



Vision Document

Proposed Residential Development at  
Lutterworth Road, Brinklow, Rugby  
November 2016

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## INTRODUCTION

### 1.1 PURPOSE

This Vision Document has been prepared to describe a proposal for approximately 120 dwellings on land to the east of Lutterworth Road in Brinklow, Rugby. This document should be read with the accompanying representations prepared by Strutt and Parker and the Landscape Summary Note.

This document will build upon the previously submitted landscape assessment and will also demonstrate the evolution of the design; establish key design principles; and illustrate that the proposed scheme is appropriate for the site. The statement focuses on the relationship of the proposal to the local character, takes into consideration site constraints and how the proposals respect address the design related aspects of local and national planning policy.

### 1.2 FORMAT

The size of the statement relates to the scale, nature, and complexity of the proposal, with plans, photographs, and illustrations used extensively. All plans and drawings of the site and scheme used in this document are for illustrative purposes only and not scalable.

### 1.3 APPLICANT

Established in 2010, and based in Northamptonshire, Manor Oak Homes are a multidisciplinary company that specialises in promotional agreements and option agreements for strategic land development opportunities.

### 1.4 BRIEF

The design team were instructed to appraise the site, surrounding context and prepare a high level masterplan. Considering the sites location, size and visibility, it has been concluded that the development could deliver:

- Houses in a mix of 2, 3, 4 & 5 bedroom;
- High quality amenity space for the local residents;
- Children's play areas around the site;
- Parking spaces allocated to specific plots with additional unallocated visitor parking;
- Attenuation ponds;
- Retention of existing pedestrian connections.

This vision document has been informed by specialist consultants including:

- JPP – Flooding/Drainage and highways;
- MOLA – Heritage;
- EDP – Ecology/LVIA.
- rg+p – Masterplanning & Architecture.

Further detailed work will be undertaken at the application stage to inform the final scheme.



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**C O N T E X T**      **A N A L Y S I S**  
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M A S T E R P L A N  
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## 2.1 INTRODUCTION

A map of the Brinklow area in Warwickshire, England. The M6 motorway runs vertically through the center, with Brinklow marked by a red location pin and the label 'Brinklow'. To the west of the M6 is Coventry, and to the east is Rugby. Other nearby towns include Evesham, Stratford-upon-Avon, and Leamington Spa. The map shows various roads, including the A444, A44, A446, A447, A448, A449, A45, A46, A47, A48, A49, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A162, A163, A164, A165, A166, A167, A168, A169, A170, A171, A172, A173, A174, A175, A176, A177, A178, A179, A180, A181, A182, A183, A184, A185, A186, A187, A188, A189, A190, A191, A192, A193, A194, A195, A196, A197, A198, A199, A200, A201, A202, A203, A204, A205, A206, A207, A208, A209, A210, A211, A212, A213, A214, A215, A216, A217, A218, A219, A220, A221, A222, A223, A224, A225, A226, A227, A228, A229, A230, A231, A232, A233, A234, A235, A236, A237, A238, A239, A240, A241, A242, A243, A244, A245, A246, A247, A248, A249, A250, A251, A252, A253, A254, A255, A256, A257, A258, A259, A260, A261, A262, A263, A264, A265, A266, A267, A268, A269, A270, A271, A272, A273, A274, A275, A276, A277, A278, A279, A280, A281, A282, A283, A284, A285, A286, A287, A288, A289, A290, A291, A292, A293, A294, A295, A296, A297, A298, A299, A300, A301, A302, A303, A304, A305, A306, A307, A308, A309, A310, A311, A312, A313, A314, A315, A316, A317, A318, A319, A320, A321, A322, A323, A324, A325, A326, A327, A328, A329, A330, A331, A332, A333, A334, A335, A336, A337, A338, A339, A340, A341, A342, A343, A344, A345, A346, A347, A348, A349, A350, A351, A352, A353, A354, A355, A356, A357, A358, A359, A360, A361, A362, A363, A364, A365, A366, A367, A368, A369, A370, A371, A372, A373, A374, A375, A376, A377, A378, A379, A380, A381, A382, A383, A384, A385, A386, A387, A388, A389, A390, A391, A392, A393, A394, A395, A396, A397, A398, A399, A400, A401, A402, A403, A404, A405, A406, A407, A408, A409, A410, A411, A412, A413, A414, A415, A416, A417, A418, A419, A420, A421, A422, A423, A424, A425, A426, A427, A428, A429, A430, A431, A432, A433, A434, A435, A436, A437, A438, A439, A440, A441, A442, A443, A444, A445, A446, A447, A448, A449, A450, A451, A452, A453, A454, A455, A456, A457, A458, A459, A460, A461, A462, A463, A464, A465, A466, A467, A468, A469, A470, A471, A472, A473, A474, A475, A476, A477, A478, A479, A480, A481, A482, A483, A484, A485, A486, A487, A488, A489, A490, A491, A492, A493, A494, A495, A496, A497, A498, A499, A500, A501, A502, A503, A504, A505, A506, A507, A508, A509, A510, A511, A512, A513, A514, A515, A516, A517, A518, A519, A520, A521, A522, A523, A524, A525, A526, A527, A528, A529, A530, A531, A532, A533, A534, A535, A536, A537, A538, A539, A540, A541, A542, A543, A544, A545, A546, A547, A548, A549, A550, A551, A552, A553, A554, A555, A556, A557, A558, A559, A560, A561, A562, A563, A564, A565, A566, A567, A568, A569, A570, A571, A572, A573, A574, A575, A576, A577, A578, A579, A580, A581, A582, A583, A584, A585, A586, A587, A588, A589, A590, A591, A592, A593, A594, A595, A596, A597, A598, A599, A600, A601, A602, A603, A604, A605, A606, A607, A608, A609, A610, A611, A612, A613, A614, A615, A616, A617, A618, A619, A620, A621, A622, A623, A624, A625, A626, A627, A628, A629, A630, A631, A632, A633, A634, A635, A636, A637, A638, A639, A640, A641, A642, A643, A644, A645, A646, A647, A648, A649, A650, A651, A652, A653, A654, A655, A656, A657, A658, A659, A660, A661, A662, A663, A664, A665, A666, A667, A668, A669, A670, A671, A672, A673, A674, A675, A676, A677, A678, A679, A680, A681, A682, A683, A684, A685, A686, A687, A688, A689, A690, A691, A692, A693, A694, A695, A696, A697, A698, A699, A700, A701, A702, A703, A704, A705, A706, A707, A708, A709, A710, A711, A712, A713, A714, A715, A716, A717, A718, A719, A720, A721, A722, A723, A724, A725, A726, A727, A728, A729, A730, A731, A732, A733, A734, A735, A736, A737, A738, A739, A740, A741, A742, A743, A744, A745, A746, A747, A748, A749, A750, A751, A752, A753, A754, A755, A756, A757, A758, A759, A760, A761, A762, A763, A764, A765, A766, A767, A768, A769, A770, A771, A772, A773, A774, A775, A776, A777, A778, A779, A780, A781, A782, A783, A784, A785, A786, A787, A788, A789, A790, A791, A792, A793, A794, A795, A796, A797, A798, A799, A800, A801, A802, A803, A804, A805, A806, A807, A808, A8

The site is situated to the north east of Brinklow, on the eastern side of Lutterworth Road, Brinklow, Rugby. The B4455 (Fosse Way) runs to the west of the site.

