

**Special Council – 4<sup>th</sup> June 2019**

**Brandon and Bretford Neighbourhood Development Plan Decision Statement**

**Report of the Head of Growth and Investment**

**1. PURPOSE OF REPORT**

- 1.1 The Localism Act 2011 introduced a right for communities to draw up neighbourhood plans. Brandon and Bretford Parish Council, with support and advice from the Borough Council, has produced a neighbourhood plan which has subsequently undergone an examination and a referendum. This report considers whether the Brandon and Bretford Neighbourhood Development Plan to 2031 (Appendix 1) should be adopted by the Borough Council as part of the statutory Development Plan and contains a decision statement, as required by the statutory requirements, setting out the decision reached.

**2. BACKGROUND INFORMATION**

- 2.1 The 2011 Localism Act allowed for local communities to shape their areas by enabling town and parish councils and other community groups to prepare neighbourhood development plans. A detailed legislative framework for undertaking neighbourhood planning was set out in the Neighbourhood Planning Regulations 2012. Additional regulations were brought in in 2016 and 2017.
- 2.2 A neighbourhood plan, once adopted, forms part of the statutory development plan and will sit alongside the new Local Plan prepared by the Borough Council. Should planning permission be sought in areas covered by an adopted neighbourhood plan, the application must be determined in accordance with the neighbourhood plan and the Local Plan. As the neighbourhood plan was examined under the previous Core Strategy, if there is any conflict between the policies in the neighbourhood plan and the Local Plan then the Local Plan policies will take precedence.
- 2.3 There are a number of legally prescribed stages that need to be undertaken in preparing a neighbourhood plan. The plan needs to be subject to examination by an independent examiner. Subject to the Borough Council's consideration of the recommendation(s) made by the independent examiner, the plan then proceeds to a referendum. Where a neighbourhood plan is subject to a successful referendum, and the local planning authority is satisfied that EU and human rights obligations have been met, it is a legal requirement to bring the plan into force as soon as reasonably practicable. The relevant legislation to the making of the plan is set out below.

- 2.4 Section 38A of the Planning and Compulsory Purchase Act 2004 (as amended) sets out the requirement for a local planning authority when it comes to adopting (the legislation refers to ‘make’) a neighbourhood plan. It is stated that,

*“(4) A local planning authority to whom a proposal for the making of a neighbourhood development plan has been made-*

*(a) must make a neighbourhood development plan to which the proposal relates if in each applicable referendum under that Schedule (as so applied) more than half of those voting have voted in favour of the plan, and*

*(b) if paragraph (a) applies, must make the plan as soon as reasonably practicable after the referendum is held.*

*(6) The authority are not to be subject to the duty under subsection (4)(a) if they consider that the making of the plan would breach, or would otherwise be incompatible with, any EU obligation or any of the Convention of the rights (within the meaning of the Human Rights Act 1998).”.*

### **3. BRANDON AND BRETTFORD NEIGHBOURHOOD DEVELOPMENT PLAN PROGRESS**

- 3.1 On the 12th March 2016 Brandon and Bretford Parish was designated a Neighbourhood Area. It was one of the first in the borough and has become only the second Neighbourhood Plan in Rugby to reach the referendum stage.
- 3.2 Once designated, Brandon and Bretford Parish Council undertook an evidence gathering exercise and carried out various consultations during 2016 and 2017 to identify the issues, vision and objectives to guide their plan.
- 3.3 Brandon and Bretford Parish Council published the Pre Submission Draft Plan on the 23<sup>rd</sup> March 2018 and consulted upon it for a six week period (Regulation 14).
- 3.4 Following consideration of the comments made during this consultation period amendments were made to the Plan. On the 5<sup>th</sup> July 2018 Brandon and Bretford Parish Council submitted its Submission Neighbourhood Plan, Consultation Statement and Basic Conditions Statement to the Borough Council (Regulation 15). The Borough Council undertook a six week public consultation on the content of these documents which was held from the 4th September to the 16th October 2018 (Regulation 16).
- 3.5 During the consultation period the Borough Council, in agreement with Brandon and Bretford Parish Council, appointed an independent examiner to review the submitted plan. Accordingly Andrew Matheson was appointed as the independent examiner.
- 3.6 The independent examiners report on the submitted plan was received on the 20<sup>th</sup> December 2018. The report recommended that the plan should be taken on to referendum stage subject to a series of modifications. These modifications were agreed by both Brandon and Bretford Parish Council and the Borough Council. An urgent decision was made by the Leader of the

Council, the Leader of the Opposition and the Portfolio Holder for Growth and Investment to take the plan forward to referendum.

3.7 A referendum on the Brandon and Bretford Neighbourhood Development Plan took place, in the Neighbourhood Area to which the plan relates to, on Thursday 2<sup>nd</sup> May 2019.

3.8 Residents had the chance to vote 'yes' or 'no' to the following question:

*“Do you want Rugby Borough Council to use the neighbourhood plan for Brandon and Bretford to help it decide planning applications in the neighbourhood area?”*

3.9 There were 169 'yes' votes to 26 'no' votes. Turnout was 37.83 per cent.

3.10 In accordance with the Neighbourhood Planning Regulations, following the outcome of the referendum it is now for the Borough Council to make the neighbourhood plan so that it formally becomes part of the Development Plan for Rugby Borough.

#### **4. CONCLUSION**

4.1 In accordance with the aforementioned legislation the Council is legally required to bring the Brandon and Bretford Neighbourhood Development Plan into force following the successful referendum where it considers the Plan will not breach or be incompatible with any EU obligation or any of the Convention of the rights (within the meaning of the Human Rights Act 1998).

4.2 The Brandon and Bretford Parish Council Neighbourhood Development Plan contains 17 planning policies which will guide planning applications in the neighbourhood area. These cover housing, economy, conservation of built and natural heritage and local facilities. It is important to note that the plan does not allocate any sites for housing.

4.3 It is considered that the Plan will not breach or be incompatible with any EU obligations or any of the Convention of the rights (within the meaning of the Human Rights Act 1998).

4.4 In order to comply with regulations, once adopted by the Council a decision notice must be published detailing that the Council has resolved to make the neighbourhood plan. The decision statement must be published on the Council website and be made available using other available means. A copy of the decision statement will also be sent to the qualifying body, namely Brandon and Bretford Parish Council, and to any person who asked to be notified of the decision. A copy of the decision notice is attached as Appendix 2 of this report.

The Council must also make the neighbourhood plan available on the Council's website with hard copies also being able to viewed at the Council office and Rugby Library.

## 5. RECOMMENDATION

- (1) The Brandon and Bretford Neighbourhood Development Plan be approved and adopted in accordance with section 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 (as amended);
- (2) the decision notice required under regulation 19 of the Neighbourhood Planning (General) Regulations 2012 as amended be approved; and
- (3) both the Brandon and Bretford Neighbourhood Development Plan and the decision notice be published on the Council's website and publicised elsewhere in order to bring it to the attention of people who live, work or carry out business in the neighbourhood area; and for the decision notice to be sent to the qualifying body and anyone else who asked to be notified of the decision.

### Reasons for Recommendations

1. The Brandon and Bretford Neighbourhood Development Plan received a majority vote in favour at a referendum and the Plan will not breach or be incompatible with any EU obligations or any of the Convention of the rights (within the meaning of the Human Rights Act 1998).
2. To comply with the Localism Act which requires local planning authorities to make a neighbourhood development plan as soon as reasonably practicable following a successful referendum.





# Brandon & Bretford Neighbourhood Development Plan to 2031

Referendum Version

January 2019

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Supporting documentation for the Brandon and Bretford Neighbourhood Development Plan may be found on the Parish Council website:

<http://www.parish-council.com/brandonandbretford/index.asp>

### **ABBREVIATIONS**

NDP – Neighbourhood Development Plan

VDS - Brandon Village Design Statement

RBC – Rugby Borough Council

NPPF – National Planning Policy Framework

PPG – Planning Practice Guidance

SSSI – Site Of Special Scientific Interest

LWS – Local Wildlife Site

PDL – Previously Developed Land

PAWS – Plantation on an Ancient Woodland Site

## **1. THE NEIGHBOURHOOD DEVELOPMENT PLAN**

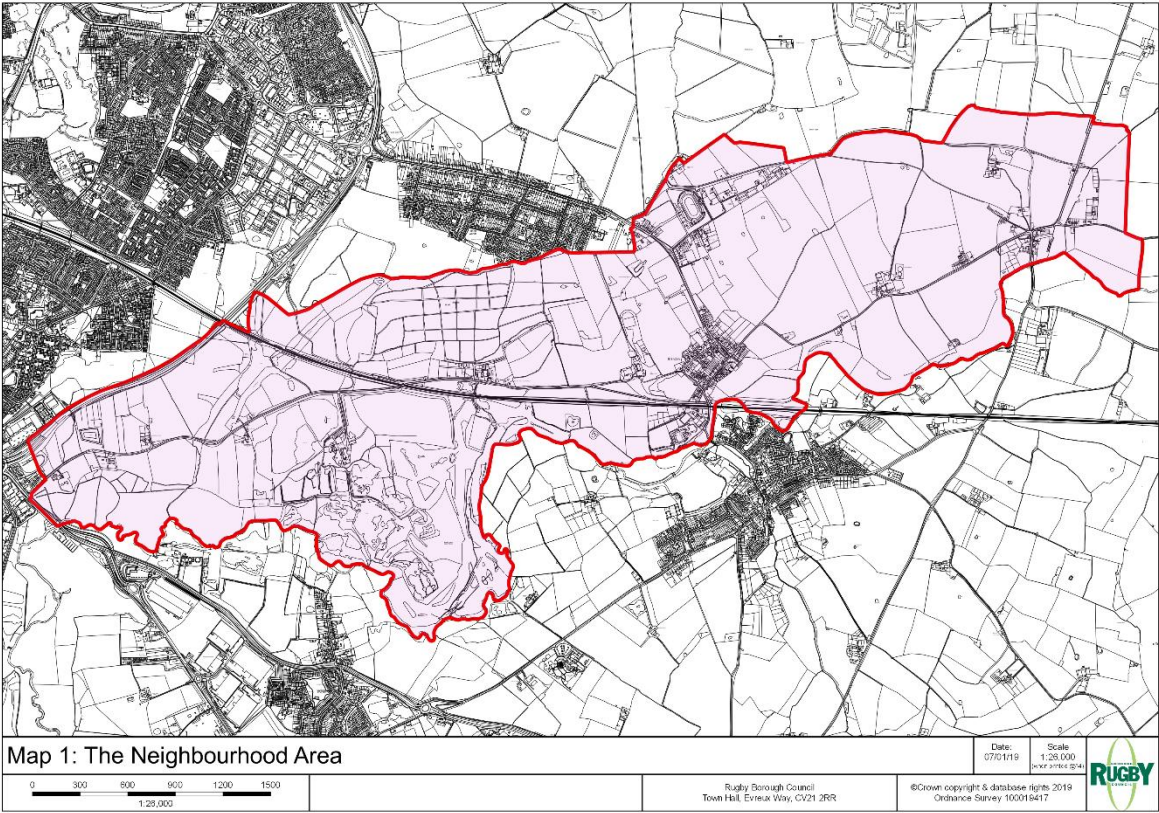
- 1.1 Neighbourhood Development Plans were introduced by the 2011 Localism Act to develop a community-led planning framework for future development. They are about the use and development of land, guiding development proposals that may be brought forward within the lifetime of the plan. The designated Neighbourhood Area for the Brandon and Bretford Neighbourhood Plan is shown on the adjacent Map 1.
- 1.2 This Neighbourhood Development Plan aims to make the parish of Brandon and Bretford an even better place to live, now and for future generations. It covers the period to 2031 which is consistent with the emerging Rugby Local Plan which will eventually replace the adopted Rugby Core Strategy which covers the period to 2026. The Neighbourhood Development Plan (The Plan) will be subject to review at least every five years to ensure that it remains consistent with the direction of the Plan Objectives, national and local strategic planning policies.
- 1.3 The Plan represents a real opportunity for the community in the Parish of Brandon and Bretford to decide how the Parish should evolve in the period to 2031. Policies within the Plan must be in general conformity with the strategic policies of the Development Plan for Rugby Borough. The Plan must also have regard to national planning policies and advice which are primarily set out in the National Planning Policy Framework (NPPF) and the national Planning Practice Guidance (PPG).
- 1.4 The Development Plan for Rugby District comprises the following documents:
- Rugby Borough Core Strategy 2011
  - Local Plan saved policies 2009
  - Warwickshire Waste Core Strategy 2013
  - Saved policies (on minerals) of Warwickshire Minerals & Waste Local Plan 2007.

Emerging Development Plan policy within the District of Rugby comprises:

- Rugby Local Plan
  - Warwickshire Minerals Core Strategy
- 1.5 The Neighbourhood Plan will not consider the County wide issues of waste and minerals as these are not considered to be appropriate matters for Neighbourhood Plans to address in a local context.



**Map 1: The Neighbourhood Area**



**Map and aerial view of the NDP area for Brandon and Bretford**

## 2. BRANDON AND BRETTFORD - HISTORY

### HISTORY OF BRANDON

2.1 The Parish of Brandon and Bretford contains a wealth of history probably dating back to Neolithic times (c3500BC) centred upon the supply of water from the Avon which flows through the heart of the Parish. The earliest evidence of human activity is in the field between Avondale Road and the river, where crop marks, possibly dating to Neolithic times, are recorded by The Warwickshire Historic Environment\*. This monument is listed with other local historic sites such as the bronze-age burial found during the building of the railway (1820s), and the possible deserted medieval settlement in the village field.

\*Source: <http://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit=&ctid=93&id=4747>

2.2 Brandon Wood is a remnant of the ancient Forest of Arden. The name Brandune (Domesday1086) probably originated from the burning of scrubland near the river, hundreds of years previously, making the land suitable for people to settle here.\*

\*Source: The Place Names Of Warwickshire by J.E.B. Glover (1936)

2.3 This settlement continued with land-ownership decided by inheritance or marriage until 1066 when the Country was distributed by William the Conqueror amongst his own invading countrymen. Unusually (one of the only two) Brandon Manor was left in the charge of Thorkell, a Saxon. On his death Brandon Manor was given to Geoffrey de Clinton, Chamberlain and Treasurer to King Henry I.

2.4 Brandon Castle, built in the mid-12<sup>th</sup> Century was acquired, via marriage, by Norman De Verdon. It was attacked in 1265 by the Rebel Barons, under Simon De Montfort, and largely destroyed. It was rebuilt in 1279 and was lived in until 1309.\*

Source: Victoria County History, Warwick, Vol 6

2.5 The river Avon, which has always separated Brandon from its near neighbour Wolston, has acted as a secure boundary – the nearest ford being at Bretford, which provided safe housing for livestock when drovers arrived. Bretford also had a charter for a livestock market, granted by Henry II. In C13th Bretford had a gallows, erected by Nicholas de Verdon\*, when the lord of the manor had the authority to hold court and could mete out punishment including hanging. Access to Bretford from Brandon and Coventry was via Gossey (or Gosset) Lane. This major highway was also the site of Earl Craven's gallows on his boundary at the triangle of grass known as the Cocked Hat – now it is a quiet and utterly delightful walk.

Source: The Fortunes Of A Norman Family by Mark Haggard (2001)





**The bridge over the River Avon from Brandon to Wolston**

- 2.6 The Avon was also a source of power for the various mills – flour, paper, wool and silk – up to the short-lived development of an artificial silk mill shortly after the Second World War for which skilled workers were brought in from Wales. There have been mills in Brandon since before 1086, the last vestige of any mill in the area – the mill stone – has been erected in the centre of Wolston to commemorate the start of the year 2000\*.

\*Source: Brandon Silk Mill – Ghosts Of The 11<sup>th</sup> Green by Ann Langley

- 2.7 The railway came to Brandon in the 1820s, George Stevenson's Avon Viaduct was an engineering feat, redirecting the course of the river.



**The railway bridge carrying the west coast main line from London to Birmingham.**

- 2.8 The arrival of the railway meant local people could travel further afield for work and pleasure. Brandon station enabled goods and livestock to flow in and out.



- 2.9 Likewise, tourists began to visit Brandon for its boating, swimming, paddling and Tea Rooms.
- 2.10 The last local major land-owner was the Beech family\* who bought Brandon Wood and its buildings in 1825 and lived in Brandon Manor until the old shooting lodge was rebuilt as a suitable country residence to become Brandon Hall. The family also provided the Village School and Brandon Club for their estate workers.  
\*Source: Victoria County History, Warwick Vol 6
- 2.11 When the Beech family left the Hall all their tenants were given their cottage homes and the tenant-farmers given the opportunity to buy their farms.
- 2.12 The Brandon Estate adjoined Coombe Abbey Estate. Coventry Stadium (also known as Brandon Stadium) was built on Beech land near to the border in 1926. Around the speedway are traces of the older, rural life; farms, cottages, a disused brickyard and nurseries. In the 1920s new homes were built along Rugby Road and Speedway Lane on land belonging to the Beeches. These mingled with the older houses marking another stage of development in Brandon. The area also provided temporary wooden shacks for people fleeing the Coventry Blitz. Planning permission to convert the shacks into houses in the 1950s/60s was given prior to the introduction of The Green Belt.
- 2.13 During the late 40s early 50s Brandon Lane provided sand and gravel extraction (and subsequently in some parts land fill) providing material for the national house building programme. Large lorries took extracted material away from Brandon Lane and landfill material into the Brandon Lane sites. This put pressure on Brandon's narrow village streets and the older houses sited on the edge of the road in Main Street. The junction of Brandon Lane/ Main Street/ Avondale Road saw collisions of heavy lorries with some serious accidents. This led to the introduction of a one way system designed by the local police and still in operation today. There is still a remnant of the sand and gravel days, one of the businesses in Brandon Lane is a concrete batching plant.
- 2.14 However there have been benefits such as Brandon Marsh and Brandon Golf Course which have provided recreational and conservation developments.

## **HISTORY OF BRETTFORD**

### 2.15 The Fosse Way

The original Roman line of the Fosse Way was diverted to the west in the Middle Ages to its present crossing point in Bretford. The name of the village, first recorded about 1100, is derived from the Old English bred ford, meaning "the plank ford". The reference is probably to a plank footbridge or post marking the ford across the River Avon, which preceded the bridge. The first record of the

bridge is from 1279. In 1653 the bridge was in great decay and was repaired at the cost of the county. The existing bridge was built in the C18th and is now a Grade II listed building.\*

Source: <https://en.wikipedia.org/wiki/Bretford> & Mr J. Chatwin. Brandon, Bretford & Wolston History Group



**The Fosse Way Bridge over the River Avon in Bretford**

- 2.16 In the C12th a convent was located in Bretford founded by Geoffrey de Clinton, and given to Kenilworth Priory. Later a hospital cum leper colony was established. This hospital, with its chapel, was dedicated to the honour of St. Edmund. It was almost certainly founded by the Turvilles of Wolston, as they were its patrons throughout the fourteenth century.
- 2.17 In the C11th Bretford became an important market town. Nicholas de Verdon, lord of the manor, obtained a special charter for a weekly market on Tuesday; and his descendant, Theobald, had the power of life and death both at this place and Brandon. Medieval Gallows were erected on the Fosse Way. The gallows were an indicator of the Royal privileges belonging to Brandon Castle which he occupied.\*

\* Source: *The Fortunes Of A Norman Family* by Mark Haggard (2001)

- 2.18 Following the Black Death in the 15th century Bretford declined almost completely and never recovered. Bretford now consists of a few cottages by the road, a pub, a farm and the bridge across the Avon.

