

THE PARISH OF BRAILES PRE-SUBMISSION
NEIGHBOURHOOD DEVELOPMENT PLAN
2011 - 2031

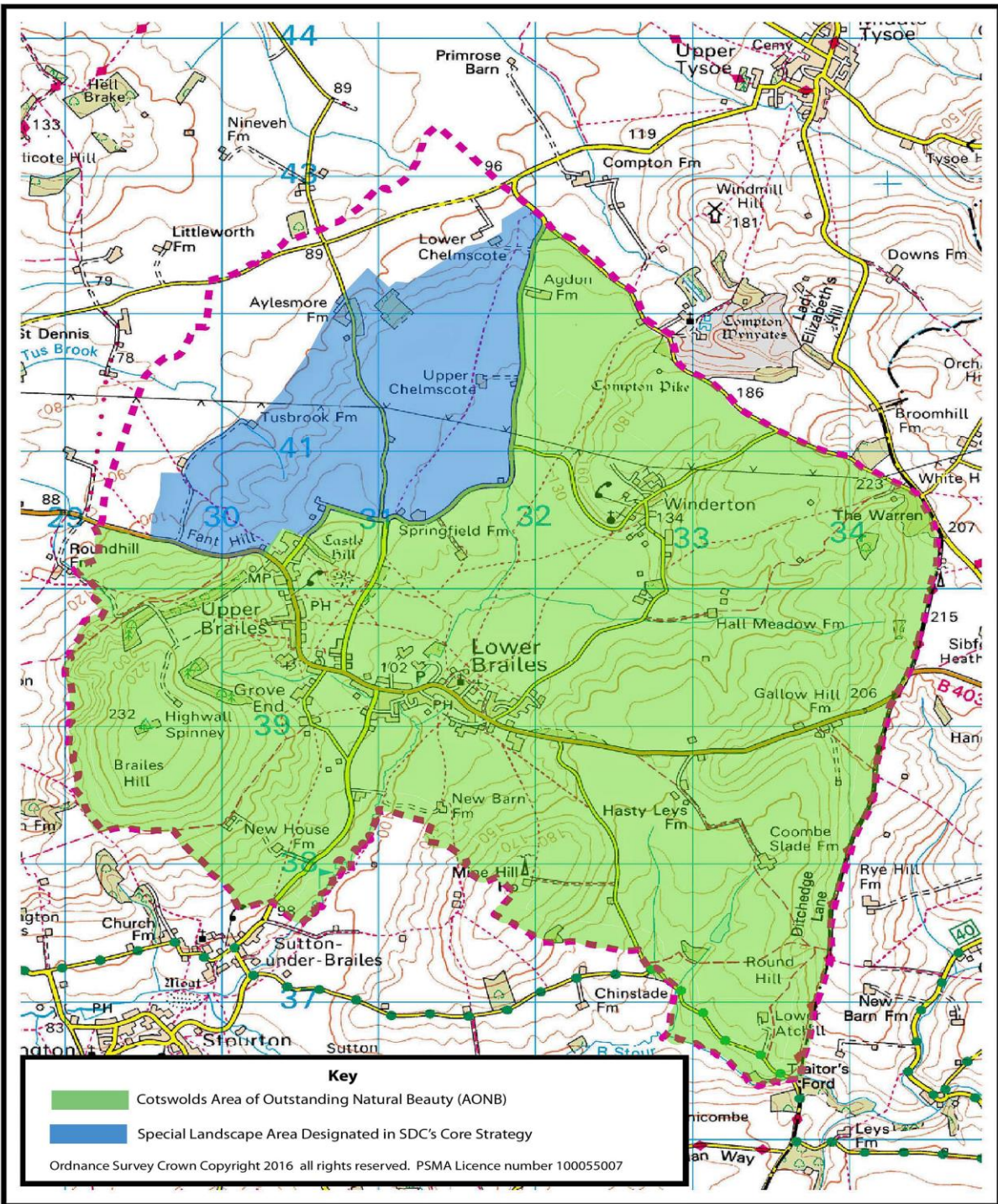


TO SEE BRAILES AND WINDERTON DEVELOP
WHILST PRESERVING
OUR ENVIRONMENT,
CHARACTER AND COMMUNITY SPIRIT



BRAILES & WINDERTON
Neighbourhood Development Plan

Brailes Parish outlined in red – the Neighbourhood Development Plan Area



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Neighbourhood Development Plan Acronyms

AONB = Area of Outstanding Natural Beauty

BUAB = Built Up Area Boundary

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

LSV2 = Local Service Village Category 2

NDP = Neighbourhood Development Plan

NPPF = National Planning Policy Framework

SDC = Stratford-on-Avon District Council

STWL = Severn Trent Water Limited

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.

WCC = Warwickshire County Council

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



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%**, from the Neighbourhood Development Plan Community Surveys 2015 returns.