A number of existing houses lie to the west of the site, along Lutterworth Road. The west boundary of the site surrounds a graveyard which can be accessed off Lutterworth Road. Open fields are located on the north, south and east boundaries of the site.



## 2.3 THE SITE

The proposed development site consists of an arable field with a total area of approximately 7.15 hectares. The boundaries of the site have already been well established by large expanses of hedgerows. The site itself does not contain any trees, except for along the boundaries. There is a large pylon which carries cables across the northern part of the site. There are a number of small timber pylons which carry cables to the south of the site. The site has a gentle slope, with the lowest point to the north. The sketch of the existing site shows this.

There is a waterway network near the site which includes stream, ponds and canals. There is a stream, Smite Brook, which runs along the northern boundary of the site. A small footbridge links the site to the adjacent northern field and forms part of the public footpath. Oxford Canal is further away from the site, running adjacent to the eastern boundary. The canal splits off to form the Brinklow Arm which runs along the south boundary. This part of the canal is disused.

The next section includes photographs of the site and the surrounding context.





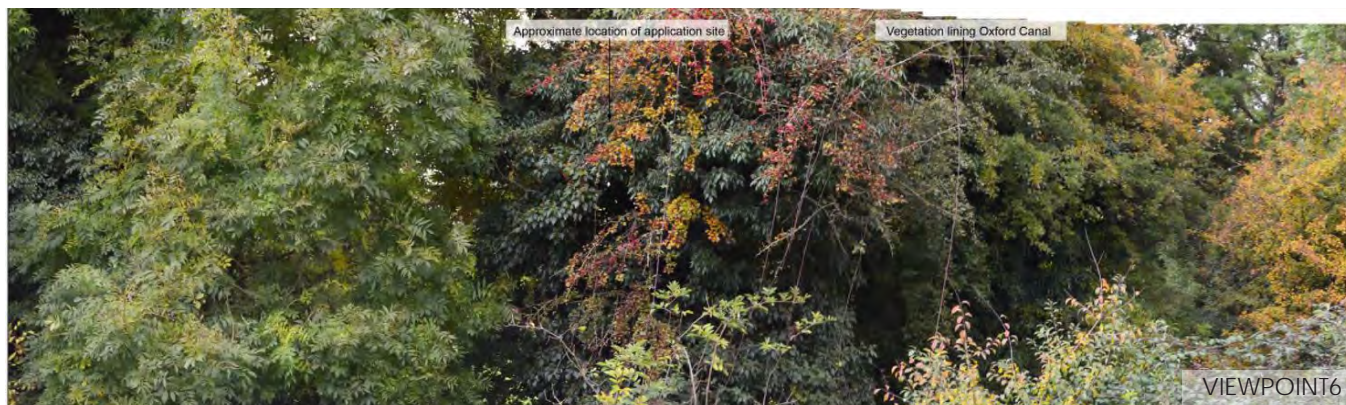
CONTEXT ANALYSIS

2.4 SITE PHOTOGRAPHS





## 2.4 SITE PHOTOGRAPHS





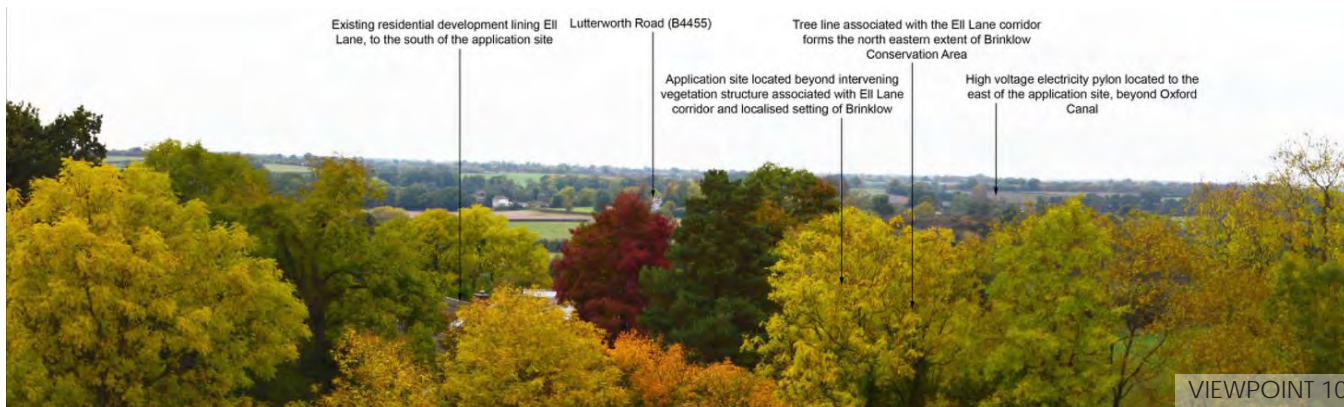
## CONTEXT ANALYSIS

### 2.4 SITE PHOTOGRAPHS





## 2.4 SITE PHOTOGRAPHS





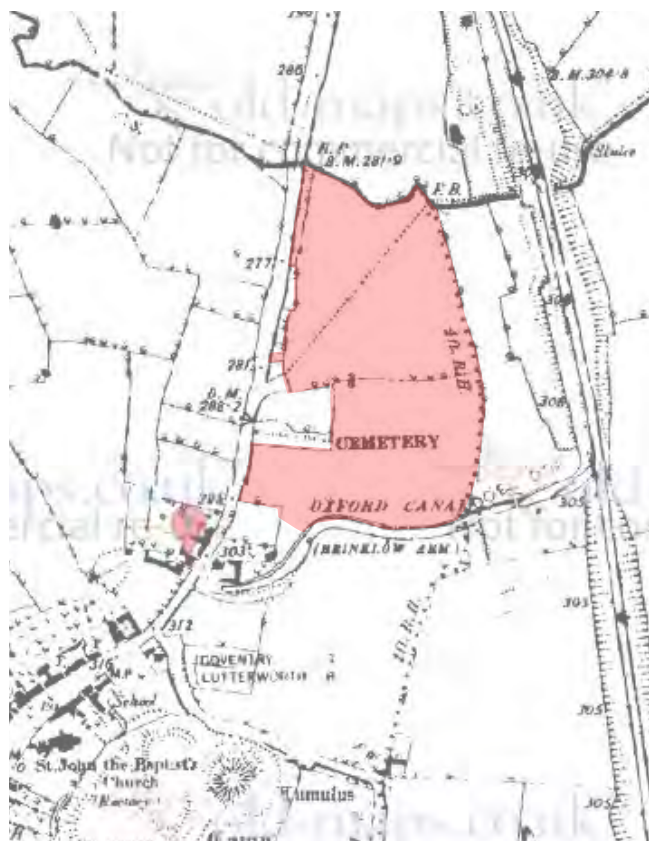
CONTEXT ANALYSIS

2.4 SITE PHOTOGRAPHS