### **3. PRESENT DAY CHARACTER APPRAISAL OF THE PARISH**

#### **Brandon Village**

- 3.1 The Parish forms a linear wedge of countryside to the south east of Coventry stretching from the A45 in the west, A46 to the north, to the village of Bretford in the east with the river Avon forming the southern boundary. Part of the northern boundary adjoins the parishes of Binley Woods and Brinklow.
- 3.2 Within the Parish are the two villages of Brandon and Bretford. Brandon is the largest village in the Parish and is centred upon the junction between the A428 and the junction with Main Street leading south to Wolston. To the north west of the main village lies a small area of housing at the top of Brandon Hill which is an integral part of Brandon village. In total Brandon comprises approx. 250 dwellings.
- 3.3 The village of Bretford is much smaller comprising of approx. 50 dwellings, clustered around the junction of the A428 where it meets The Fosse Way and then crosses the river Avon to the south of the village. Beyond the settlements of Brandon and Bretford, the Parish is predominantly rural in character and is dotted with individual houses and farms plus a small developed gypsy site along Brandon Lane close to its junction with the A45.
- 3.4 Brandon is set in a gently undulating landscape with a rural approach from the north, east and west. The south approach from Wolston crosses the River Avon through a small area of open land between the two villages.
- 3.5 Brandon is not unduly prominent on most approaches due to the orientation of roads and the mature landscaping, whilst the approach from Wolston is dominated by the railway viaduct. The village remains strongly linked to the countryside and has retained its character as a rural settlement, despite the close proximity of the relatively large villages of Wolston and Binley Woods.
- 3.6 All approaches to the village are rural in character with fields, hedges and mature trees. The village is not visible until the built part has been reached.

See Brandon Village Design Statement (VDS) page 6 & 7\*.

\*[www.rugby.gov.uk/downloads/file/478/brandon\\_village\\_design\\_statement](http://www.rugby.gov.uk/downloads/file/478/brandon_village_design_statement)

- 3.7 Within the village the landscape remains important with a large amount of prominent hedge planting forming boundaries adjacent to the roads that pass through the village. The mature trees adjacent to the village present a soft backdrop to the houses many of which back onto fields. Even in the more densely developed parts of the village the mature trees beyond the settlement edge are visible and play a key role in softening the character of the street scene.
- 3.8 The centre of Brandon village is a designated conservation area with buildings dating from the 16th century to the present day. A relatively large number of



buildings were built in the latter part of the 20th century but the prevailing character remains. The majority of pre 1900 buildings are listed. The vast majority of the building stock is in good order and virtually all the buildings are occupied.



### Brandon village conservation area and village boundary

- 3.9 There are distinctive architectural styles from different periods set in a non-uniform pattern of development.
- a. Timber framed buildings with whitewashed brick infill and / or thatch.
  - b. Cottage style.
  - c. Red brick is the dominant material in the village.
  - d. Victorian gothic style.
  - e. Georgian three storeys with a rhythmic window pattern.
  - f. Barn conversions
  - g. Modern farmhouse style buildings.



**Thatched cottages and timber framed buildings**



**Red brick housing**



**More recent housing developments**

- 3.10 Green space plays an important role in defining the character of the village. The village is set within countryside and the open landscape is the dominant feature on the approaches to Brandon and this combination of greenery and buildings continues within the village.
- 3.11 There are village greens at the junction of A428 Rugby Road and Main Street which provide important public open space. They open up the settlement from the built form and provide the location for important structures including the war memorial and the telephone kiosk. The greens soften the appearance which otherwise could be dominated by the roads and provide the gateway from Rugby Road into the northern part of the village. Although the greens are divided up by roads they form one cohesive area of open space.
- 3.12 Private gardens also play an important role, providing open space between buildings and softening the appearance of the village. Hedges along highways and around dwellings form important boundaries and often prevent the full view of buildings. This adds to the element of the unknown before buildings come more fully into view. They also soften the appearance of the built environment and provide a further link with the wider countryside.





**Typical boundary gardens**

3.13 The village contains a variety of mature hedges comprising holly, hawthorn, blackthorn and slowberry. These together with grass verges and open fronted gardens help to enhance and soften the appearance of buildings in the village.



**Typical hedges**



**Boundary fencing**



**Houses on edge of Main Street with no pavement**



- 3.14 The quality and the number and variety of trees throughout the village are high. The trees contribute individually and collectively and provide an important link to the adjoining countryside and to the parkland setting around Brandon Hall hotel.
- 3.15 The importance that trees, hedges and green space play in defining the character of Brandon cannot be underestimated and is recognised in the Brandon Conservation Area Appraisal.
- 3.16 Brandon has few facilities other than Brandon Hall Hotel, the Royal Oak public house, and Brandon Club. These are well used facilities by locals and visitors. The village shop, school and railway station have long since closed. The nearest shop and community facilities being provided in the neighbouring villages of Wolston and Binley Woods.

### Brandon Hill



### Aerial View Of Brandon Hill

- 3.17 Whilst part of the Parish of Brandon, the group of houses on Brandon Hill lie close to the eastern edge of the neighbouring village of Binley Woods and are separated from the main village of Brandon by open countryside on either side of the A428 Rugby Road as it drops down into the centre of the village.



3.18 There are two main housing clusters on Brandon Hill plus the site of Brandon Stadium and, on the opposite side of the A428, the former Oakdale Nursery site which has been vacant for a number of years.



**Typical housing and view of Brandon Hill**



**Views by Brandon Stadium and looking over the former Oakdale Nursery site**



**The open countryside in and around Brandon Hill**



**The now closed Brandon Stadium at Brandon Hill – open green spaces**

## Bretford Village



**Aerial view of Bretford village**

- 3.19 Lying to the east of the parish, Bretford is a much smaller village than Brandon and although having had a strong connection over the ages with both Brandon & neighbouring Wolston it has its own separate identity.
- 3.20 In the Middle Ages Bretford was an important settlement. However today it is a small radial settlement with housing spread along approaching roads with houses fronting onto the B4455 (Queens Road) and the A428 as both pass through the village. The A428 / Fosse Way cross the Grade II listed Bretford Bridge. The village also has outlying houses and farms.
- 3.21 There are two listed houses in the Bretford, Oakdene and Ivy Cottage Farmhouse and a public house, The Queens Head. Lying just outside of the village on Brandon Road is a small cluster of houses connected to Bretford by an extremely narrow footpath.
- 3.22 Other than the Queens Head public house, Bretford has no other local amenities except for a village hall and adjoining recreation ground. There are no bus services running through the village and pedestrian access over Bretford Bridge is via an extremely narrow footpath meaning that the village is isolated from easy access to public transport. The recreation ground is well used by visiting caravan clubs, and also contain a cycle speedway track.





**Range of housing in Bretford from the old to the relatively new**



**Bretford Village Field is home to.....Bretford Village Hall.....**



**.....Cycle Speedway.....**



**.....and Caravan Clubs**

## The Rural Parts of the Parish

- 3.23 Beyond the villages of Brandon and Bretford the Parish is predominantly a mixture of woodland, agricultural fields and leisure activities typical of an urban fringe adjoining the large urban area of Coventry. In addition the Parish has important rich and diverse areas of nature conservation that attract many visitors, walkers and cyclists to the area as well as people interested in ecology, birds and other wildlife. The Parish also contains a good network of footpaths and bridleways providing access to the countryside although some could be improved through better integration.
- 3.24 Approaching Brandon, from the A45 in the west, is Brandon Lane. This is a country road bounded by substantial hedgerows winding through pasture and farmland, with associated farmsteads and buildings, and bordered by copse and woodland to the north. By the roadside an old country house and agricultural buildings, now a business centre, help preserve the rural character. To the south the land is more open, the fields extending down to the river Avon. Before the railway bridge is the extensive nature reserve of Brandon Marsh, a Site of Special Scientific Interest (SSSI). Its pools, formerly the settling-pools associated with mining subsidence in the 1940's and 1950's, now provide an important natural habitat for a wide variety of birds and attract 24,000 visitors per year. East of Brandon Marsh, beyond the railway bridge, is Brandon Wood Golf Club with its beautiful course owned by Coventry City Council. Here the lane and railway track run side by side with three narrow fields separating them. Entering the village the land becomes the grounds of Castle Hill Riding School - the site of the former Brandon Castle, a Scheduled Ancient Monument.
- 3.25 Starting again from the railway bridge, but looking north, is Brandon Wood Farm where young adults with learning difficulties are involved in horticulture and the care of farm animals. The surrounding fields are framed by Brandon Wood which covers an area of 178 acres (purchased and looked after by the local community), it was mentioned in the Domesday Book, 1086. This wood largely forms the northern limit of the Parish separating it from the village of Binley Woods. To the east of Brandon Wood is another wood - Brandon Little Wood, owned by Coventry City Council. In here is a listed Ice-House. This adjoins the grounds of the now disused Oakdale Nursery with its old and largely dilapidated greenhouses, other associated buildings and a vacant bungalow. In the grounds is a large pond (presently a wildlife haven), built as a reservoir which adjoins Brandon Little Wood. To the south of the wood is a meadow, formerly sand and gravel pits, which is now a proposed Local Wildlife Site (LWS) and the grounds of Brandon Hall Hotel within which are the remains of the former walled garden.
- 3.26 The countryside between Brandon and Bretford, either side of the A428, is almost exclusively farmland affording distant views across to the river Avon to the south and to the north rising quite sharply. Other than isolated farms and



associated farm buildings the character of this part of the Parish is open and predominantly agricultural.



