

# BRANDON AND BRETTFORD NEIGHBOURHOOD DEVELOPMENT PLAN

## BRANDON AND BRETTFORD NEIGHBOURHOOD DEVELOPMENT PLAN TO 2031

SUBMISSION TO PARISH COUNCIL 06-DEC-17 – UPDATE 16-MAR-18



## **LIST OF CONTENTS**

1	Introduction	Page 4
2	The Neighbourhood Development Plan	Page 6
3	Brandon and Bretford – History	Page 7
4	Present Day Character Appraisal of The Parish	Page 11
5	Future Development Issues	Page 21
	Vision Statement For The Parish Of Brandon And Bretford	Page 24
	Policies For Brandon and Bretford	Page 25

## **6. HOUSING**

	Policy H1 – Brandon Greenbelt Inset Area	Page 26
	Policy H2 – Development Of Brownfield Land	Page 27
	Policy H3 – Affordable Housing	Page 28
	Policy H4 – Specialist Accommodation For The Elderly And Infirm	Page 29
	Policy H5 – Use Of Garden Land Within Inset Boundary Of Brandon Village	Page 30

## **7. ECONOMY**

	Policy E1 – Protecting And Supporting Existing Businesses	Page 31
	Policy E2 – Fostering New Employment Opportunities	Page 32

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

	Policy CON1 – Built Heritage Assets	Page 33
	Policy CON2 – Environmental Heritage Assets	Page 35

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

	Policy BNE1 – Respecting Local Character	Page 37
	Policy BNE2 – Design Principles	Page 38
	Policy BNE3 – Designing Out Crime	Page 39
	Policy BNE4 – Lighting	Page 39
	Policy BNE5 – Replacement Dwellings	Page 39
	Policy BNE6 – Protection Of Natural Features	Page 40
	Policy BNE7 – Local Green Space	Page 42
	Policy BNE8 – Valued Open Spaces And Vistas	Page 43

## **10. INFRASTRUCTURE**

	Policy INF1 – Highway Safety	Page 47
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Policy INF2 – Traffic Management Improvements	Page 48
Policy INF3 – Reducing Traffic Speed	Page 49
Policy INF4 – Drainage And Flooding	Page 50
Policy INF5 – Digital Communications	Page 51

## **11. LOCAL FACILITIES**

Policy LF1 – Community Facilities	Page 52
Policy LF2 – Safe Walking, Cycling And Horse Riding	Page 53

## **12. POTENTIAL DEVELOPMENT SITES**

Policy PDS1 – Brandon Stadium	Page 55
Policy PDS2 – Oakdale Nursery	Page 58

## **APPENDICES**

- 1) Details of pre-plan consultations, open days and plan timeline
- 2) Neighbourhood Plan Questionnaire And Responses
- 3) Neighbourhood Plan Businesses Questionnaire And Responses
- 4) PTB Traffic Management Report
- 5) Community Aspirations For Traffic Management
- 6) Housing Needs Survey And Results
- 7) Local Facilities, Clubs And Organisations

## **ABBREVIATIONS**

NDP – Neighbourhood Development Plan

VDS - Brandon Village Design Statement

RBC – Rugby Borough Council

NPPF – National Planning Policy Framework

PPG – Planning Practice Guidance

SSSI – Special Site Of Scientific Interest

LWS – Local Wildlife Site

PDL – Previously Developed Land

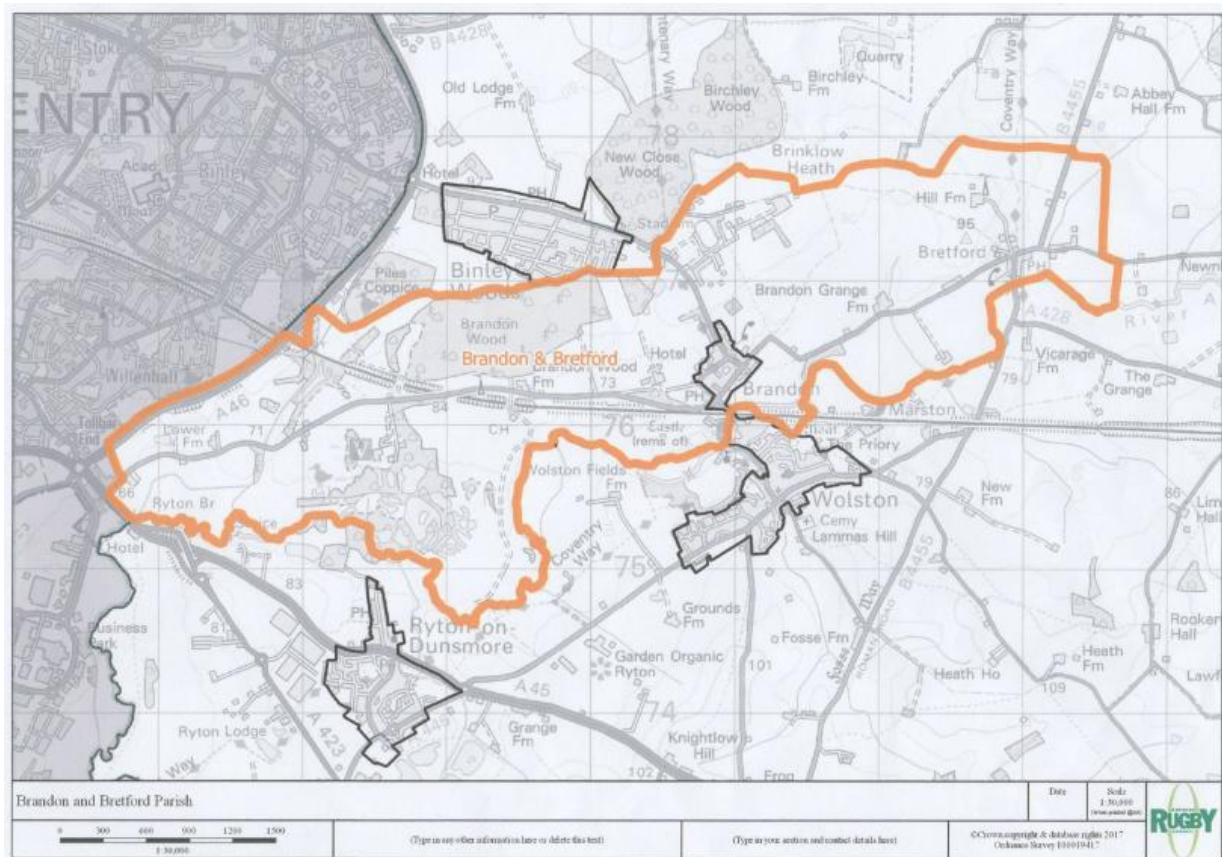
PAWS – Plantation on an Ancient Woodland Site

