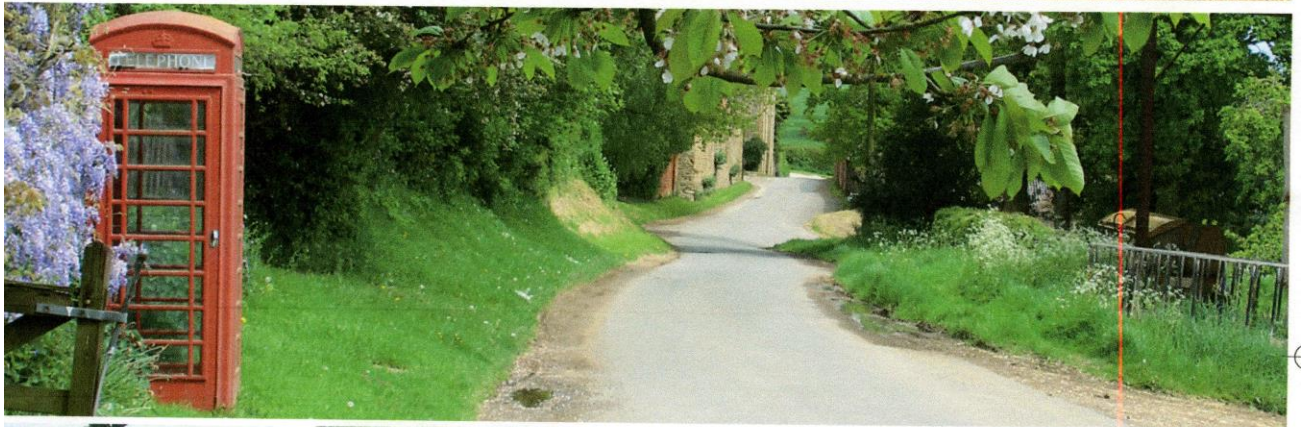


THE PARISH OF BRAILES PRE-SUBMISSION
NEIGHBOURHOOD PLAN
OCTOBER 2016

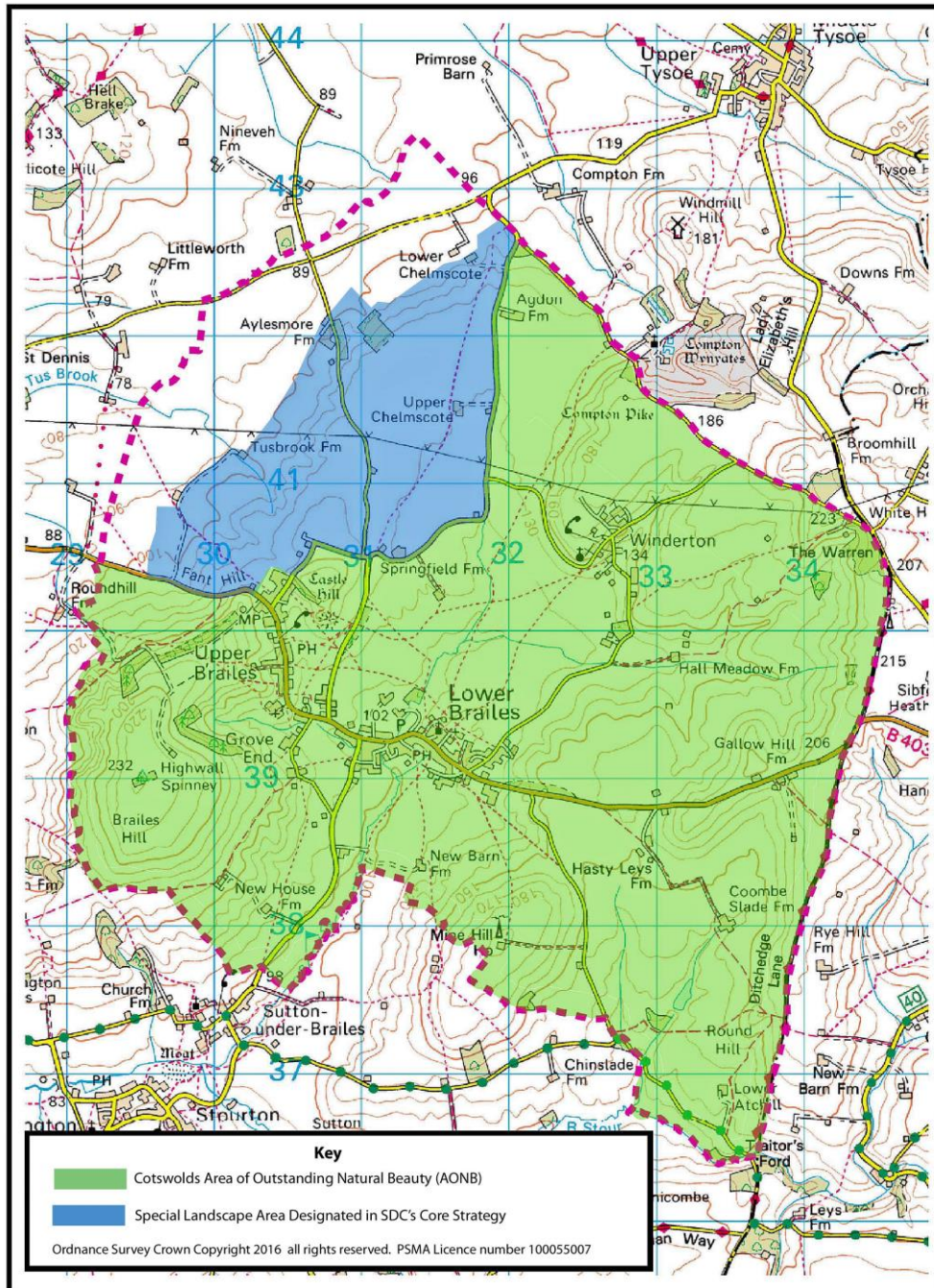


To see **BRAILES** and **WINDERTON** develop
whilst preserving
our environment,
character and community spirit



BRAILES & WINDERTON
Neighbourhood Development Plan

Brailles Parish outlined in red – the Neighbourhood Development Plan Area



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Neighbourhood Development Plan Acronyms

AONB = Area of Outstanding Natural Beauty

SDC = Stratford-on-Avon District Council

BUAB = Built Up Area Boundary

STWL = Severn Trent Water Limited

COMMUNITY SURVEY 2015 = Brailes & Winderton
Neighbourhood Development Plan Community
Survey 2015

VDS = Brailes Village Design Statement 1998 –
Reference to this document covers the current
version and any subsequent updates that may be
developed during the duration of the Plan.

LSV2 = Local Service Village Category 2

WCC = Warwickshire County Council

NDP = Neighbourhood Development Plan

NPPF = National Planning Policy Framework

WRCC = Warwickshire Rural Community Council

VISION

The wishes of the community might best be summarised by the following 'vision statement'. This also defines the guiding principle behind the Plan's composition.

“To see Brailes and Winderton develop whilst preserving our environment, character and community spirit”

This statement was approved by 94% of the respondents to the 2015 Community Survey.

The Plan does not seek to prohibit development but to embrace it as part of the evolution of the Parish. There is a need to provide dwellings and employment, and to continue to use agricultural land in support of national and local food production.

The Plan focuses on three main themes to help us achieve this vision:

- A valued landscape and setting
- Meeting housing requirements
- A strong local economy

The character of the settlements and landscape within the designated Brailes and Winderton Neighbourhood Development Plan area is of special quality, as recognised by our status within the Cotswolds Area of Outstanding Natural Beauty (AONB) and the Special Landscape Area (designated in Policy CS.12 in the Stratford District Council (SDC) Core Strategy as adopted in July 2016). The challenge ahead of us, which this Plan aims to resolve, is to accommodate planned growth whilst protecting the landscape and character of the Parish.

'AONBs are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England and Wales are conserved and enhanced. In policy terms they have the same planning status as National Parks.' (Cotswolds Conservation Board statement).

View across the Parish of Brailes –caption to go under the photo



1. INTRODUCTION

- 1.1 Brailes Parish
- 1.2 The Neighbourhood Development Plan
- 1.3 What a Plan can do and cannot do
- 1.4 How the Community influenced the Plan

1.1 Brailes Parish

The Parish of Brailes is a thriving community of around 1150 (2011 Census) people in South Warwickshire. The Parish includes Brailes village and Winderton hamlet as well as numerous outlying farmsteads.

A detailed description of the Parish can be found in the **Brailes Today** section of the Plan



Brailes at Harvest Time

This Plan contains Policies which planners and developers will use to determine the way in which Brailes develops between now and 2031. The Plan document illustrates how the objectives and policies have been created and it includes references to all the guiding material which has been used to develop the Plan.

1.2 The Neighbourhood Development Plan

The Neighbourhood Development Plan [‘the Plan’] is being produced for the Parish Council by a team of community volunteers. The Localism Act of April 2011 introduced this community dimension to development planning. Approval to prepare the Plan was given by SDC in June 2014 through the approval of the application to designate the NDP area which was based on the Parish boundary. Evidence gathering for this Plan has methodically and openly followed a process with the emphasis on extensive community engagement and researching and assessing the facts.

The Plan conforms, as is required, to the National Planning Policy Framework (NPPF), and to the District-wide policies and proposals in the SDC Core Strategy, the latter as adopted in July 2016. This Plan is about putting in place bottom-up local policies in place of a hitherto top-down approach.

The Plan will join the Core Strategy and related documents as a component of the SDC adopted Development Plan. This status will ensure that these local policies and proposals carry due weight when planning decisions are made.

These local policies and proposals will also be the basis for local projects to improve community facilities and infrastructure. Funding prospects will be enhanced by having the Plan adopted. Local projects within Appendix 28 are ways to deliver consequent changes the community has said it wants, in line with the Policies and proposals in the Plan.

1.3 What a Plan can and cannot do

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to influence where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided. Neighbourhood planning provides a powerful set of tools for local people to ensure that they can influence the right type of development for their community, where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Neighbourhood planning cannot be used to override, or try to add to, current statutory obligations of local authorities and utility companies in the provision of housing and services.

1.4 How the community influenced the Plan

The Parish Council appointed a steering group sub-committee in June 2013 to be responsible for the completion of the Neighbourhood Development Plan. The group included parishioners and 3

Parish Councilors. SDC gave its approval for the Plan to proceed after accepting the Plan boundary map in June 2014. (See page 1)

The Plan is based on feedback from the community where they have indicated their wishes for the Parish. Residents and businesses have spoken through surveys, consultation days and meetings. The Plan document illustrates how their wishes have been translated into Plan policies.

It is a requirement to submit a “consultation statement with the Plan to demonstrate the quantity and quality of engagement”. See “**Listening and Learning – How we communicated with the Parish**” at Appendix 1. It is worth noting the very high level of participation, **83%**, through the Neighbourhood Development Plan Community Surveys 2015 returns.