Consultation 3 Open Day January 2016

2. EVIDENCE GATHERING AND INTERPRETATION

2.1 Governing Principles

2.2 The Process

2.3 The Philosophy

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:

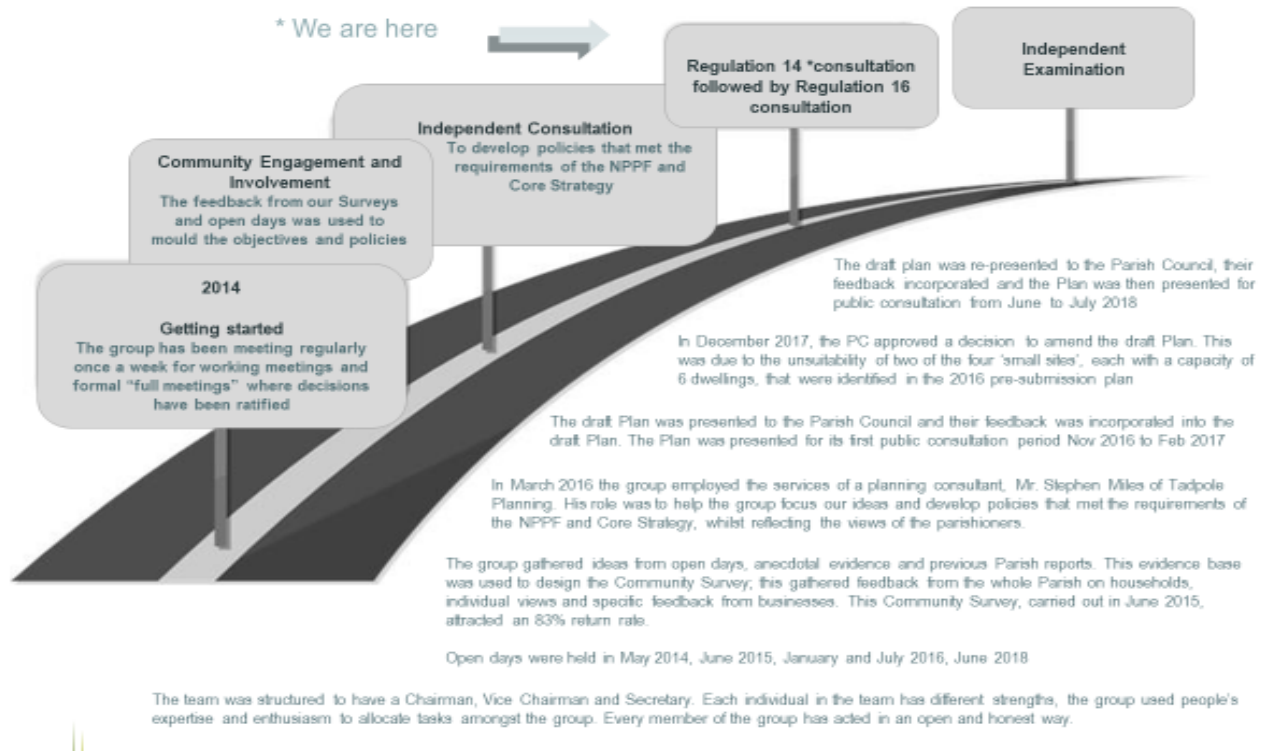
- A committee which is open and transparent
- An inclusive consultation and plan making process
- Active participation by members
- Robust evidence gathering
- Actions based on evidence gathering
- The Neighbourhood Development Plan must have regard for the NPPF and the strategic policies of the adopted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