## **1 INTRODUCTION**

- 1.1 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 during its lifetime to ensure that it remains consistent with National planning policies and with future revisions to the Development Plan.
- 1.2 The Neighbourhood Development Plan represents the first opportunity the community has had to formulate a comprehensive vision for the entire Parish. The Brandon Village Design Statement (VDS) was published in 2000. The history and character of the village of Brandon was described. Design guidelines were incorporated to try to influence future changes within the village and to help preserve and enhance its character and respect its history. The Design Guide did not include the separate village of Bretford. It did not include the rural parts of the Parish, whereas this Plan will look at the entire Parish. The Plan builds on the Village Design Statement to encompass all aspects of the Parish.
- 1.3 The Plan now provides an opportunity for the community to have a real say over local decision-making about future development within the Parish. This is to ensure that it respects the existing and future needs of the people who live in the Parish and also the many visitors who are attracted to the rich and diverse built and natural heritage, which gives the Parish such a special and treasured character.
- 1.4 Led by Brandon & Bretford Parish Council and overseen by a steering group, the Plan is based upon extensive research and consultation within the local community, which will continue through to its submission to Rugby Borough Council (RBC). This Draft Plan has been subjected to a full public exhibition to ensure that its vision and policies reflect the aspirations of the community. Changes to the Draft plan have been made wherever possible before it's submission to RBC for assessment and for further formal public consultation.
- 1.5 An Examiner will be appointed by RBC to ensure the Draft plan complies with all legal requirements. RBC will organise a referendum of the entire parish. If more than 50% of those voting in the referendum agree that the Plan should be adopted, it will become part of the Rugby Borough Development Plan. It will be an important material planning consideration in the determination of planning applications within the Parish.



**Brandon and Bretford Parish Boundary defining the area covered by the plan.**



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

## **2. THE NEIGHBOURHOOD DEVELOPMENT PLAN**

- 2.1 Neighbourhood Development Plans were introduced by the 2011 Localism Act to develop a community-led planning framework for the future development, regeneration and conservation of a Neighbour Plan area such as a local Parish. It is about the use and development of land and will generally contain vision statements, aims and planning policies for improving the area, for preserving valued heritage assets and for guiding future development proposals which may be brought forward within the lifetime of the Neighbourhood Plan.
- 2.2 If the Plan proceeds to referendum and is approved by over 50% of the community who participate in the referendum, the Plan will be adopted (made) by Rugby Borough Council and will become part of the Development Plan for the District.
- 2.3 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 conform to adopted Development Plan policies for the district of Rugby and have regard to emerging Development Plan policies. The Plan must also have appropriate regard to National planning policies and guidance contained in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).
- 2.4 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 expected to be submitted Summer 2017
  - Warwickshire Minerals Core Strategy
- 2.5 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.

### **3. BRANDON AND BRETTFORD -HISTORY**

#### **HISTORY OF BRANDON**

- 3.1 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.
- 3.2 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.
- 3.3 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.
- 3.4 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.
- 3.5 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.





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

- 3.6 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.
- 3.8 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.**

- 3.9 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.



- 3 10 Likewise, tourists began to visit Brandon for its boating, swimming, paddling and Tea Rooms.
- 3 11 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.
- 3 12 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.
- 3 13 The Brandon Estate adjoined Coombe Abbey Estate. Coventry 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.
- 3 14 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.

However, there have been benefits such as Brandon Marsh and Brandon Golf Course which have provided recreational and conservation developments.

## HISTORY OF BRETTFORD

### 3 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.



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

- 3 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.
- 3 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.
- 3 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.

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

##### **Brandon Village**

4.1 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.

4.2 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.

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.

4.3 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.

4.4 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.

4.5 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 Village Design Statement (VDS) page 6 & 7.

4.6 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.

4.7 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**

- 4.8 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

- 4.9 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.
- 4.10 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.
- 4.11 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

- 4.12 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



- 4.13 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.
- 4.14 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.
- 4.15 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**

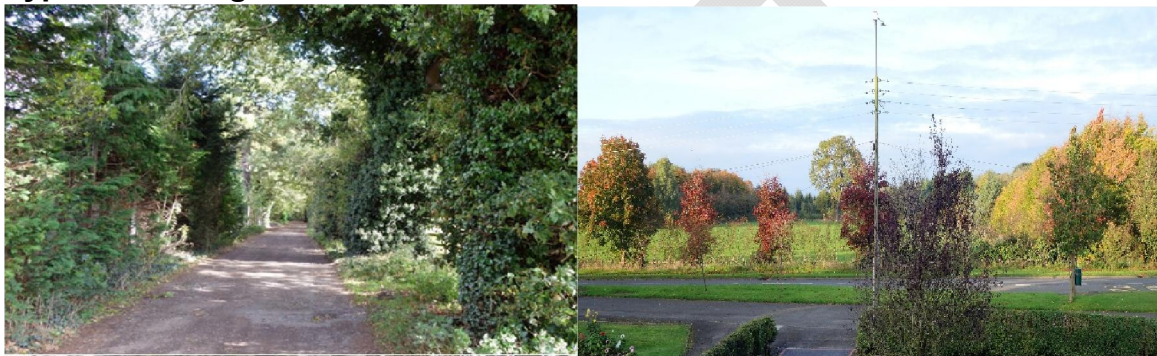
- 4.16 Whilst part of the Parish of Brandon, the group of houses on Brandon Hill lie close to the eastern edge of the neighbouring village of Binley Woods and are separated from the main village of Brandon by open countryside on either side of the A428 Rugby Road as it drops down into the centre of the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



- 4.17 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 unused Brandon Stadium at Brandon Hill – open green spaces**



## Bretford Village



**Aerial view of Bretford village**

- 4.18 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.
- 4.19 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.
- 4.20 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.
- 4.21 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

- 4.25 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.
- 4.26 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.
- 4.27 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.
- 4.28 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**



## **5. FUTURE DEVELOPMENT ISSUES**

- 5.1 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.
- 5.2 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.
- 5.3 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.
- 5.4 Other issues raised included the lack of local facilities within both Brandon and Bretford. There are concerns about the future of Brandon Stadium following the public exhibition held in 2016 by the new owners of the site proposing its redevelopment for housing, and rumours about the future of the Oakdale Nursery site.
- 5.5 The purpose of a Neighbourhood Plan is to guide the future development, regeneration or conservation of an area and concerns the use and development of land. As almost the entire Parish sits within the Green Belt with only the main village of Brandon being inset, the opportunities for future built development within the Parish are limited by National and local Development Plan policies to protect the Green Belt from inappropriate development. Paragraph 89 of the National Planning policy Framework states that the construction of new buildings is to be regarded as inappropriate development within the Green Belt unless it's for the following exceptions:
- a. buildings for agriculture and forestry; Achieving sustainable development
  - b. provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
  - c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building
  - d. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces
  - e. limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan

- f. 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.