## 2.5 HISTORICAL CONTEXT



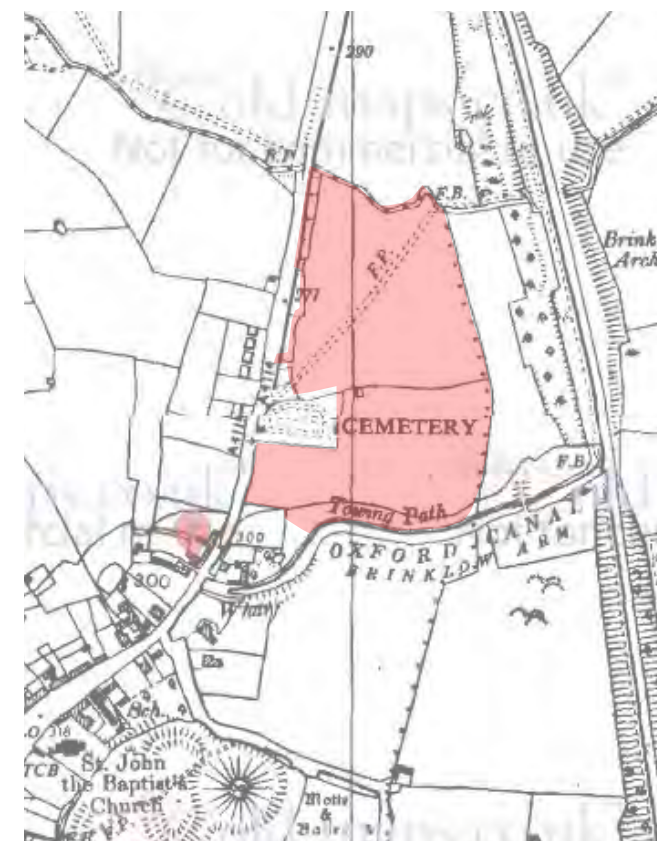
HISTORICAL MAP 1813

The site and its surrounding area appears to have very little development until 1813 as per the map of Brinklow (above). The proposed development area is shown as meadowland lying to the east of Lutterworth Road, as shown on the map. The cemetery still exists near the site as shown in the map.



HISTORICAL MAP 1896

The first edition Ordnance Survey map of 1896 shows the proposed development site clearly with little more development around the south of the site. The site is currently still unchanged in its use.

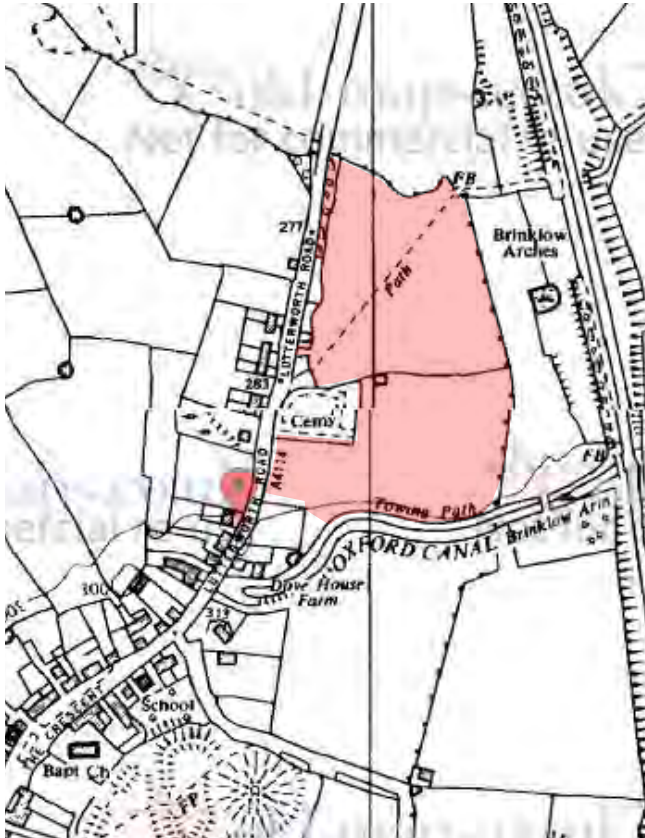


HISTORICAL MAP 1955

The 1955 map shows the presence of further population growth with the emergence of further housing along west of Lutterworth Road. Development of a footpath from west to north east along the site is seen in the map.

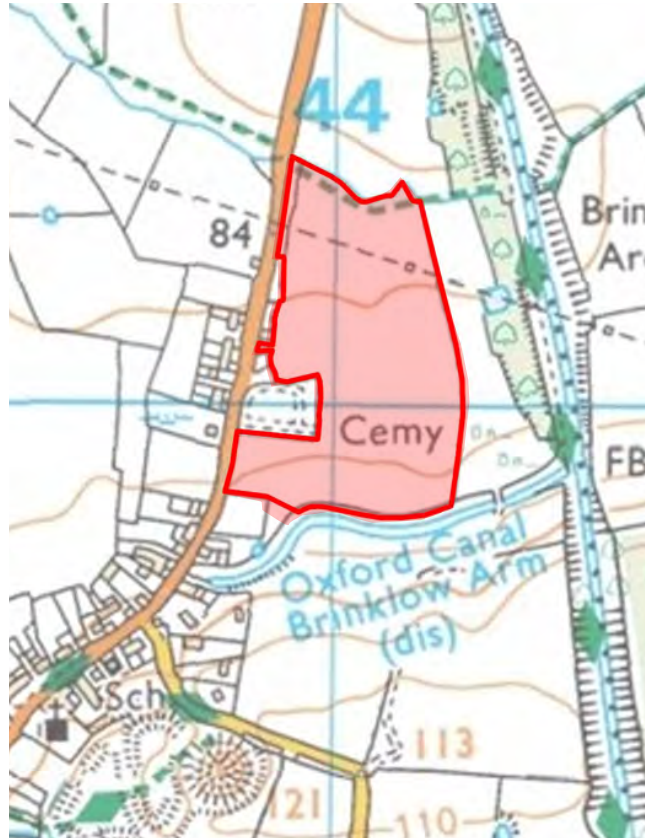
## CONTEXT ANALYSIS

### 2.5 HISTORICAL CONTEXT



HISTORICAL MAP 1961

The 1961 map shows the presence of further housing development along Lutterworth Road. It is also worth noting that the footpath across the site was fully developed.



CURRENT OS MAP 2016

The current OS map of Brinklow shows that the density levels of established areas within the village have increased along Lutterworth Road and The Crescent road. The map clearly shows how the population of Brinklow has increased with the amount of residential development to edge of Brinklow between this map and the last. The PROW running diagonally across the site was been removed in 1978.



CURRENT AERIAL MAP

The above is an aerial image of Brinklow at present and the progression of development can be seen from 1813 to the present.