**Rural approaches to Brandon from Bretford and from Binley Woods**



**Rural views from Brandon Village Field**



**Horse riding is a popular pursuit**

## 4. FUTURE DEVELOPMENT ISSUES

- 4.1 The Parish of Brandon and Bretford is a valued place to live and the village survey that was undertaken at the start of the process of formulating the Neighbourhood Plan, found that a large majority of respondents were extremely fond of living in the Parish and few expressed a desire or intention to leave.
- 4.2 The survey found that most residents wanted Brandon and Bretford to retain their existing character and to ensure that the specific qualities the Parish offers in terms of the quality of the environment and the varied opportunities for walks and for enjoying the countryside are protected.
- 4.3 However, the survey did highlight a number of concerns that most specifically relate to issues affecting the two villages, with the majority of respondents citing concerns about traffic volumes and speeds through the villages and elsewhere within the Parish. Other issues raised included the lack of local facilities within both Brandon and Bretford.
- 4.4 At the time of drafting this Plan there are two as yet undetermined planning applications for development on the sites of the former Oakdale Nurseries (application reference R18/0167) and the former Brandon Stadium (application reference R18/0186) both of which are at Brandon Hill. Neither of these applications envisages the reuse of existing buildings. Both of these sites are within the designated Green Belt (see adjacent Map 2). In the preparation of the Rugby Borough Local Plan, currently expected to be adopted early in 2019, no need is identified that would warrant the alteration to the Green Belt within the Parish. The NPPF para 89 says:

“A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:[inter alia]

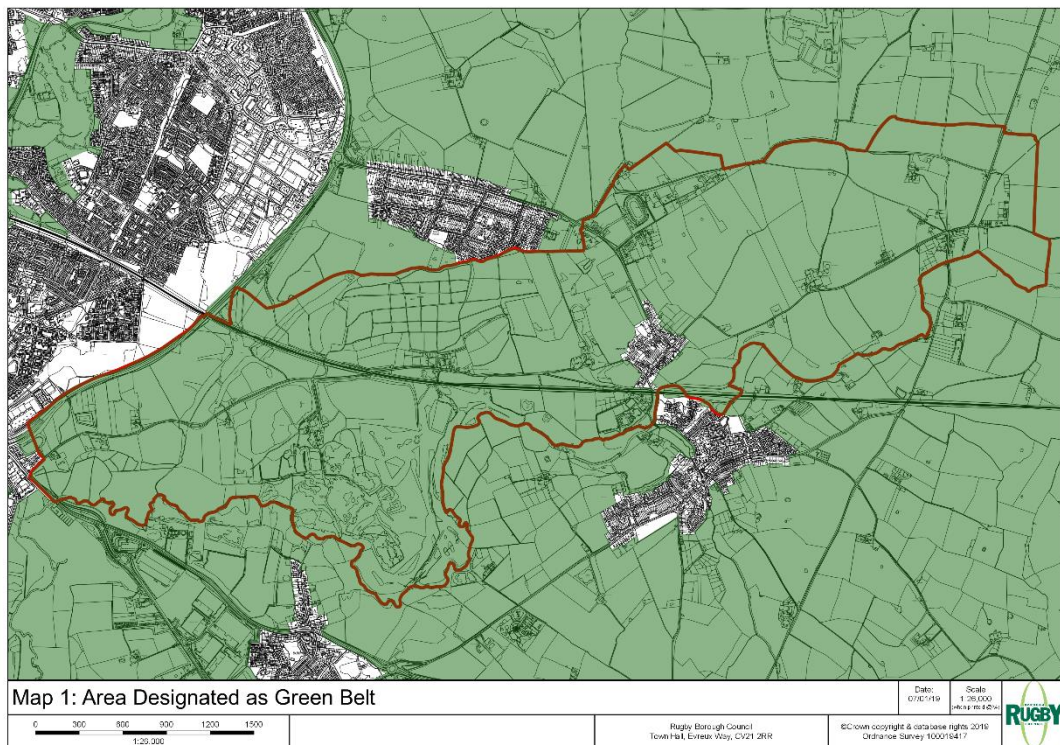
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.”

The NPPF Glossary defines “previously developed land” as: “Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: [inter alia] land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”



Evidently a number of factual considerations and planning judgements are involved in determining whether either or both of the proposals the subject of applications might be considered not inappropriate in the Green Belt.

## Map 2: Area Designated As Green Belt



Source: Ministry of Housing, Communities and Local Government.

- 4.5 The public consultation undertaken in connection with this Plan indicates that there is a community wish that the established uses of these sites should be retained i.e. the use of Oakdale Nurseries as a plant nursery or garden centre (a time-expired planning consent R11/0786 allowed for the latter description) and the use of Brandon Stadium as a celebrated sports facility for speedway and stock car racing. The community is not persuaded by the arguments that these uses are not or cannot be made viable at their locations.
- 4.6 The planning applications submitted as outline envisage a “Care Village residential retirement development” for the Oakdale Nursery site and a “residential development of up to 137 dwellings (Use Class C3)” for the Brandon Stadium site. The community is neither persuaded that these are appropriate uses for the selected locations in an attractive landscape within the Green Belt nor that a need for these developments within the Neighbourhood Area has been established.’
- 4.7 The Landscape Sensitivity Study\* produced in 2016 by Warwickshire County Council on behalf of Rugby District Council assessed the Oakdale Nursery Site



and found that all of the site, beyond the small triangular shaped frontage housing the derelict bungalow and nursery buildings, was classed as being of high landscape sensitivity to housing development and would be inappropriate for development due to its rural character and its historic associations as part of the grounds to Brandon Hall. It also provides a degree of separation between Binley Woods and Brandon which is important to retain. The same study identified the surrounds to the Brandon Stadium itself as having high-medium sensitivity to housing development. The draft Local Plan for Rugby Borough establishes that there are, and seeks to allocate, sufficient sites for these housing uses at locations in keeping with strategic policy priorities.

\* [www.rugby.gov.uk/downloads/download/272/landscape\\_sensitivity\\_study](http://www.rugby.gov.uk/downloads/download/272/landscape_sensitivity_study)

- 4.8 As neither the current Development Plan policies of Rugby Borough Council nor the emerging Local Plan policies allocate development sites within the Parish for housing or employment, and given the application of Green Belt policy, future land use change within the Parish beyond the inset boundary to Brandon Village (and beyond other exceptions to inappropriate development contained in paragraphs 89 and 90 of the NPPF) will principally concern any future redevelopment of previously developed sites (PDL) within the Parish. As mentioned in Paragraph 5.4, the two sites within the Parish where emerging redevelopment proposals are anticipated in the near future are Brandon Stadium and Oakdale Nursery. The owners of the Brandon Stadium site carried out a second public consultation in October 2017 showing the demolition of the existing stadium and residential development spreading across the whole site including land that has historically been towards the frontage to the A428. The exhibition was silent on the loss of the Stadium as a valued and historic sports facility. More recently, representatives of the promoters of Oakdale Nurseries presented plans to the Parish Council for the residential redevelopment of that site.

## 5. VISION STATEMENT FOR THE PARISH OF BRANDON AND BRETTFORD

The Parish of Brandon & Bretford will aspire to retain, protect and enhance all of the special qualities which make it a desirable place to live, whilst promoting and supporting change where that brings benefits to the residents of the Parish and to the wider community. The Neighbourhood Plan aims to respect and add to the distinctive qualities and character of the Parish for current and future generations to enjoy.

### Objectives

<b>Housing</b>	To support new residential development in locations that meet the social needs of the Parish and surrounding village communities without compromising the character, nature and setting of the built and natural environment within which the new housing is to be located.
<b>Economy</b>	To support new businesses to locate within the Parish in appropriate and sustainable locations, and the retention and acceptable expansion of existing businesses.
<b>Conservation</b>	To protect and enhance the heritage assets within the Parish and to support initiatives which would make a positive contribution to improving the quality of the built and natural environment.
<b>Environment</b>	To support the protection and improvement of the built and natural environment, together with the needs of local residents and businesses.
<b>Local Facilities</b>	To support the establishment of new community facilities, local services, open spaces and recreation within the Parish in locations that are sustainable and accessible to local residents and wherever possible to protect and maintain existing community facilities, open spaces and recreation and leisure facilities.

*Note: This Plan should be read as a whole as several or all Policies may apply to any development proposal within the Neighbourhood Area.*

## 6. **HOUSING**

### ***Strategic Objective***

***To support new residential development in locations that meet the social needs of the Parish and surrounding village communities without compromising the character, nature and setting of the built and natural environment within which the new housing is to be located.***

- 6.1 Opportunities to develop new housing within the Parish are limited by the application of Green Belt policies except within the inset boundary of the village of Brandon. Brandon Village is defined in the Rugby Core Strategy as a “Local Needs Settlement” (in the draft Rugby Local Plan “Rural Village”) where development will be permitted within the existing boundary only. In Bretford Village, which is washed over by Green Belt, only limited infilling within the built up area is supported by national policy.
- 6.2 Where new residential development is proposed, and would accord to National Planning policies and to Development Plan policies, it should be of an appropriate scale, density and mix to suit the needs of the Neighbourhood Area without compromising its distinctive character or setting. Support will be given to developments that are aimed at meeting the future housing needs of residents within the Parish, particularly the needs of the elderly and also affordable housing to enable younger residents wanting to stay in the Parish.

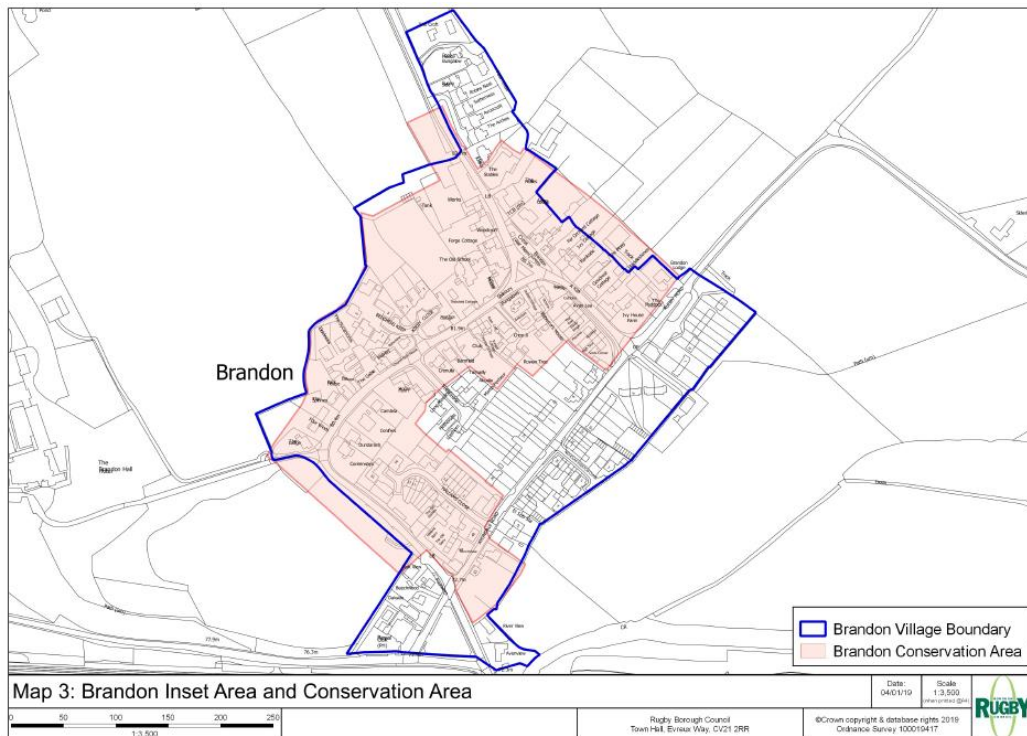
### **POLICY H1 BRANDON – GREEN BELT INSET AREA**

***Within the Green Belt Inset Area for Brandon Village (see Map 3) proposals for new dwellings will be supported in principle, subject to appropriate regard being demonstrated for the Conservation Area that covers much of the village.***

#### **Explanation**

- 6.3 Opportunities for new housing within the Brandon village inset boundary are limited by the lack of suitable sites and that much of the area that is inset within the Green Belt is a designated Conservation Area. However where development proposals do come forward which would respect the character of the area and be found acceptable in terms of design, highway impact and protecting existing residential amenity then support will be given to expanding the housing stock in the village.