Paragraph 90 also allows certain other forms of development to be regarded as not inappropriate in the Green Belt providing they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

These other exceptions are:

- a. mineral extraction
- b. engineering operations
- c. local transport infrastructure which can demonstrate a requirement for a Green Belt location
- d. the re-use of buildings provided that the buildings are of permanent and substantial construction
- e. development brought forward under a Community Right to Build Order

5.6 Looking at the issues which businesses and residents have highlighted within the context of what Neighbourhood Plans are focussed upon doing, and taking into account the application of Green Belt policy within all but that part of Brandon village which is inset, sets a challenge to ensure that land use change that does come forward can be influenced by the Neighbourhood Plan to protect and enhance those aspects of the Parish's character which residents value most highly and to help address as far as can be achieved, the main issues and concerns.

5.7 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.

- 5.8 It is within this context that the following vision, objectives and policies for the Neighbourhood Plan have been formulated.

DRAFT

## 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. It aims to respect and add to the distinctive qualities and character of the Parish for current and future generations to enjoy.

### Strategic Objectives

- Housing** 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.
- Economy** To support new businesses to locate within the Parish in appropriate and sustainable locations, and the retention and acceptable expansion of existing businesses.
- Conservation** 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.
- Environment** To support the protection and improvement of the built and natural environment, together with the needs of local residents and businesses.
- Infrastructure** To encourage initiatives aimed at addressing the impact of traffic and parking within the Parish, and support schemes that improve digital connectivity, utility infrastructure and reduce flooding.
- Local Facilities** 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. It should protect and maintain existing community facilities, open spaces and recreation and leisure facilities.

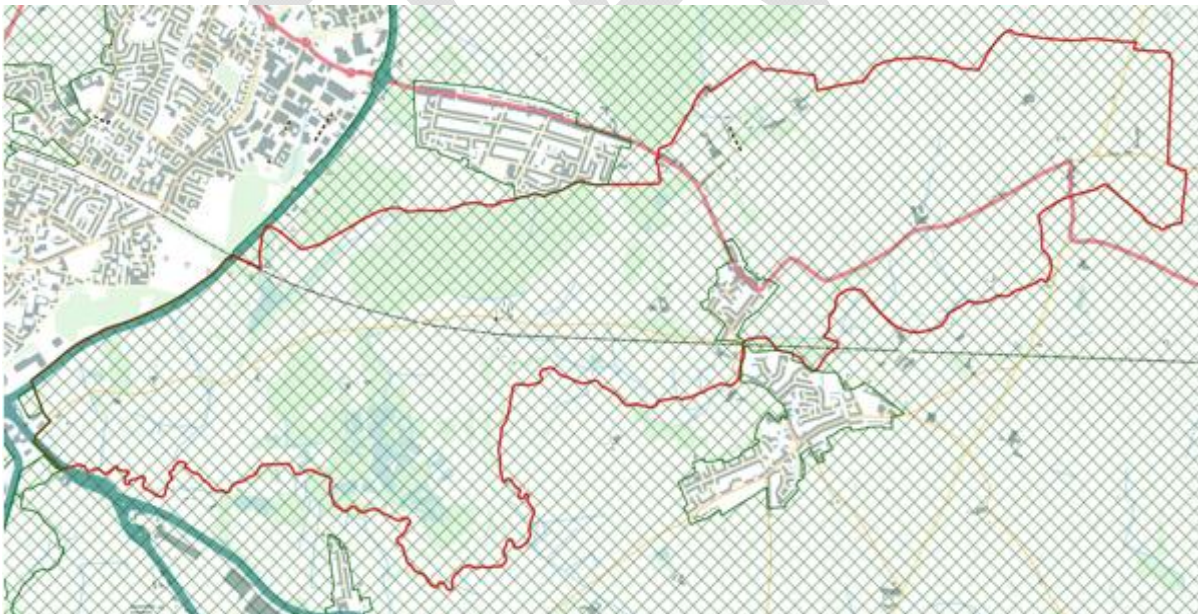


## HOUSING

### *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. Outside of the inset area any new housing within the Parish will be confined to limited infilling within the built up areas of Bretford and Brandon (beyond the inset area). Also dwellings that are required for forestry and agriculture where a need can be proven, or as part of the partial or complete redevelopment of previously developed land within the Parish subject to the development not having any greater impact on the openness of the Green Belt and to the application of other relevant National and Development Plan policies.
- 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.



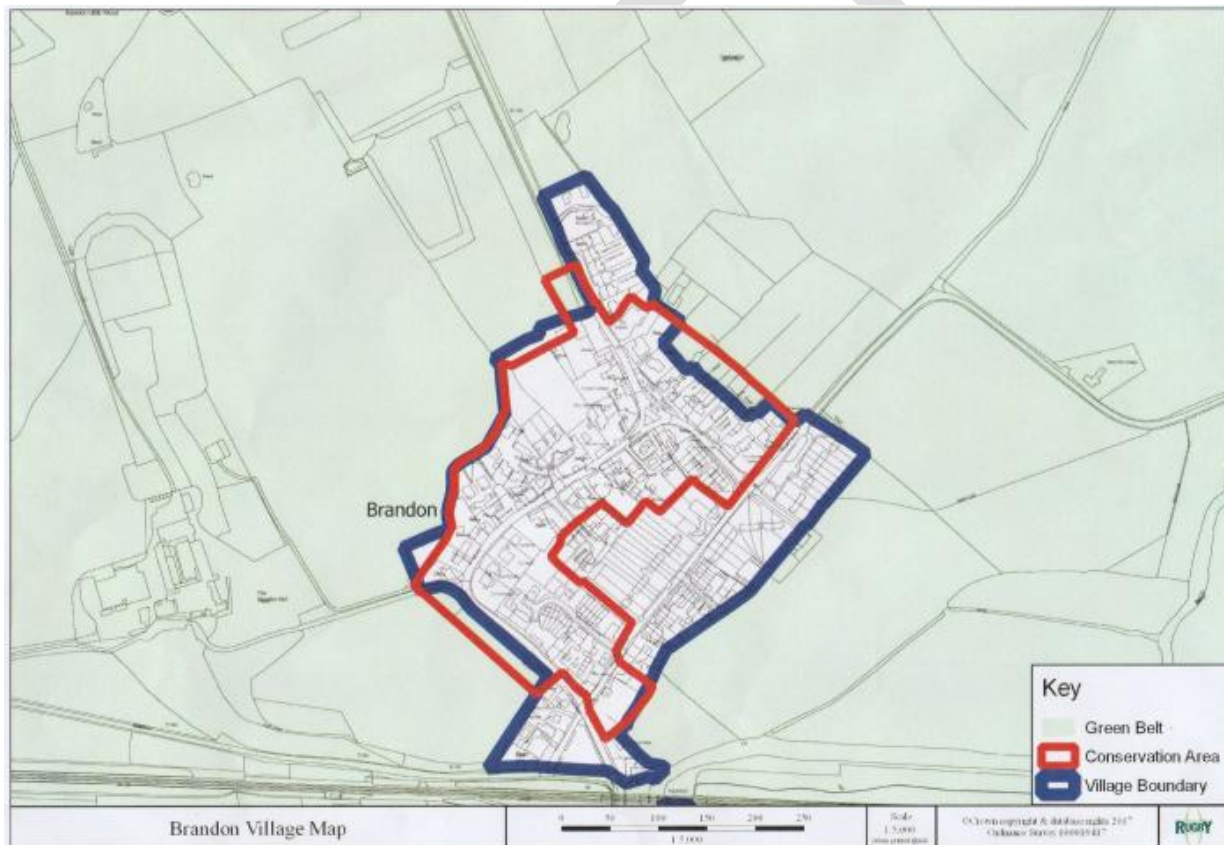
**Area designated Green Belt**

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

**Within the Green Belt Inset Boundary for Brandon, proposals for new dwellings will be supported in principle, subject to being in accordance with other policies in the Plan.**

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.



