained and protected. All developments should comply with the Village Design Statement as 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. 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

The historic aspects of the village will be protected. This includes the designated heritage assets such as the Church, the Conservation Areas, and listed buildings. This plan further identifies the non-designated heritage assets that are important to the community - the well heads, stone seats, ridge and furrow fields and areas of archaeological interest (See Maps 3, 4, 6 and 7) which will also be protected.

6.1 Explanation

Tysoe has several 19th Century stone well heads and seats which are unique in Warwickshire. The modern settlement is ringed with ancient ridge and furrow systems.

Some of these are recognised as being of national importance in English Heritage's survey of ridge and furrow, Turning the Plough[1]. Turning the Plough, and its revision[2], designated Tysoe as a priority parish for its ridge and furrow earthworks.

They are considered to be a key reminder of how the village's built environment and its agricultural landscape interacted through time.The archaeological sites have been identified through field walking

[1] Turning The Plough - Midland Open Fields: Landscape Character and Proposals for Management, Hall D.N. (2001)
[2] Turning the Plough Update Assessment 2012, Toby Catchpole Russell Priest (2017)

and the results incorporated in the WCC Historic Environment Record (HER). Also, from recorded geophysical surveys.[3,4].

The Parish Council's Village Survey survey of residents' views of October/November 2026 (https://tysoe-pc.gov.uk/wp-content/uploads/2026/11/NDP-survey-analysis-November-2026.pdf) re-confirmed residents overwhelmingly wish the landscape and historical features of Tysoe to be preserved and protected.

Built Environment Policy 2 – Design Principles

All developments must be of high-quality design. New developments should respect and enhance the rural character and local distinctiveness of Tysoe and demonstrate regard to the Tysoe Village Design Statement (see Appendix 2)

6.2 Explanation

It is important that the character and distinctiveness of the Neighbourhood Area is maintained and 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 "secured 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).

Built Environment Policy 3 – Car Parking

New development proposals should provide off-road car parking which should meet, as a minimum, the standards in the emerging South Warwickshire Local Plan (SWLP) (see paragraph 7.5.3 of the Reg 19 SWLP). In the case of new dwellings this should be one off-road parking space per bedroom up to a maximum of three spaces.

[3] A report on geophysical surveys undertaken to investigate 'The Roman History of Tysoe', David Sabin & Kerry Donaldson, January 2018

[4] Four Romano-British Sites, Tysoe, Warwickshire, Magnetometer Survey Report, David Sabin and Kerry Donaldson, March 2010

6.3 Explanation

Census data emphasised the high levels of vehicle ownership in Tysoe. This is a consequence of the inadequate public transport to support travel to work outside the Neighbourhood Area.

It is likely that residents of new properties, particularly families with children of driving age, 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.

There are many examples where congestion occurs around the central services and the school.

7. Community Assets

Strategic Objective	***"It is a major objective of the Plan that the existing service infrastructure should be maintained and, wherever possible, improved."***

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 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 other purpose-built structures.

Community Asset Policy 1 – Community facilities

The Neighbourhood Plan identifies the following community facilities in the Neighbourhood Area (see Map 8, page 31):

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

Development that negatively impacts on residents' continued enjoyment of all aspects of life in the Neighbourhood Area will not be supported.

Developments which can be accommodated by or improve the existing service infrastructure will be supported.

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.

If such a facility is to be replaced, any new facility within the Neighbourhood Area must be at least of 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.