Consultation 3 Open Day January 2016

2. EVIDENCE GATHERING AND INTERPRETATION

2.1 Governing Principles

The Brailes Neighbourhood Development Plan Steering Group is governed by Terms of Reference agreed with Brailes Parish Council (see Appendix 2), these set six governing principles:

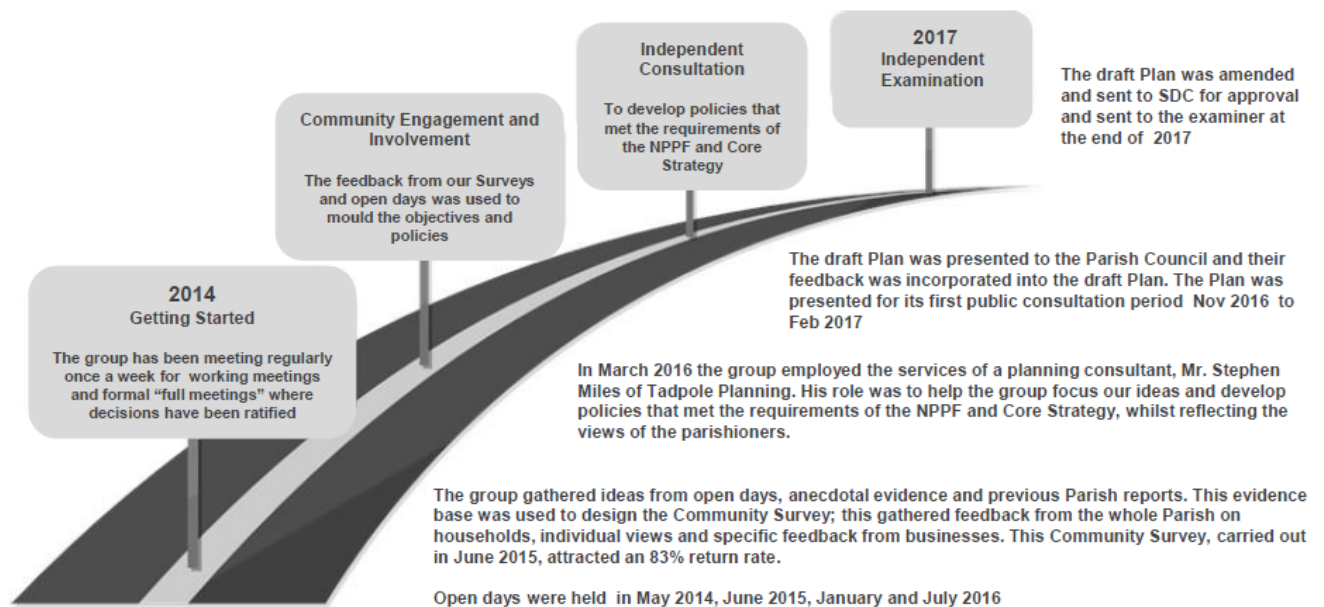
- A committee which is open and transparent
- An inclusive consultation and plan making process
- Active participation by members
- Robust evidence gathering
- Actions based on evidence gathering
- The Neighbourhood Development Plan must have regard for the NPPF and the strategic policies of the adopted SDC Core Strategy

This section of the Plan seeks to establish that the group has abided by these governing principles.

Details of the work done and the methodology followed can be found in the following documents:

- Consultation Document – “Listening and Learning” (see Appendix 1)
- Evidence Base – Environment (see Appendix 21)
- Evidence Base – Housing (see Appendix 22)
- Evidence Base – Business (see Appendix 23)

2.2 The Process



The team was structured to have a Chairman, Vice Chairman and Secretary. Each individual in the team has different strengths, the group used people's expertise and enthusiasm to allocate tasks amongst the group. Every member of the group has acted in an open and honest way.

Please see Appendix 1 Listening and Learning for full details of the consultation process.

2.2 The Philosophy

The following chart illustrates how we approached one of the key concerns raised very early on in the process.

Housing, where to put it and it what numbers was always going to be emotive. We believe we have taken a rational view, relying on fact based evidence, to arrive at our conclusions.

5. BUT we do need to satisfy our basic requirements to provide affordable house on small sites. Small sites spread around the village do less harm to the AONB than large sites.

6. The village has to decide, via a referendum, if they think we have the balance right. WE BELIEVE WE DO!

4. Some of the sites we have chosen are in "high landscape sensitivity" areas. In fact some have been deemed "inappropriate" for development.

3. What we needed was, landowners willing to develop small sites, housing association to develop affordable houses, builders to build them.

2. The community survey came up with four main statements, Gradual addition of dwellings, provision of affordable housing for people with local connections, developments to be sympathetic to their surroundings, small sites

1. Given that nearly all the village is in the AONB, wherever we build has to the potential to reduce the "value" of the AONB

The group was always going to struggle to get everyone to agree!

The NDP scope is larger than just housing BUT housing was always going to be the most emotive

The vision is "To see Brailes and Winderton develop whilst preserving our environment, character and community spirit...." we do not want to stand still

3. BRAILES TODAY

This section describes the Parish today. This helps define what is valued in Brailes and what the community wish to preserve or enhance.

3.1 The Parish

3.2 History

3.3 Profile of the Parish based on the Community Survey 2015

3.4 Character

3.1 The Parish

The Neighbourhood Development Plan (NDP) encompasses the whole of the Civil Parish of Brailes.

The Civil Parish comprises three distinct areas:

- The village of Brailes which encompasses the separate settlements of Lower Brailes, Upper Brailes and Grove End

- The hamlet of Winderton

- The surrounding countryside and farmsteads

3.2 History

Brailes was a significant 'town' before the Norman Conquest, perhaps twice the size of today's village. In 1086 Domesday Book suggested it rivalled or even surpassed Warwick in population and wealth. The grant of market and fairs in 1248, accession to borough status around 1315, its name "Chipping Brailes" and St Georges Church, the "Cathedral of the Feldon", all stand testament to a community still thriving into the fifteenth century. There could be many reasons for Brailes' subsequent decline, from the continuing effects of the Black Death to changing markets and routes. By the 1500's much of the old town, as well as its fields, was sinking below new sheep pastures. And there it stays, the old town and the fields that supported it, fossilised in the grass fields that surround us.

The settlements that made up the larger medieval Parish were traditionally separated by open fields, still in evidence today.

Little archaeology has been done to explore old Brailes; however finds by metal detectorists and occasional geophysical surveys reveal human activity from at least the Iron Age.

Today's main road was the principle route around which Upper and Lower Brailes grew. The siting of a motte and bailey fortification on Castle Hill suggests the early road was an important route before the Conquest.

The Parish boundary is defined by two, possibly earlier routes; Ditchedge Lane marking our eastern limit, and to the north an old salt road, known as Saltway.

3.3 Profile of the Parish based on 2015 Surveys

The data used in this report was based on the Brailes and Winderton Neighbourhood Development Plan Community Survey 2015 entitled "You and Your Ideas" and the Brailes Youth Survey carried out in 2015 (see Appendix 3 and Appendix 4).

The Community Survey 2015 consisted of three sections, household, individual and businesses. The surveys were delivered to every household in the Parish giving every resident over the age of 18 the opportunity to express their views on the future of the Parish. The survey achieved an 83% response rate.

3.3.1 Location

The Parish of Brailes and Winderton is made up of four areas:



3.3.2 People

The population is split into age groups as follows:



In comparison with the surveys carried out in 2005 (see Appendix 30) and 2012 (see Appendix 11). There has been a steady increase in the numbers of babies and young children in the Parish. The majority of

the population is of working age. It is notable that over that time period the number of people over sixty has increased.

The key reason for people having moved into the Parish is that they like the area (35%). It is noticeable that 3% moved to the Parish because of the availability of affordable housing.

Having moved here, people tend to stay. Over 50% of the residents of the Parish have lived here between 11 and 40 years, with 14% having lived here for over 40 years.

3.3.3 Young People

Our Community Survey 2015 recorded 60 eleven to seventeen year olds. The Youth Survey carried out in 2015 had a response of just under 50% of 11-17 year olds in Brailes, most of whom attended Shipston High School.

Generally our Youth said that they are happy living in Brailes...



Here are some of the things the survey group said would make them happier to live in Brailes:

More facilities e.g. cafe or gym

More frequent buses

More after school clubs to attend

Not everyone feels Brailes is a very safe place to live. One issue is the number of cars that travel through the village over the speed limit.

Few of those aged 15-17 (11 out of 15) could see themselves living in Brailes in 5 years time.

Of our sample 2 respondents expressed a desire for a 1-2 bed starter home within the next 5 years.

3.3.4 Housing

The housing is split into types as follows:

There are 490 dwellings in the Parish, this shows you what % of each type.



In terms of the number of bedrooms per house, the split is as follows:



The majority (74%) of houses are owner occupied, of the remainder 20% are rented and 6% Housing Association shared ownership.

In terms of occupancy 32% of the houses are occupied by one person only.

3.3.5 Employment

Just over 25% of the working population of the Parish works in the Parish, either in full time or part time work.

Nearly 40% work outside the Parish, whilst over a third of the Parish are retirees.

The business profile is:



These businesses cover a wide range of activities. Whilst agriculture is the major use of land in the Parish, it accounts for only 20% of the total business community.

3.3.6 Transport

Vehicle ownership in the Parish is as follows:

The majority of households in the Parish have motor vehicles: around 80% have up to two vehicles.



The use of public transport is driven mainly by either the needs of those attending schools or colleges in nearby towns or essential daily activities such as shopping, medical services etc.

Very few people commute to work by public transport, the car being the favoured option. For those who do commute to work, just under a half travel between 5-20 miles.

3.3.7 Sustainability – current activities/services that make Brailes and Winderton sustainable

The Parish is well served with amenities/services and activities; these are all centred on the village of Brailes.

These include five shops, a hairdresser, a garage, a forge, two pubs, thirteen working farms, an industrial estate and a retail/industrial site. In terms of usage well over half the Parish use these facilities on a frequent or occasional basis.

There are two Churches which attract over half the Parish on an occasional basis.

There is a local primary school. The school has around 70 children and another 10 in the nursery school; in addition it runs a breakfast club to help working parents. In the Parish Council Action Plan of 2012 (see Appendix 11) 73% of the respondents said that the school was a “very important” part of village life.

In terms of recreational facilities there is the village Playing Field, a village hall, pavilion and a children’s play area. All are well supported.



Brailes School



Brailes Playing Field and Village Hall

There are a large number of societies and groups active in the village, supported by over a third of the Parish. There are also many key annual events, the two most significant being the Three Hills Walk and the Brailes Show. These two events draw many outsiders to the village and raise thousands of pounds to support local causes.

3.4 Character

The character of the Parish is defined by its variety - for both traditional and new build design and construction.



Brailes High Street

Building stone was quarried locally with colour variations reflecting the range of geology in the surrounding area. There was also a local brick making industry right through to the twentieth century, making warm red coloured 'Brailes bricks' from the local clay. Both of these contribute greatly to the character and colour palate range of the buildings within the Parish.