**Brandon village and conservation area**



## **POLICY H2 DEVELOPMENT OF BROWNFIELD LAND**

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

- a. Residential use would be compatible with the surrounding uses.**
- b. The proposal would not result in the loss or displacement of existing employment uses, community uses or sports and leisure uses unless it can be demonstrated that the benefits of the new housing would outweigh the loss of the use being displaced either partially or completely.**
- c. The proposal would lead to an enhancement in the character and appearance of the site.**
- d. The proposal would not conflict with national Green Belt policy.**

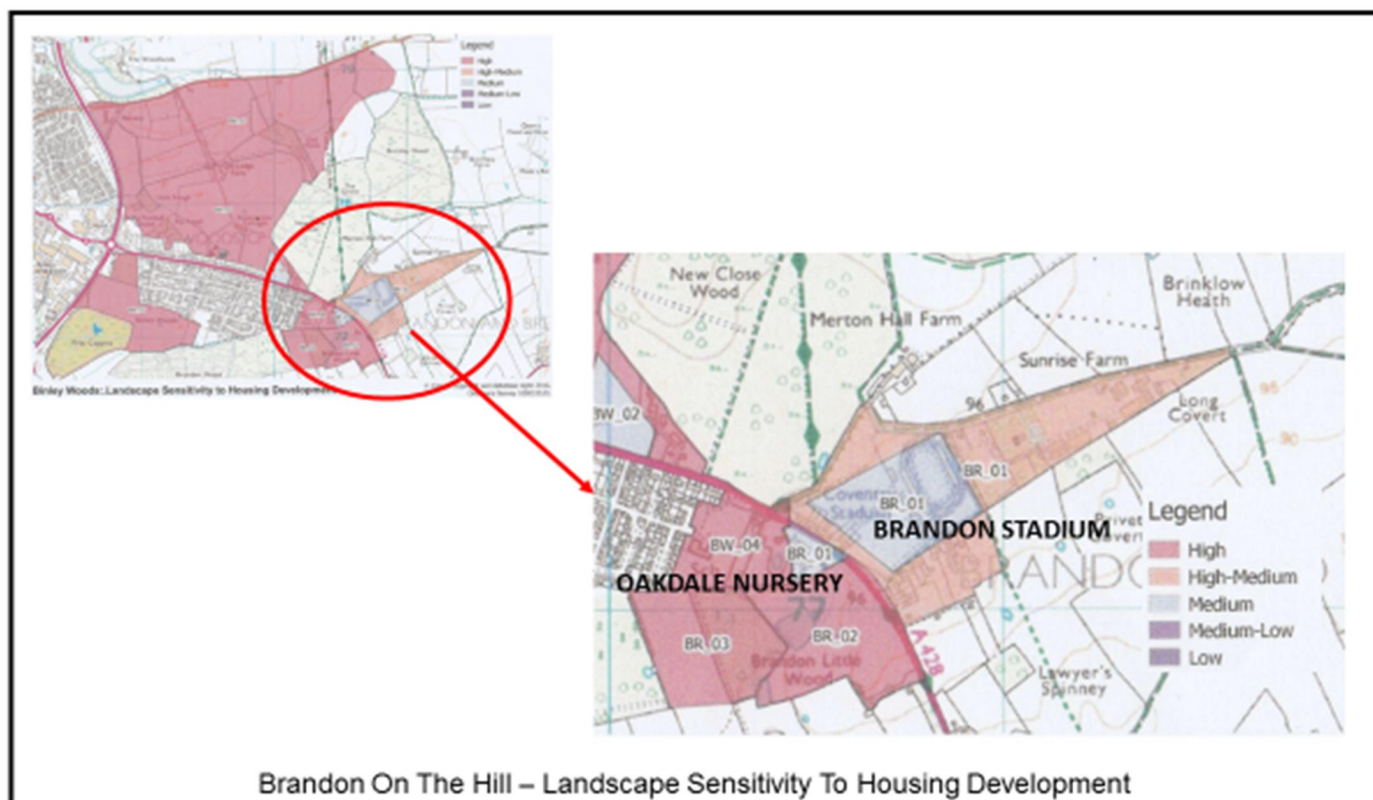
Explanation

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 Within the Parish Boundary, development interest has been shown in bringing forward residential led schemes on land which has previously been used for alternative uses: These sites are:

- i. Brandon Stadium
- ii. Oakdale Nursery

The redevelopment of either or both of these sites for housing led proposals could have a significant impact upon the character of the surrounding area and on traffic generation, residential amenity and other material planning considerations and therefore specific policies to consider the future redevelopment of these two sites are contained in policies BS1 and BS2 of this Plan.



### POLICY H3 AFFORDABLE HOUSING

Support will be given to the provision of affordable housing within the Parish either as part of the future redevelopment of previously developed land or as a rural exception site adjacent to the built up village boundaries of Brandon and Bretford in accordance with the relevant adopted policies in the Development Plan and with paragraph 89 of 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 this 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. The need for the accommodation proposed, whereby the development contributes towards specialist housing need.**
- b. The ability of future residents to access essential services, including public transport, shops and appropriate health care facilities.**

#### Explanation

- 6.9 This 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**

**Development on garden land will not be supported unless it can be demonstrated that proposals will:**

- a. Preserve or enhance the character of the area.**
- b. Not introduce an inappropriate form of development which is at odds with the established settlement pattern.**
- c. Preserve the amenities of the host dwelling and neighbouring properties.**
- d. Provide satisfactory arrangements for vehicular access and off-road parking.**

#### **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.



## **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 uses will not be supported unless it can be demonstrated that:**

- 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.**
- 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 encouraged providing:**

- a. They do not have a detrimental impact on residential amenity.**
- b. They do not cause harm to the character of the area.**
- c. They do not result in a loss of green infrastructure.**
- d. They do not have an unacceptable impact due to increased traffic generation and on-street 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.

See appendix 3 for businesses located in the NDP area.