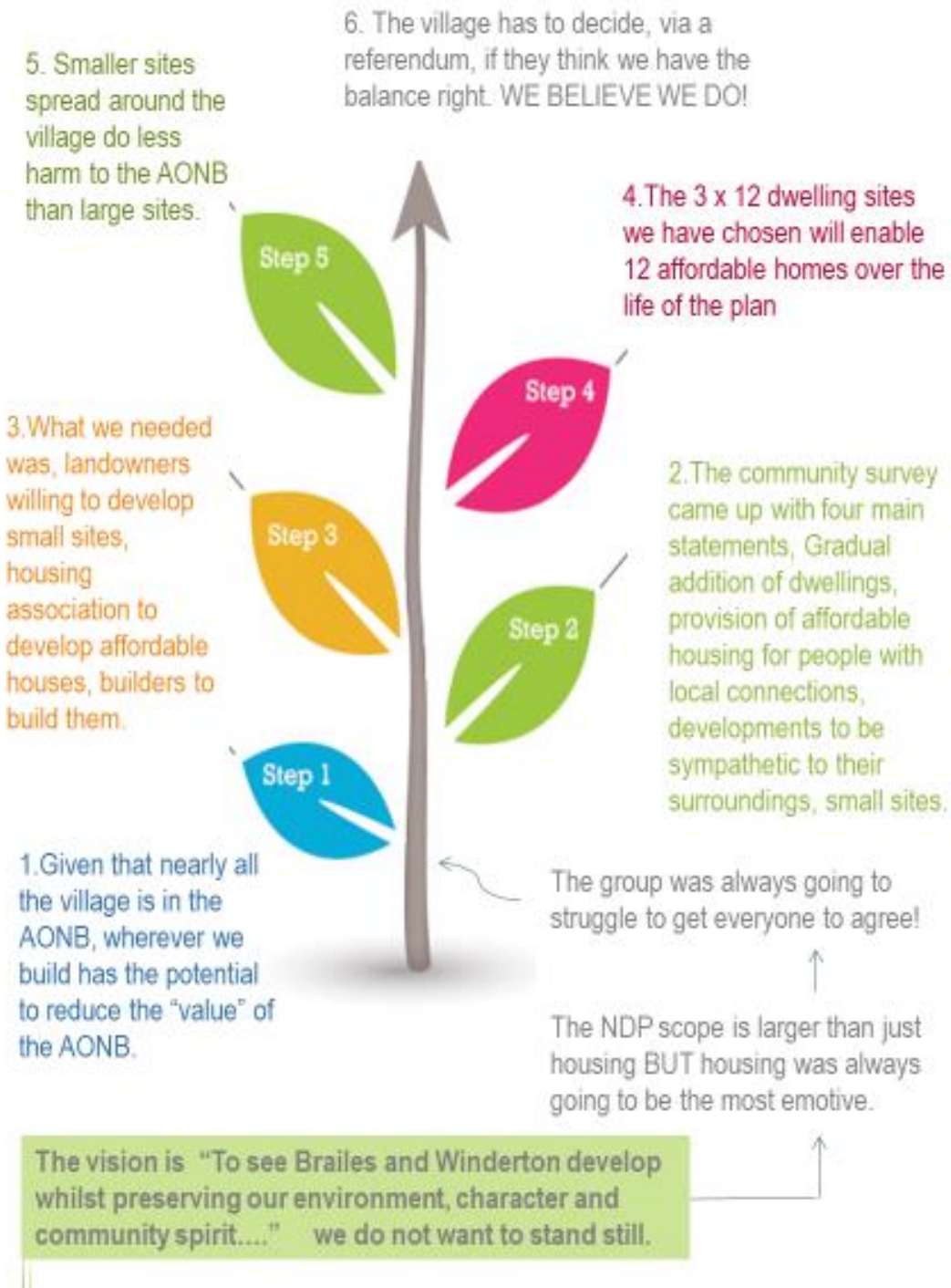


Please see **Appendix 1 Listening and Learning** for full details of the consultation process.

2.3 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 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.



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:



When we compare 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, it is 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 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

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

Introduction

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.

The Policies were developed over a period of time and were subject to ongoing feedback and reviews with SDC, PC and members of the public resident in the Parish.

Key Dates	Event	Outcome
May 2014	SDC approves the Plan boundary.	The group can move ahead using an agreed boundary.
May 2014	First Open Day for the Parish.	Started to gather views and feedback from the Parish.
June 2015	Household/Individual Survey. The survey was approved by SDC and delivered to every household in the Parish.	An 83% return gave the group real feedback and data to start outlining key policy areas.
December 2015	Issued a "Call for Sites" to all local landowners, this activity was closed, in agreement with the PC, on 31 st August 2016.	We had 20 sites submitted from 11 landowners.
January 2016	Open Day held over two sessions, one on a Saturday and one on a Monday evening. The aim was to gather evidence on where people felt development should/should not take place and to seek their feedback on which criteria would be important for evaluation sites.	The group had clear feedback on the topics covered and developed an appraisal tool to start a structured review of the sites that had been put forward.
June 2016	In conjunction with the Warwickshire Rural Community Council a Housing Needs Survey was carried out.	The results gave us a clear picture of the outstanding housing needs in the Parish. The need for affordable housing became a clear driver in determining our Policies

		in the housing section of the Plan.
July 2016	Another Open Day showing the assessment tool outcome, draft Policies and draft site allocations.	The feedback was strongly in favour of moving away from larger sites and moving to smaller sites.
November 2016	Regulation 14 consultation. Following approval from both SDC and Brailes PC, the draft Pre-Submission copy of the Plan was issued for a Regulation 14 consultation. This ran from 22 nd November 2016 until 17 th January 2017.	We received feedback from a few public bodies, a few Parishioners and extensive feedback from SDC. We had a follow up meeting with SDC when we were given their approval to move ahead with our “small sites” policy.
April – October 2017	Strategic Environment Assessment. The decision to subject the Plan to an SEA was taken by SDC, rather late in the day.	The SEA process halted any further development on the Plan for most of 2017. Historic England recommended the withdrawal of one of our sites. In the meantime, one landowner had also withdrawn a site. This left the group with no suitable sites to substitute for the ones we had lost.
December 11th 2017	At a Brailes PC meeting it was agreed to abandon the “small sites” policy and move towards three larger sites to meet our affordable housing needs.	The group started work on new consultations with selected landowners and a re-write of the Plan with a view to repeating the Regulation 14 consultation in mid-2018.

There is 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 The Environment (E)

Parish Survey’s 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 way, 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 the Environment.

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 Cotswolds 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

4.1.1 E1 – Managing local water environment and flood risk

Objective E1: Managing the water environment by ensuring that development does not increase flood risk, enhances the environment and ecology and always exceeds best practice to support continual efforts to reduce flood risk in the community.

Policy E1:

- a) *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 publicly 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.*
- b) *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 E1: 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).

4.1.2 E2 A Defined Built-Up Area Boundary

Objective E2: First, a justifiable built-up area boundary [BUAB] is identified over the plan period, mindful of current planning commitments, and a strongly expressed community desire to moderate outward expansion into open countryside, and to not erode or spoil by development the ‘green fingers’ and ‘green wedges’ running into and through the village. Secondly, this boundary definition will encourage the more intensive development and re-use of land and buildings within the village, which makes a clear planning statement that such development is locally preferred to outward expansion and the erosion of green fingers and wedges.

Policy E2: A boundary at the edge of the built-up area of the village is identified and shown on the Policies maps at Pages 39 & 40. Development will take place within this Built-Up Area Boundary on sites identified and allocated in this plan and more generally through the re-use of suitable land and buildings, and the more intensive use of plots.

Explanation E2

A clear definition of a BUAB is a prerequisite for several interlinked objectives and policies in this plan, and for meeting the Core Strategy spatial strategy objectives. The village is identified within the Core Strategy as a Category 2 Local Service Village. Policies CS.15D and CS.16 apply. Some new housing development over the plan period is recognised as appropriate and acceptable, especially to meet identified local needs for affordable homes and low-cost market housing, and for making a proportionate local contribution toward meeting more general District-wide housing needs over the plan period. Meeting these requirements requires the definition of a settlement boundary, mindful of some very important local environmental protection considerations. Current planning commitments must be included within such a boundary. The plan-making work has included the identification and allocation of three viable housing sites, as shown within Policies H4 and H5, these edge-of-settlement sites are included within the BUAB.

