**Planning Group Report – May 2025**

**Current Consultations**

|  |  |  |  |
| --- | --- | --- | --- |
| **Application Number** | **Address** | **Details** | Consultation Expiry  |
| 25/00737/FUL | Land Off Sandpits Road Tysoe | Development of 31 new residential dwellings including 11 units of affordable housing, with new vehicular and pedestrian accesses, public open space, landscaping and other associated works | 19/05/2025 |
| **Introduction**This proposal is almost identical to a previous one, reference 20/03658/FUL which, after design improvements, was supported by Tysoe Parish Council and Stratford on Avon District Council (SDC). The only changes from the previous application are: • The sizes of the affordable housing units have been increased to meet national space standards; and • A few more of the house and bungalow walls are now proposed to be of handmade brick, though 20 of the units would still use natural Hornton stone either for all their walls or at least for the principal elevations.**Description** The application is for 31 traditionally designed dwellings (24 houses, 3 bungalows and 4 flats), 11 of which would be affordable.Housing Mix4 x I Bedroom Flats (including 2 Affordable - Social Rented)3 x 2 Bedroom Bungalows (including 2 Affordable - Social Rented)9 x 2 Bedroom Houses (including 4 Affordable - 2 Social Rented/ 2 Shared Ownership)11 x 3 Bedroom Houses (including 3 Affordable - 2 Social Rented/1 Shared Ownership)2 x 4 Bedroom Houses2 x 5 Bedroom HousesAll the buildings, except the bungalows and garages, would be 2 storeys. Materials would be Hornton Stone, hand-made red bricks and natural slate with blue brick detailing. Windows will have Staffordshire smooth blue heads & cills with foil covered UPVc frames in light grey. Boundary enclosures would be a mixture of stone and brick walls, fences and hedges. Vehicular access will be from the existing access from Oxhill Road, with 2 pedestrian accesses to Sandpits Road. 3 double garages and 5 single ones will be provided. Also 63 non-garage parking spaces, an additional 6 visitor spaces, plus cycle storage for all dwellings. A large area of public open space (POS) would be provided at the northern end of the site, including a balancing pond. Other smaller areas of POS would be provided next to roads within the development area, including around an existing pond. Allocations, disposals and occupation of the Affordable Housing units will be in line with SDC's standard practices for affordable housing.**Recommendation – Support** the application for the following planning reasonsThe overarching strategic objective of Tysoe Neighbourhood Development Plan (NDP) is to maintain a rate of housing development within the village which will continue to support the needs of the community socially and economically, by supporting the various amenities already provided in the village (the shop, post office, school, sports and social clubs etc.). **1)The Site is Suitable in Principle** This proposal is on the two sites already allocated in Tysoe NDP to accommodate this expected, sustainable growth, plus an adjacent brownfield site. The site is all within the Built-up Area Boundary, where proposals for new housing will be supported under Tysoe NDP, where they otherwise conform with other development plan policies in general and Built Environment Policies 1 and 2 of Tysoe NDP in particular.  **2)Tysoe NDP particularly supports 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** a) The 11 Affordable Homes will meet an identified need: The most recent Housing Needs Survey for Tysoe identified a need for 8 homes for households with a defined local connection to Tysoe parish. This was in addition to those registered on Home Choice Plus.b) The 27 one-, two- and three-bedroom homes will meet an identified need (87% of the 31 homes): Tysoe NDP accords significant weight to development which delivers one, one/two and two/three-bedroom dwellings, to provide access to the housing market for those aged between 21 and 34 years who are so poorly represented in Tysoe, yet necessary for a vital community**.** There is also a need for smaller homes for more mature ‘downsizers’ and the three bungalows are welcome for accessibility. The housing mix conforms with Tysoe NDP Housing Policy 5.**3) The Proposal accords with Tysoe NDP Built Environment Policy 1 - Designated and Non-Designated Heritage Assets** Tysoe NDP says 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. We believe the design, materials, scale and height will not detrimentally affect the settings of the nearby listed buildings or the Conservation Area significantly and any ‘less than significant harm’ will be outweighed by the public benefits of the affordable and smaller homes. The small area of ridge and furrow (4 rows) in the centre of the site is currently isolated and inaccessible by the public, compared with far more extensive and visible areas nearby. The large area of Public Open Space at the North end of the site means that part of the Conservation Area will not be built on.**4) The Proposal accords with Tysoe Built Environment Policy 2 – Responding to Local Character**a) The Design and Layout is in Keeping with Village Design Statement. The traditional design and materials are in keeping with the character of the area, accord with the Village Design Statement, and are consistent with Tysoe NDP Built Environment Policy 2. Where a few of the stone walls in the previously supported application are now to be of brick, the handmade bricks are in keeping with rural location.b) The housing is of a density and scale that is in keeping with the character of the surrounding development and landscape. Excluding the Public Open Space, the density is 29 dwellings per hectare which, which is acceptable for a development of predominantly smaller homes..c) The proposal protects landscape and biodiversity by incorporating high quality native landscaping. The development will significantly increase the amount of hedgerow biodiversity units (by 198%). Most trees and hedges in the perimeter of the site will be retained. Several in the centre, and vegetation patches, will need to be removed to facilitate the development but new tree and hedge planting would more than make up for these losses. Habitat units will decrease by 14, so 1.63 ‘habitat units’ will need to be purchased as ‘offsite credits’ to meet the required 10% BNG net gain. A Habitat Management and Monitoring Plan (HMMP) for a minimum 30-year period will need to be provided and implemented. d) Key features of views to and from higher slopes, skylines and views across the landscape will continue to be enjoyed. he buildings would all be 1 or 2 storeys, with varying heights to avoid urban uniformity and not compete with nearby taller 21/2 storey listed buildings. The traditional design and materials, and edge of village location, would not detrimentally impact on affected Valued Views affected under TNDP Natural Environment Policy 5, or on other long-distance views from the Cotswold National Landscape. The traditional design, Hornton Stone homes with natural slate rooves visible on approach to the village via the Oxhill Road mean this view, similarly, would not be harmed, and retained hedging and trees will soften any impact.**In addition**, the areas of Public Open Space provided are much larger than that required for the number of new residents. The area to the North of the site will maintain that part of the Conservation area as open and extend the use of the existing War Memorial Village Green (a designated Local Green Space) for recreation. Tysoe NDP states ‘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’. **Conditions**We recommend support subject to the following conditions: 1. A suitable Housing Association be appointed before the Affordable and Shared Ownership Homes are made available, with priority being given to those with a local Tysoe connection as outlined in CS.18, and to ensure any snagging or maintenance issues are dealt with until they are sold.
2. As gardens and drives are closely adjacent to both existing and proposed neighbouring properties in many cases, we ask that Permitted Development Rights be removed, including for the erection of sheds, to protect the amenities of neighbours. Also, for a restriction to be put on the parking of caravans.
3. The Parish Council would need to have assurance from WCC and Severn Trent that flood mitigation and rainwater and sewage treatment flow and capacity is sufficient to handle the considerable extra loading.
4. Sample panel be constructed on site showing all external materials to be used.
5. The usual landscaping conditions should be put in place.
6. A construction management plan should be in place before any construction takes place. This should include off road parking for all site vehicles and that access to the site should be via Oxhill Road and not Sandpits Road.
7. If the shared ownership houses proved difficult to sell, they should go into the rented sector and not sold as market houses.
8. Street lighting on the site to be low-level in accordance with the dark-skies policy of the Tysoe Neighbourhood Plan.
9. The SUD Pond should be designed with all safety features and have shallow sides to enable children to get out in the event of an accident.
10. Reaching a satisfactory arrangement with the developer for the future maintenance of the areas of Public Open Space, in accordance with a POS Long Term Landscape Management Plan. Also agree clarification of work to be undertaken under the Habitat Management and Monitoring Plan (HMMP) for BNG, which is usually the responsibility of the developer.The Parish Council lacks the capacity to take on management of the SUD pond or any part of the drainage system. The maintenance strip between the hedge and boundary fences behind plots 26 to 31 is narrow and we believe access to maintain this hedge would be difficult. Can any alternative arrangement be made here? If not, Tysoe PC would be reluctant to manage this part of the POS and would prefer not to manage this and the other area of ‘incidental’ public open space, in line with SDC’s POS Supplementary Planning Document Part L.
11. Subject to a legal agreement to allow the laying of a path for pedestrian access between the large area of Public Open Space and the War Memorial Village Green, to allow for the greater enjoyment of the existing village green after the re-opening of the wall currently separating them.
12. In addition to paying the reasonable legal costs of the District and County Council, the Parish Council’s reasonable legal costs should also be paid by the applicant.