## 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

**Proposals which do not protect or enhance the special architectural or historical interest and setting of listed buildings and scheduled ancient monuments will not be supported.**

**Development within and adjacent to all heritage assets will be strictly controlled and development that fails to preserve or enhance the character or appearance of the Conservation Area will not be supported.**

**Development proposals that would sensitively restore and/or protect listed buildings and scheduled ancient monuments and proposals that would enhance the character or setting of the Conservation Area will be supported subject to their being in conformity with other policies in the Plan.**

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 of Brandon village conservation area

**Everton Manor. The oldest house in the parish built 1550.**



## Goodrest Cottage and Ivy House Farm



## The Hollies

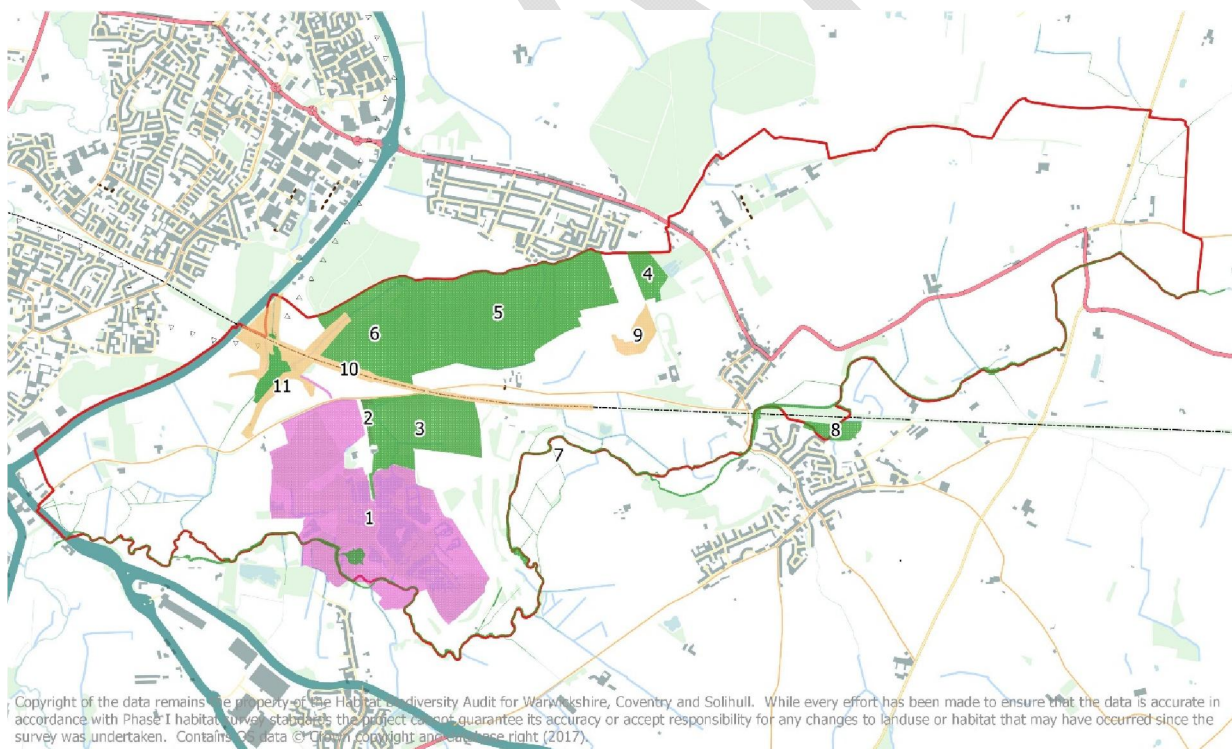
## **POLICY CON 2 ENVIRONMENTAL HERITAGE ASSETS**

**Development which would directly or indirectly harm a Site of Special Scientific Interest (SSSI), a designated Local Wildlife Site (LWS) and Ancient Woodland will not be supported.**

**Proposals to enhance and protect the quality of a SSSI, a LWS or Ancient Woodland or to designate additional sites as LWSs will be supported providing there is no conflict with other policies in the Plan.**

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.



**Designated Sites for Nature Conservation in Brandon & Bretford**

### **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
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



## **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 and respecting the settlement pattern, building styles and materials.**
- b. Protect or enhance landscape and biodiversity by incorporating high quality native landscaping and creating new areas of habitat.**
- 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.**
- f. Ensure that adequate arrangements are made to accommodate surface water and foul drainage.**
- g. Be supported by appropriate archaeological survey and mitigation strategy where applicable.**

**Proposals that do not make a positive contribution to local character will not be supported.**

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. Extensions to existing dwellings should not be disproportionate to the original size of the dwelling.**
- d. 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.**
- e. 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.**

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.

### **POLICY BNE 3      DESIGNING OUT CRIME**

**All new development proposals should demonstrate how the design has been influenced by the need to reduce crime and the fear of crime.**

Explanation

- 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.

### **POLICY BNE 4      LIGHTING**

**Lighting on new development should be kept to a minimum whilst having regard to highway safety and the objectives of Policy BNE 3, in order to preserve the rural character of the villages and within the surrounding countryside. Proposed lighting should be designed and located to reduce light pollution and contribute to dark skies.**

Explanation

- 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 and Policy BNE4 reflects this important objective.

### **POLICY BNE 5      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.**

**All proposals for replacement dwellings must:**



- a. Be no more than 30% larger in volume than the size of the original building not accounting for extensions to the property unless special circumstances can be demonstrated to justify an increase above the 30% limit.
- b. Be sited on a similar footprint to the existing dwelling unless an alternative site within the residential curtilage can be justified for planning reasons.
- c. Include suitable provision for vehicular access and for off-street parking.
- d. Accord to the design principles set out in Policy BNE2.

#### 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.
- 9.9 Replacement dwellings should be reasonably proportionate to the size of the dwelling they are to replace whilst allowing for a 30% increase in the size of the original dwelling to reflect that extensions to existing houses can be carried out by permitted development subject to the regulations set out in the General Development order. Exceptions to this 30% limit can be applied in circumstances where the size of the existing property is unduly small or where personal circumstances justify the need for an increase in the limit to be applied.

### **POLICY BNE 6 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. Development that would destroy or adversely affect these features will not be supported.**

**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. Development that looks to create, enhance or restore habitats for biodiversity will be encouraged.**

**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.**



### **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'.

- 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.

## **POLICY BNE 7 LOCAL GREEN SPACE**

**The following designated Local Green Spaces (as depicted below) will be protected and, where possible, enhanced in order to ensure that a suitable quantum and quality of amenity space is available for the enjoyment of the local community.**

- 1) Brandon Little Wood**
- 2) Brandon Village Field**
- 3) Brandon Wood**
- 4) Brandon War Memorial Green**
- 5) Bretford recreation area**



**Green spaces within the NDP area.**



#### Explanation

- 9.14 Paragraph 76 of the NPPF enables Local Communities to designate land as Local Green Space to safeguard these important green spaces from development other than in very special circumstances. The designated areas are all valued by the local community and their protection from development will ensure that they continue to play an important future environmental and social role for the benefit of future generations.