### Map 3: Brandon Inset Area and Conservation Area



Source: Rugby Borough Council

## POLICY H2 DEVELOPMENT OF BROWNFIELD LAND

**Proposals for the redevelopment of brownfield land to create new homes will be supported in principle subject to the following:**

- a. The land is not of high environmental value;
- b. The residential use is compatible with the surrounding uses and means of access;
- c. The impact, including visual impact, on the surrounding landscape and properties is assessed as acceptable;
- d. No loss or displacement, complete or partial, of employment, community, sport or recreation uses unless it can be demonstrated;
  - i) That the existing uses are no longer viable or required in accordance with other Development Plan policies and
  - ii) On the basis of an objective assessment, the benefits of residential development outweigh the loss of its current use;
- e. The site in its setting and its appearance are enhanced; and
- f. There is no conflict with national Green Belt policy where applicable.

### Explanation

- 6.4 One of the Core Planning Principles in the NPPF is to encourage the effective use of land by reusing land that has been previously developed (Brownfield Land) provided that it is not of high environmental value. The definition of

previously developed land is set out in the Glossary to the NPPF to which this Policy relates.

- 6.5 Policy GP3 of the draft Rugby Borough Local Plan says, with some caveats, that “The Council will support the redevelopment of previously developed land where proposals are compliant with the policies within this Local Plan”.

### **POLICY H3 AFFORDABLE HOUSING**

**The provision of affordable housing will be supported as infill within the Brandon Inset Area, as part of any redevelopment of brownfield land and as a rural exception site adjacent to the village boundaries of Brandon and Bretford, all in accordance with the relevant adopted policies in the Development Plan and the NPPF.**

#### **Explanation**

- 6.6 Policy H3 reflects the relatively high price of open market housing within the Parish which prevents some existing households from being able to stay local to the Parish, family or community links.
- 6.7 Should residential development form part of the future redevelopment of previously developed land, the provision of affordable housing will be required to accord with the relevant policies for affordable housing as contained in the adopted Development Plan and the emerging local plan.
- 6.8 Elsewhere within the Parish, opportunities for residential development are unlikely to be of a scale that would require the provision of affordable housing. In order to meet existing and future needs within the Parish for affordable housing, Policy H3 supports the delivery of affordable housing on suitable rural exception sites for occupation by people originating from or with a clear connection with the Parish of Brandon and Bretford. Rural exception sites will be required to demonstrate a proven local housing need in order to be considered acceptable.

### **POLICY H4 SPECIALIST ACCOMMODATION FOR THE ELDERLY AND INFIRM**

**The provision of specialist accommodation for the elderly and infirm will be supported subject to compliance with other policies in the Development Plan.**

**When assessing the suitability of sites and/or proposals for the development of specialist housing such as, but not restricted to, residential care homes, extra care housing and continuing care retirement communities, regard will be paid to the following:**

- a. Establishing that the accommodation proposed will meet identified specialist housing requirements; and**

**b. Establishing that suitable access will be available to essential services including public transport, shops and health care.**

**Explanation**

- 6.9 The Development Plan supports the provision of accommodation and/or facilities to encourage and assist the elderly (or otherwise infirm or disabled) population to remain within the Parish for the whole of their lives where that is their wish.
- 6.10 The Strategic Housing Market Area Study in 2013 (SHMA) that was commissioned by Coventry City Council and Warwickshire District Councils to inform the emerging Local Plans across the Housing Market Area (HMA) identified the significant increase in the proportions of people 85 and over within the District of Rugby to 2031 (122% increase) and also in the people aged over 55 (51% increase).
- 6.11 The NPPF (paragraph 50) advocates the need to plan for different groups in society based upon current and future demographic trends including the elderly and the infirm. The emerging Rugby Local Plan highlights the shift in the demand for specialist housing which the SHMA suggests will continue including the provision of Extra Care housing. Evidence provided by Warwickshire County Council's officers responsible for Extra Care Housing within the County, estimated that there is a current need for 79 units within the area including Brandon and Bretford Parish.
- 6.12 Whilst opportunities to provide new housing development within the Parish are limited, where development proposals do come forward for residential development, support will be given to the provision of specialist housing such as Extra Care accommodation, subject to it being demonstrated that the accommodation will satisfy a proven need and to conformity with other policies in the Plan.

**POLICY H5 USE OF GARDEN LAND WITHIN THE INSET BOUNDARY OF BRANDON VILLAGE**

**Within the Inset Boundary of Brandon Village any proposals involving the loss of garden land will be required to demonstrate that:**

- a. The character of the local area is retained or enhanced;**
- b. The established settlement pattern is respected;**
- c. The amenities of the host dwelling and neighbouring properties are respected;**
- d. The visual impact on the host dwelling and neighbouring properties is addressed; and**
- e. Appropriate arrangements for vehicular access and off road parking are achieved.**

## **Explanation**

- 6.13 Development within the garden of existing properties can harm the character of the area and adversely affect the amenities of neighbouring residents. Unless adequate land area is available to ensure that harm isn't caused to the character of the area, that the development would not be detrimental to the amenities of neighbouring dwellings and that adequate access and off-road parking can be satisfactorily achieved, then development will be resisted.



## **7. ECONOMY**

### ***Strategic Objective***

***To support new businesses to locate within the Parish in appropriate and sustainable locations, and the retention and acceptable expansion of existing businesses.***

- 7.1 Policies aimed at boosting the economy of an area are one of the three dimensions to achieving sustainable development. Neighbouring towns and cities such as Coventry, Rugby, Leamington Spa and Nuneaton, as well as settlements further afield, will continue to provide important sources of employment for residents living in the Parish of Brandon and Bretford. However it is an important objective of this Plan to allow existing businesses within the Parish to flourish and expand where this would not be detrimental to the character of the area and to other policies in this Plan and to encourage the development of new businesses in suitable locations.

### **POLICY E1 PROTECTING AND SUPPORTING EXISTING BUSINESSES**

**Proposals for the change of use or the redevelopment of land or premises that are in employment use or which were last used for employment will be supported where it can be demonstrated that the following requirements are met:**

- a. The site is no longer capable of meeting employment needs or where there is no reasonable prospect of the site being used or re-used for employment uses;**
- b. The development of the site for a non-employment use will facilitate the relocation of an existing business onto a more suitable site; and**
- c. The site is inappropriate for employment uses because of unacceptable environmental issues which will be removed if the site is redeveloped for a more sustainable use.**

**The limited expansion of existing commercial buildings within the Plan area will be supported providing there is no conflict with other policies in the Plan or with adopted development plan policies and policies within the NPPF.**

#### **Explanation**

- 7.2 The Parish of Brandon and Bretford contains a number of important businesses providing local employment opportunities across a variety of sectors including engineering, offices, leisure and tourism as well as agriculture. It is important that these existing businesses are both protected and are allowed to expand in an acceptable and sustainable fashion subject to no conflict with other policies in this Plan and with policies in the adopted development plan and in the NPPF.

## **POLICY E2 FOSTERING NEW EMPLOYMENT OPPORTUNITIES**

**Proposals for the development of new employment opportunities will be supported where they:**

- a. Are appropriate in type and scale for their rural location and in keeping with national Green Belt policy where applicable;**
- b. Have appropriate regard for the character of the area and the amenities of neighbours;**
- c. Do not, without mitigation, result in the loss of green infrastructure; and**
- d. Include appropriate arrangements for vehicular access and off road parking.**

### **Explanation**

- 7.3 Due to its proximity to large urban areas such as Coventry, Rugby, Leamington Spa and Nuneaton, the Parish is seen as very much a commuter location. As well as protecting and supporting existing businesses through Policy E1, it is important to encourage opportunities for new employment to develop within the Plan area, in acceptable locations where there would be no harm to residential amenity or to the character of the area.

## **8. CONSERVATION OF BUILT & NATURAL HERITAGE**

### ***Strategic Objective***

***To protect and enhance the heritage assets within the Parish and to support initiatives which would make a positive contribution to improving the quality of the built and natural environment.***

- 8.1 The survey of residents and businesses within the Neighbourhood Plan area found that a large number of people value the rich and varied heritage assets within the Parish. The continued protection and enhancement of these treasured heritage assets is an important aim for the local community and therefore this Plan places great weight on policies aimed at achieving this objective.
- 8.2 The Heritage assets within the Parish include the many statutorily listed buildings and features such as the ice house in Brandon Little Wood, Brandon viaduct, Bretford Bridge and the scheduled ancient monument of Brandon Castle. There is also the Conservation Area which encompasses much of the built up area of Brandon as well as the important environmental and ecological sites such as Brandon Marshes, Brandon Wood and Brandon Little Wood. Alongside the importance of preserving these important heritage assets, any opportunities to enhance them for the benefit of future generations will be supported.