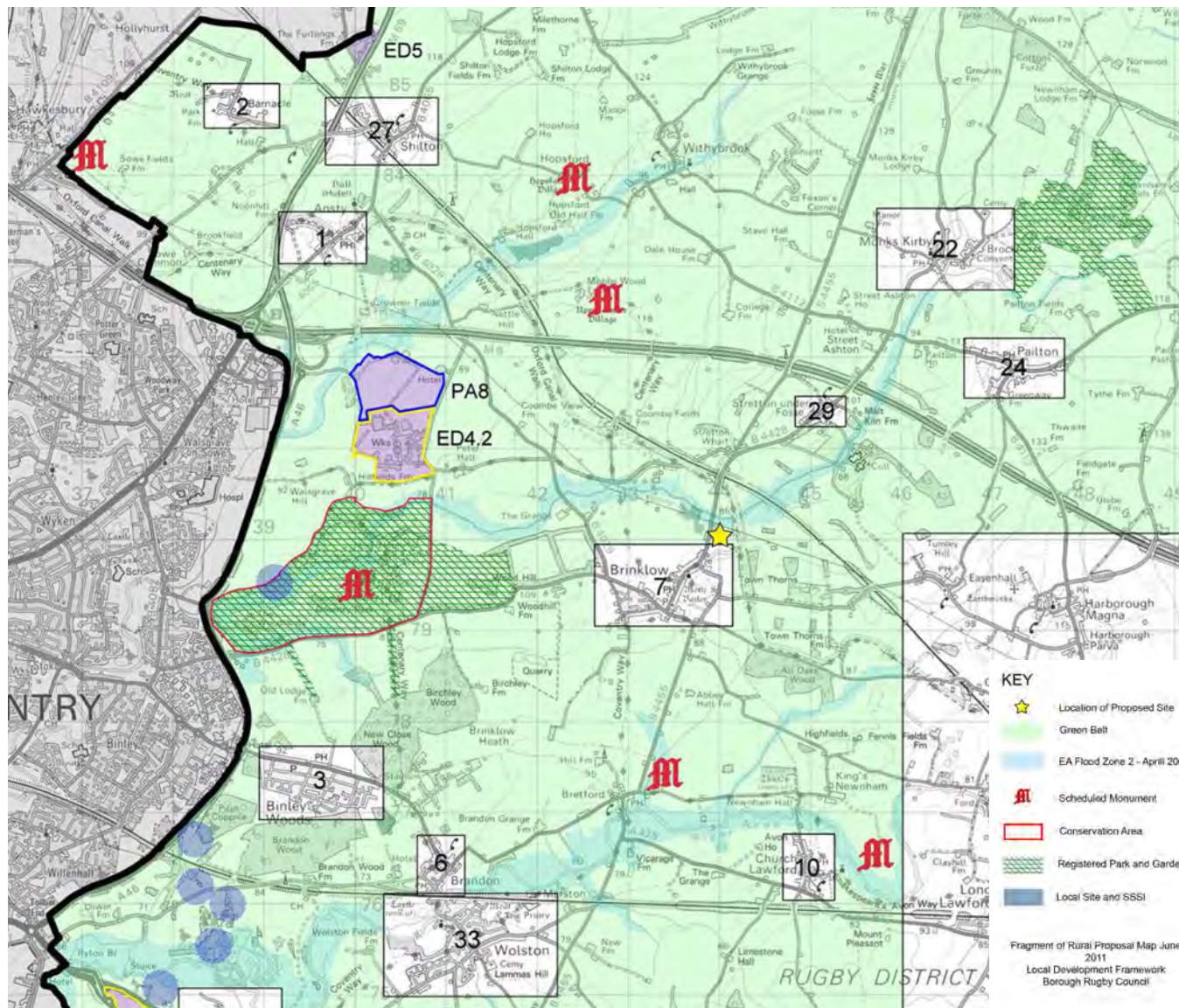


## 2.6 SITE CONTEXT

The village developed in ribbons of housing extending along the main roads. The site is situated low down within a localised broad shallow valley created by Smite Brook which creates a strong degree of visual and physical containment. The northern site boundary is defined by Smite Brook at a level of approximately 83m AOD which rises to approximately 113m AOD on the approach to Brinklow Conservation area and Brinklow Castle to the south of the site, and approximately 103m AOD to the north. Oxford Canal to the east of the site is banked above the landscape, lined by a mature tree belt / woodland corridor which restricts long distance views towards the site from the east. The site is affected by the Flood Zone that extends even into the site.

There are a few open spaces, local wildlife sites, Listed Buildings and Conservation Areas around the site.

The northern site boundary is defined by the Smite Brook corridor, which is defined by an overgrown native hedgerow comprising occasional mature hedgerow trees which afford the application site a moderate degree of containment in views from the north. The eastern site boundary is defined by a mature established tree belt which runs between Smite Brook and the now disused Brinklow Arm of the Oxford Canal to the north and south respectively. The southern site boundary is defined by a mature established tree belt which lines the northern side of the disused Oxford Canal Brinklow Arm, which when combined with the rising topography, affords a strong degree of containment to the application site from views from the south. To the west, the Lutterworth Road (B4455) corridor and its associated mature vegetation lines much of the site boundary, with Brinklow Cemetery and existing residential development located on the western side of Lutterworth Road. Oxford Canal to the south has a long stretch of TPOs.