Open spaces between buildings and developed plots provide a visual link with the surrounding countryside and reinforce the settlement's rural setting. The spaces provide a critical contribution to the character of the place and its relationship with the surrounding Cotswolds AONB landscape. The way in which the countryside infiltrates into different parts of the village defines the character and distinct nature of each part of the settlement.

3.4.1 Upper Brailes

Upper Brailes is a linear settlement of brick and stone cottages and houses following the B4035 road as it descends between Brailes Hill and Castle Hill. There are 16 listed buildings (see Appendix 6) one pub but no other local amenities. This part of the village is characterised by open views to Brailes Hill to the south, at 761 feet (232m) high and the second highest point in Warwickshire and to the north to the scheduled ancient monument of Castle Hill., a medieval motte and bailey castle. (see Appendix 5).

The village Playing Field marks the separation between Upper and Lower Brailes.



Castle Hill

3.4.2 Lower Brailes

Most of Lower Brailes is in the Conservation Area and there are 18 listed buildings (see Appendix 6 and Appendix 7). The area around St. George's Church which dates from the late 1200s is one of the oldest parts of the village. There is a 15th century Old Rectory Farmhouse and its attached malting barn. Within

the barn the Catholic Chapel of St. Peter and St. Paul was established in 1726 as one of the earliest post-reformation Catholic chapels in the country. The George Inn was recorded in 1537.



St George's Church

There are old small terraces, cottages and farm buildings of stone construction, an old bakery and brewery. There is much 19th century infilling of houses mainly of red brick and slate roofing and more recently terraced, semi detached and bungalow housing.



High Street Lower Brailes

A number of businesses are located in Lower Brailes including shops, garage, forge, a small industrial estate and a retail /industrial site on the edge of the village

3.4.3 Hamlet of Winderton

Winderton is a hamlet within the Conservation Area (Winderton Conservation Area Map Appendix 8) north of Lower Brailes. It has three working farms with houses and cottages including listed buildings (see Appendix 6) and the memorial church of St.Peter and St.Paul. There are fine views across the countryside



The hamlet of Winderton

3.4.4 Surrounding countryside and farmsteads

One of the great assets of the Parish of Brailes is the 25 miles of footpaths, which provide access to recognised views in the Cotswolds AONB. These are used and enjoyed by many village residents and visitors throughout the year. The footpaths provide various levels of walking to enable a large number of people to enjoy the wonderful views, many of which are recognised in publications.



Footpath across the fields

Brailes has an active footpath group that manages and maintains the extensive network of footpaths.

There are currently thirteen farmsteads in the Parish, an amalgamation of 1950's and 1960's agricultural smallholdings. The fields surrounding Brailes and Winderton are a mix of arable and grassland, grazed by sheep and cattle.

The ridge and furrow still prominent in many of the Parish fields is a relic of medieval open field agriculture dating prior to the 18th century.



Ridge and Furrow

4. OBJECTIVES AND POLICIES FOR BRAILES TOMORROW

This section of the Plan sets out the Policies that will influence the way in which the Parish develops over the period of the Plan.

Each policy will consist of:

- An objective
- A policy statement
- An explanation which will contain the evidence base on which the policy has been developed.

There is also a “Policies Map” (see [Map Page ?](#)) which identifies some of the key aspects of the Plan and will be referenced in the relevant sections.

As a result of consultations with parishioners there are three main themes that will shape the future development of the Parish:

- 4.1 A valued landscape and setting
- 4.2 Meeting housing requirements
- 4.3 A strong local economy

4.1 A valued landscape and setting

Parish surveys over several decades show that parishioners value the natural, rural environment of Brailes. Protecting this is paramount in local opinion and any development now or in the future must aim to maintain, or if possible enhance, the ability of the community to enjoy that rural environment in the Cotswolds AONB.

'It does not mean preserving in aspic, but managing evolutionary changes to maintain local identity and character'

Village Design Statement 1998 (see Appendix 9)

“Future developments in the Parish should preserve and be consistent with the established character of the village”

Village Appraisal 1992/93 (see Appendix 10)

“The Parish is allowed to remain as a vibrant, picturesque and friendly village”

Parish Council Action Plan 2012 (see Appendix 11)

“How important is it to protect the views of the village from public vantage points, like rights of ways, footpaths and roads”

Very Important/Important 90% - Question 9 of 2015 Community Survey (see Appendix 3)

The objectives and policies in this section reflect the current views from the Parish, covering two main themes:

- The Natural Environment
- The Built Environment

4.1.1 The Natural Environment (NE)

Key Policy Drivers

1. NPPF – Section 11 Conserving and enhancing the natural environment

Section 11 Para 115 – Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important.

2. SDC Core Strategy Section 3.4 Landscape

The rural character of the District will have been maintained and enhanced. The Green belt and countryside of the District will have been protected from inappropriate development. This is further enhanced by Policy CS.11 relating to the Cotswold Area of Outstanding Natural Beauty. The Parish of Brailes lies almost entirely within this Area.

3. SDC Core Strategy Section 3.3 Water, environment and flood risk

To help mitigate and adapt to climate change, all residential development will incorporate enhanced water efficiency measures as set out in current Building Regulations (as referred to in the SDC Core Strategy).

This is further enhanced by Policy CS.4 which demonstrates a commitment to protecting and enhancing the District’s environmental and supportive measures which help to mitigate and adapt to the impacts of Climate Change in local communities.

To meet this challenge the following Policy areas have been identified:

- Management of the Water Environment

- Development constraint and protection of the environment
- Consideration for new energy resources
- Moderating light pollution



Floods in Orchard Close



Floods on the main road Lower Brailes

MANAGING LOCAL WATER ENVIRONMENT AND FLOOD RISK

Objective NE1: Managing the water environment by ensuring that development does not increase flood risk, enhances the environment and ecology and always adopts best practice to support continual efforts to reduce flood risk in the community.

Policy NE1:

- Development must not increase flood risk. Planning applications for development within the Plan area must be accompanied by a site-specific flood risk assessment in line with the requirements of national, County and District policies and guidance as well as taking account of locally available evidence, including all publically available flood maps. Flood risk means from all sources of flooding, including fluvial, pluvial, overland flow, overwhelmed sewers and drainage systems, ground water and other artificial sources.*
- All proposals must demonstrate that flood risk will not be increased elsewhere and that the proposed development is appropriately flood resilient and resistant. Information accompanying the application should demonstrate how any mitigation measures will be satisfactorily integrated into the design and layout of the development. Proposals which do not satisfactorily demonstrate secure arrangements for the prevention of all sources of flooding will not be supported.*

- c) *Development must adopt best practice Sustainable Drainage Systems (SuDS), which should be linked to green infrastructure to provide environmental and ecological enhancement. The design of SuDS should support the findings and recommendations of Warwickshire Surface Water Management Plan, the Warwickshire Sustainable Urban Drainage Manual and the District Council's Strategic Flood Risk Assessment, which also requires development to exceed best practice.*
- d) *Development within Flood Zones 1 and 2 must demonstrate that it will not reduce the capacity and capability of the functional flood plain. Water compatible uses within Flood Zone 3 may be acceptable in certain circumstances but other forms of development will be strictly resisted.*
- e) *Development must incorporate sustainable means of drainage. Hard engineered surface water drainage systems are not considered sustainable. Where site conditions are proven to be unsuitable, an alternative drainage solution will need to be agreed by the council and the relevant water authority. The re-use and recycling of water within developments will be encouraged.*

Explanation NE1: Flooding is a major concern for the Parish as it has a significant impact on Brailes and other local communities including Stourton, Cherington and Shipston-on-Stour. This is evidenced by the feedback from the Brailes NDP Open Days in January 2016 which shows that it is a high priority consideration for future developments. These flooding concerns are further evidenced by Brailes being registered on the WCC Surface Water Management Plan (SWMP) as a community at risk of flooding. Additionally, in Table 7.1 of the SWMP Matrix Outputs, Brailes lies in 20th position in the top 40 Combined (Historic and Predictive) Flood Risk Sites.

Recent significant flood events occurred in 2016, 2012, 2007 and 1998 (see Appendix 12). These led to the formation of Brailes Flood Action Group who liaise with local and District Water Management Groups, and report to the Parish Council.

Mitigation of flood risk was undertaken by Brailes Parish Council in 2007 following the flood event in Lower Brailes of that year. This was a Flood Relief Channel which bypasses the portion of Sutton Brook lying within the eastern side of Betty's Field. It serves to relieve the Brook during heavy rainfall (see Appendix 28).

DESIGNATED LOCAL GREEN SPACES

Objective NE2: To constrain development on designated Local Green Spaces, as encouraged by the NPPF 2012, paras 76, 77 and 78.

Policy NE2:

The following locations are designated as Local Green Spaces, as shown on the Policies Map (see Map Page ?). The village Playing Field (Lower Brailes), the 3 large village greens (The Lower Green, the War Memorial Green and the Upper Green, known as "Salcracks").

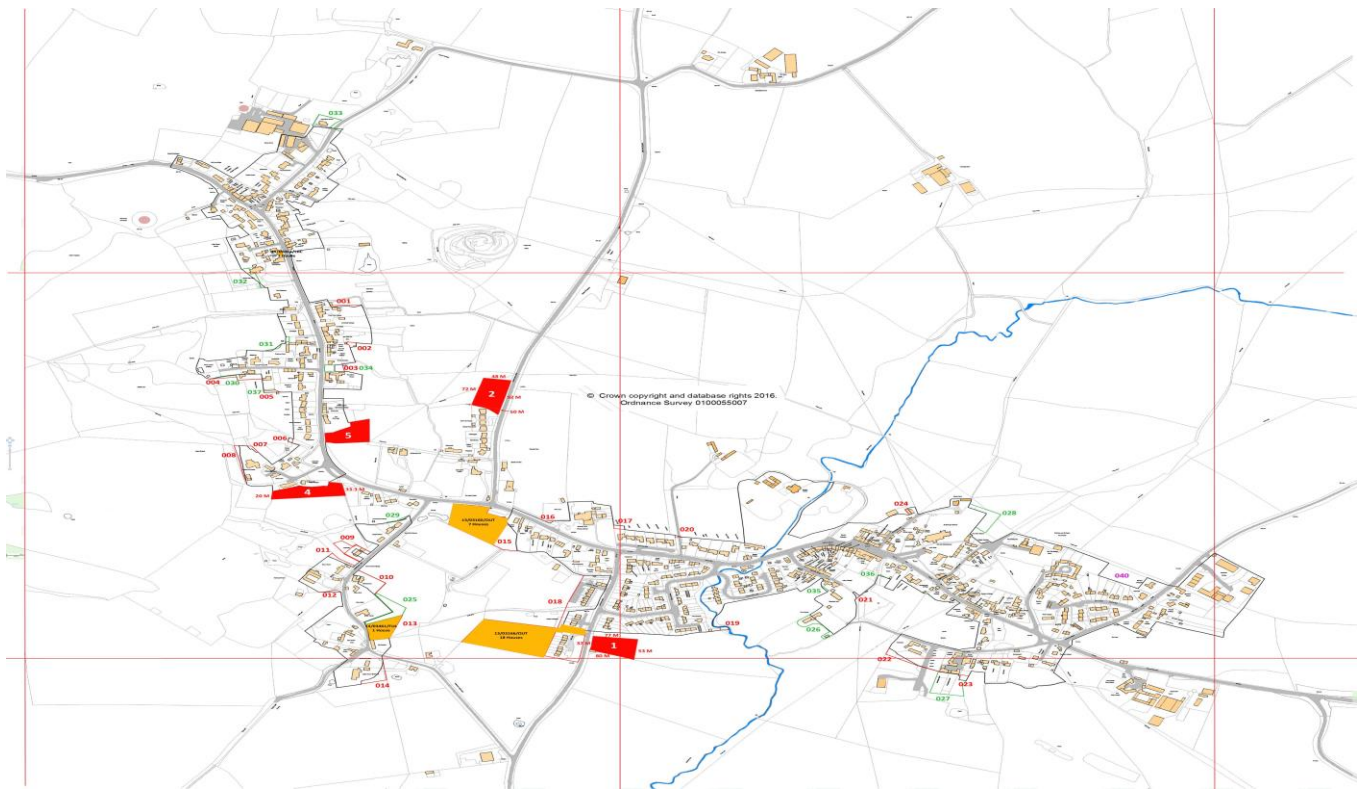
Proposals for development in Local Green Spaces will not be supported except in very special circumstances:

- *The proposal is of a limited nature and it can be clearly demonstrated that it is required to enhance the role and function of an identified Local Green Space.*
- *The proposal would result in the development of local community infrastructure benefits.*

Explanation NE2: There is a rationale and criteria for selecting the number of sites to be designated as Local Green Spaces, to ensure that they remain free from development (see Appendix 13).

This rationale very much reflects the views of the local community as expressed in the feedback from our Open Days in January 2016.

MAP IS A PLACE HOLDER FOR THE DESIGNATED GREEN SPACES MAP - TO BE COMPLETED AFTER SEA



PROTECTING GREEN FINGERS AND CORRIDORS

Objective NE3: To protect green open spaces that contribute to the amenity and character of the Parish.

Policy NE3:

The locations shown on (MAP ? working with PC on this) are designated as important green open spaces.

Proposed development on these sites will not be supported except in very special circumstances:

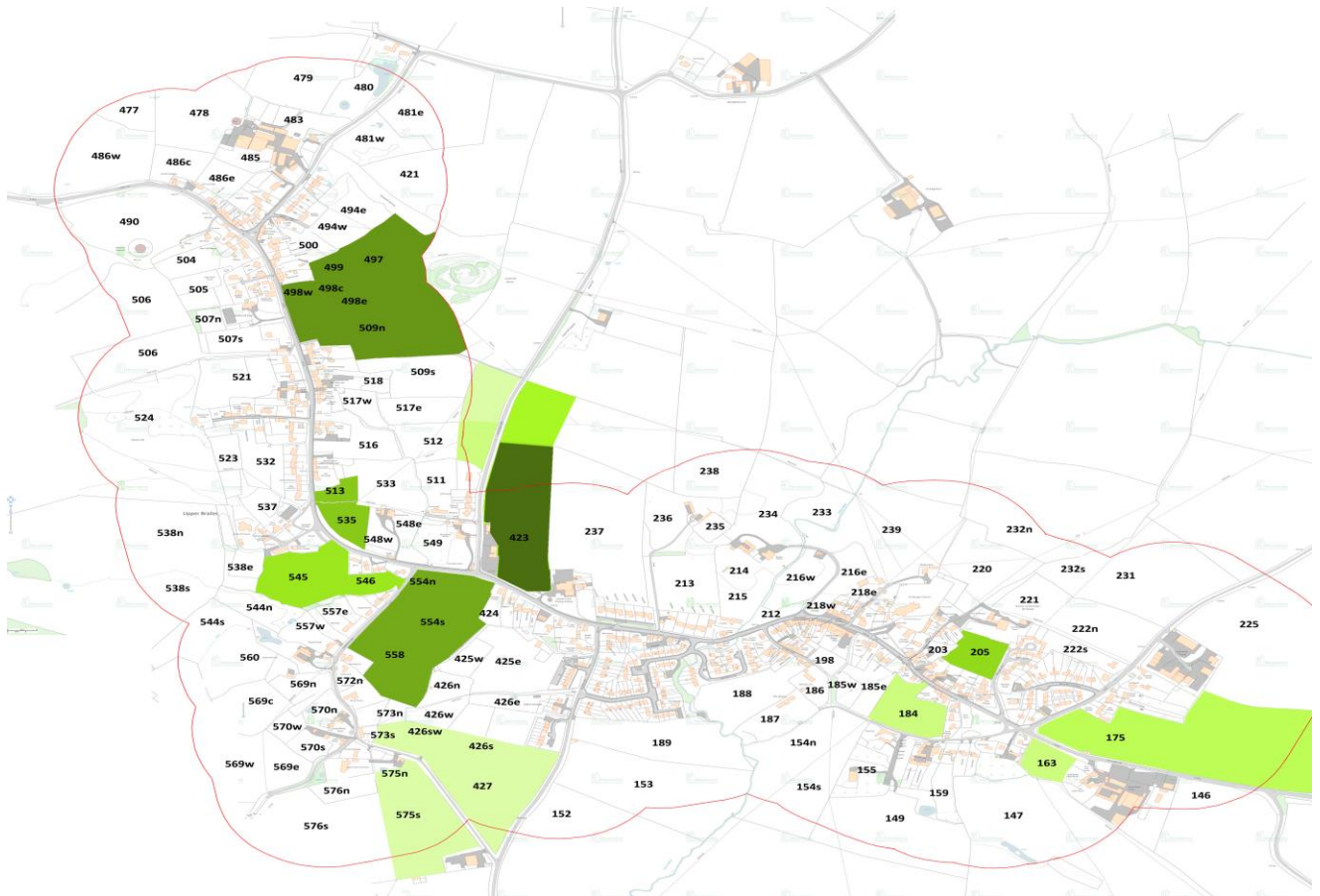
- *The proposal is of a limited nature and it can clearly demonstrate that it is required to enhance the role and function of an identified green open space.*
- *The proposal would result in the development of local community infrastructure benefit.*

Explanation NE3:

The January 2016 Open Day identified a number of green entry corridors, green separation corridors, green fingers and open spaces that were highlighted by Parish residents as important to the residential amenity and character of the Parish. In addition Sports England have highlighted the NPPF para 73. This refers to “access to high quality open spaces” can contribute to the “health and wellbeing of communities”.

We would therefore wish to preserve these areas.

THIS MAP IS A PLACE HOLDER FOR THE ONE UNDER DEVELOPMENT – TO BE COMPLETED AFTER THE SEA



MAINTAINING EDGE-of-SETTLEMENT VIEWS

Objective NE4: To ensure that appropriate new edge of settlement development in the village conforms to good design practice, in keeping with the surrounding area and maintaining views. This builds on Policy CS.9 in the SDC Core Strategy.

Policy NE4:

To ensure that good design practices, set out in the Village Design Statement (see Appendix 9) are adhered to for developments that border the edge of the settlement. They should blend in with existing developments and surrounding areas and be in harmony with the landscape when viewed from looking out of and in to the village.

Explanation NE4: In Q5 of the 2015 survey 89% of respondents agreed with the statement “New housing and changes to existing dwellings to be sympathetic in construction with the immediate locality”. In addition, in Q9, 90% of respondents agreed that it is important to protect the views out of and in to the village. Brailes has a number of recognized published walks (se Appendix 31) that visitors to the Parish enjoy. These visitors contribute to the local economy.

The VDS also recognizes the need to maintain the edge-of-settlement, this policy is further enhanced by Policy NE3.

NATURE CONSERVATION

Objective NE5: To maintain or enhance the ecological status of development sites. To identify and promote local nature reserves.

Policy NE5:

Development should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity wherever possible.

Existing wildlife networks should be retained and new ecological habitats and networks are particularly encouraged. Developers must demonstrate measures to improve landscape quality, scenic beauty and tranquility.

Explanation NE5: Policy CS.6 of the Core Strategy states “Development will be expected to contribute towards a resilient ecological network throughout the District ...”

The Parish of Brailes lies mainly within the AONB, and the landscape has been assessed as high to medium high sensitivity throughout the Parish. Other policies have been designed to protect our green spaces; this policy is aimed at protecting the ecology and wildlife of the Parish.

A recently formed group (see Appendix 28) has been established to survey and promote the protection of habitats, species and key sites in the Parish.

PROMOTING LOCAL RENEWABLE AND LOW CARBON ENERGY

Objective NE6: To support the use of locally led initiatives to promote low carbon energy resources into a sustainable future.

Policy NE6:

Development proposals should demonstrate how energy efficiency measures have been maximised through the provision of high energy efficient buildings.

Development proposals relating to the production of renewable and low carbon energy will be supported providing they can be satisfactorily integrated into the character and appearance of the Parish and its environs. Proposals which have an adverse impact on the character of the Parish will not be supported.

Explanation NE6: Community-led initiatives for renewable or low carbon energy will be considered. In the Community Survey 2015 (Q6) 50% of respondents said that they would consider renewable energy development such as solar farms, bio-mass generating plants and anaerobic digesters.

This gives a local dimension to the SDC Core Strategy Policies CS.2 and CS.3

RETAINING DARK SKIES

Objective NE7: To strongly moderate light pollution and retain “dark skies” in the Parish by the sensitive provision of appropriate lighting as required.

Policy NE7:

Development should aim to minimise light pollution by avoiding obtrusive external property lighting and street lighting. In considering applications, all parties will be encouraged to assess whether the proposed development could take place without external lighting.

All applications for new development must demonstrate how the dark skies environment will be protected through the submission of appropriate supporting documents and demonstrate that they accord with current professional guidance to achieve an appropriate lighting environment for the area.

Explanation L7: A “dark sky” policy was said to be important in the Community Survey 2015 Individual Survey (Q7). 79% said 'dark sky' was important to residents. In addition, tourism is an important financial contributor in the maintenance of the Village Hall and Playing Field. The Village Hall Committee have reported that a number of caravan clubs use these facilities specifically so as to enjoy the current limited level of light pollution.

The NPPF para 125 states “By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”.

The retaining of “dark skies” also supports the SDC Core Strategy Policy CS.11 with reference to protecting the AONB.

To encourage "dark skies" in line with the Cotswold Conservancy Board Statement - "Tranquility and Dark Skies".