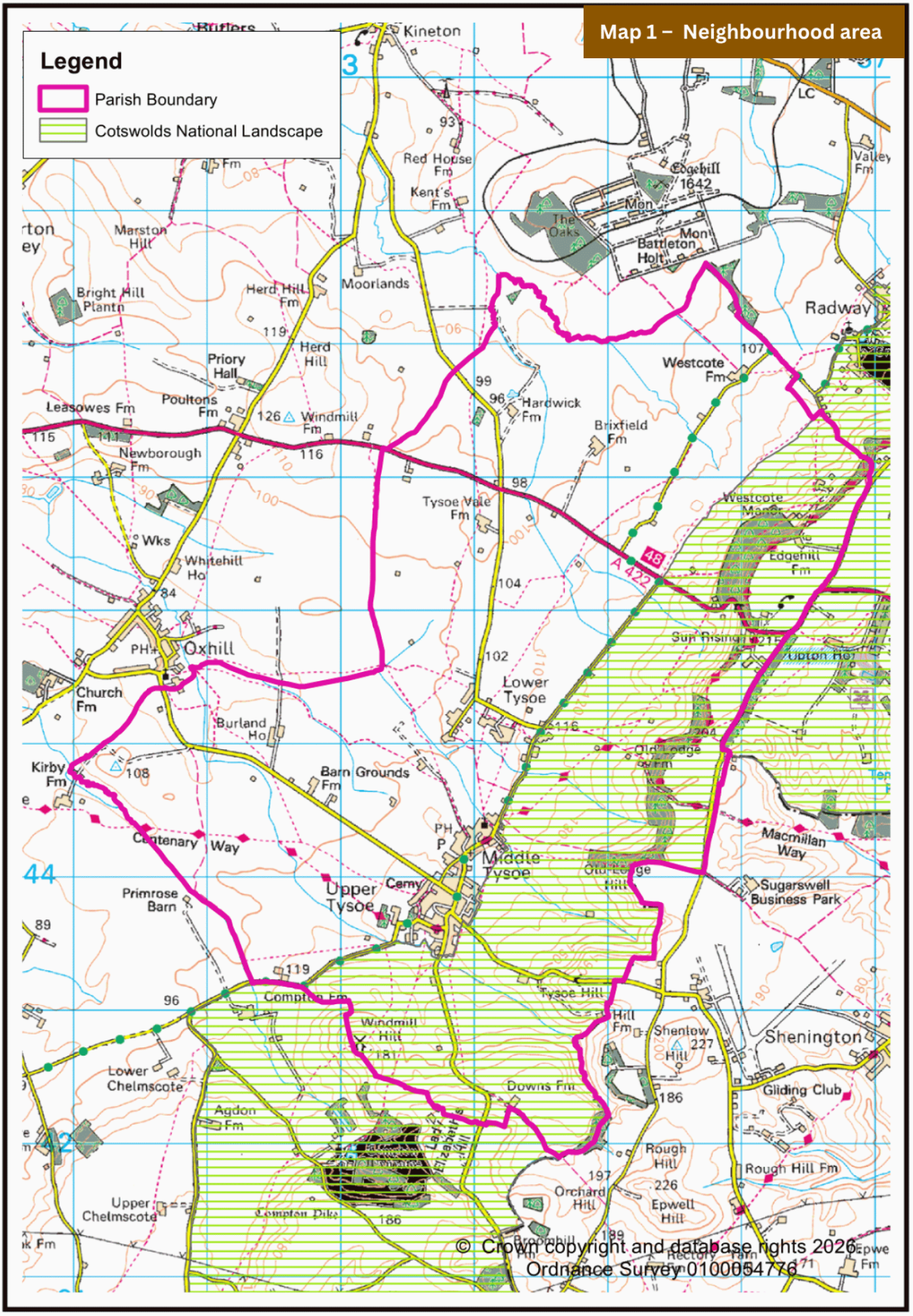
7.1 Explanation

Tysoe is well served with community assets. These are important for maintaining the vitality of the rural community and will be protected and enhanced under the Plan.