### **POLICY CON 1 BUILT HERITAGE ASSETS**

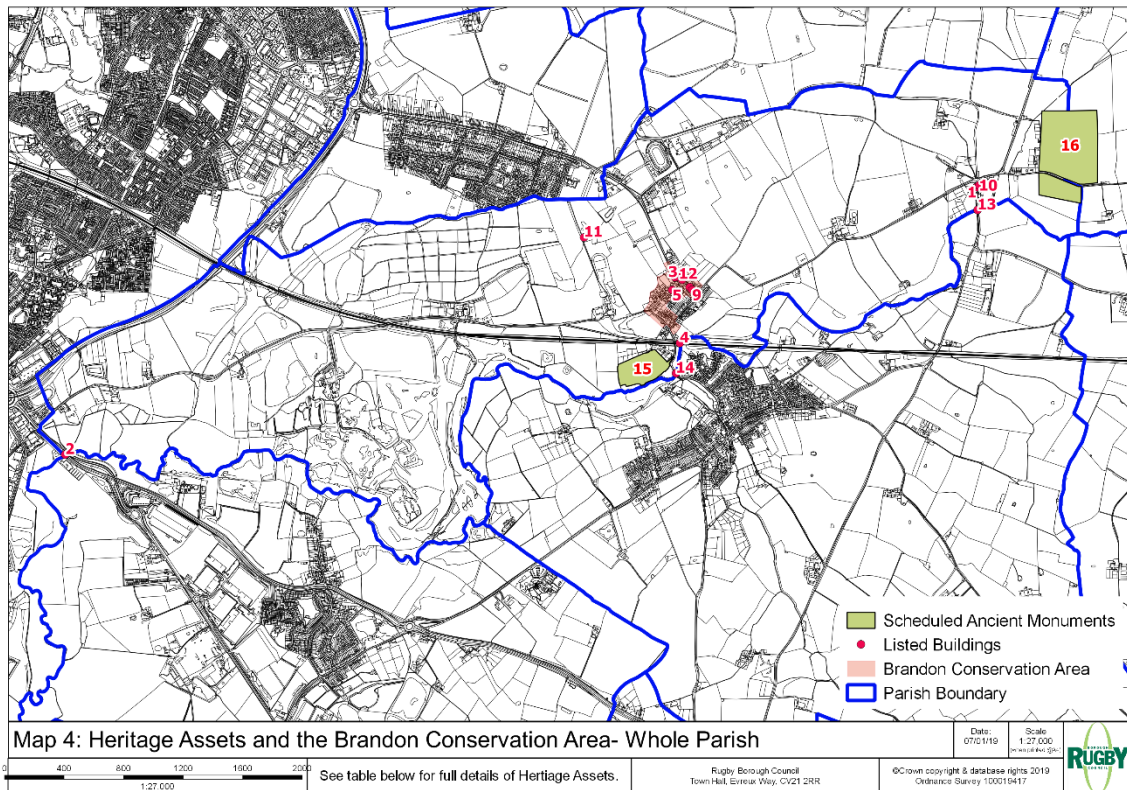
**Development proposals that affect a heritage asset and its setting, whether designated or not, or the Brandon Conservation Area must demonstrate appropriate regard for the asset and its significance and, within the Conservation Area, for the character and appearance of the area (see adjacent Maps 4 and 5).**

**Proposals that would contribute appropriately to the restoration or enhancement of a heritage asset or the Brandon Conservation Area will be supported in principle.**

#### **Explanation**

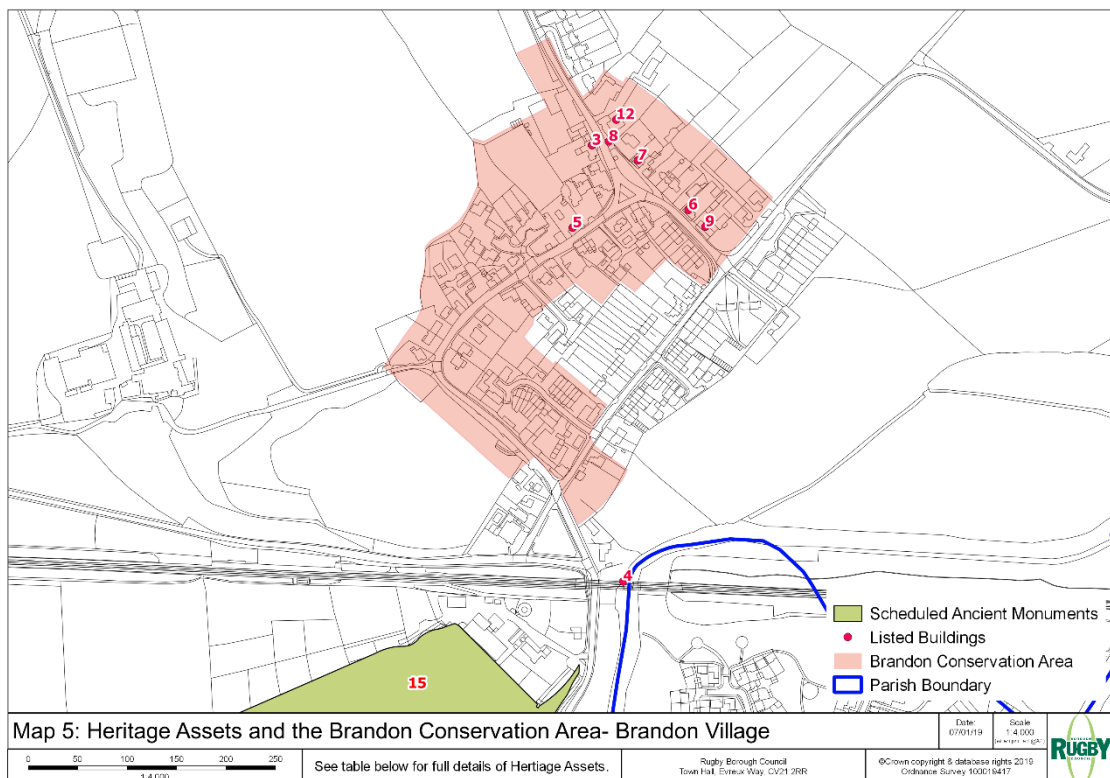
- 8.3 The built heritage within the Neighbourhood Plan area is a vital part of the history and character of the Parish and should be protected against inappropriate development. Alongside the protection of heritage assets, opportunities to enhance the character and setting of listed buildings and structures, scheduled ancient monuments and the Conservation Area will be fully supported providing there is no adverse conflict with other policies in the Plan.

**Map 4: Heritage Assets and the Brandon Conservation Area- Whole Parish**



Source: Historic England

**Map 5: Heritage Assets and the Brandon Conservation Area- Brandon Village**



Source: Historic England

### Schedule of Listed Buildings and Scheduled Ancient Monuments

Number on Map	Building/Monument	Status
<b>Listed Buildings</b>		
1	Ivy Cottage Farmhouse	Grade 2
2	Ryton Bridge	Grade 2
3	Woodcroft	Grade 2
4	Avon Viaduct	Grade 2
5	Thatched Cottage	Grade 2
6	Goodrest Cottage	Grade 2
7	Tiddly Bank Cottage	Grade 2
8	K6 Telephone Kiosk	Grade 2
9	Ivy House Farmhouse	Grade 2
10	Oakdene	Grade 2
11	Ice House in Brandon Little Woods	Grade 2
12	The Hollies	Grade 2
13	Bretford Bridge	Grade 2
14	Wolston Bridge	Grade 2
<b>Scheduled Ancient Monuments</b>		
15	Brandon Castle	Scheduled
16	Barrow Cemetery	Scheduled



**Everton Manor. The oldest house in the parish built 1550 (not listed).**



**Goodrest Cottage and Ivy House Farm**



**The Hollies**



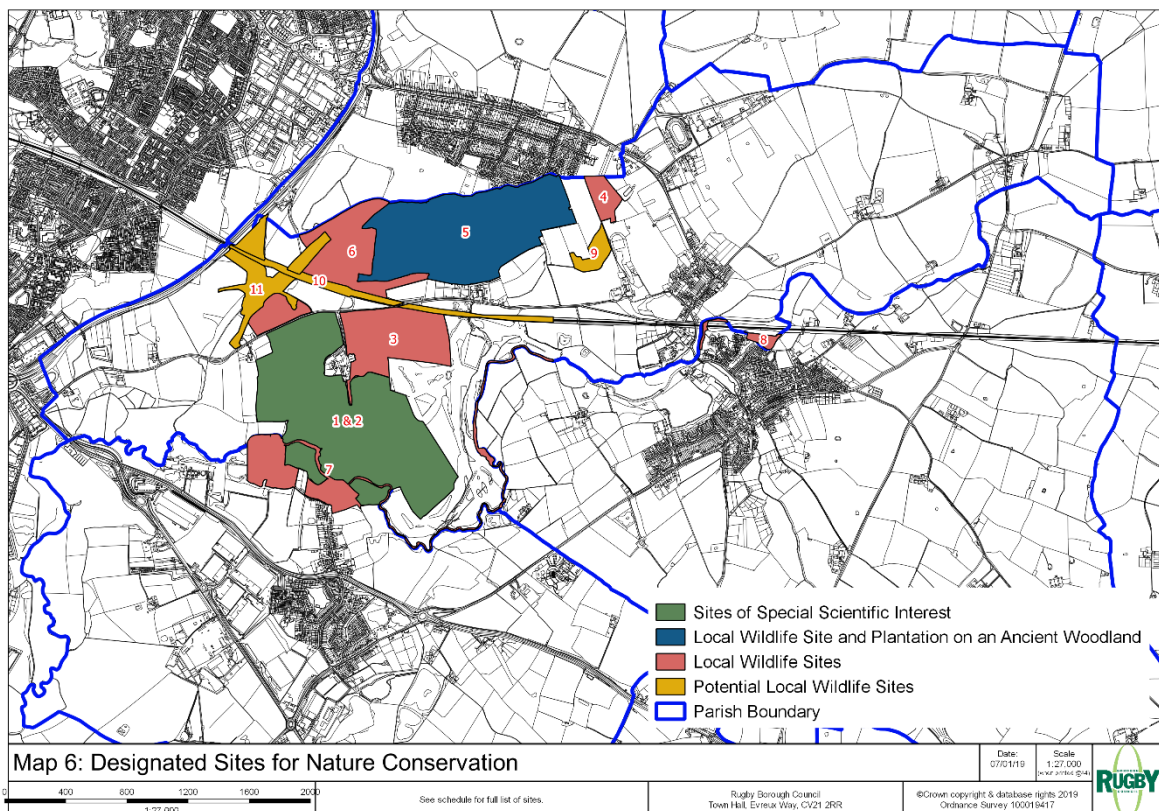
## POLICY CON 2 ENVIRONMENTAL HERITAGE ASSETS

Development proposals must have appropriate regard for any potential impact, directly or indirectly, on the Sites of Special Scientific Interest (SSSI), the designated Local Wildlife Sites (LWS) and the Plantation on an Ancient Woodland Site (PAWS) shown on the adjacent Map 5.