4. 2 Meeting Housing Requirements 2011-2031 (H)

4.2.1 Protecting Cotswolds AONB status

- Brailes Parish has Cotswolds AONB status and in addition, both the hamlet of Winderton and Lower Brailes have a Conservation Area (see Appendix 7 and Appendix 8). A section of the rural area in the north of the Parish has been designated as a “Special Landscape Area”
- When considering the issue of “meeting housing needs”, we must protect the Parish from inappropriate development
- The **NPPF** and the **Core Strategy** support protection of the Cotswolds AONB area. This has been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty.
- As both Brailes and Winderton settlements are washed over by the Cotswolds AONB the ability of the Plan to allocate housing sites will be constrained by both the NPPF and SDC **Core Strategy Policy CS.11**, which states “Large scale development will not be allowed unless exceptional circumstances and public interest are demonstrated”, it goes on to state “Small-scale developments and activities are appropriate”
- **Core Strategy Section 6.12 Countryside and Villages** “will have been protected from inappropriate development”. This will be achieved by **Core Strategy Policy AS.10**. This states that proposals will be assessed to “minimise the impact on the character of the local landscape, communities and environmental features” also “ Small scale schemes for housing, employment or community facilities to meet a local need identified by a local community in a Parish Plan, Neighbourhood Plan”

In order to protect this environment it is vital that all new developments (or alterations to existing buildings) in the Parish are in keeping with their surroundings. This covers the sites of the development, the look of the development and the size of the development.

SDC have recommended that the NDP should show a Built Up Area Boundary for the village.

A Built Up Area Boundary (BUAB) defines the area within which planning policies allow development. Our BUAB defines the area where development will be permitted in Brailes. Outside this area the land is considered to be 'countryside', where development is usually only allowed in exceptional circumstances

The proposed BUAB can be seen on the Policies Map ([see Page ?](#)). The rules for determining the boundary can be found in Appendix 15.

Our BUAB and green spaces policies as well as limiting any development to 6 homes per site will ensure that we protect our Parish from inappropriate development (see Policies NE3 and H2).

4.2.2 Meeting LSV2 and Core Strategy land supply

The village of Brailes is currently designated a LSV2 in the SDC Core Strategy:

- CS.16 states that Stratford-on-Avon District will meet its objectively assessed housing needs for the period 2011 to 2031 by providing at least 14,600 additional homes
- The Core Strategy states that LSVs should contribute 2,000 homes in the District between 2011 and 2031. This number of homes, across all LSV's, has already been granted planning permission
- With houses built and those with planning permission, between 2011 and now, Brailes has contributed 43 houses to this number.
- Whilst the District wide allocation of LSV2 house numbers has been met and exceeded, this does not mean that Brailes should provide none in the future and the group recognises there may be a potential need for houses nearer the end of the Plan period or if the Core Strategy housing numbers are amended. To this end we have in our policies provided 2 reserve sites to meet any future Core Strategy need. (see Policy H3).
- These sites will accommodate no more than 6 dwellings, in accordance with our small site policy
- Future housing needs for the Parish should also be defined by the Housing Needs Survey, which will periodically be updated. (every 3- 5 years)
- As we have met the core strategy requirement for LSV2 as set out in CS.15 and CS.16, our policies reflect the needs and desires of the Parish, and adhere to National Guidelines in the NPPF.

4.2.3 Managing Development to meet the Village housing needs.

In 2015, we carried out a Community Survey and in 2016 a WRCC Housing Needs Survey. From these surveys, and further Open Days we have identified the following as key drivers for our policies:

- The Parish requires 23 affordable homes, including rental, shared ownership and varying types of accommodation. There is currently planning in place to build 14 affordable homes (off Sutton Lane) in Brailes. This leaves a potential 9 more affordable homes required
- The community want affordable housing for people with local connections
- Parishioners and local traders do not want developments that potentially harm our environment or spoil the landscape
- There is a desire for “gradual additions” of dwellings rather than one off large developments. Our Community Survey of 2015 and subsequent Open Days showed significant opposition to further large scale market developments and large developments of affordable housing. Instead there was a desire for small scale mixed

development spread across various sites in the village to limit the impact of those developments

- That future developments should be no more than 6 dwellings

To help with local planning, we have undertaken a call for sites in Brailes which has produced **4 viable sites** to meet our needs for affordable housing (see Policy H4)

The details behind the process that the group used to arrive at these decisions can be found “Evidence Base – Housing” Appendix 22.

Site Validation Matrix

Site	Evaluation Matrix – Appendix 22	Highways Evaluation – Appendix 32	Landowners Outline Agreement – Appendix 22	Housing Association Outline Agreement – Appendix 22	Builders Outline Agreement – Appendix 22
Site 1	YES	YES	YES	YES	YES
Site 2	YES	YES	YES	YES	YES
Site 3	YES	YES	YES	YES	YES
Site 4	YES	YES	YES	YES	YES

The sites allocated will have a maximum of 6 dwellings of which at least 2 must be affordable housing:

- Site 1 - Sutton Lane
- Site 2 - Castle Hill
- Site 3 - Sutton Lane
- Site 4 - Upper Brailes

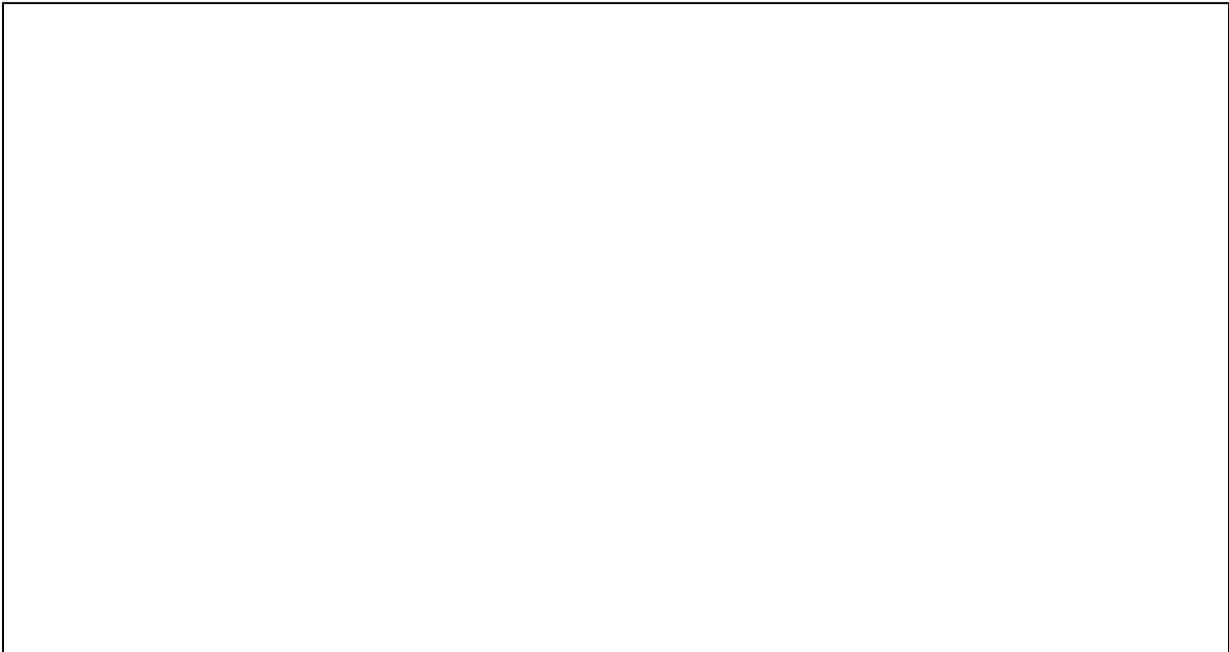
This provides the village with 16 open market houses and 8 affordable houses.

Evidence to support that we have landowners, builders and a housing association prepared to support these policies can be found in Appendix 22 , Evidence Base – Housing.

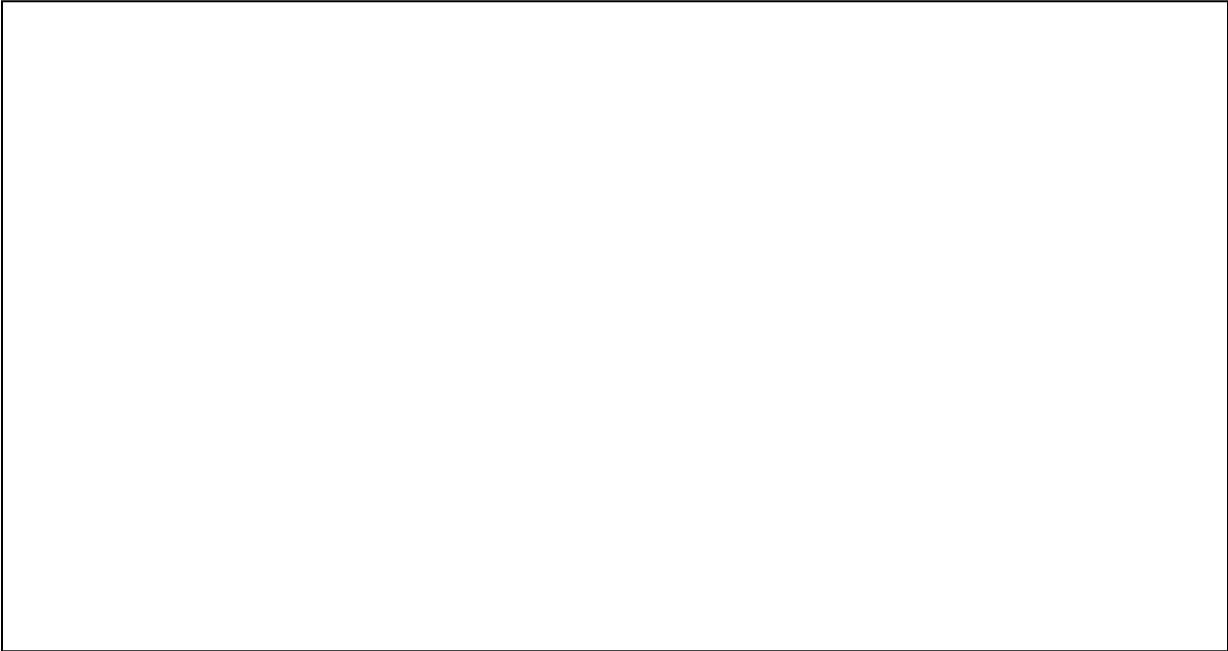
All policies relating to developments apply across the Parish?

Whilst we cannot determine the exact style and layout of the potential developments, we have commissioned a piece of work to provide site layout and elevation.

