

Ward member Report to Parish Councils in Tysoe Ward.

November 2025

1. Planning

As I reported last month, following the Borden Hill Appeal determination, the current situation is that the District Council is now deemed to have only a 2.74 Year Housing Land Supply (5YHLS).

The consequence of the decision is that the Core Strategy is now considered “out of Date” because it relied on the assumption that there was a 5YHLS and policies were made with this in mind; that is clearly no longer the case. This means that valid planning documents made after the date of the introduction of the Core Strategy will carry weight in the ‘Tilted Planning Balance’. (see NPPF paragraph 11)

The standing of current Neighbourhood Plans remains if “made” NDP’s are no older than five years from any application. Planning arguments now must be related to the National Planning Policy Framework (NPPF) December 2024 as amended February 2025.

Following the decision by Central Government to cease the funding of NDP’s, I introduced a motion at the last Full Council meeting on the 13th of October to fund NDP update and renewal. NDP’s need to reflect the NPPF, [National Planning Policy Framework - GOV.UK](https://www.gov.uk/government/publications/national-planning-policy-framework).

As I understand it, NDP’s may be up-dated and policies revised in-line with the current NPPF by reverting to Regulation 17 which should mean minimal work. It would be wise to draw any redraft of policies in line with the emerging South Warwickshire Local Plan (SWLP) which is currently at Regulation 18 and expected to move to Regulation 19 in the Spring of 2026. Regrettably this represents a slippage of some months.

The emerging South Warwickshire Local Plan (SWLP) objectives reflect the current NPPF. Alongside the SWLP is the South Warwickshire Economic Growth Plan. Inappropriate planning applications that would not meet the:

- Economic Objectives,
- Social Objectives,
- Environmental Objectives,

will be resisted.

The implication of this is that housing applications will be more likely to be granted planning permission unless there are significant and demonstrable factors that outweigh the benefits of the development. This will be the situation until the 5 Year Land Supply is re-established. The ‘bar’ however has been raised and reason to refuse permission must be able to show “Substantial Harm” including in the Greenbelt.

It has been announced that a new definition of “Greybelt” has been introduced to open development within the Greenbelt of poor-quality agricultural land. We do not have any Greenbelt in this Ward and Areas of National Landscape such as the Cotswold are exempt from this classification.

2. Local Government Reform and Devolution

In December 2024 the Government announced the abolition of two-tier local Government; that is, County, Borough, and District Councils in favour of Unitary Authorities. Please note that Town and Parish Councils are not part of this reform although there may be some consequences.

The overall object for Government is that all Local Authorities in England will be formed into Mayoral Strategic Authorities (MSA). MSA's will have devolved powers and funding. It should be noted that Warwickshire County Council (WCC) has already been given some devolved powers under the previous government's legislation in 2024.

An MSA, must be comprised of more than one Unitary Authority (UA). A UA combines the responsibilities of both tiers of local government. In Warwickshire's case the County Council and three Borough and two District Councils. Only District Councils have Town and Parish Councils.

The options open to Warwickshire are to:

- Create a single Unitary Authority which would require Joining with the West Midlands Combined Authority.
- Create a two Unitary Authority, North Warwickshire combining North Warwickshire, Nuneaton & Bedworth, and Rugby Borough Councils, and South Warwickshire consisting of both Stratford on Avon District and Warwick District Councils. As two UA's these could come under the umbrella of a Majoral Warwickshire Strategic Authority maintaining the boundaries of what we recognise as 'Warwickshire' today.

All the existing Councils have worked together and commissioned studies from various consultants to determine the most effective solution for residents against the Government criteria. The overall report from Deloitte combined the results of the following other consultants:

- Opinion Research Services - engagement survey,
- Peopletoo – Adult Social Care and Children Services Analysis,
- DCN (District Council Network)- analysis of existing unitary councils: bigger isn't better,

Additional comments were sort from:

- NHS Coventry and Warwickshire Integrated Care board,
- WCC fire and Rescue Service, and
- Warwickshire P&CC.

The overall conclusion by Deloitte is shown in the table below.

Criterion	Option 1 Single- UA	Option 2 Two-UA
Establishment of a single tier of local government	2	1
Right size to achieve efficiencies and withstand financial shocks	1	2
Public Service delivery	2	1
Councils Working together and local place identity	2	1
Support devolution arrangements	2	1
Stronger community engagement	2	1
Overall Ranking (low indicate preference)	2 nd Place Score:11	1 st Place Score:11

The net Savings of the two options is:

Net Savings (£'000)	27/28	28/29	29/30
Single UA	-	32,717	56,737
Two UA	-	29,102	54,769

For context the Combined Authorities gross expenditure is ~ £1.6 B. The full report and options for Cabinet can be viewed at: [\(Public Pack\)Agenda Document for The Cabinet, 10/11/2025 10:00](#) .