### Explanation

- 8.4 Within the Neighbourhood Plan area, there is presently one SSSI (Brandon Marsh) and four LWS's; Brandon Wood, which is a Plantation On An Ancient Woodland Site (PAWS), Brandon Little Wood, Grassland adjacent to Brandon Wood and the Brandon Marsh Sheep Field. In addition The River Avon and its Tributaries LWS falls partly within the Parish and forms its southern boundary. Other sites within the Parish including the old sand quarry (cycle track) adjacent to Brandon Little Wood and parts of the verges along Brandon Lane have been identified as potential Local Wildlife Sites and should any such sites be formally designated as a LWS then they would be subject to Policy CON 2.

### Map 6: Designated Sites for Nature Conservation in Brandon & Bretford



Source: Warwickshire County Council & Natural England

## **Schedule of Designated Sites for Nature Conservation**

### **Sites of Special Scientific Interest**

1. Brandon Marsh SSSI
2. Ryton & Brandon Gravel Pits SSSI

### **Local Wildlife Sites (LWS)**

3. Brandon Marsh Sheep Field
4. Brandon Little Wood
5. Brandon Wood (also a Plantation on an Ancient Woodland)
6. Grassland adjacent to Brandon Wood
7. River Avon & Tributaries
8. Sally's Hole (Wolston)

### **Potential LWS**

9. Bike Track
10. Railway Verge
11. The Pools, Black Spinney & Long Spinney

## **9. THE BUILT AND NATURAL ENVIRONMENT**

### ***Strategic Objective***

***To support the protection and improvement of the built and natural environment, together with the needs of local residents and businesses.***

- 9.1 Paragraph 17 of the NPPF sets out the core planning principles that should underpin planning decisions and plan making. The first bullet point states that planning should:-  
 “be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area”.
- 9.2 This Plan aims to not only protect the valued heritage assets that exist within the Parish but also to help shape new development where it comes forward to ensure that it both respects and protects local character and residential amenity as well as maximising opportunities to enhance the overall quality of life within the Parish.

### **POLICY BNE 1 RESPECTING LOCAL CHARACTER**

**All development proposals must demonstrate how local character has been respected in the evolution of the design in accordance with the following criteria:**

- a. Be compatible with the main characteristics of the area by respecting the settlement pattern, building styles and materials;**
- b. Mature trees which contribute positively to the character of the area and the natural environment will be protected and retained in the proposed new development;**
- c. Preserving or enhancing heritage assets;**
- d. Be of a density that reflects the character of the surrounding development and landscape;**
- e. Have regard to the impact on tranquillity, including dark skies; and**
- f. Be supported by appropriate archaeological survey and mitigation strategy where applicable.**

#### **Explanation**

- 9.3 It is important that any new development that comes forward reflects and respects local character and, wherever possible, makes a positive contribution to the built and natural environment within the Neighbourhood Plan area.

### **POLICY BNE 2 DESIGN PRINCIPLES**

**The following design principles should be taken into account for all new built development within the Neighbourhood Parish area:**



- a. The detailed design of buildings, including the materials to be used, should respond to local character and history and reflect the identity of local surroundings while not preventing or discouraging appropriate innovation;**
- b. Be visually attractive in terms of good architecture and landscaping;**
- c. The use of solar panels should ensure they are not visually intrusive from public view points especially within the Conservation Area or within proximity to listed buildings;**
- d. Ensure that adequate arrangements are made to accommodate surface water and foul drainage;**
- e. All new development proposals should demonstrate how the design has been influenced by the need to reduce crime and the fear of crime; and**
- f. In order to preserve the rural character of the villages and the surrounding countryside, lighting should be kept to a minimum commensurate with safety considerations.**

### **Explanation**

- 9.4 The villages of Brandon and Bretford have evolved through time and this evolution which has defined the settlement pattern, the different types and designs of properties and their history, has created the local character that many residents value. It is important, therefore, to ensure that new development makes a positive contribution to the character and setting within which the development comes forward so that the continued evolution of the Parish leaves a legacy for future generations to enjoy.
- 9.5 In particular, new development should reflect the importance that trees and green spaces make to the character of the two villages. Innovation of design and design layout is welcomed providing it makes a positive contribution in terms of its quality, the use of materials and that it incorporates high levels of landscaping to soften the overall impact of the buildings.
- 9.6 The Government places great importance on creating safe and accessible environments where crime and the fear of crime do not undermine the quality of life or social cohesion (para 58 of the NPPF). The recommendations of the Warwickshire Constabulary and the extent to which the “Secured by Design Scheme” has been taken into account will be given great weight in the consideration of development proposals.
- 9.7 The Parish exhibits a predominantly rural character beyond the built up limits of the City of Coventry and an important element of this rural character is the relatively low level of light pollution even within the villages of Brandon and Bretford. Paragraph 125 of the NPPF advocates limiting the level of light pollution in new development.

### **POLICY BNE 3      REPLACEMENT DWELLINGS**

Proposals for replacement dwellings must reflect the character and setting of the locality, especially with regard to locations within the Conservation Area or within the setting of listed buildings. Proposals should also ensure that the amenity of occupiers of adjoining residential properties are respected.

The replacement of dwellings within the Green Belt will be permitted provided that:

- a. The form and bulk of the new dwelling is not materially larger than that of the original dwelling or that which could be achieved as permitted development;
- b. The new dwelling is not more intrusive in the landscape than that which it replaces;
- c. The new dwelling has substantially the same siting as the existing;
- d. The existing dwelling to be demolished is not of historic merit; and
- e. The proposals accord with the Design Principles in Policy BNE 2.

#### **Explanation**

- 9.8 The sensitive renewal and replacement of the existing housing stock is supported providing the replacement dwellings respect the character of the setting, are of good quality design and the use of materials and protect the amenities of occupiers of adjoining dwellings.

### **POLICY BNE 4      PROTECTION OF NATURAL FEATURES**

Development should protect and, where possible, enhance the natural environment including important landscapes, ecologically rich sites, wildlife corridors, areas of woodland and other natural features that contribute positively to the character of the Parish. Where applicable proposals should seek to contribute to the aims of the Princethorpe Woodlands Living Landscape Area.

All new development should look to incorporate a net increase in natural features within the site wherever possible and use appropriate native tree and hedgerow species as well as nectar rich plants as part of the landscaping scheme. Specific enhancements for relevant wildlife species of conservation concern will be expected to be provided within the built form.

Proposals should have regard to the Warwickshire, Coventry and Solihull Biodiversity Action Plan which aims to create, enhance and restore habitats for biodiversity.

New developments or redevelopments of previously developed land will need to demonstrate that existing habitats are safeguarded and provide the appropriate extent of buffer in order to do so. Development proposals

**shall respect and maintain the physical and visual separation of Brandon and Binley Woods to protect their individual character and identity.**

**Support will be given to the opening up of existing culverts to provide more open space/green infrastructure for greater amenity and biodiversity; and the creation of new culverts should be kept to a minimum.**



## **Brandon Wood**

### **Explanation**

- 9.10 The rural parts of the Parish contain a rich diversity of habitat especially within the areas of woodland and along wildlife corridors in proximity to the River Avon and adjacent to roads and railway lines. It is important to ensure that these important natural features are protected and, where possible, enhanced.
- 9.11 Development that contains measures to enhance or restore a feature(s) that would create new habitat together with a programme of future maintenance will be encouraged subject to no conflict with other policies in this Plan.
- 9.12 The Parish sits within the ‘Princethorpe Woodlands Living Landscape’\* which has been identified as an important landscape due to the cluster of ancient woodlands present and the opportunity to enhance landscape connectivity for wildlife by creating and enhancing woodland, hedgerows and other associated habitats such as ponds and grassland rides and verges. The area has an active partnership that has received funding to achieve these aims. Any development should seek to help achieve the vision for the ‘Princethorpe Woodlands Living Landscape’.

\*Source <http://www.warwickshirewildlifetrust.org.uk/princethorpewoodlands>



- 9.13 The Parish supports a number of wildlife species of particular conservation concern. These are identified within the Warwickshire, Coventry and Solihull Biodiversity Action Plan\* and include hedgehogs, otter, bats and birds which are present in the Parish. Features to help these species are easy to incorporate into new developments in the form of hedgehog fencing (leaving a small hole into the garden), native species hedgerows, grassy margins, bird and bat boxes. New developments will be expected to incorporate these features.

\*Source <http://www.warwickshirewildlifetrust.org.uk/LBAP>

## **POLICY BNE 5 LOCAL GREEN SPACE**

**Brandon War Memorial Green as shown on adjacent Map 7 is designated as a Local Green Space.**

### **Map 7: Brandon War Memorial Local Green Space**



## Explanation

- 9.14 Paragraph 76 of the NPPF enabled Local Communities to designate land as Local Green Space to safeguard these important green spaces from development other than in very special circumstances. The Brandon War Memorial Green satisfies the NPPF criteria for Local Green Space designation as it “is in reasonably close proximity to the community it serves”, “is local in character and is not an extensive tract of land”. It is also “demonstrably special to the local community and holds a particular local significance” because historically it has been the centre and focal point for the village of Brandon. It is the site of Brandon and Bretford War Memorial, memorial trees, benches and a red original BT telephone box. It is the setting for Tiddly Bank Cottage (16<sup>th</sup> century thatched cottage) and is within close proximity of the old school house, coach house, Victorian terraced cottages, shop and bakery.