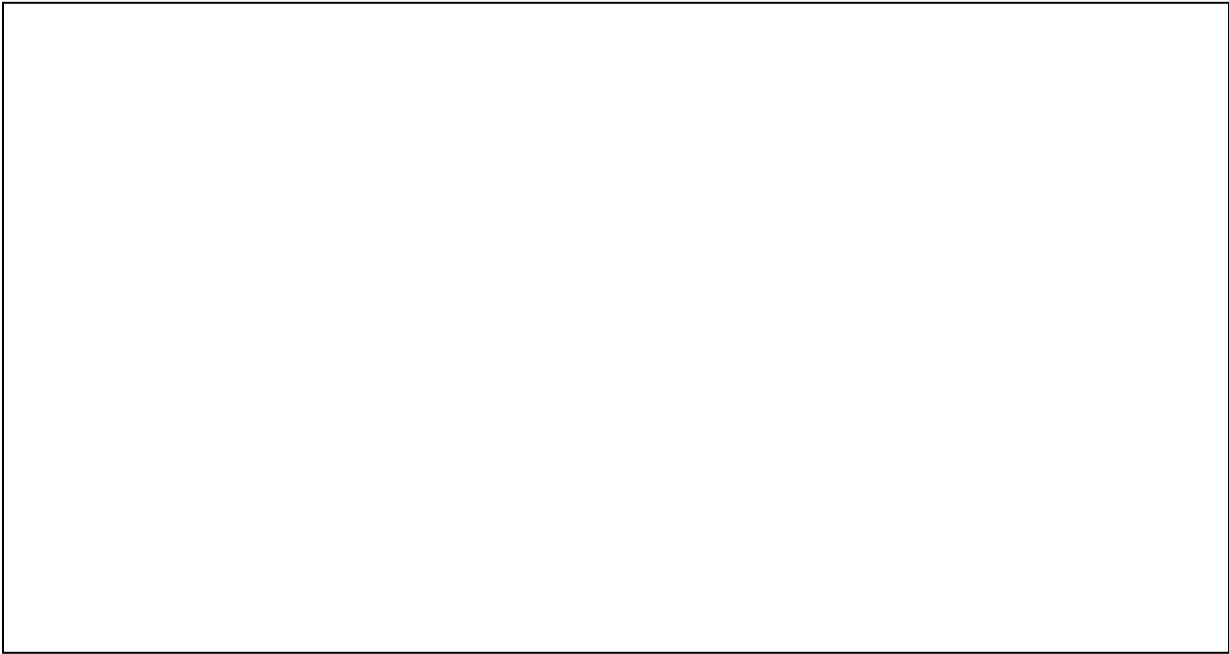
PLACE HOLDER FOR SITE LAYOUT PLOT 1



PLACE HOLDER FOR SITE LAYOUT PLOT 1



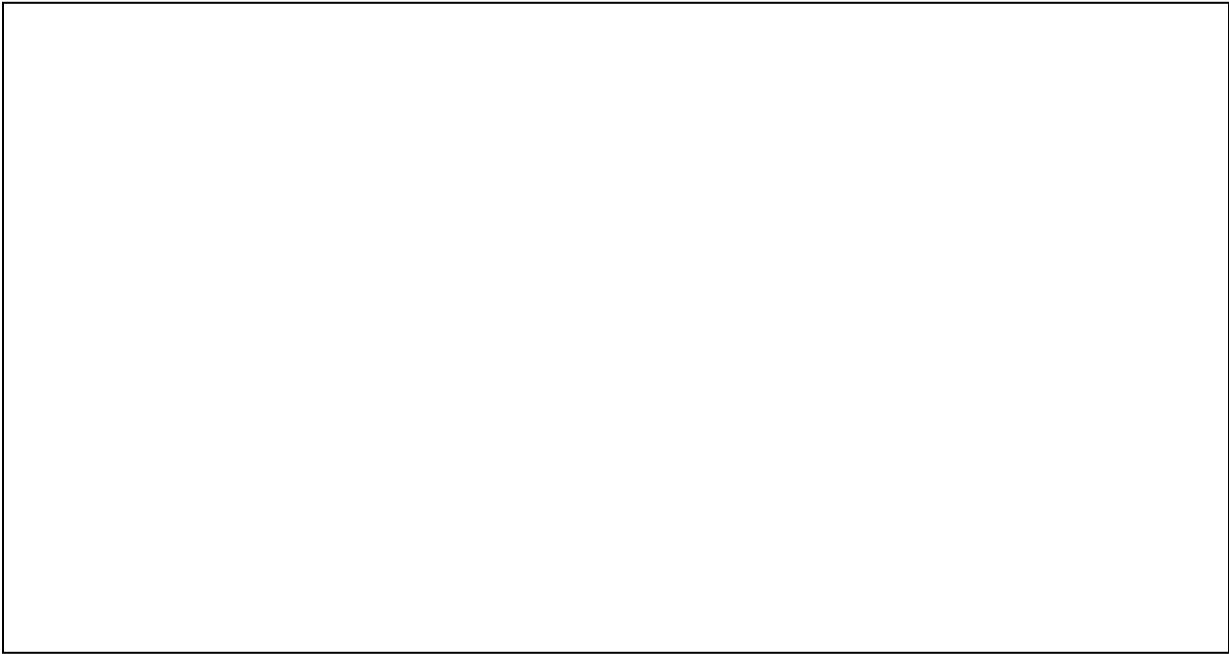
PLACE HOLDER FOR SITE LAYOUT PLOT 2



PLACE HOLDER FOR SITE LAYOUT PLOT 2



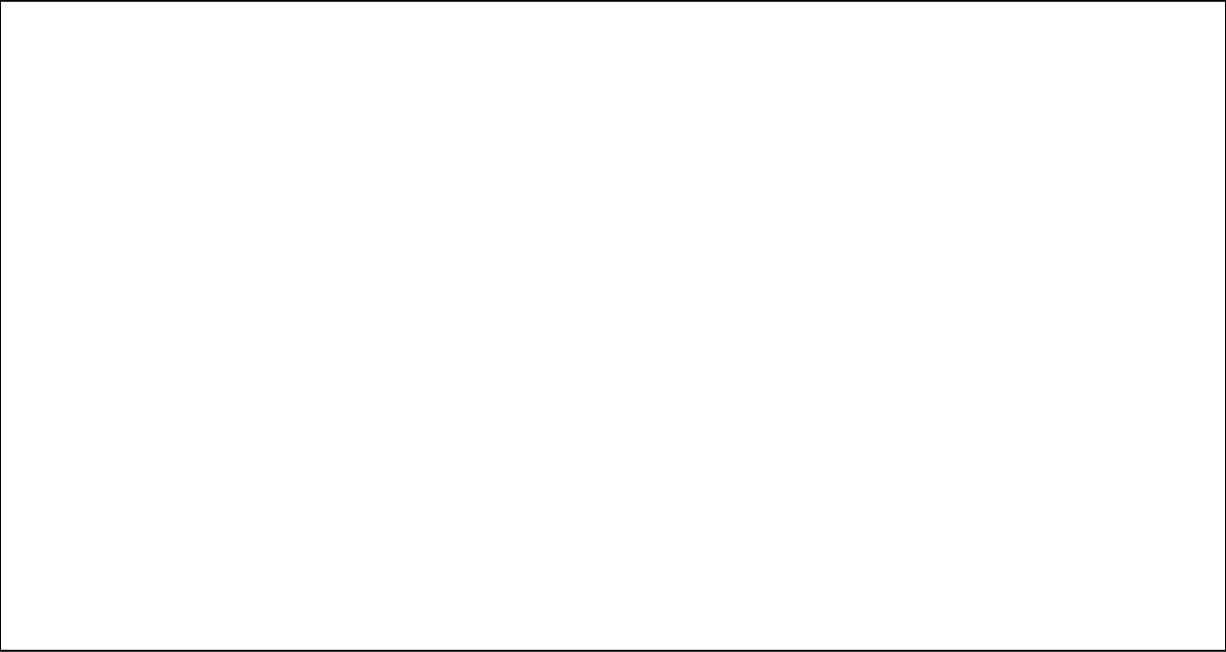
PLACE HOLDER FOR SITE LAYOUT PLOT 3



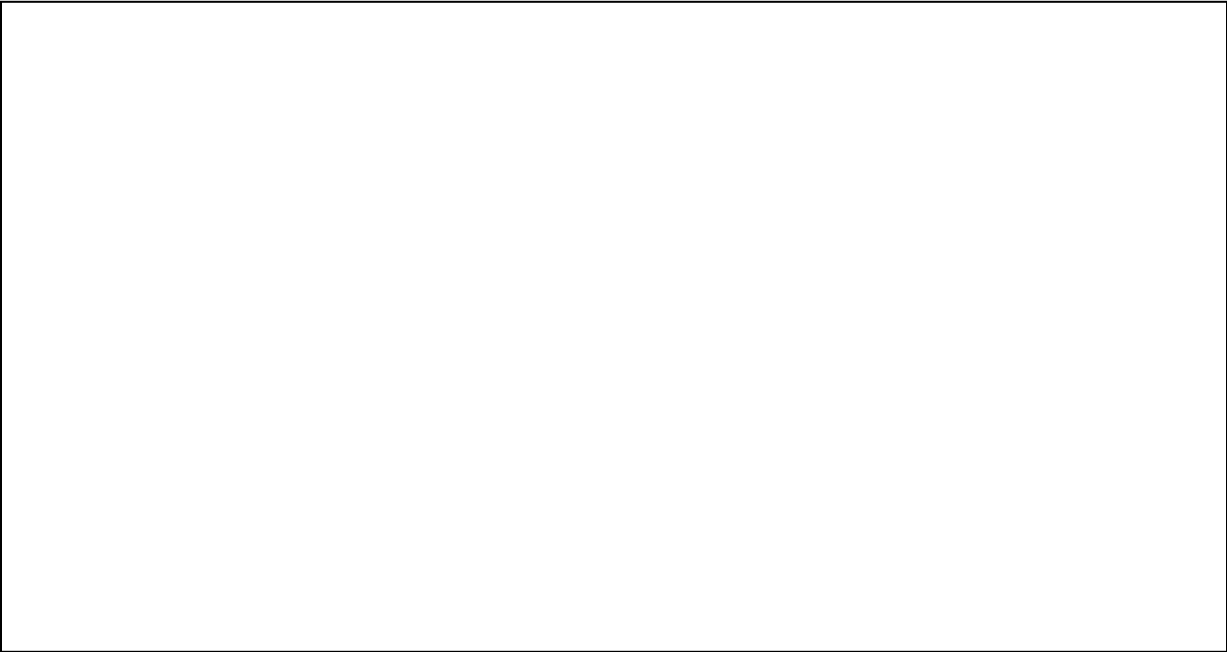
PLACE HOLDER FOR SITE LAYOUT PLOT 3



PLACE HOLDER FOR SITE LAYOUT PLOT 4



PLACE HOLDER FOR SITE LAYOUT PLOT 4



OUR POLICIES

MAINTAINING LOCAL CHARACTER

Objective H1: Ensure all new buildings and extensions to existing buildings fit in with the VDS (see Appendix 9) and are in keeping with the scale and character of the surrounding buildings.

Policy H1:

- a) *All Planning Applications must follow the guidelines of the Brailes Village Design Statement 1998 (see Appendix 9) and any future amendments to the VDS, to take account of the character, scale and building materials of the immediate surrounding buildings.*
- b) *In addition sufficient trees, shrubs and green spaces must be retained/added to ensure the development “blends” in with the surrounding countryside.*
- c) *All development proposals must demonstrate how local character has been taken into account during the conception and evolution of a design. Proposals that do not positively contribute to local character will not be supported.*
- d) *The scale and density of development must enhance the character and quality of the local area whilst preserving the amenity of neighbouring residential homes.*

Explanation H1:

The SDC Core Strategy talks about preserving the character and distinctiveness of rural settlements. Particular reference is made to the AONB in Policy CS.11.