4.1.3 E3 Conserving locally valued green spaces within the village

Objective E3: to locally secure the District-wide strategic aim of maintaining and enhancing rural character and local distinctiveness. This requires the protection and conservation of several publicly accessible green spaces within the village, one of which is the village Playing Field. This will add to the amenity and recreational opportunities for residents and visitors, so helping with wellbeing.

Policy E3: the following areas are designated as Local Green Spaces [LGS] as shown on the Policies Maps at Pages 39 & 40

- *LGS1 The Playing Field*
- *LGS2 The Lower Green*

- *LGS3 The War Memorial Green*
- *LGS4 The Upper Green*

Proposals for any development on this land will be restricted other than in very special circumstances, for example to meet essential utility infrastructure needs and where no alternative location is feasible.

Explanation E3

There are several designated 'Village Greens', plus the village Playing Field adjacent to the Primary School and Village Hall. These green spaces are much valued and are important components of the landscape and green fabric of the village, connecting physically and visually with nearby open countryside to punctuate the generally linear built form of the village. They provide easily accessible opportunities for informal, and in the case of the pitches on the Playing Field more formal, recreation. The part of the Playing Field is also occasionally used as a short stay caravan and motorhome park.

The LGS designation criteria within paragraph 77 of the NPPF have been applied by using a Locality toolkit. This toolkit has been endorsed by the District Council. (See Appendix 12).

4.1.4 E4 Ensuring developments respect the landscape setting and local character of the village

Objective E4: to ensure that development respects and enhances the landscape setting, heritage assets and built-up area characteristics that give the Neighbourhood Area its local distinctiveness. Excellent design and materials specification is required to seamlessly blend new buildings with the adjoining open countryside, the green fingers that punctuate the built form, and the many listed historic buildings and a scheduled ancient monument.

Policy E4:

(1) Design and character

All development in the Neighbourhood Area should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness. Development proposals that do not demonstrate high standards of design will be resisted.

(2) Responding to local character

All development proposals must demonstrate how the requirement to positively contribute to local character has been embedded during the design process, in accordance with the following principles:

- a) be compatible with the distinctive character of the area, respecting the local settlement pattern building styles and materials, whilst taking a positive approach to innovative contemporary designs that are sensitive to their setting. Existing open green spaces within the settlement should be retained where they make an important contribution to the character and local distinctiveness of the area;*
- b) be of a density and scale that is in keeping with the character of the surrounding development and landscape;*
- c) preserve or enhance heritage assets including listed buildings and a scheduled ancient monument;*
- d) protect or enhance landscape and biodiversity by incorporating landscaping consistent with the published Warwickshire County Council Landscape Guidelines;*
- e) sustain key landscape features such as ensuring views to and from the surrounding higher slopes and hilltops and across the wider landscape can continue to be enjoyed;*

- f) have regards to the impact on tranquillity, including dark skies;*
- g) not increase the likelihood of surface water flooding within the Neighbourhood Area or exacerbate foul drainage capacity problems;*
- h) be preceded by an appropriate archaeological survey to ascertain the implications of development on subsurface heritage assets; and*
- i) proposals that do not positively contribute to local character will be resisted.*

(3) Use of design codes

- a) all proposals for development of 10 or more dwellings or 1000 square metres or more of non-residential floorspace will be expected to demonstrate design rationale through the appropriate use of design codes and master planning;*
- b) development proposals of 10 or more dwellings] should be accompanied by an indicative master plan [if an outline application or a contextual plan [for detailed applications] which will demonstrate how the development integrates with the existing settlement and community by encouraging social cohesion and how it delivers the necessary infrastructure to support the development;*
- c) the master plan or contextual plan should include consideration of existing or proposed developments in the locality to enable a holistic approach whenever possible;*
- d) the plan must include consideration of means to mitigate the additional demand that the development would place on the highways system and on local services and community facilities such as schools and healthcare facilities, as well as the need to provide or enhance public open space and environmental improvements; and*
- e) development will not be supported if detrimental impacts on existing infrastructure cannot be mitigated.*

Explanation E4

Established principles are that planning should protect the intrinsic character and beauty of the countryside and assist with the conservation of heritage assets. This expectation is expanded in the Core Strategy. In recent years some housing developments within the village have not fitted into, or respected, the local characteristics, creating a strongly expressed community concern about the scale and appearance of future developments. In creating a plan for moderate and managed housing growth, mainly to meet local needs, the local expectation is that the resulting developments will aim higher and do better in terms of good design. Achieving the right design solutions for the locality is vital. This will most certainly apply to the three sites allocated by Policies H4 and H5. There are well established technical processes and tools to assist designers, including landscape and visual impact analysis. Applicants are encouraged to include such assessments and methods.

4.1.5 E5 Promoting Local Renewable and Low Carbon Energy

Objective E5: To support the use of locally led initiatives to promote low carbon energy resources into a sustainable future.

Policy E5:

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 E5

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

4.1.6 E6 Retaining Dark Skies

Objective E6: to manage and limit additional light pollution so as not to compromise the 'dark skies' in the Neighbourhood Area by ensuring development adopts appropriate low-key lighting, or if possible foregoes such external lighting.

Policy E6:

Development should minimise light pollution by avoiding obtrusive external property lighting and street lighting. All development proposals must demonstrate and justify how the dark skies environment will be protected by the submission of appropriate analysis and documentation.