LOCATION IN RELATION TO GREEN BELT



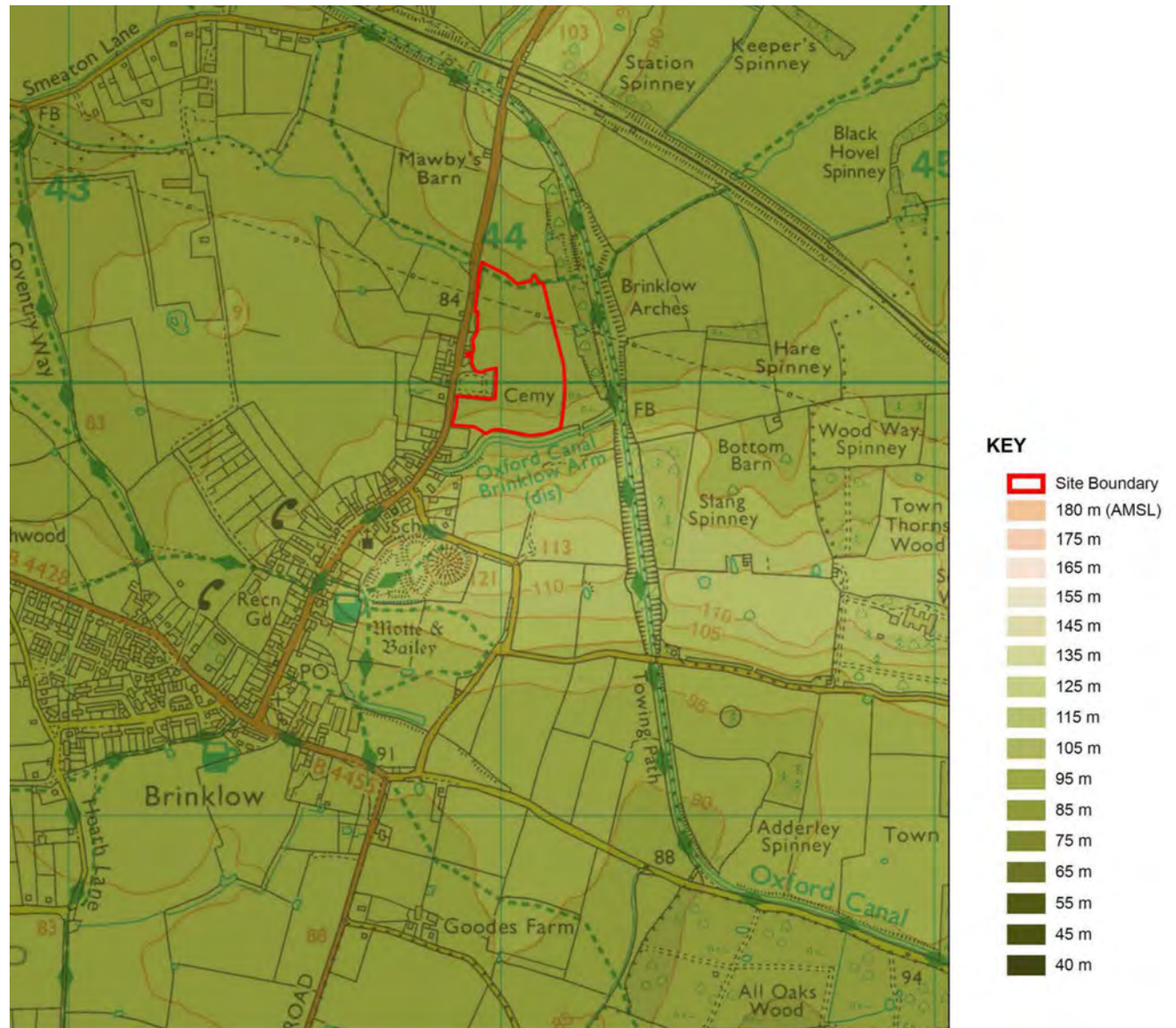
## CONTEXT ANALYSIS

### 2.6 SITE CONTEXT

Internally, the site includes a Public Right of Way which runs parallel to the northern site boundary. The northern portion of the site also falls within land identified as being at risk of flooding by the Environment Agency. A high voltage electricity pylon and lines cross the application site, broadly running east to west, with telephone lines and pylons further bisecting the site running north to south. The internal components of the site offer little in the way of landscape value and it is considered to have no specific landscape value that raises it above ordinary agricultural fields.

It is considered that the site is already influenced by the existing high voltage electricity lines and pylon which crosses the application site, alongside the existing residential development lining the B4455 to the west. When combined with the presence of the telephone lines which bisect the site north to south, and the B4455 road corridor to the west, a settlement fringe character is achieved. When combined, these urbanising features reduce the perceived tranquillity and remoteness that is typical of the more rural higher quality landscapes of the localised setting of the site.

There is limited inter-visibility between the site and its immediate setting due to a combination of the low lying location within the localised valley, extent of vegetation structure and residential development lining Lutterworth Road (refer to photographs 1,4,6,9,10 within the accompanying Photographic Record). Localised vegetation cover and the sites immediate landform reduces the extent of this visibility and therefore views of the site are highly localised. Where the site is visible, there are few landscape features of note that contribute to the scenic quality of the area. The field appears unremarkable with the existing high voltage electricity pylon and lines being apparent within the landscape fabric. The scenic quality of the site is therefore reduced by the presence of the more urbanising components which characterise the site and its immediate setting, and form notable components in views of the site from the north.



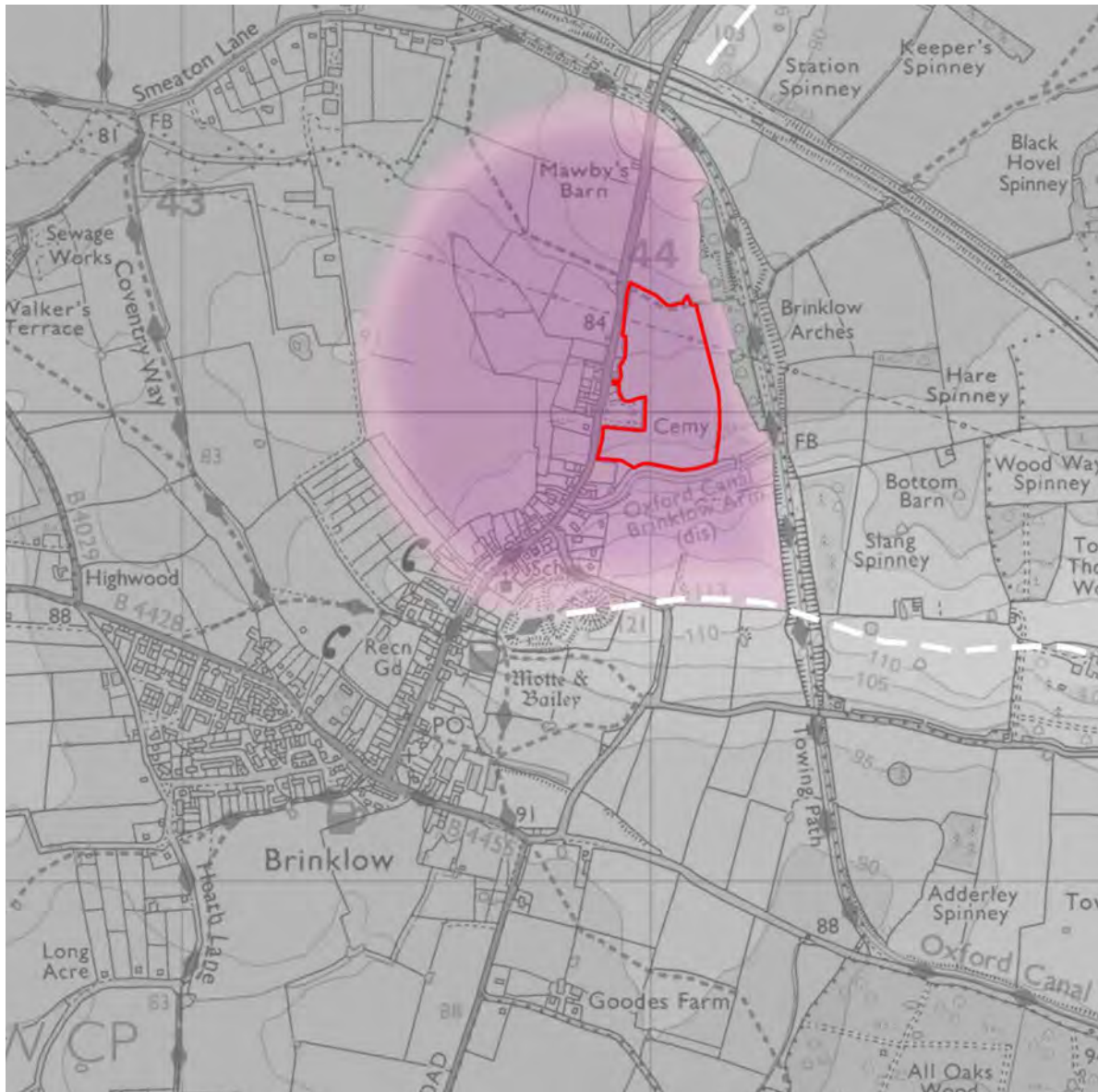
TOPOGRAPHICAL MAP

## 2.6 SITE CONTEXT

Longer distance views of the site are not generally available beyond the Oxford Canal to the east, where Lutterworth Road crosses the Canal and Railway approximately 300m north of the site, and beyond the localised ridgeline running east – west from Brinklow Castle approximately 250m south of the site.