### **POLICY BNE 8 VALUED OPEN SPACES AND VISTAS**

**New development must demonstrate how they are appropriate and can integrate with the local built character and landscape setting. Development proposals should ensure that all important open spaces, vistas and sensitive areas that play a crucial role in defining the special character of the Parish of Brandon and Bretford are maintained and safeguarded particularly where they relate to heritage assets, village approaches and settlement patterns.**

#### 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.
- 9.19 Photographs shows the key Valued Open Spaces and Vistas. The views are visible from public footpaths, bridleways and public highways.



solid red line: footpath;  
solid fuchsia line: bridleway;  
solid green line: restricted byway;  
solid blue line: byway open to all traffic.

Rights Of Way In The Area Of Brandon And Bretford



## INFRASTRUCTURE

### Strategic Objective

*To encourage initiatives aimed at addressing the impact of traffic and parking within the Parish and to support schemes to improve digital connectivity, utility infrastructure and to reduce flooding.*

- 10.1 The survey of residents and businesses highlighted that traffic volumes and speeding especially through the built up areas within the Parish, together with problems of flooding within and around the villages of Brandon and Bretford, were the issues that raised the greatest levels of concern.
- 10.2 The A428 connecting Coventry with Rugby runs through the heart of the Parish and impacts upon both the villages of Brandon and Bretford. The increasing volume, type, size and speed of the traffic, especially passing through the built up areas within both villages, is a serious concern for all residents. Similarly, traffic passing through Brandon Village along Main Street and Avondale Road to and from Wolston and beyond towards the south and east through Bretford, has been identified in the survey of residents and businesses as a major issue. Consequential conditions not only pose very real dangers to cyclists, horse riders, pedestrians and most car drivers themselves, but also creates a detrimental impact upon environment (noise and air pollution) and to the residential amenity and character of the area.
- 10.3 Flooding is a separate concern that particularly affects areas close to the River Avon in Brandon and Bretford but which also affects other parts of the Parish beyond the flood plain at times of heavy rain.
- 10.4 Other infrastructure issues highlighted in the surveys of residents and businesses were the importance of improving digital connectivity especially mobile phone reception and broadband.
- 10.5 Residents also expressed support for improved railway access to enable commuting to Coventry and/or Rugby and further beyond, provided that any new facilities are compliant with other policies within this Plan and with policies in the adopted development plan and in the NPPF.
- 10.6 It is important that new development does not exacerbate existing infrastructure concerns and that any initiatives and measures aimed at addressing infrastructure issues and/or helping improve other aspects of infrastructure such as digital connectivity should be encouraged.

## **POLICY INF 1      HIGHWAY SAFETY**

**All development involving the creation of new residential property and/or commercial floor space must demonstrate that it would not adversely impact levels of safety particularly for pedestrians, cyclists and horse riders. Residential development above 30 dwellings and all commercial development will be required to submit a Transport Assessment report. The reports should include the impact upon pedestrians, cyclists and public transport in order to promote sustainable transport.**

**All new development will be expected to demonstrate that:**

- a. The safety of all road users will not be compromised.**
- b. There will be no demonstrable adverse impact on the capacity or operation of the local highway network.**
- c. There is adequate off-road parking to serve the development.**
- d. There is safe access, egress and appropriate visibility to serve the development.**

**Proposals that fail to demonstrate the above will not be supported. Development that does demonstrate that the above criteria will be met and which also would deliver improvements that would help address existing highway problems will be encouraged providing it is in conformity with other policies in the Plan and with adopted Development Plan policies.**

### **Explanation**

- 10.7 It is important that traffic is effectively managed within the Neighbourhood Area so that safety is ensured for all residents and road users.
- 10.8 The A428 which passes through parts of the villages of Brandon and Bretford, and the local roads that connect through to Wolston and beyond to the south, are busy through routes as well as catering for local traffic. Traffic volumes and speeds can cause conflicts with pedestrians, cyclists and horse riders especially through the built up areas within the Parish as well as adversely impacting upon the character of the area and affecting residential amenity. It is therefore important that new development does not exacerbate these existing problems and, if possible, bring about improvements which would help reduce conflicts and improve highway safety.

## **POLICY INF 2      TRAFFIC MANAGEMENT IMPROVEMENTS**

**Proposals which improve local and strategic traffic management through the routing of HGV traffic away from the centre of Brandon and Bretford will be supported.**

Explanation

- 10.9 HGV traffic passing through Brandon, particularly along Main Street and Avondale Road, causes adverse impact upon residential amenity and the character of the Conservation Area and listed buildings as well as causing conflict with pedestrians and other road users including cyclists and horses. Proposals that incorporate effective traffic management plans which would help to reroute HGV traffic from passing through Brandon and Bretford will be supported, subject to conformity with other policies in the Plan.



**Typical traffic on the A428 in Bretford and Brandon**



### **POLICY INF 3      REDUCING TRAFFIC SPEED**

**Support will be given to developer funded infrastructure improvements (subject to viability in accordance with paragraph 173 in the NPPF), designed to help reduce traffic speeds and improve highway safety especially schemes which:**

- a. Would introduce traffic-calming within Brandon village including the rationalisation of the operation of the junction between Main Street and Avondale Road.**
- b. Would help reduce traffic speeds on the A428 between the villages of Brandon and Bretford.**

#### **Explanation**

- 10.10 The survey of residents highlighted that traffic speed, especially through Brandon, Bretford and along the A428 as it passes through the Neighbourhood Area, is a major cause of concern. In particular the conflict with cyclists, pedestrians and horse riders is seen as a significant issue with many residents highlighting a specific problem along Main Street and at the junction of Main Street and Avondale Road as well as along the length of the A428. Development proposals which would impact upon traffic volumes on the A428 and through Brandon Village will be required to demonstrate that the impact upon highway safety was acceptable and in accordance with other policies in this Plan. Acceptable proposals which would also bring forward schemes to reduce traffic speed through Brandon and Bretford Villages and along the A428 through the Neighbourhood Area will be supported.
- 10.11 Although development proposals are expected to come forward on Brandon Stadium and Oakdale Nursery which will require developers to consider the traffic implications in light of policies INF 1, INF 2 and INF 3, to reflect the extent of public concern about existing traffic issues affecting the Parish and the villages of Brandon and Bretford in particular, specialist highway advice was commission from PTB Transport Planning Ltd to investigate the nature of the concern and to propose possible solutions. To assist PTB in undertaking this exercise, a separate report identifying the scale and nature of traffic issues through the Parish was prepared by a sub-group of the Neighbourhood Plan Steering Group.
- 10.12 This report from the sub group, which is attached as Appendix 5, identifies the traffic issues based on the feedback from residents in the NDP questionnaire. It provides an overview of the present highway and traffic problems using five

specific zones within the parish. Remedial measures and aspirations are suggested in an attempt to ameliorate or reduce these problems.