Explanation E6

This policy responds to substantial community support with nearly 80% of residents regarding 'dark sky' as a key local attribute (Survey 2015 Appendix 3). Further, one of the attractions of the Playing Field and Village Hall as a touring caravan and motorhome destination is the 'dark sky' and this tourism activity is an important and growing source of revenue for the Village Hall Committee. NPPF Paragraph 125 requires planning policies and decisions to respond to intrinsically dark landscapes. Core Strategy Policy CS.11 is about protecting the AONB, bringing into play the Cotswolds Conservation Board objective of tranquillity and dark skies.

4.2 Meeting Housing Requirements 2011-2031 (H)

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.

Site Selection

Details of the site selection process can be found in the “Meeting Housing Requirements” document (Appendix 22).

Following the decision of Brailes Parish Council (on December 11th 2017) to move ahead with a three sites policy, the BNDP group selected three sites from the Assessment Tool (Appendix 14).

Compton Estates 222 East	0.30
Righton 189 Sutton Lane	3.22
Righton Allotment	7.15
James 425e	9.17

Discussions with landowners/developers were held on Monday 30th April 2018. An outline agreement on the development of these sites, within the constraints of the Plan was agreed (Appendix 22).

In addition, meetings were held with Mr. N Gilliver, Warwickshire/Northampton Rural Housing Association, concerning the viability for the Association to purchase and manage the designated affordable housing associated with our allocated sites in the Plan. The Association agreed in principle, to purchase and manage the affordable housing. (Appendix 22)

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

The contribution from the Parish of Brailes to the Core Strategy housing numbers (2011 – 2031) is currently as follows (assuming all houses with current planning permission (see Commitment maps at pages 37 & 38) are built):

PERIOD	Open Market	Local Market	Affordable Homes	Total
2011-2031	41	4	34	79

Future housing needs will be determined by a Housing Needs Survey carried out every 3-5 years.

4.2 Housing

4.2.1 H1 Ensuring a supply of affordable homes

Objective H1: to locally maintain over the plan period an adequate supply of affordable rented, intermediate rented and shared equity owned dwellings.

Policy H1:

Development proposals exclusively of affordable homes within the built-up area boundary will be supported where such dwellings are for rental or shared ownership by occupants with a local connection, and their needs, as identified by periodic Housing Needs Surveys (every 3-5 years), are not being met by available market housing. Planning permissions for such developments will include provisions to ensure the dwellings remain available and affordable upon reallocation or resale for eligible occupants.

Explanation H1:

A 2016 Housing Needs Survey was commissioned as part of the gathering of evidence. This showed a requirement for 23 affordable homes over the plan period, including rentals and shared ownership tenures, and a variety of dwelling sizes. Planning commitments currently will provide 14 affordable homes, leaving an unmet requirement of 9 such dwellings. This plan allocates by Policies H4 and H5 three sites each with a capacity of 12 dwellings. In the event a small windfall site, or sites, coming forward that is suitably located within the built-up area boundary, and becomes available for affordable homes this may offer an alternative to building 35% of dwellings on the allocated sites as affordable homes. This policy also provides some insurance in the event that the planning commitments do not all occur, or that a future update of the Housing Needs Survey indicates a growing requirement unmet by Policies H4 and H5.

The term 'local connection' applies to occupants who live and/or work in, or have a close family connection to, the administrative area of Stratford-on-Avon. A selection hierarchy will apply, first preference given to those with a local connection to the Neighbourhood Area; second preference to those with a local connection in the surrounding area of a 5 miles radius from the Village Hall in Lower Brailes; and third preference to those with a local connection within the District Council administrative area. This definition is set out in full in the Glossary of the adopted Core Strategy, and it may be varied from time to time by the District Council. (see Appendix 17).

4.2.2 H2 Ensuring a supply of low cost market housing

Objective H2: to encourage schemes that will maintain a supply of low cost homes for purchase particularly by younger persons and those locally employed as this will help to boost the local economy and will reduce the need to travel.

Policy H2:

Development proposals will be supported where such schemes provide low cost market housing specifically for sale at a price lower than the normal market value to those with a local connection where housing needs are not being met by the open market. Low cost market housing schemes should include provisions to ensure that the homes always remain available on resale at a price below normal market value to meet future requirements of eligible households with a local connection.

Explanation H2:

New market housing is often priced beyond the means of the local community. The Core Strategy recognises this in Policy CS.18. It encourages the use of low cost market housing to “help people get onto the housing ladder”. Numbers and timings of such requirements will be identified by periodic surveys of local housing needs, such updates to be done, as a minimum, every 5 years. Low cost market homes could be provided through Local Needs schemes or by Registered Social Landlords, or by a commercial developer as a component of a general market housing scheme. The term, ‘local connection’ is defined in the explanation of the preceding policy H1.

4.2.3 H3 Development on windfall sites

Objective H3: to encourage small housing development on ‘windfall’ sites’ as a contribution to meeting housing needs.

Policy H3:

Proposals to develop housing on windfall sites within the built-up area boundary will be supported, subject to their meeting other policy requirements in this plan.

Explanation H3:

Windfall sites are those which have not previously been specifically identified as available during the plan period. They normally comprise small previously developed sites that have unexpectedly become available. Some opportunities may arise through the more intensive use of existing plots. As well as helping to meet local needs, windfall sites can locally contribute to meeting District-wide housing needs. If the rate of windfall delivered between 2011 – 2018, 14 dwellings, continues, it will deliver a significant number of dwellings to the District-wide housing needs.

4.2.4. H4 Allocating housing land to meet currently identified local needs.

Objective H4: to allocate housing land that can be developed during the plan period to meet currently identified local needs.