**In addition to the above conditions the Parish Council would also seek the following:** 1. That the access roads, footways and parking bays be adopted by WCC Highways rather than managed by a management company, to relieve future residents of the burden of road maintenance. If the existing road specification does not meet the requirements for adoption, then they be changed to do so, if possible
2. Similarly, that the drainage system beyond individual property boundaries be adopted by Severn Trent Water to relieve future residents of the burden of sewer maintenance beyond their own properties. If the existing drainage pipe specification does not meet the requirements for adoption, then they be changed to do so, if possible
3. The Parish Council would hope that the highways authority would consider making Sandpits Road one way. This is due to the road being very narrow and vehicles having difficulty passing. There has also been concern expressed about vehicles parking at the front of the social housing on Sandpits Road. A one-way system would assist traffic.
4. To alleviate any parking pressure on surrounding roads, the Parish Council would also suggest creating a few more additional visitor parking spaces, possibly two or three more next to the existing two opposite to plot 26, by the head of the cul-de-saс, and by extending the area for visitor parking opposite plots 5, 6 and 7 and having cars park in perpendicular or angled bays rather than parallel.
5. We believe that S106 funds should be made available for parking prevention in Sandpits Road, the extra load that this number of houses will place on the village school, preschool and GP surgery as well as acceptable landscaping on Sandpits Road to screen the development from existing houses.
6. The Transport Statement supports recent surveys carried out by the Parish Council and evidence from the Community Speedwatch Team that that the mean speed on the Oxhill Road is 40mph in a 30mph zone near the access to this development. The Parish Council is actively researching possible traffic calming measures, following concern raised by residents, and hope Highways will support us with this, as this development, if granted, will reinforce the need for them.
7. Sustainability. The Design Statement says heat pumps or other sustainable heating will be used but the source of fuel is not defined in the Climate Change Checklist. Could it be clarified that only low-carbon sources will be used and any air-source heating will be independent of LPG boilers [non-hybridised unless with PV and/or Solar heating]. Any potential noise from air source heat pumps be mitigated as much as possible and placed to cause the least detrimental impact on neighbours.
8. Biodiversity: Whilst the BNG landscape strategy has been outlined (including one original pond and the proposed new one being managed for wildlife, along with extra tree and hedge planting), the Parish Council would welcome other methods to improve biodiversity such as bird boxes/swallow bricks/amphibian kerbs etc.
 |
| Make no representation. |  | Object  |  | Date Decision made |  |
| Support the application.  |  | No Objection  |  | Who will represent the PC at committee? |  |