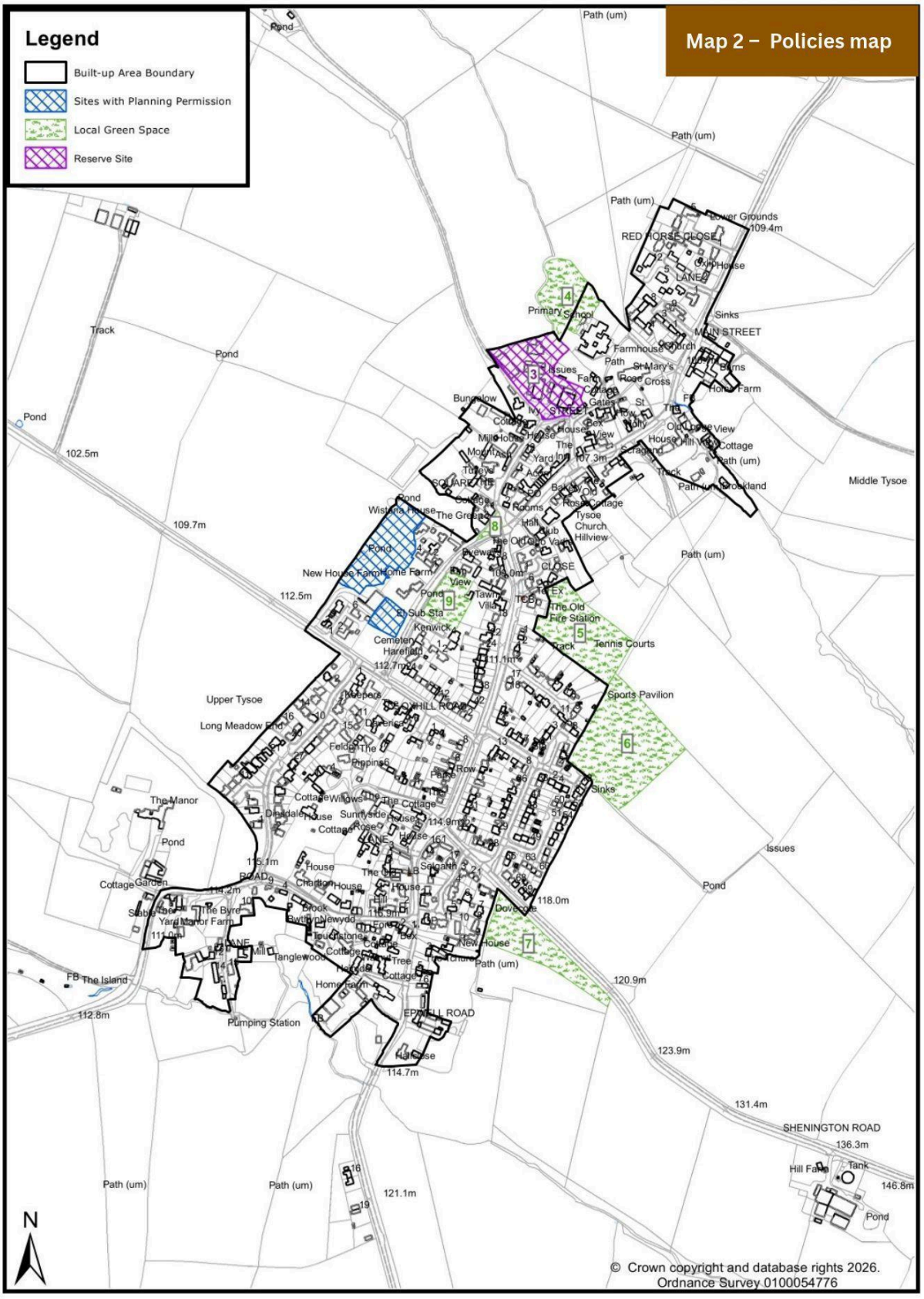
In the event of the impending loss of one or more of these assets, the community may examine ways to protect the asset including the creation of a community interest company (or other mechanism) to take over their running.

The Parish Council will consider the application of the local element of CIL funding to assist and support community facilities within the Plan period.