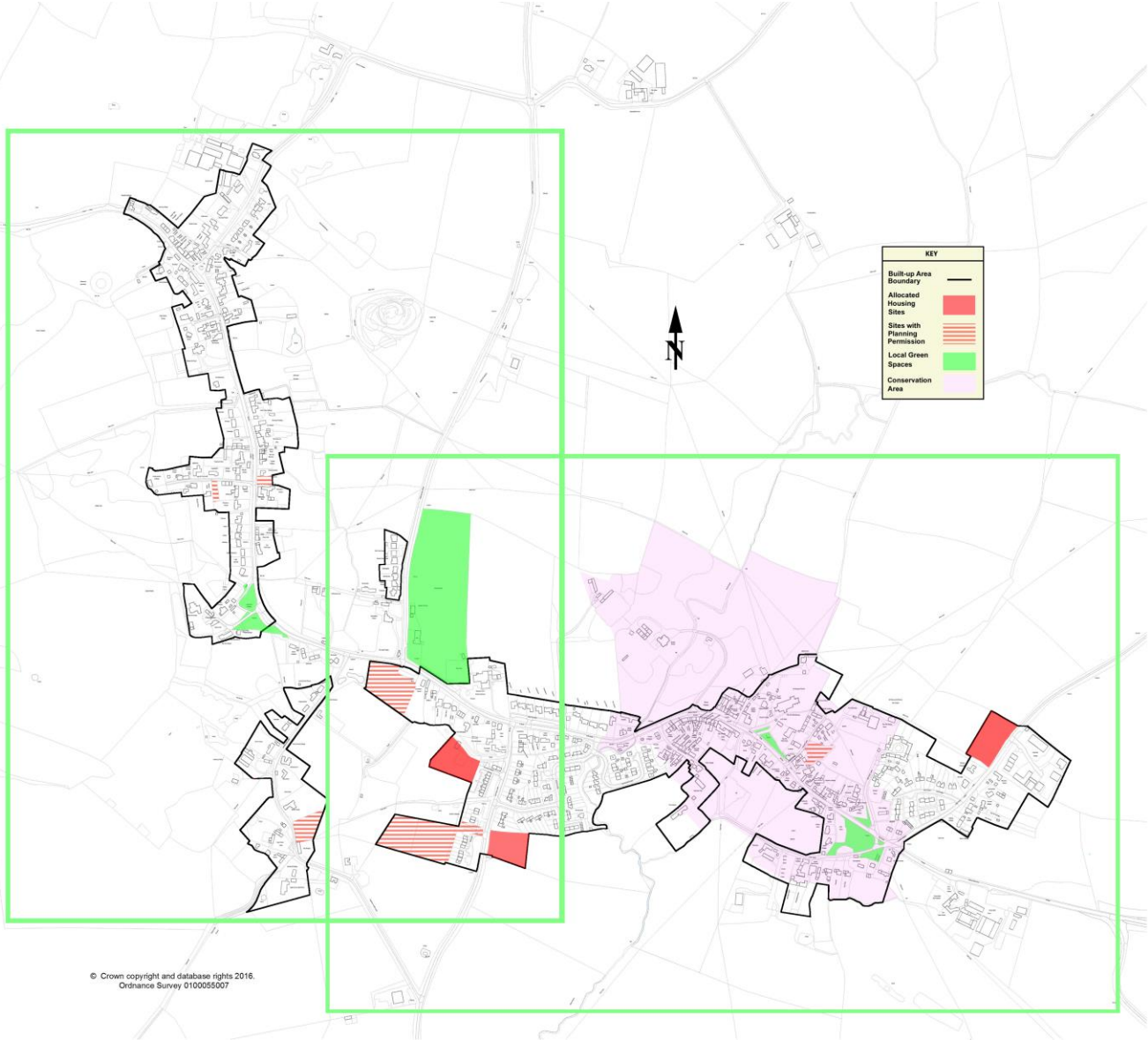
Policy H4:

Three edge-of-settlement sites, each with a capacity of 12 dwellings, as shown on the Policies Maps at Pages 39 & 40, are allocated such that the required affordable homes content of 4 dwellings on each site (three will be rental accommodation and one shared ownership) will contribute to meeting currently identified local needs.