As an overview, the site is visually well contained due to the established vegetation structures associated with the site boundaries and intervening field boundaries to the east and west, and low lying location of the site within the wider broad valley. Due to the built up character of the setting to the south west and west, alongside the mature vegetation associated with Oxford Canal to the east, views are substantially limited to areas directly adjacent to the site boundaries, with some glimpsed views available from the adjacent road networks.

It is considered that any development would be accompanied by extensive proposed planting to the site boundaries which will reinforce the existing buffer between the site and its setting and enhance amenity. The northern section of the site will be heavily landscaped, not only utilising the location of the flood zone, but widening the Public Right of Way links to the wider surroundings.



### KEY

- Site Boundary
- Zone of Theoretical Visual Influence
- Ridge Line

ZONE OF THEORETICAL VISUAL INFLUENCE



CONTEXT ANALYSIS

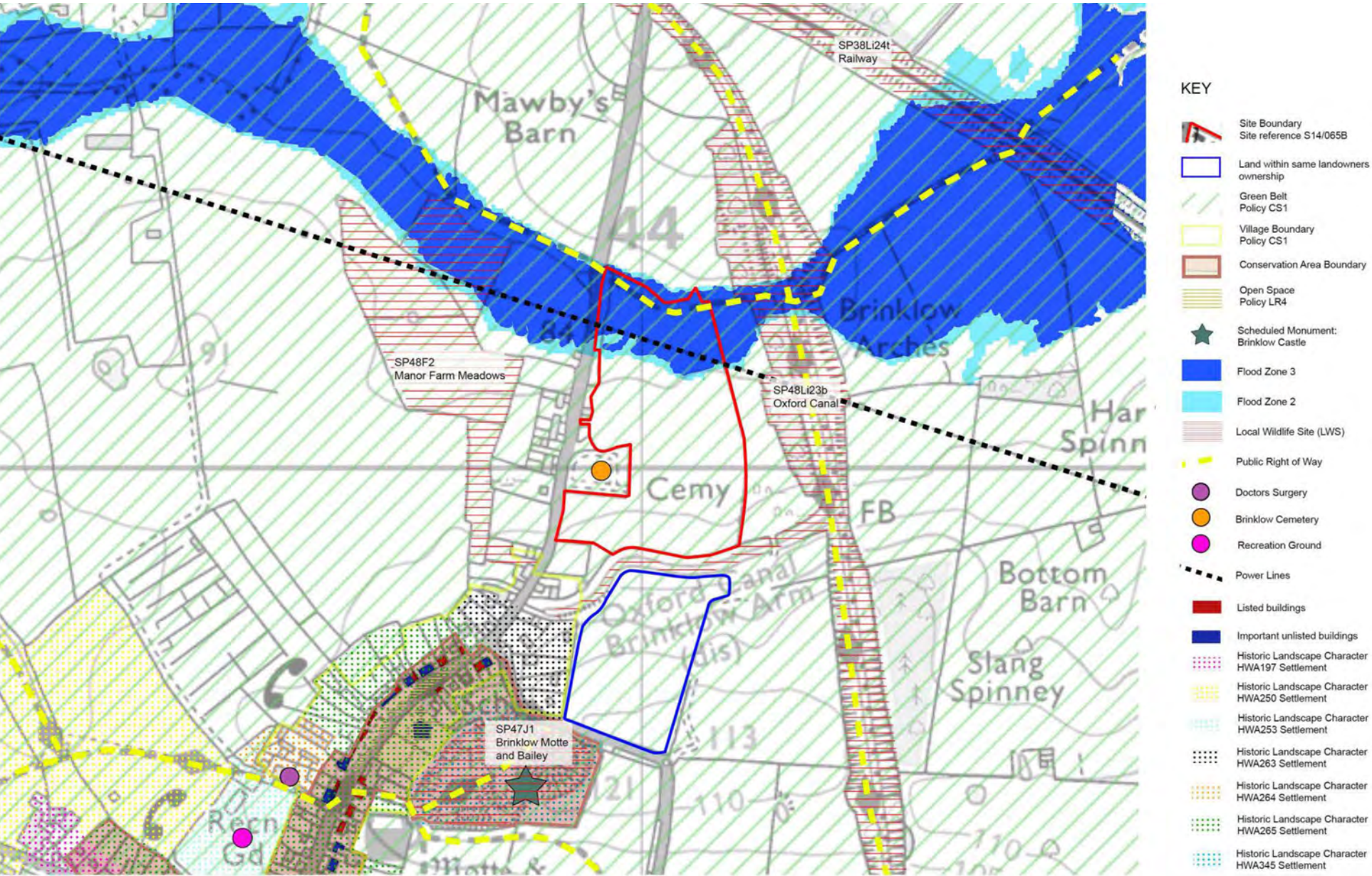


IMAGE SHOWING SITE CONTEXT



## 2.7 INFRASTRUCTURE AND TRANSPORT CONNECTIONS

The map shows site in the context of its transport connections and infrastructure. Brinklow has a few key facilities like Doctor's surgery, convenience stores, pubs, a primary school etc. The closest facility to the site is the doctor's surgery.

Brinklow has 3 main road routes on either side of the village, the B4029 and B4455, connecting to Rugby and the A428 Coventry Road. A smaller road, the B4112, Little Lawford Lane also connects to Rugby.

The A428 and B4027 connects Brinklow to Coventry. The bus (585) also connects Brinklow to Coventry.

The central feature of the village is the Brinklow Castle. Sufficient public transport links are available via bus(585) in Brinklow. It also connects the village to Rugby.

This map shows pedestrian routes and main roads around the site.





## CONTEXT ANALYSIS

### 2.8 IMMEDIATE CONTEXT

There is a variety of architectural styles and ages of building within Brinklow. The church of St John the Baptist is the oldest building in Brinklow's conservation area and there are buildings such as 25 Coventry Road and 69 Broad Street which date from the seventeenth century, early eighteenth century architecture also remains in abundance and includes cottage style buildings of red brick and tile. There has also been a large amount of twentieth century building and this generally follows the prevailing pattern of development, such as abutting the highway and comprising a comparative scale and simplicity in architecture.

Throughout the village, materials are predominantly red brick, often chequered. Yellow bricks are also used.

Windows are often square with curved brick lintels on the ground floor with flat lintels at the first floor level and set symmetrically. Glazing is commonly a central opening case-ment, sash and occasionally Yorkshire sash.

Roofs are generally plain red clay tiles, thatch or slate, often with dentilation, plain and dogtooth, below the eaves.

Doors are typically plain, of narrow vertical planking, without decorative furniture.

Lastly, the relative affluence of Brinklow and its proximity to larger settlements such as Rugby and Coventry, has ensured that most of the building stock is in good order and virtually all buildings are occupied.







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C O N T E X T      A N A L Y S I S  
**D E S I G N      P R O C E S S**  
I L L U S T R A T I V E  
M A S T E R P L A N  
A C C E S S      D R A I N A G E  
C O N C L U S I O N

## DESIGN PROCESS

### 3.1.DESIGN CONSTRAINTS

Following the analysis of the site's context, the following constraints and opportunities were established for the masterplan,

- Extent of Flood Zone
- Existing Public Right of Way will inform pedestrian connections through the site.
- Existing Power-lines
- Existing residential buildings and cemetery overlooking the site.
- Retention and enhancement of the existing hedgerows and trees would enrich biodiversity and maintain the existing green infrastructure.