Appendix 1 - Maps

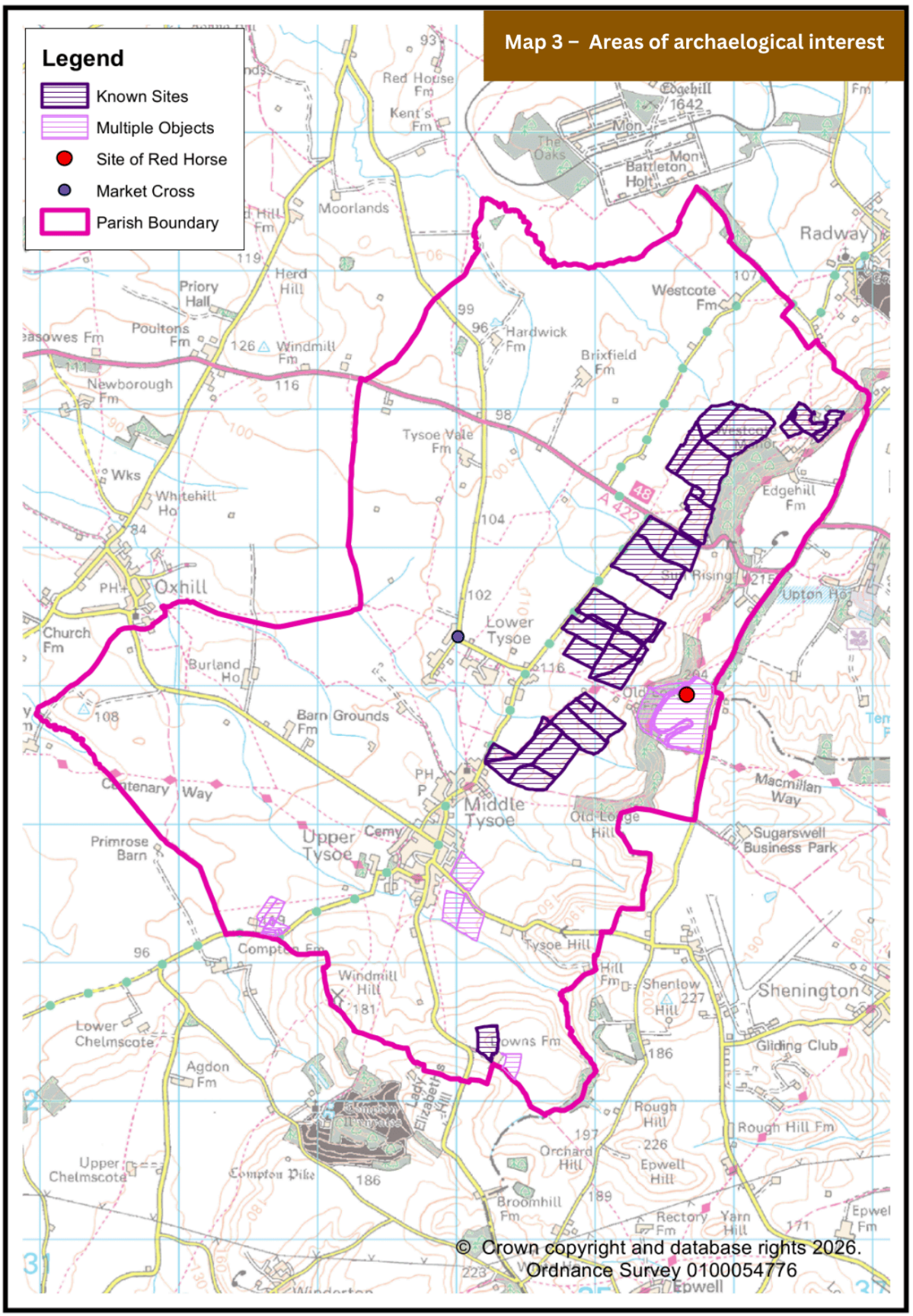


Map 1 - Neighbourhood area

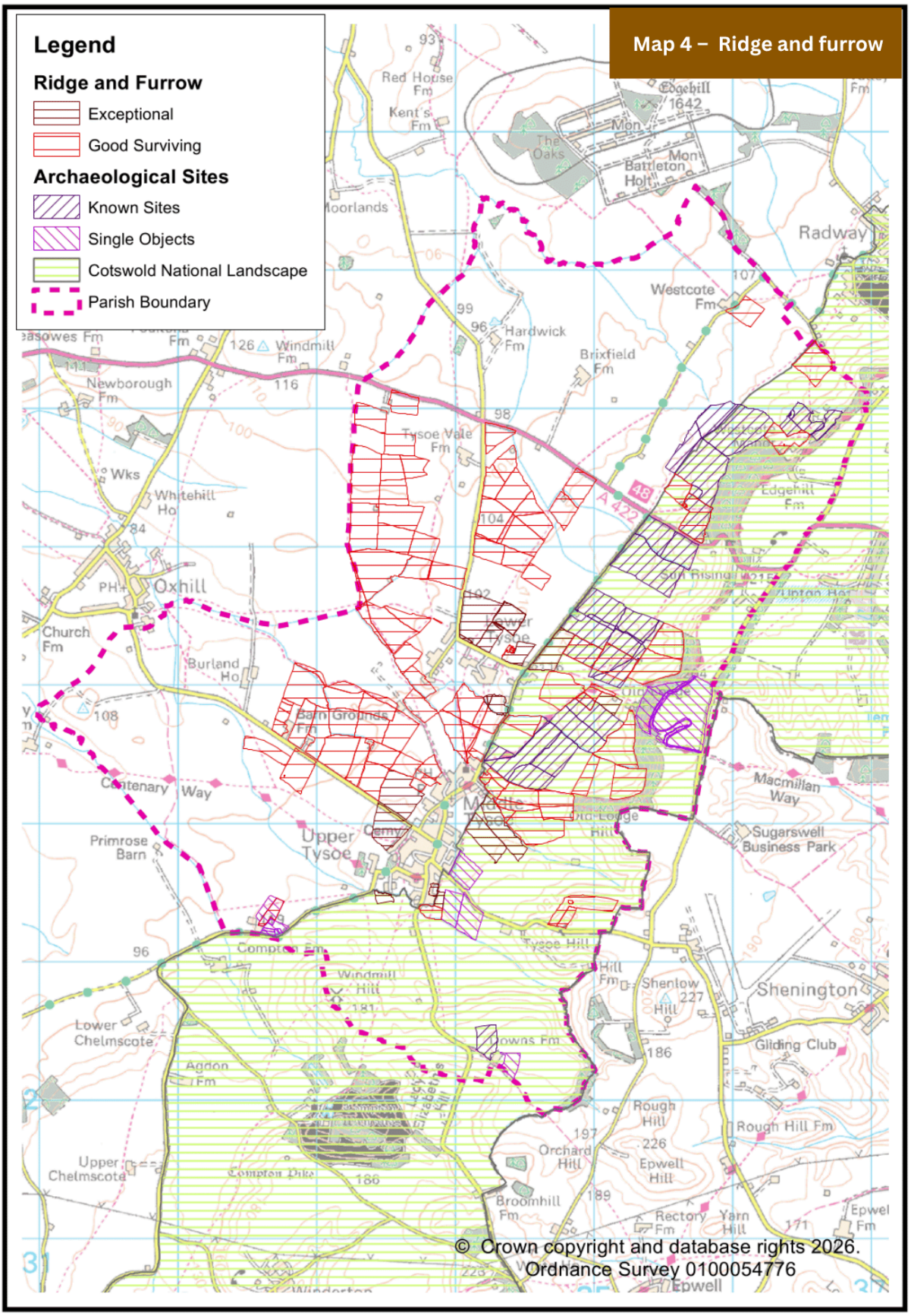


Tysoe - Neighbourhood Development Plan

Map 2 - Policies map

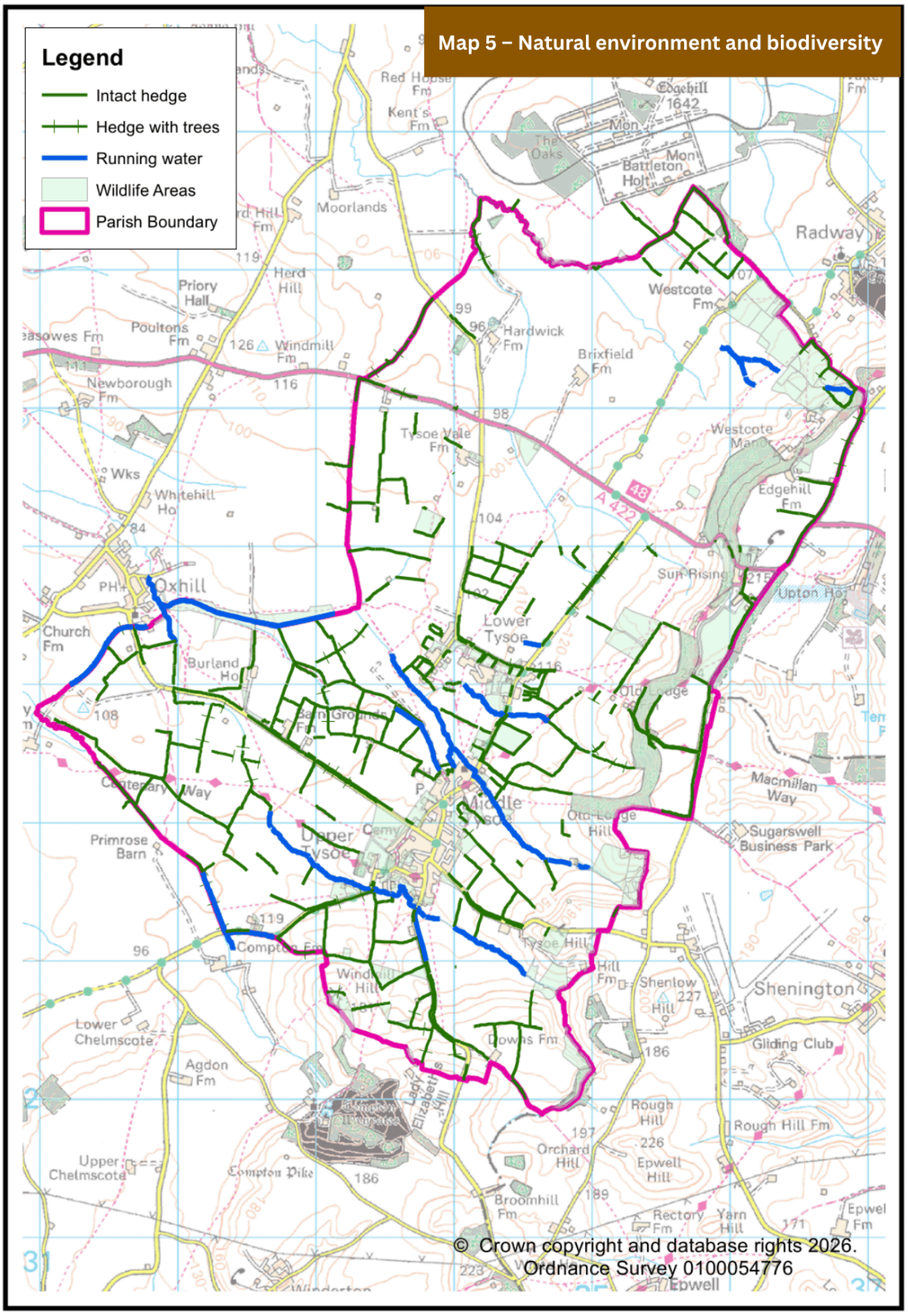


Map 3 - Areas of archaeological interest

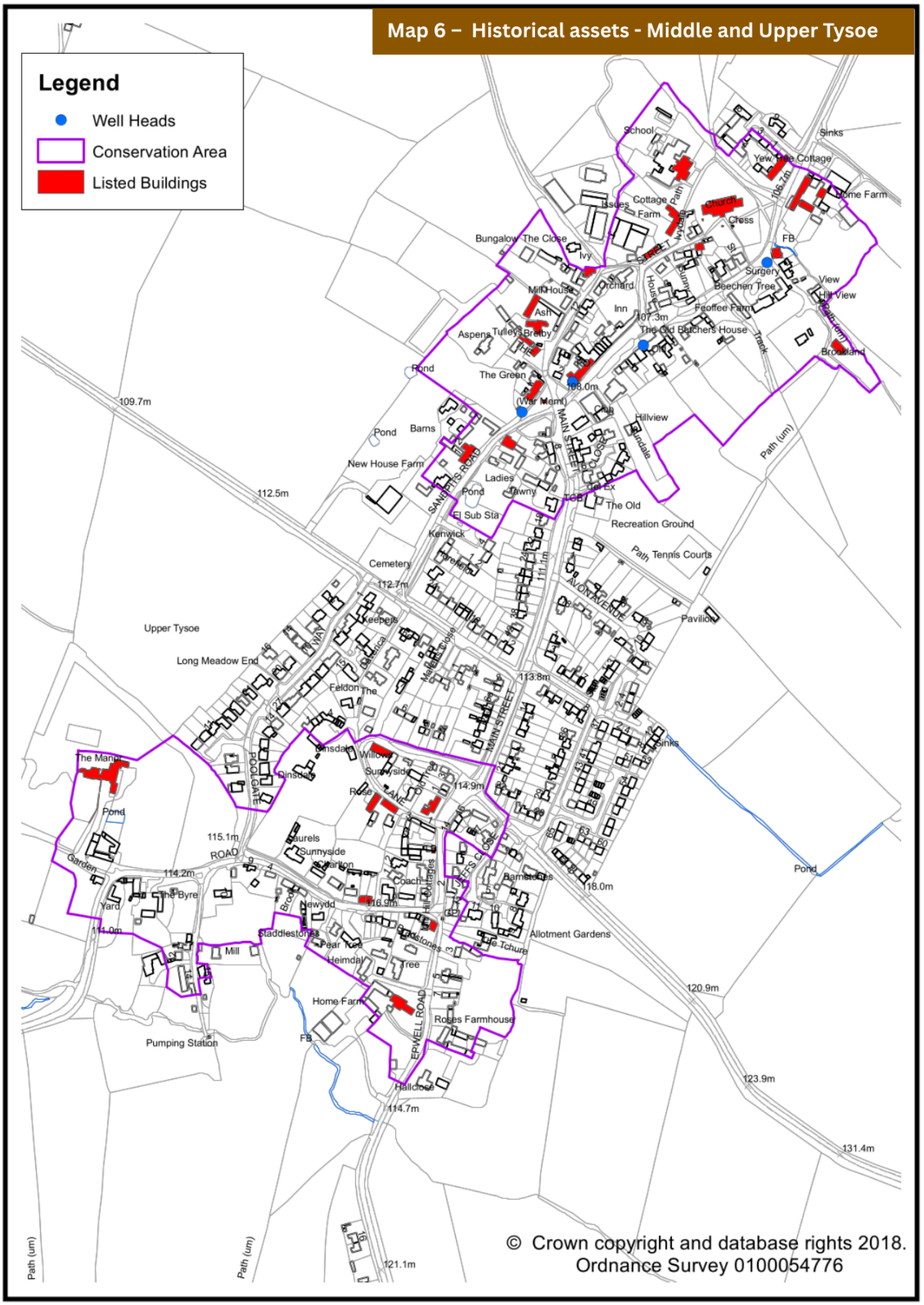