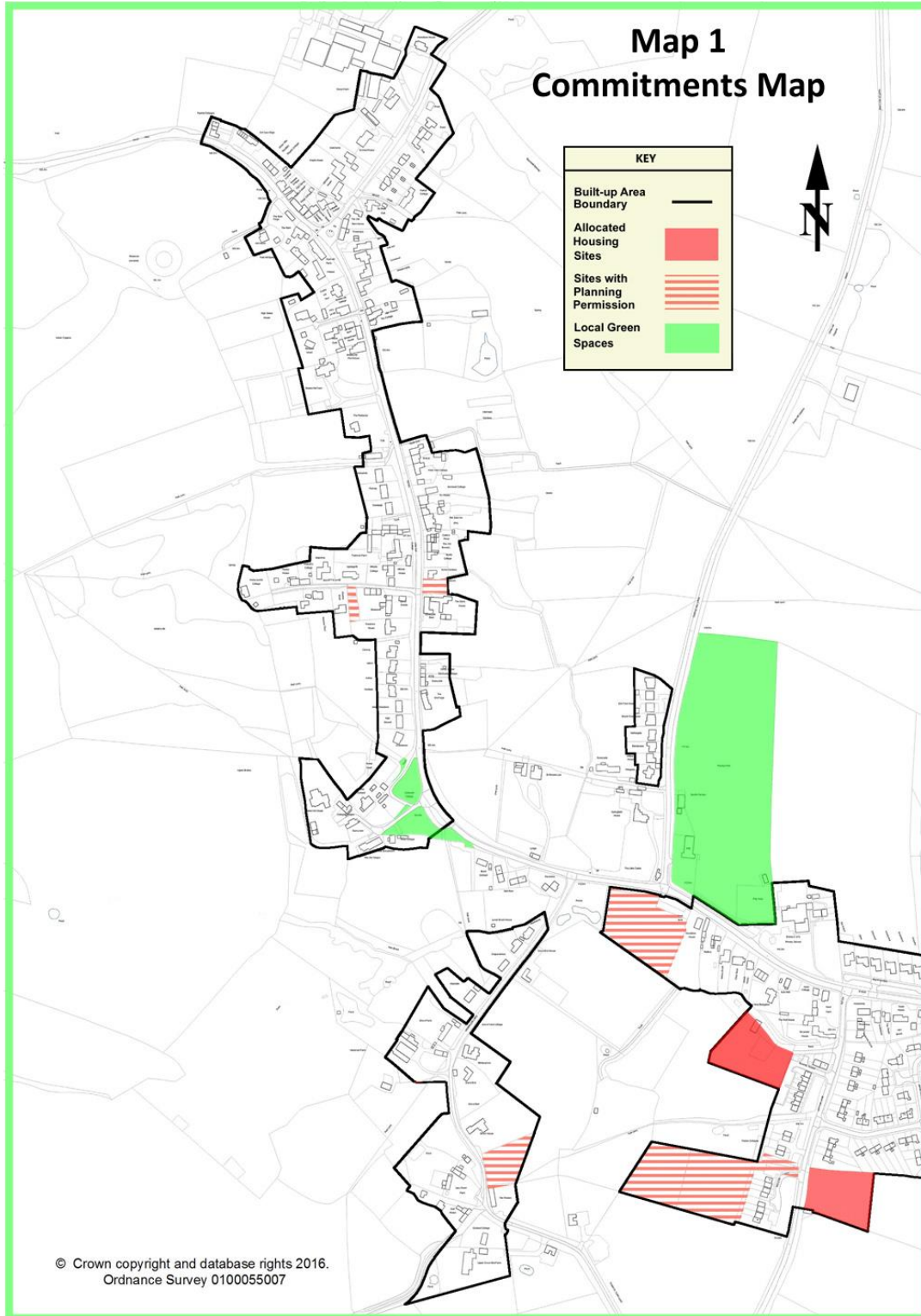
Explanation H4:

The 2016 Housing Needs Survey identified a requirement for 23 affordable homes, of which planning commitments will provide 14 affordable homes, leaving unmet a need for a further 9 such homes. After a 'call for sites' and an assessment of the contenders, including the application of the Locality toolkit and checklist for site allocations, two sites off Sutton Lane and one site of Saltway Lane, have been identified and confirmed as viable propositions (Landowner meetings 30/04/18 see Appendix 22). This includes confirmation from the respective owners of the availability of the sites, (for the full site assessment see Appendix 38). Together these sites will provide 12 affordable homes. Warwickshire/Northampton Rural Housing Association have recommended that the affordable housing be split into three rented and one shared ownership properties per site. This split is in line with the findings of the 2016 Housing Needs Survey findings. The assessment has included the need for exemplary design given the sensitive edge-of-settlement locations and landscape and visual impact as a major issue, the requirements of Policy E4 will apply to the emerging proposals and future planning applications.