- 10.13 The sub group report was given to PTB Transport Planning Ltd as a basis for their investigations which culminated in the 'Transport Appraisal' commissioned by the Parish Council and the NHP Steering Group. The study report presents a number of findings and proposals, including recommendations for a Traffic Regulation Order (TRO) for a speed limit reduction (from 50mph to 40mph) on the A428 between Brandon and Bretford and a list of detailed traffic-calming measures and physical highway infrastructure proposals through and around Brandon village.
- 10.14 The proposals set out in PTB Transport's report represent measures the Parish Council would like to see implemented in order to help mitigate highway concerns within the Parish. However, because the Neighbourhood Plan does not contain any development proposals that would directly facilitate the implementation of the proposals set out in the PTB report (unless development proposals come forward that demonstrate mitigation will be required) the findings and proposals contained in the PTB report are attached as Appendix 5 as community aspirations.

#### **POLICY INF 4 DRAINAGE AND FLOODING**

**All proposed development should be located in Flood Zone 1 (low probability flood risk) and not in Flood Zones 2 or 3 where the risk of flooding is higher.**

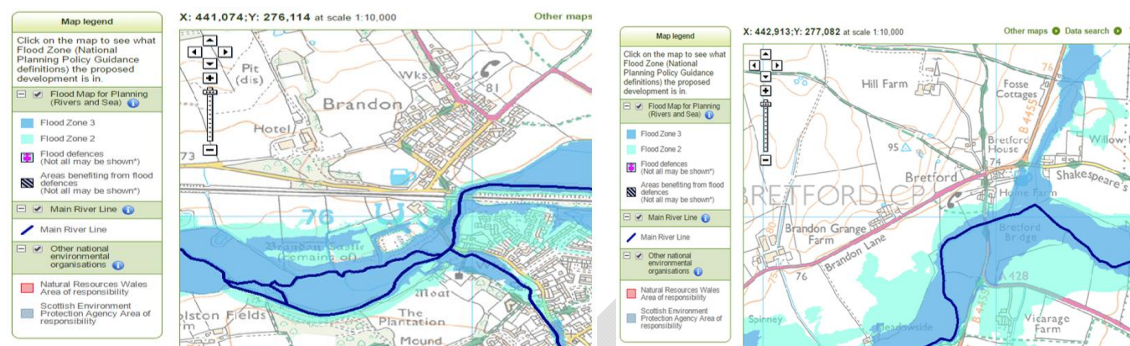
**Appropriate Sustainable Drainage Systems (SuDS) must be incorporated into all new developments following the SuDS hierarchy. This should maximise opportunities to enhance biodiversity, create amenity and contribute towards Green Infrastructure. Infiltration SuDS and above ground SuDS attenuation such as ponds, swales and other water-based drainage systems should be used wherever ground conditions allow and are preferred to the underground storage of water.**

**The reuse and recycling of water within developments will be encouraged including the use of water butts.**

**All proposed path and driveway areas within new developments should incorporate permeable surface materials.**

Explanation

- 10.15 New development must not exacerbate existing problems with the drainage of foul and storm water within the Parish and should adopt Sustainable Drainage Systems wherever practicable.
- 10.16 Flooding especially associated with the River Avon, is a particular problem affecting parts of Brandon and Bretford and the Parish Council will continue to work with Warwickshire County council as the Lead Local Flood Authority and with the Environment Agency to reduce flood risk as opportunities arise.



**Flood zones for Brandon and Bretford**

## **POLICY INF 5      DIGITAL COMMUNICATIONS**

**All new development involving the creation of new dwellings and/or commercial floor space will be required to demonstrate connectivity to fibre-optic network wherever feasible. New development that will bring positive benefits to digital connectivity within the Neighbourhood Area will be supported subject to conformity with other policies in this Plan and to adopted Development Plan policies.**

Explanation

- 10.17 Access to fast digital technology is becoming increasingly important to residents and businesses for social, education and business purposes and it is important that new development incorporates digital technology wherever feasible.



## 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

- 11.1 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.
- 11.2 Appendix 7 provides a list of all the local facilities, clubs, recreation areas and organisations present within the Neighbourhood area as at Sep 2017.
- 11.3 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

**Existing community facilities such as the two public houses, the village hall and Brandon Club, play an important role in maintaining a strong and vibrant community.**

**The loss of existing community facilities will be resisted unless it can be demonstrated that the facility is no longer viable or that the facility is no longer in active use and has no realistic prospect of being brought back into viable use.**

**Proposals which enhance and improve existing community facilities or the establishment of new community facilities will be encouraged providing they are acceptable in terms of other policies in the Plan and with adopted Development Plan policies.**

### Explanation

- 11.4 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.
- 11.5 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**

**The Neighbourhood Area has a good network of footpaths and bridleways which offer exceptional opportunities for walking and horse riding. It is important that these public rights of way are protected and, where possible, enhanced and expanded to facilitate increased use and improve connectivity.**

**Proposals which either adversely impact upon walking, cycling or which would fail to encourage appropriate opportunities for walking and cycling will be resisted.**

**Horse riding within the Neighbourhood Area is an activity that is common-place 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

- 11.6 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. 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.

## POTENTIAL DEVELOPMENT SITES

- 12.1 As referred to in paragraph 6.5 under Policy H2 on previously developed land (PDL), development interest has been shown in redeveloping two sites within the Neighbourhood Area.
- 12.2 Because the redevelopment of either of these two sites could have a significant impact upon the character of the area and upon the amenity of surrounding residents, it is important that this Plan sets out the criteria against which any proposal to redevelop part or all of these sites should be assessed.

### BRANDON STADIUM

- 12.3 Brandon Stadium was first used for speedway in September 1928 and has had a long and celebrated history of staging speedway, stock car and other sporting events. It is an established sporting and community facility that is valued by large numbers of the local community as evidenced by the replies to the resident's survey.
- 12.4 In 2016 the new owners of the site presented plans at Binley Woods Village Hall showing the proposed redevelopment of Phase 1 of the site (5.6 hectares) to provide around 124 dwellings. This part of the site was principally used for car parking associated with the use of the Stadium but is presently vacant open land following the closure of the Stadium in late 2016. The Exhibition also referred to Phase 2 of the planned redevelopment of the site which was also shown for housing for an unspecified number of dwellings.
- 12.5 In October 2017 a second public consultation was held at Brandon Hall Hotel showing the redevelopment of the former Stadium complex to provide approximately 137 houses spread across most of the site. The plans did not show the retention on the site of any sports or community facilities nor was there any mention of how the loss of the sporting use would be compensated.
- 12.6 In the survey circulated to residents for the development of the Neighbourhood Plan, residents were asked what uses they would like to see included as part of the future redevelopment of the Stadium site. An overwhelming majority of responses wanted to see the site retained for sporting use or for the development of community facilities. There was some support for the development of small business uses, but only a handful of responses supported any form of residential development with those responses favouring either affordable housing or specialist housing for the elderly.
- 12.7 The site is wholly within the Green Belt and the adopted Development Plan does not contain any policy that is specific to its existing or future use. Similarly the emerging Rugby Local Plan contains no policy that is specific to the site's existing or future use other than general policies for the redevelopment of PDL within the District.