The Community Survey 2015 Individual Survey (Q 5j) asked “New housing and changes to existing dwellings to be sympathetic in construction with the immediate locality” and 89% agreed with this statement. The VDS, developed by the village, sets out our design principles.

We recommend that there should be an ongoing project to supplement current VDS guidelines (see Appendix 28).

MANAGING THE BUILT UP AREA BOUNDARY

Objective H2: All future developments will be limited to appropriate small scale sites within the BUAB.

Policy H2:

Developments on land within the BUAB 2017 will be supported where they do not exceed 6 dwellings, providing they comply with all other policies in this plan and contribute towards our identified housing needs as evidenced by the latest WRCC Housing Needs Survey.

Explanation H2:

SDC Core Strategy Policy CS.15: LSV Development will take place: on sites identified in a Neighbourhood Plan; and through small-scale schemes on unidentified but suitable sites within their Built-Up Area Boundaries (where defined) or otherwise within their physical confines.

Brailes Community Survey 2015 (Q5c) asked “Future developments being of no more than 5 dwellings.” 64% agreed with this statement.

The affordable housing threshold was initiated by the Government and so SDC then amended their approach regarding the size of developments that would contribute funds to the provision of affordable housing to 6 dwellings.

At our Open Day on the 16th January 2016 the question was asked “Should we change the size limit of developments from 5 to 6”. Of the 149 parishioners who attended 19 said “No”.

Subsequent changes may alter this number again but this policy remains in line with the need to meet parishioner’s desire for “small scale developments”. Provision of affordable housing is covered in the “Meeting Housing Requirements” section.

MEETING FUTURE HOUSING NEEDS OF SDC CORE STRATEGY

Objective H3: In order to meet any future housing need as defined by the Core Strategy, we will identify and reserve potential land supply within our BUAB that could be used to meet these needs

Policy H3:

Developments on 2 reserve sites will only be released, once the adjacent allocated sites have been established for at least 3 years, if there is a housing need within the Parish. The need will be identified by any future housing need survey or if SDC wish to build in Brailes to fulfill housing needs at a district level. These sites will be small and only accommodate up to 6 dwellings.

Explanation H3:

SDC Core Strategy Policy CS.15: LSV Development will take place: on sites identified in a Neighbourhood Plan; and through small-scale schemes on unidentified but suitable sites within their Built-Up Area Boundaries (where defined) or otherwise within their physical confines. Large scale development will not be allowed unless exceptional circumstances and public interest are demonstrated in accordance with all the criteria set out in the National Planning Policy Framework.

Small-scale development and activities are appropriate, in accordance with SDC Core Strategy Policy AS.10 Countryside and Villages, but must not harm the historic or built character, local distinctiveness or landscape quality of the AONB.

Our 2015 Parish survey supported gradual development and did not support a large single development. The survey also supported developments of less than 5

Agree Disagree No opinion

	Agree	Disagree	No opinion
A gradual addition of the dwellings through to 2031	546 (81%)	65 (10%)	59 (9%)
An addition of the dwellings as a single large development	46 (7%)	535 (82%)	71 (11%)
Future developments being no more than 5 dwellings	416 (64%)	126 (19%)	108 (17%)

MEETING LOCAL AFFORDABLE HOUSING NEEDS

Objective H4: To develop the 4 allocated sites (1 – Sutton Lane (a); 2 - Castle Hill Lane; 3 – Sutton Lane (b); and 4 – Burnt Orchard) to meet the local need for affordable housing in Brailes up to 2031. It should be noted that:

- development on site 2 (Castle Hill Lane) must be done in a manner that does not compromise the historic landscape and archeological features.
- development on 4 (Burnt Orchard) must be done in a manner that does not compromise the locally sensitive landscape.

Policy H4:

Development proposals will be supported at each of the four identified allocated sites, provided they comply with all other policies in the Plan. Each of the four sites will have a maximum of six dwellings of which at least two must be affordable housing.

Development proposals for site 2 (Castle Hill Lane) must demonstrate due regard for heritage assets, specifically the historic landscape setting and potential damage to archeological remains; and Development proposals for site 4 (Burnt Orchard) must demonstrate due regard for the locally recognized sensitive landscape location.

Explanation H4:

To respond to the outcome of the most up to date Housing Needs Survey. The results summarised in the June 2015 Housing Status Report (see Appendix 18) show a high demand for “owner occupier” 2 and 3-bedroom houses. Of the 13 households looking for “owner occupied” homes 10 were for 2 and 3-bedroom houses. Whilst the Community Survey 2015 showed that 64% of respondents wanted small developments, 86% said they wanted the provision of affordable housing for people with local connections (see Appendix 22)

Affordable Housing is defined in the NPPF as:

“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.”

The allocation of affordable housing to local people will be governed by the process managed by SDC. (see Appendix 17).

Two of the allocated sites have particular sensitivities, and development proposals must adequately respond to the following local circumstances:

- Site 2 (Castle Hill Lane). The mandatory SEA indicated a need to protect heritage assets, specifically the historic landscape setting and nearby archeology. Appropriate assessments will be made in respect of landscape and visual impact and heritage assets. Reference will be made to Policy H1, and particularly the local guidance in the adopted Village Design Statement [VDS]. A supplement will be added to the VDS (see Appendix ??) including site specific design criteria

and indicative layouts and built forms that suitably respect and protect the identified heritage assets.

- The WCC Landscape Assessment designated both Site 2 and Site 4 as locally being “highly sensitive” landscape areas. Development proposals will accordingly need to respect that local designation. A landscape and visual impact assessment must be undertaken to provide adequate design guidance.

The general Development Management Considerations as set out within the adopted Core Strategy (Section 3.8 Design and Distinctiveness) will apply. The local circumstances, as noted within the explanation of Policy H1, will be a major influence on the good design of the developments at all 4 sites, but especially at sites 2 and 4 for the above noted reasons.

RE-USING PREVIOUSLY DEVELOPED (BROWNFIELD) LAND AND BUILDINGS

Objective H5: To ensure any redevelopment of brownfield land for housing within the BUAB does not have a negative impact on the rural character of the Parish

Policy H5:

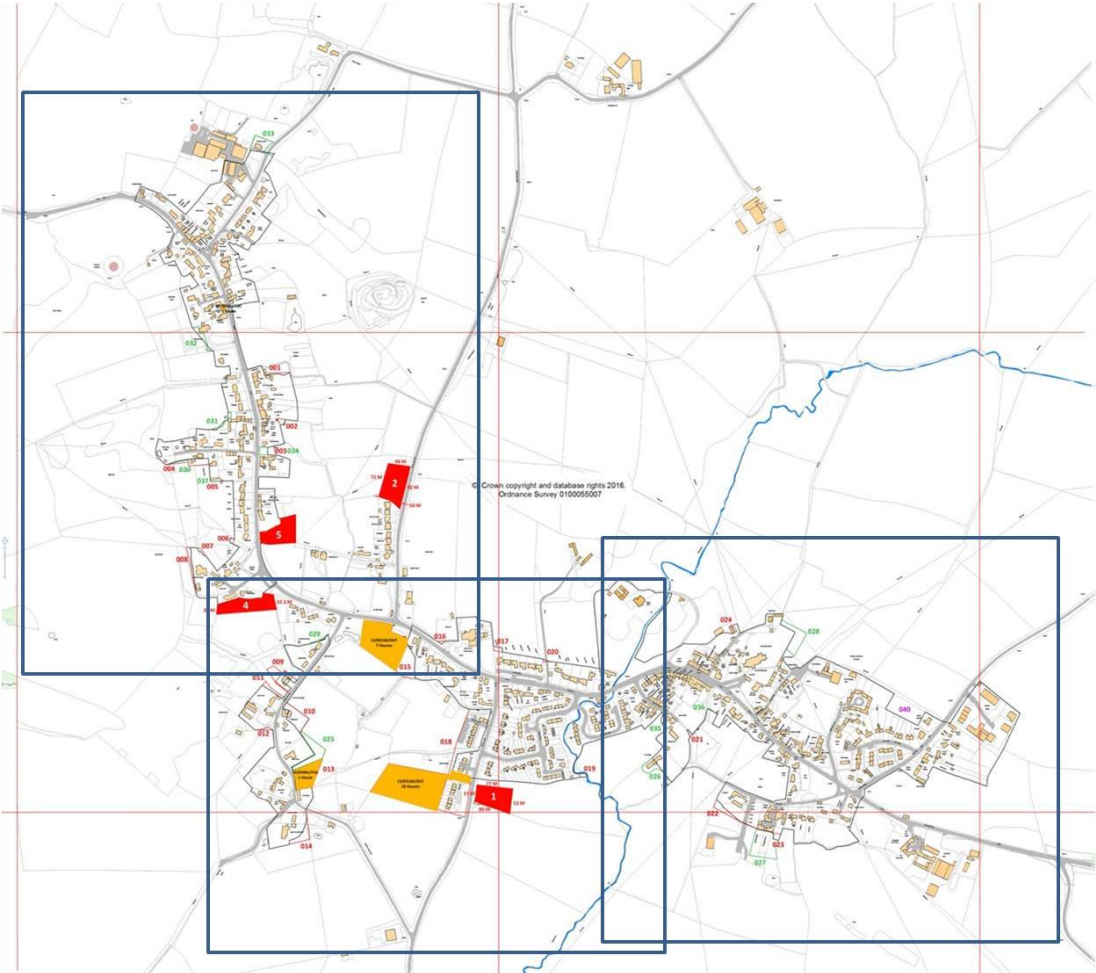
Any proposals for the redevelopment of brownfield land or existing buildings to create new homes will be supported subject to the following criteria:

- a) The new use would be compatible with the surrounding area*
- b) Any remedial works to remove contaminants are satisfactorily dealt with*
- c) The proposal would lead to an enhancement in the character and appearance of the site and would not result in the loss of any land of high environmental value*
- d) It complies with all other policies within the Plan*

Explanation H5:

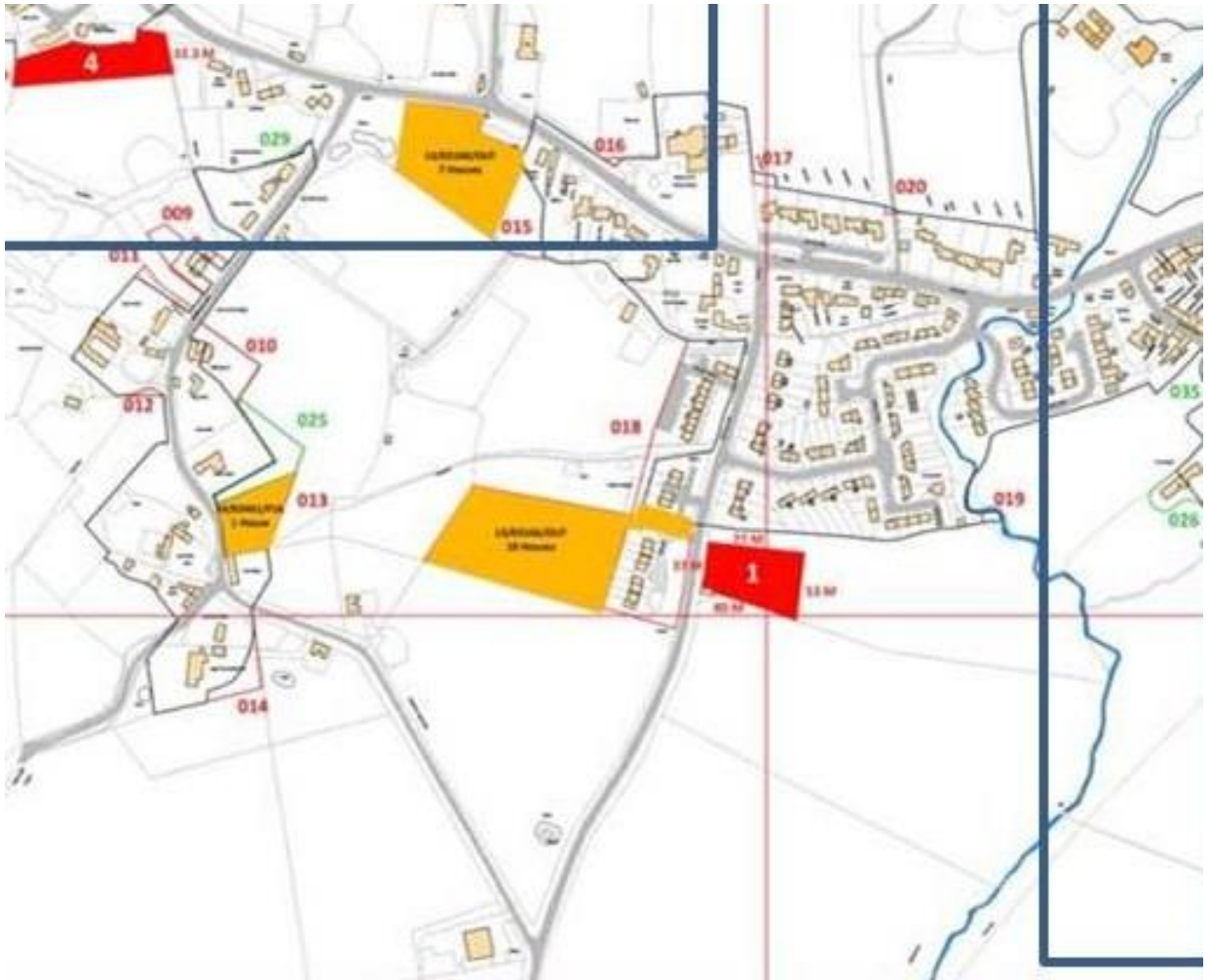
Brownfield land includes buildings in agricultural use. In our Community Survey, we asked for an opinion on the “Conversion of unused commercial/farm buildings/local buildings into homes”, 79% agreed with this statement. This needs to be done in accordance with our policies H1 and H2 to limit inappropriate development.

THESE FOUR MAPS ARE PLACE HOLDER FOR THE NEW POLICIES MAP – TO BE COMPLETED AFTER THE SEA



4.







4.3 A strong economy (E)

The Parish of Brailes has a vibrant economy, helped by the presence of five shops, a hairdresser, a garage, a forge and two pubs.



Shops at the Feldon Centre



The village shop

The Community Survey 2015 (see Appendix 6) identified 114 businesses operating in the Parish.

This shows 69 self employed one person businesses, the remainder employing between 1 – 20 people on a full/part time basis.

At the bottom of Holloway Hill, at Green End Farm, there is a retail business and an industrial site.

There is a small industrial estate in Saltway Lane with around 8 businesses employing some 70 people.



The industrial estate

Making a contribution to the local economy are annual events in the Village such as the Brailes Three Hills Walk and Brailes Show. These two events between them have generated profits of around £10,000

per annum. The proceeds contribute to support the Village Hall, the school and a number of local groups.



Three Hills Walk

Brailes Show

Village Hall Committee accounts shows income from visiting caravans and motor homes that use the Village Playing Field. Revenues for 2014/2015 were £5,224.50 and for 2015/16 they were £9,643.00.

Feldon Valley Golf Club and the two public houses attract a good number of visitors to the area and there is provision for overnight accommodation at the public houses, B&B's and holiday lets in the Parish.

The Golf Club held public open days in June 2016 to show their proposals for expanding the club to include a small hotel and lodges in the grounds. Felton Valley Golf Club currently employs 15 people full and part time. Expansion of their business should increase this figure.

The thirteen farmsteads in the area, whilst not dominating local employment, contribute considerably to the local economy in terms of our environment.

Key Policy Drivers

1. NPPF Supporting a prosperous rural economy

Section 3 Para 28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

2. Stratford District Council Core Strategy

Policy CS.22 Opportunities for business development will be provided in the countryside, including farm-based activities, in accordance with Policy AS.10 Countryside and Villages.

To satisfy the key drivers we have developed the following Policies:

ENCOURAGING SUSTAINABLE ECONOMIC DEVELOPMENT

Objective E1: To ensure that developments have a positive impact on the local economy and support a sustainable and competitive economy.

Policy E1:

In the interests of developing a sustainable community, proposals for expanding or improving existing employment sites or creating new employment sites which support the growth of local employment will be encouraged.

Proposals for the change of use or redevelopment of land or premises identified for or currently in employment use e.g. shops, pubs, amenities will not be permitted unless:

- a) There is a sufficient supply of sites for a range of employment uses to meet both immediate and longer term requirements over the Plan period; or*
- b) The applicant can demonstrate that the site/premises is no longer capable of meeting employment needs or where there is no reasonable prospect of the site being used for employment uses; or*
- c) Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site; or*
- d) Unacceptable environmental problems are associated with the current use of the site and the proposal will remove them; or*
- e) The site is located in the village centre and the proposed use will contribute to the vitality and viability of the centre or forms part of a regeneration project*

Where there is no reasonable prospect of a site being used for the allocated employment use, planning applications for alternative uses will be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

Explanation E1: The vision statement states “see Brailes and Winderton develop”, which was agreed by 94% of respondents to the 2015 Community Survey. Development can be driven by the provision of employment opportunities in the Parish. In addition it has been shown that the Parish derives some income from visitors and tourism, which gets re-invested into the Parish; development that encourages this will be supported.

RE-USE OF REDUNDANT AGRICULTURAL BUILDINGS

Objective E2: To ensure conversion of redundant traditional agricultural buildings does not have a negative impact on the rural character of the Parish

Policy E2:

The conversion of redundant agricultural buildings built of traditional materials and of architectural merit to permanent business space or residential tourist accommodation will be accepted provided the development:

- a) Does not have an unacceptable impact on the visual and landscape amenity of the area, particularly conservation areas and listed buildings*
- b) Does not have an unacceptable impact on neighbours' amenity*
- c) Does not cause harm to nature conservation interests*
- d) Benefits from a safe and convenient access to the site or a satisfactory access can be created*
- e) The building is genuinely capable of being converted without significant modification, rebuilding (including foundations and walls) or extension and*
- f) Ancillary and/or proposed outbuildings and boundary treatments are in keeping with the character and setting of the original building*

Such applications will be expected to demonstrate compliance with the above criteria through the submission of supporting documentation such as ecological surveys and structural engineer's survey.

Explanation E2:

Consultation events in 2015 highlighted a desire for the economy in the village to be maintained. The change of use of traditional farm buildings was considered a good idea, especially where these could be offered as commercial units so maintaining or growing employment in the Parish. Conversion of redundant traditional farm buildings is therefore supported as long as it minimises the impact on the local landscape, communities and environment in accordance with SDC Core Strategy Policy AS.10.

This policy acknowledges the existence of "permitted development rights" and as such does not seek to supersede them.

IMPROVING ACCESS TO COMMUNICATIONS

Objective E3: To support the local business community by encouraging access to fast and efficient communications.

Policy E3:

All new commercial development within the Parish will be expected to include the necessary infrastructure to allow future connectivity to fast and efficient communications (including high speed broadband).

Explanation E3: The Community Survey 2015 Business Survey showed that one area “to help businesses develop in the future” was internet speed and cell phone connectivity.

MORE OPPORTUNITIES FOR HOME WORKING

Objective E4: To acknowledge and support the growing trend of people working from home and ensure that new development supports this.

Policy E4:

The design of new residential development, incorporating home offices, studios and similar facilities is encouraged. All new dwellings are encouraged to provide space to support home-working, with flexible space adaptable to a home office, and where appropriate incorporate cabling to support broadband in accordance with Brailes NDP Policy E3.

Explanation E4: A significant proportion of the business response to the Community Survey 2015 indicated people work from home, often alone. The Financial Times (FT) (4th June 2014) reports there are now a record 4.2 m people or 13.9% of the workforce working from home offices. The FT goes on to say that people living in rural areas are making lifestyle changes rather than working out of home through necessity.

More people are working from home in a wide variety of jobs and professions and the evidence shows Brailes, with over 70% of businesses being run from home, is no exception.

5. Appendices

Please use this link to access the appendices:

<http://www.braillesparishcouncil.co.uk/npwp/appendices/>

1. Listening and Learning - How we communicated with the Parish
2. Terms of Reference
3. The Brailes Neighbourhood Development Plan Community Survey June 2015
4. The Youth Survey October 2015
5. Historic Environment Assessment Designated Heritage Assets Map
6. Listed Buildings in Parish
7. Brailes Conservation Area Map
8. Winderton Conservation Area Map
9. Village Design Statement 1998
10. Brailes and Winderton Village Appraisal 1992/3
11. Brailes and Winderton Parish Council Action Plan 2012
12. Flooding Evidence
13. Rationale for Designation of Local Green Spaces
14. Assessment Tool
15. Built Up Area Boundary Definition
16. Call for Sites
17. Criteria for Allocating Social Housing
18. Housing Status Report June 2015

19. WRCC Housing Needs Survey 2016
20. 'How Old Are We' Chart
21. Evidence Base - Environment
22. Evidence Base - Housing
23. Evidence Base - Business
24. Analysis Matrix
25. Warwickshire County Council Upper and Lower Brailes Landscape Study March 2016
26. Warwickshire County Council Upper and Lower Brailes Landscape Study July 2016
27. Warwickshire County Council Upper and Lower Brailes Landscape Study September 2016
28. Projects to help delivery of the Plan
29. Pre-Submission Feedback – **COMPLETE**
30. Brailes and Winderton Parish Action Plan 2005
31. Walking in Brailes and Winderton
32. Warwickshire County Council Highways Assessment
33. Sustainability Assessment

6. ACKNOWLEDGEMENTS

NDP HEPLERS AND THANKYOU'S

The Brailes Parish Neighbourhood Plan Development Plan

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