### 3.2.DESIGN OPPORTUNITIES

The site layout developed through opportunities that the site has to offer:

- Provide safe access for pedestrians and vehicles from Lutterworth Road.
- Two points of access for the development.
- Create a POS on the site to use the land near the Flood Zone.
- A landscaped tree belt buffer zone between the proposed housing and the gifted land as well the cemetery to provide a natural buffer zone.
- Using the existing stream and Public footpath and develop a landscape feature.
- Potential to accommodate a sensitively designed housing scheme offering both market and affordable homes.

### 3.3 DESIGN DEVELOPMENT

The design layout of the site has developed through an analysis of: the boundaries, flood zone extent, existing hedgerows and trees, pylons, powerlines, different land ownership, existing cemetery and residential buildings. With these constraints in mind and with the opportunities presented, a high-level masterplan has been formed.

The illustrative scheme has considered its ecological impact upon the site through a preliminary ecological assessment, which concluded that: Intensively cultivated fields are generally of only low ecological value and this accounts for the majority of the site.

Furthermore, after considering the flood extent zone, the land is proposed as potential POS. The existing stream can be used in the landscape adding a feature to the site.

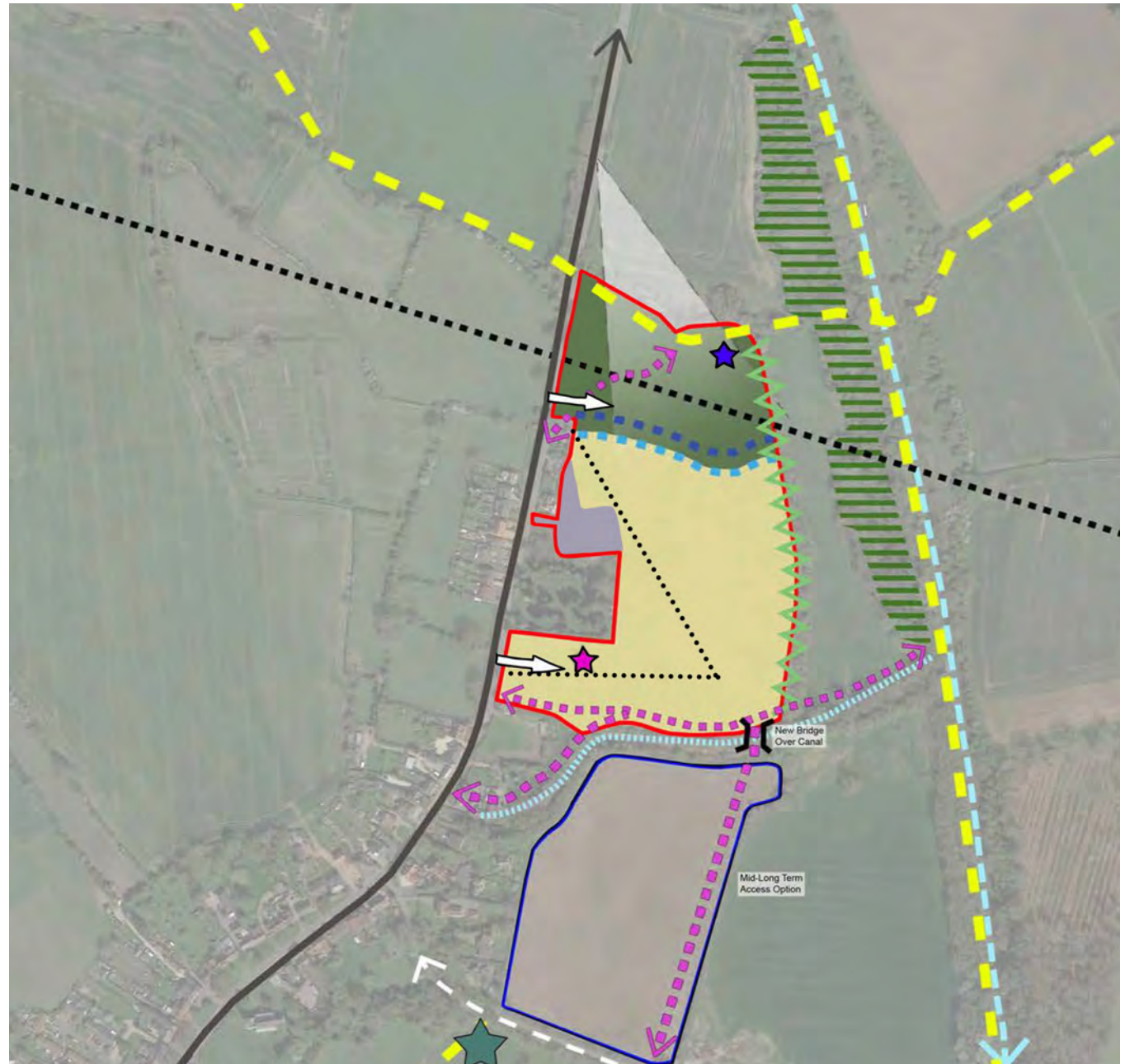
Providing additional hedgerows and trees between the site and the cemetery will be beneficial to form a natural buffer zone and also avoid overlooking. The final detailed scheme will look to improve biodiversity across the site.

The proposed concept is to have a inwards looking residential development. The development will have a mix of 2,3, 4 and 5 bed houses including affordable homes within a landscaped development.



# KEY

-  Site Boundary  
Site reference S14/065B
-  Land within landowners ownership
-  Good vehicular connectivity along B4455 Fosse Way
-  Buffer to adjacent countryside
-  Mature tree belt buffer
-  Existing Public Right of Way
-  Opportunity to create circular footpath and footpath connecting Scheduled Monument
-  Opportunity for ponds increasing biodiversity
-  Opportunity for play equipment
-  Scheduled Monument: Brinklow Castle
-  Extent of flood zone
-  Indicative offset from flood zone
-  Potential for public open space
-  Proposed development area
-  Rural approach into village
-  View corridor from B4455 Fosse Way towards site
-  Oxford canal
-  Oxford canal, Brinklow Arm
-  Power Lines
-  Proposed Site Access
-  Excluded Land









I N T R O D U C T I O N  
C O N T E X T      A N A L Y S I S  
D E S I G N      P R O C E S S  
**I L L U S T R A T I V E**  
**M A S T E R P L A N**  
A C C E S S      D R A I N A G E  
C O N C L U S I O N

## ILLUSTRATIVE MASTERPLAN



Concept Masterplan Layout

### 4.1 HIGH-LEVEL MASTERPLAN

The northern end of the site is within Flood zone 3 so would only be suitable for use as Public Open space (POS). This would be an appropriate location for POS as it is the location of a public footpath across the site and would provide a buffer to the adjacent countryside.

The site is of low ecological value as it is under arable cultivation. The POS area can be used to provide biodiversity enhancements and maintain the Green Corridor function of the land connecting Local Wildlife sites to both east and west. An offset from the existing hedge on the eastern and southern boundaries is proposed to provide native planting to buffer the development.