Archaeological Features

Map 4 - Ridge and furrow

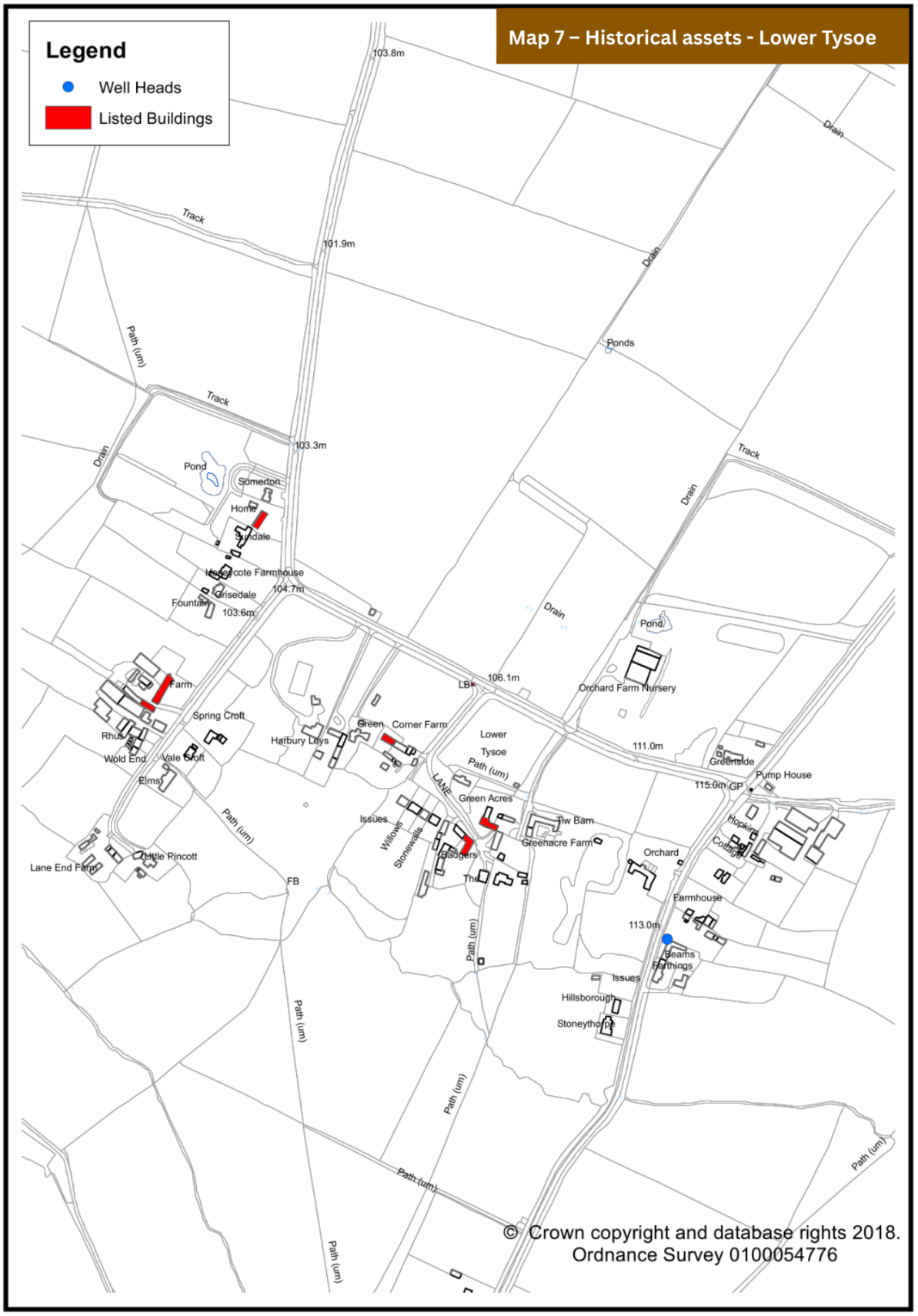


Map 5 - Natural environment and biodiversity

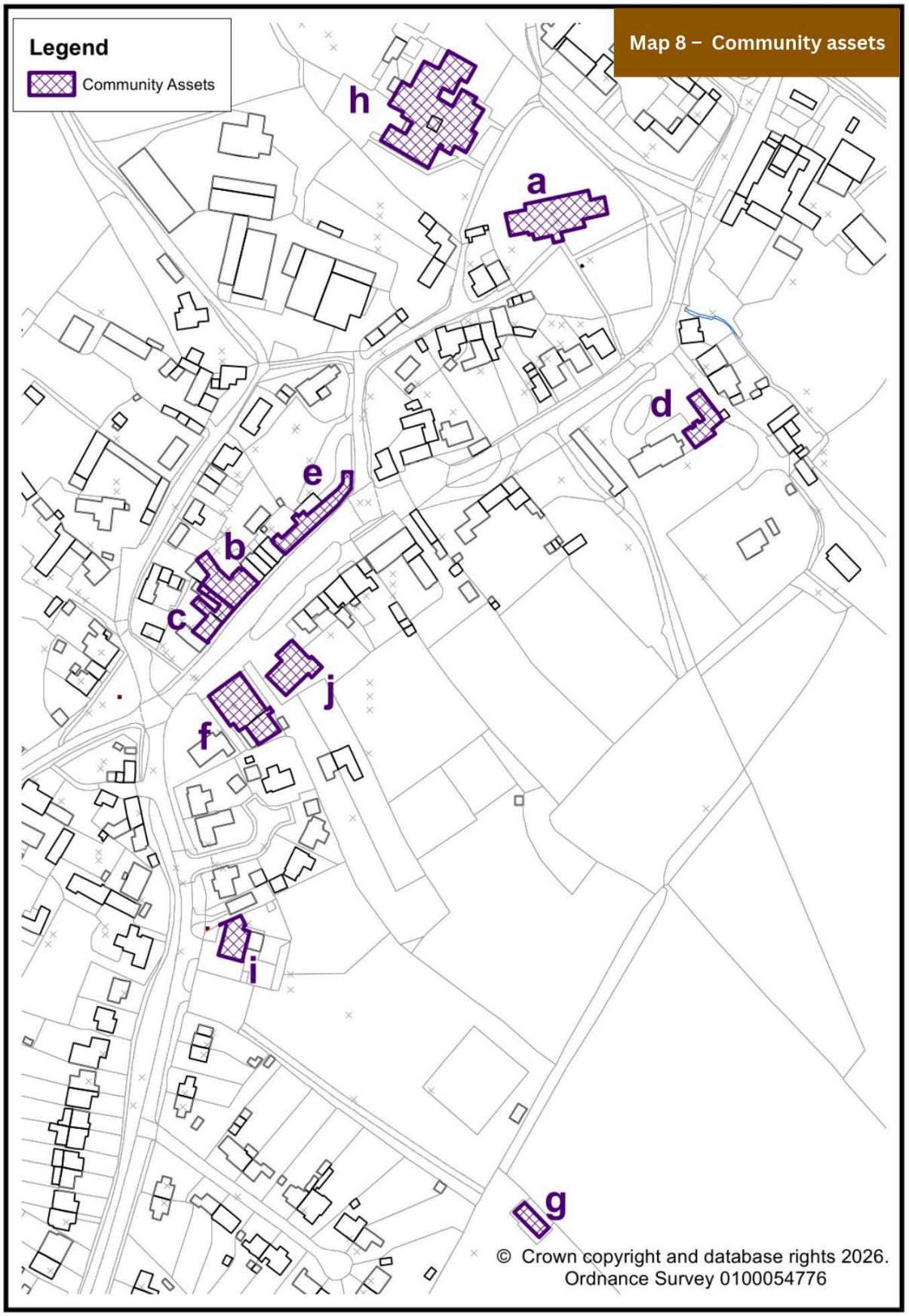


Middle and Upper Tysoe - Assets

Map 6 - Historical assets - Middle and Upper Tysoe



Map 7 - Historical assets - Lower Tysoe



Map 8 - Community assets

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, outbuildings, abutments or garages not built using natural stone should be constructed using new or reclaimed, hand-made facing bricks red/orange in colour. For outbuildings or garages large feather or waney edge timber cladding may be used in place of brick or stone facing.

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 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 with Secured by Design principles.

Street lighting

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

New developments should aim to minimise light pollution by avoiding obtrusive external property lighting.

Property boundaries

New developments should incorporate traditional dry-stone walling, native hedging or post & rail fencing to individual plot boundaries, especially those with road frontage.

Water collection

All new developments should incorporate at least 1 x 150lt water butt at each downpipe for collection of surface water.