## **POLICY BNE 6 VALUED RURAL CHARACTER AND SETTING**

**Development proposals should identify, assess and address their impact on the valued rural character and setting of the Neighbourhood Area. Rural aspects should include, but are not limited to, inter-visibility and ready access between the built and countryside areas, visual and actual separation between distinct settlements, respect for the patterns and scale of rural settlements and respect for the distinct features of the landscape and the settings of heritage assets.**

## Explanation

- 9.15 The character of the Parish is derived from numerous factors including its geography, natural features such as the River Avon, Brandon Wood and Brandon Little Wood and the other ecologically important sites together with the settlement pattern that has evolved over time. All of these factors make up the unique character of the Parish and it is important that new development is fully respectful of these defining elements.



**The footbridge over the River Avon and meadow beside the River Avon**





### Open views from Brandon Village Field

- 9.16 In addition to the protection afforded to statutorily designated heritage assets such as Local Wildlife Sites, the SSSI and Brandon Conservation Area, open spaces and vistas play a crucial role in defining the character of areas within the Parish which have their own identity and character.
- 9.17 This is particularly the case for the cluster of housing known locally as “Brandon Hill” where properties fronting Rugby Road and along Speedway Lane adjacent to Brandon Stadium form a discrete residential enclave that is separated from the much larger village of Binley Woods by New Close Wood to the north of Rugby Road (A428) and by the open grounds of Binley Woods School and the adjoining gardens of residential properties to the south of the A428. To the south of “Brandon Hill” open fields to the north and south of the A428 together with the open areas within the now vacant Oakdale Nursery to the south of the A428, form an important visual separation between “Brandon Hill” and Brandon village. To protect the unique and distinct character of “Brandon” Hill it is important that key open spaces and vistas are protected to ensure that any new development will integrate with the existing built form and its setting.



### Open views and vistas around Brandon Hill



- 9.18 Elsewhere within the Parish, good quality open space makes an important contribution to the character of the area and to the quality of life and personal well-being of residents and visitors. Both within and surrounding the main built up areas within the Parish, verges, fields and other valued vistas help both soften the built up areas and bring the feeling of countryside into the villages of Brandon and Bretford and it is important that these valued open spaces and vistas are protected from new development.

## 10. LOCAL FACILITIES

### Strategic Objective

*To support the establishment of new community facilities, local services, open spaces and recreation within the Parish in locations that are sustainable and accessible to local residents and wherever possible to protect and maintain existing community facilities, open spaces and recreation and leisure facilities.*

### Explanation

- 10.1 The proximity of the main settlements of Brandon and Bretford to the City of Coventry, the town of Rugby and to the larger rural settlements of Binley Woods and Wolston means that within the Neighbourhood Area local facilities are limited.
- 10.2 Appendix 7 provides a list of all the local facilities, clubs, recreation areas and organisations present within the Neighbourhood area as at Sep 2017.
- 10.3 It is important to both protect and where possible improve the existing local facilities within the Neighbourhood Area and to support the acceptable establishment of new community facilities, local services, open spaces and recreational opportunities in sustainable locations.

## POLICY LF 1 COMMUNITY FACILITIES

**Proposals which assure the retention, enhancement or improvement of valued community facilities will be supported; if the relocation of a facility is involved the new location must be equally well located for the community it serves. Proposals that would diminish or remove a community facility will be required to demonstrate that the facility is no longer needed or viable and that there is no realistic prospect of viability being improved with either the current or other community use(s). New community facilities will in principle be supported.**

**The current community facilities are: the public house and village hall in Bretford, and in Brandon the public house, the Brandon Club, the Brandon Hall Hotel and the Brandon Stadium (presently closed).**

### Explanation

- 10.4 The survey of residents and businesses showed that the existing local facilities within Brandon and Bretford were valued and hence it is important to ensure that they are protected and, where possible, allowed to be enhanced to improve their community value.
- 10.5 The surveys also showed support for the establishment of new facilities and services for the local community in locations that are accessible and acceptable. Whilst opportunities to establish viable new facilities will be limited by Green Belt Policies and the need to ensure compatibility with other policies in the Plan,

if these considerations can be satisfied then support should be given to the principle of establishing new facilities to benefit the local community.

## **POLICY LF 2 SAFE WALKING, CYCLING & HORSE RIDING**

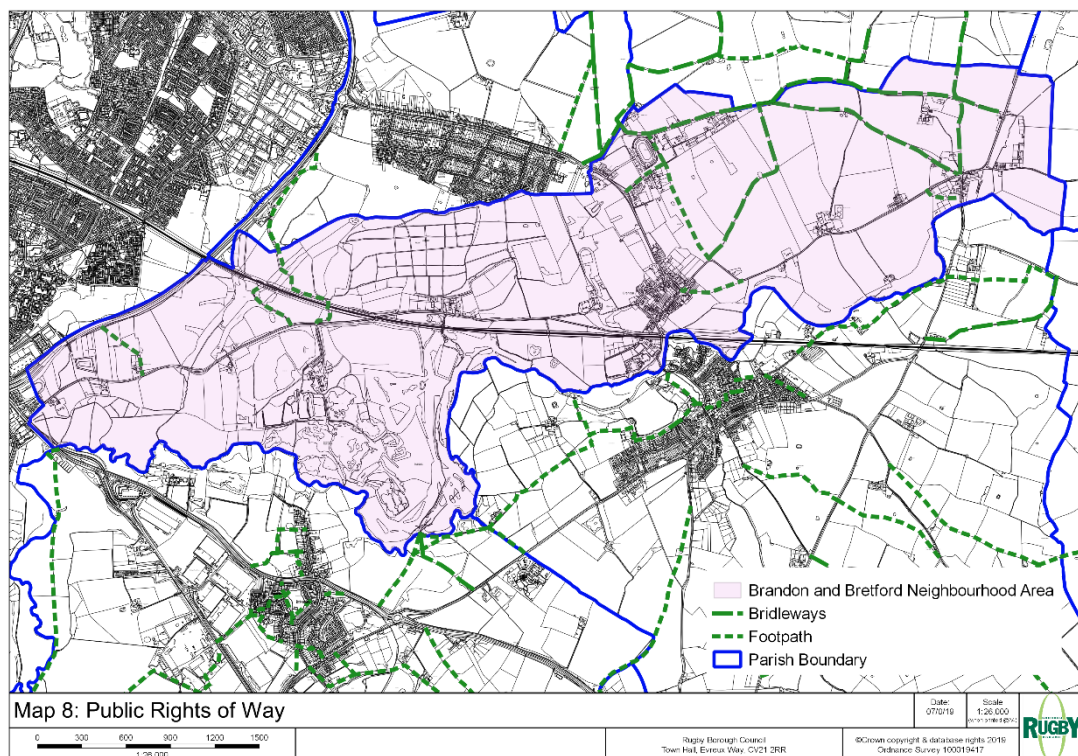
**Wherever possible, new development should incorporate provisions for improving the usability, connectivity and attractiveness of footpaths, cycle ways and bridleways to further encourage their use.**

**Horse riding within the Neighbourhood Area is an activity that is commonplace and is enjoyed by the local community and by visitors. Opportunities to reduce the level of conflict with traffic passing through the Neighbourhood Area will be supported.**

### **Explanation**

- 10.6 The Neighbourhood Area contains many opportunities for people to enjoy the surrounding countryside and access facilities both within and adjoining the Parish via the network of footpaths and bridleways which also provide links with roads and associated footpaths. The use of these footpaths and bridleways make an important contribution to the health, wellbeing and enjoyment of residents and visitors as well as acting as wildlife corridors and habitats. New development should not adversely impact upon this important amenity either physically or visually.

### **Map 8: Rights Of Way In The Area Of Brandon and Bretford**



Source: Warwickshire County Council



### Rugby Borough Council

### Brandon and Bretford Neighbourhood Development Plan

### Decision Statement published pursuant to the Localism Act 2011 Schedule 38A(9) and Regulations 19 & 20 of the Neighbourhood Planning (General) Regulations 2012

Rugby Borough Council at a meeting of its full Council on the 4th June 2019 decided to make the Brandon and Bretford Neighbourhood Development Plan under Section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended). The Brandon and Bretford Neighbourhood Development Plan now forms part of the Development Plan for Rugby Borough.

#### Reason for decision:

The Brandon and Bretford Neighbourhood Development Plan meets the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, is compatible with EU obligations and the Convention rights and complies with relevant provision made by or under Section 38A and B of the Planning and Compulsory Purchase Act 2004 as amended.

Paragraph 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 requires the Council to make the neighbourhood plan if more than half of those voting in the referendum have voted in favour of the Plan being used to help to decide planning applications in the area. The Plan was endorsed by more than the required threshold in the referendum held on 2<sup>nd</sup> May 2019.

This decision statement and Brandon and Bretford Neighbourhood Development Plan can be viewed on the Rugby Borough Council website:

[www.rugby.gov.uk/brandonandbretfordnp](http://www.rugby.gov.uk/brandonandbretfordnp)

Or can be viewed at the following locations during opening hours:

- Rugby Borough Council, Town Hall, Evreux Way, Rugby, CV21 2RR (Open Monday to Friday – 9am until 5pm)
- Rugby Library, Little Elborow Street, Rugby, CV21 3BZ (Open Mon, Wed, Thurs, Fri – 9am - 5.30pm. Open Tues 10am – 7pm, Open Sat 9am – 4pm. Open Sun midday - 4pm)

A copy of this decision statement will also be sent to the qualifying body, namely Brandon and Bretford Parish Council, and to any person who asked to be notified of the decision.

For further information please contact:

Development Strategy Team, Rugby Borough Council, Town Hall, Evreux Way, Rugby, CV21 2RR

Email: [localplan@rugby.gov.uk](mailto:localplan@rugby.gov.uk) Telephone: 01788 533741