- 12.8 The Government's planning policies as contained in the NPPF contain policies on the redevelopment of PDL within areas of Green Belt and on the loss of existing open space, sports and recreational facilities and buildings. Paragraph 74 states that:

"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss".

On Green Belt, paragraph 89 of the NPPF states that one of the listed exceptions to regarding the construction of buildings as inappropriate within the Green Belt is:

"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".

- 12.9 Within this context it is appropriate for the Neighbourhood Plan to consider what form of redevelopment of the Stadium site would be appropriate having regard to the character of the area, to the amenity of adjoining residents and to the needs and aspirations of the local community.

## **POLICY PDS 1 BRANDON STADIUM**

**As a long established and valued sports stadium, preference will be given to the continued use of the site either in whole or in part for sports purposes. Support will be given to proposals which would allow the site to remain in its current use as a sporting facility subject to acceptability with other policies in the Plan and to adopted Development Plan policies.**

**Redevelopment of part or all of the site will only be supported:**

- a. If the proposals are in accordance with the requirements of paragraph 74 in the NPPF.
- b. The redevelopment will not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- c. The amenities of residents of the neighbouring properties will be respected and protected.
- d. There will be no adverse visual impact on the character of the landscape.
- e. In any redevelopment of the site for uses other than its current use as a sports facility, favourable consideration will only be given to the following uses:
  - 1. Specialist accommodation for the elderly and infirm in accordance with policy H4.
  - 2. Community buildings / facilities where evidence can be demonstrated that a local need can be proven.
  - 3. Public open space including opportunities for children's play.
- f. Any redevelopment of the site should maintain the open character to the frontage of the site relating to the area that has historically been used for car parking for the Stadium so as to prevent the consolidation of built development as viewed from Rugby Road.
- g. The provision of green infrastructure enhancing existing areas of habitat and, where possible, linking to adjoining areas of habitat in New Close / Birchley Wood to contribute to the aims and objectives of the Princethorpe Woodland biodiversity opportunity area.
- h. The proposals accord to other relevant policies in The Plan.

#### Explanation

- 12.10 The site has played an important role as a sports stadium for almost 90 years and is an established and valued facility within the Parish. Alongside the local and wider sporting value it has delivered to generations of people, the stadium has provided local employment and has become a valued landmark in the area. The survey of residents showed that there was overwhelming support for

the retention of the site as predominantly a sporting facility whether in total or as part of the site's redevelopment.

- 12.11 Residential development would act to consolidate the existing cluster of housing on Brandon Hill and would not reflect the established settlement pattern whereby Brandon Hill is clearly apart from and subordinate to the main village of Brandon. Accordingly new housing must be of a scale that does not exceed the current built form and located so as not to visually consolidate the existing cluster of housing on Brandon Hill as experienced from Rugby Road.
- 12.12 The site is located in the green belt and surrounded by bridleways and footpaths which are extensively used and therefore it is appropriate to both enhance and protect local green networks.

### **FORMER OAKDALE NURSERIES SITE**

- 12.13 The site of Oakdale Nursery is located on the west side of Rugby Road opposite the cluster of housing and the stadium site at Brandon Hill. Historically the site has been used as a garden nursery with much of the 26 acres being used to grow and display plants and trees with poly tunnels, glass houses, display areas and a bungalow and associated car parking areas sited towards the Rugby Road frontage. The historic use ceased many years ago since when the site has become neglected and the open areas overgrown.
- 12.14 In 2015 planning permission was granted for the redevelopment of the site to a garden centre. The permission is extant until October 2018 however the owners are understood to have since entered into an agreement with a party to pursue the redevelopment of the site for principally residential development.
- 12.15 The whole site is within the Green Belt and neither the adopted Development Plan nor the emerging Local Plan contain policies specific to the existing or future use of the site and no alterations to its Green Belt status are proposed. As such any redevelopment of the site would have to be considered in a similar way to the redevelopment of Brandon Stadium given that the Oakdale Nursery site is classed as containing previously developed land and therefore the final bullet point as set out in paragraph 12.8 above will be a material planning consideration to any redevelopment proposal.
- 12.16 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.



- 12.17 In considering the site's redevelopment as a garden centre, Rugby Council found that the significant increase in built footprint (127% if the existing polytunnels were excluded) meant that the proposal would be classed as inappropriate development in the Green Belt because it would have a greater impact upon the openness of the Green Belt than the existing built form. However, planning permission was still granted for the garden centre because the Council accepted that very special circumstances existed to outweigh the harm to the Green Belt. These very special circumstances related mainly to the garden centre being a similar use to the historic use of the site, to the opportunities the site would create for local employment, to the significant claw back of consumer expenditure in the local area and to the creation of an 18 acre nature reserve to act as a substantial buffer to help separate the settlements of Binley woods and Brandon.
- 12.18 It is considered that the permitted use of the site as a Garden Centre based upon the approved plans and the very special circumstances that were cited by Rugby Council, represents the most appropriate redevelopment of the site and it is hoped that the site will be developed in accordance with the planning permission. However, should this not come about and the current or future owners seek to redevelop the site for other purposes, it is appropriate for the Neighbourhood Plan to consider what form of redevelopment would be acceptable having regard to the character of the area, to the amenity of adjoining residents and to the needs and aspirations of the local community.

## **POLICY PDS 2 OAKDALE NURSERIES SITE**

**Support will be given to the redevelopment of the site as a garden centre in accordance with the proposals first approved in March 2015 (Planning reference R11/0786.)**

**Redevelopment of any part of the site for uses other than as a garden centre will not be supported unless it accords with the following criteria:**

- a. The redevelopment will not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.**
- b. Development which encroaches onto areas of high sensitivity will be resisted as identified in the Warwickshire County Council Landscape Sensitivity Study 2016.**
- c. The provision of green infrastructure enhancing existing areas of habitat and, where possible, linking to adjoining areas of habitat within Brandon Little Wood to contribute to the aims and**

**objectives of the Princethorpe Woodland biodiversity opportunity area.**

Explanation

- 12.19 The very special circumstances which existed to persuade Rugby Council to grant planning permission are only considered to apply to the redevelopment of the site as a garden centre in accordance with or similar to the scheme as first approved in March 2015. In particular the local employment opportunities generated by the garden centre and benefits of a local retail and associated restaurant facility together with the formulation of a nature reserve are considered to be of positive benefits to the local community.
- 12.20 The redevelopment of the site for uses other than as a garden centre is unlikely to bring a similar package of benefits that would constitute very special circumstances. As such any other form of redevelopment will need to be considered against Green Belt policy as set out in paragraph 89 of the NPPF. Should any acceptable form of redevelopment accord with the principles set out in paragraph 89 it should be confined to the areas of previously developed land so as to not impinge upon the open areas of the site which help to maintain the separation of the Brandon Hill area with the village of Brandon to the south. In addition the creation of a nature reserve within the site would be seen as a positive benefit especially given the adjoining ecologically important area of Brandon Little Wood.