The site is well contained and has built form in the existing context which combine to limit the impression of urban sprawl.

The proposal is estimate to include:

- Approximately 120 dwellings (achieving 26 dwellings/ha)
- Development Areas, including highways (4.6 ha)
- Public Open Space (2.27 ha)
- Excluded Land (0.28 ha)
- Total Site Area (7.15 ha)

- PROPOSED RESIDENTIAL DEVELOPMENT
- LANDSCAPED AREA
- PROPOSED ROAD NETWORK
- PROPOSED PRIVATE DRIVEWAY
- EXCLUDED LAND
- SITE BOUNDARY
- SITE ACCESS





I N T R O D U C T I O N  
C O N T E X T      A N A L Y S I S  
D E S I G N      P R O C E S S  
I L L U S T R A T I V E  
M A S T E R P L A N  
**A C C E S S      D R A I N A G E**  
C O N C L U S I O N

## 5.1 ACCESS

Two points of access will be provided off Lutterworth Road. Access will be located within the 30 mph zone.

A Transport Assessment will accompany any planning submission but it is not anticipated that the proposal would have a significant adverse impact on the highway network.

The public right of way through the site will be retained

## 5.2 DRAINAGE

Surface water will discharge into the watercourse located to the north of the site.

SUDS techniques will be used and surface water restricted to greenfield equivalent rates and will be attenuated to accommodate predicted events up to and including the 1 in 100 year plus climate change event.

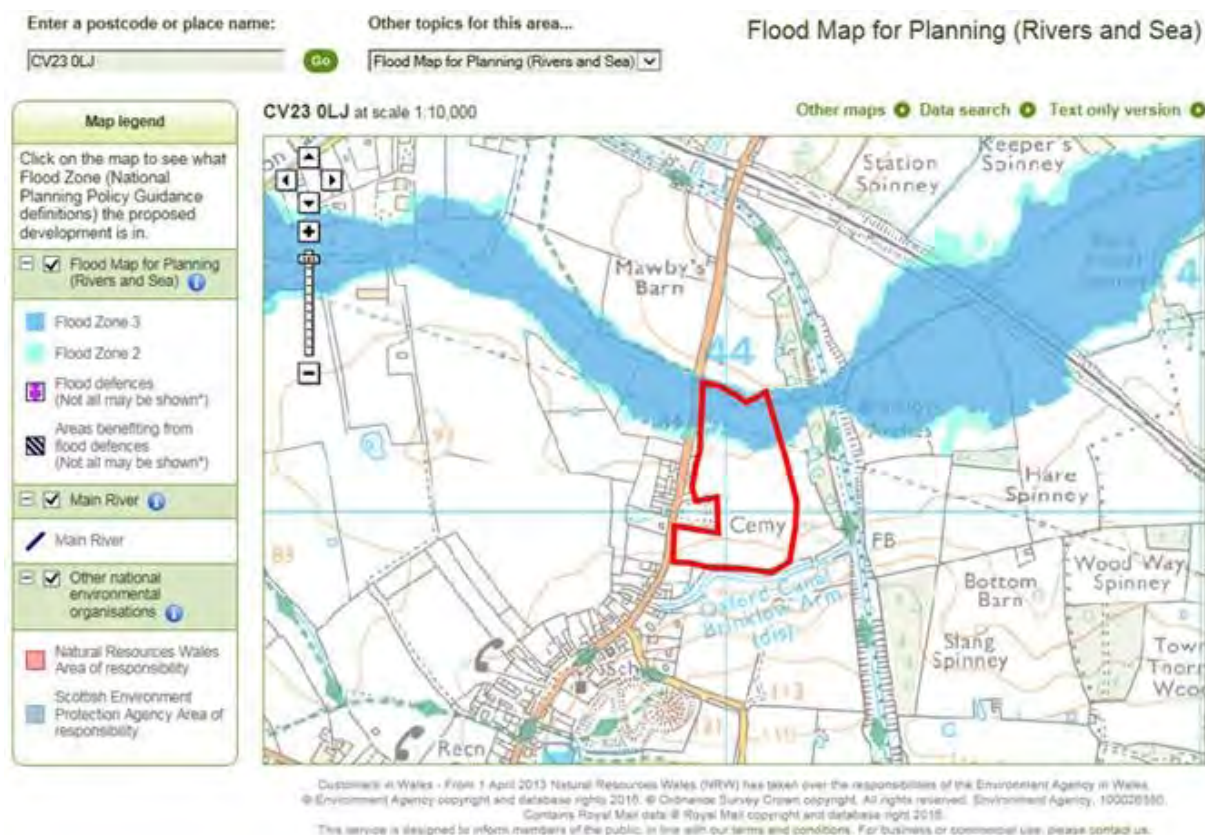
Foul water will discharge to the adopted sewer network within Brinklow.

## 5.3 FLOODING

Environment Agency flood maps show that the site is at risk of flooding from the watercourse located to the north of the site.

Residential dwellings will be located within Flood Zone 1 only. River modelling of the watercourse will be undertaken to determine the exact extents of Flood Zones 2 and 3.

As the dwellings will be located within Flood Zone 1 these will be at a low risk of flooding from the river. Further the site is at a low risk of flooding from all other sources of flooding.







I N T R O D U C T I O N  
C O N T E X T      A N A L Y S I S  
D E S I G N      P R O C E S S  
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M A S T E R P L A N  
A C C E S S      D R A I N A G E  
**C O N C L U S I O N**





This Vision Document has been prepared to describe a proposal for approximately 120 dwellings on land to the east of Lutterworth Road in Brinklow, Rugby. It not only builds upon the previously submitted landscape assessment but also demonstrates the evolution of the design; establish key design principles; and illustrate that the proposed scheme is appropriate for the site. The statement focuses on the relationship of the proposal to the local character, takes into consideration site constraints and how the proposals respect address the design related aspects of local and national planning policy.

The site has been carefully considered with the aim to inform a residential development which responds to the existing built environment and will positively enhance both the site, surroundings and the wider area.

This document demonstrates how the site can be transformed into a residential development with a strong local landscape context. The development will provide sustainable new homes that are urgently needed in the area, together with enhanced wildlife habitats and improved connections to existing footpaths, allowing access for both existing and new residents to the local area, including the wider countryside.

The development of the site will deliver the following benefits:

- Provide well needed housing in the area, increasing the choice of homes and providing low cost ownership options in addition to high quality detached family housing;
- Be integrated with Brinklow, connecting neighbourhoods with footpaths and cycle routes to encourage walking and cycling, particularly to key local shop and beyond;
- Enhance the landscape by preserving the important aspects of the site and provide a variety of open space for health and recreation and general enjoyment for the whole community;
- Establish a viable and sustainable place, that contributes to the economic, social and environmental vitality of the area and supports additional jobs and facilities;
- Create a welcoming place by creating streets that overlook public spaces where people can meet and socialise;
- Provide transport choices where it is possible to walk, cycle for local trips, but where vehicles are properly accommodated in the proposal;
- Create a strong access points, directly linking the development Lutterworth Road and Brinklow;
- Provide on-site drainage solutions that will improve the current drainage situation.