**Current Tree Consultations - None**

**Decisions Issued/Applications Withdrawn Since Last Tysoe Parish Council Meeting**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Application Number** | **Address** | **Details** | **Tysoe Parish Council Comments** | **Target date for Decision**  | **Decision Date** | **Decision** |
| 24/03276/FUL | Barn On Land Hogwood Farm Tysoe Road Kineton | Alterations to existing agricultural access and creation/ re-positioning of a farm track | No Objection | 21/04/25 | 11/04/2025 | Permission Granted |
| 24/01205/FUL and 24/01206/LBC  | Tysoe C Of E Primary School School Lane Tysoe Warwickshire CV35 0SD | Proposed replacement aluminium windows and doors to the modern portion of the building featuring laminated inner glazing and toughened outer glazing, with some windowpane replacements to the listed portion of the building. Windowpanes to the listed building will be replaced with 6.8mm Tatra glass. Stonework surrounds will be repaired as needed.  | No Objection | 09/07/24 Revised to 01/11/24 Then to 31/01/25and now to 28/02/25 | 14/04/2025 | PermissionGranted |
| 25/00728/TREE | Quo Vadis Main Street Tysoe Warwick CV35 0SE | T1 Leyland cypress - remove to ground level. | Support | 01/05/2025 | 14/05/2025 | Tree Consent  |
| 25/00484/FUL | Willow Cottage Badgers Lane Lower Tysoe Warwick CV35 0BY | Erection of 1.5 storey extension to side and two storey extension to rear Renovation of existing cottage including associated works Demolition and replacement of garage | Support | 28/04/2025 revised to 06/05/2025 | 06/05/2025 | PermissionGranted |

**Previous Consultations, still Pending Consideration**

|  |  |  |  |
| --- | --- | --- | --- |
| **Application Number** | **Address** | **Details** | **Target date for decision**  |
| 24/02003/FUL and24/02004/LBC | Tysoe Manor Shipston Road Upper Tysoe Warwick CV35 0TR | Conversion and extension of barns to form wellness centre with accommodation and creation of parking area.  | 03/10/24  |
| **25/00328/ADJCON** | Sugarswell Bungalow Sugarswell Lane, Shenington Banbury OX15 6FA | Demolition of existing dwelling and erection of replacement dwelling with associated landscaping (self-build) | 03/03/25 |
| **25/00671/FUL** | Winchcombe Farm Shenington Road Upper Tysoe Warwick CV35 0TH | Change of use of 2no. buildings from residential holiday let usage to 2no. residential dwellings. No changes to internal or external layout or appearance. | 14/05/2025 |
| 25/00757/FULand25/00758/LBC | Home Farm Lower Tysoe Warwick CV35 0BZ | Repairs and Alterations to Existing Farmhouse, Conversion of Existing Stone Barns into 3 no. Dwellings, Demolition of Steel Framed Barn | 21/05/2025 |