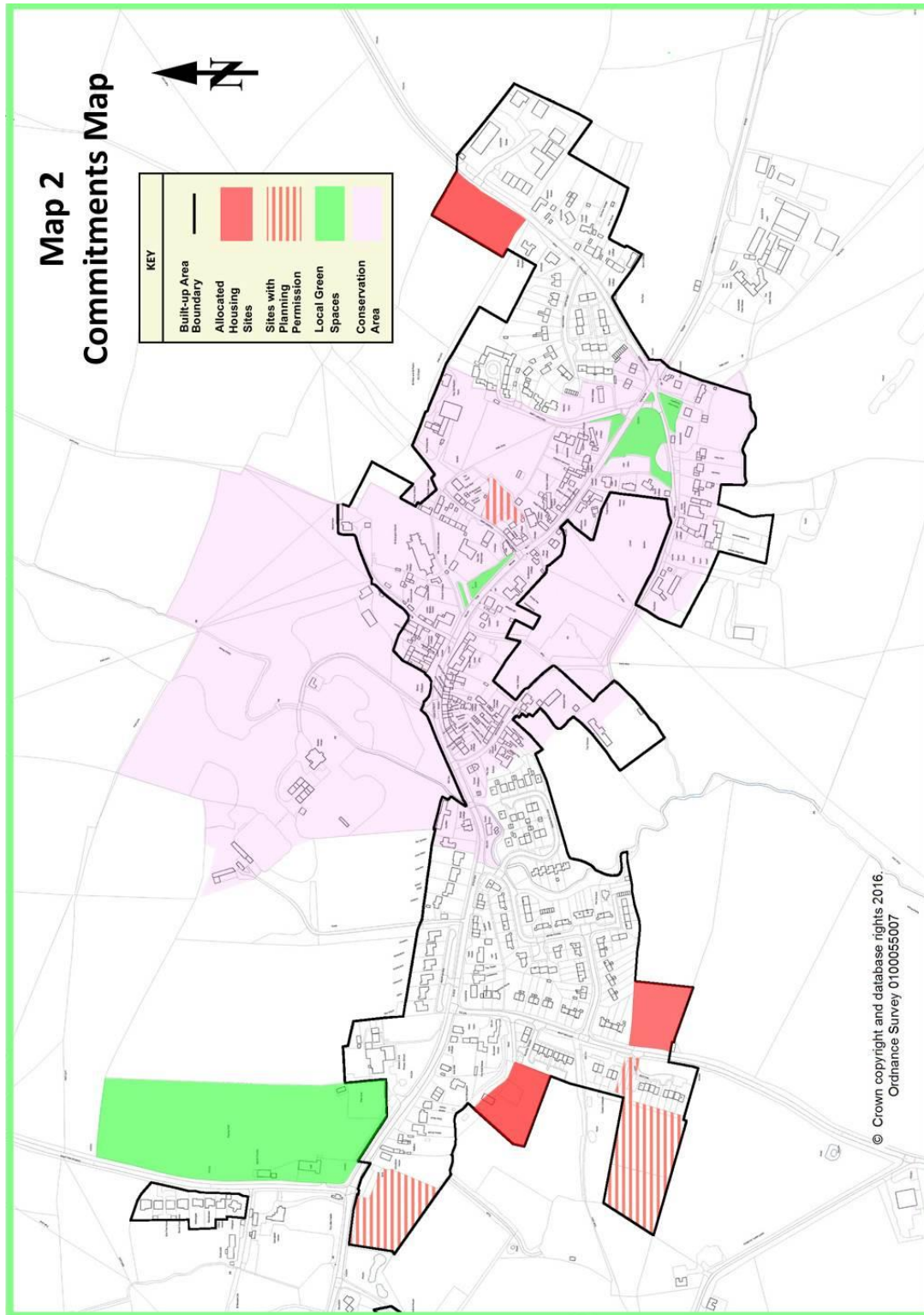
Map of Village



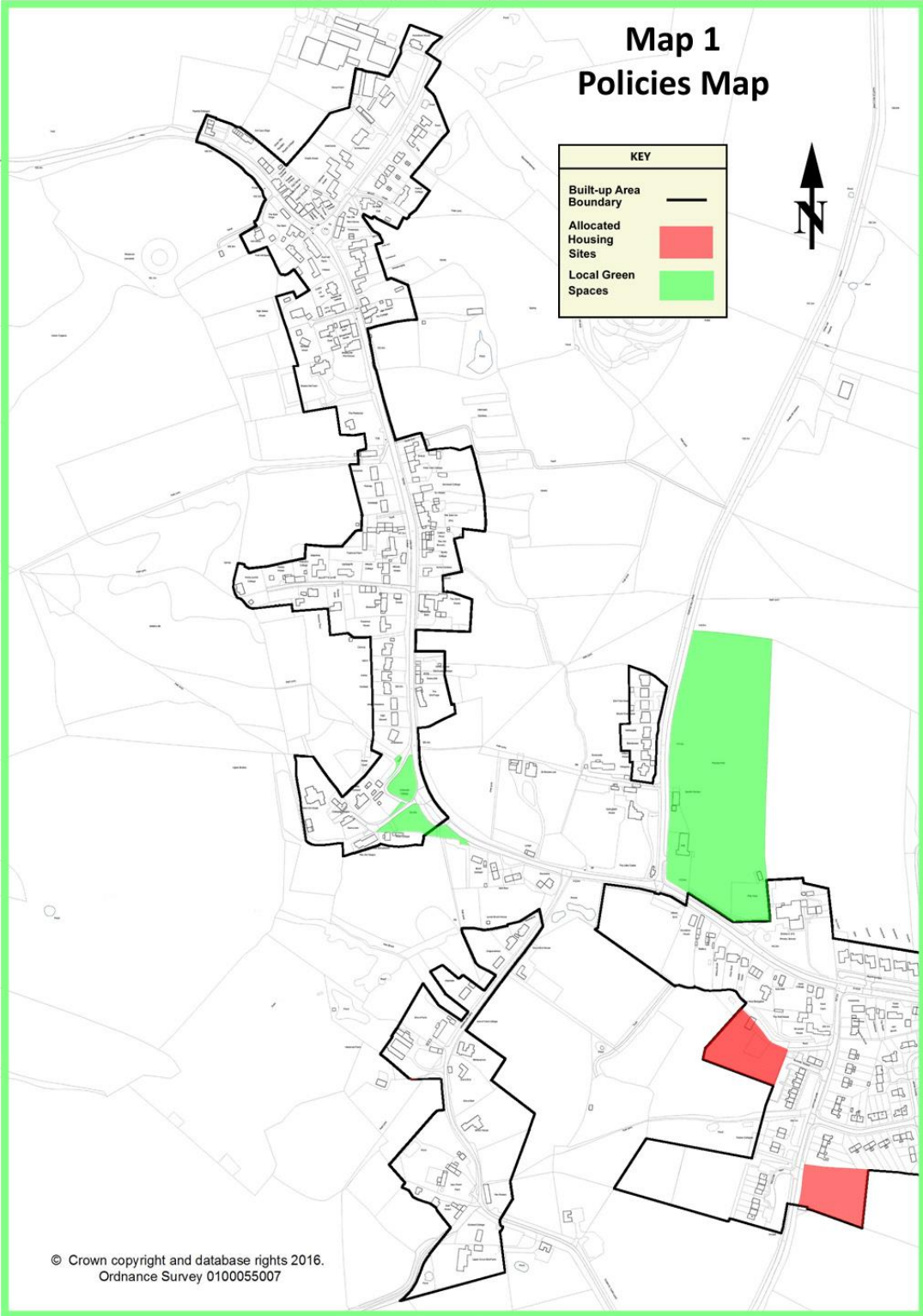
Commitments Map 1



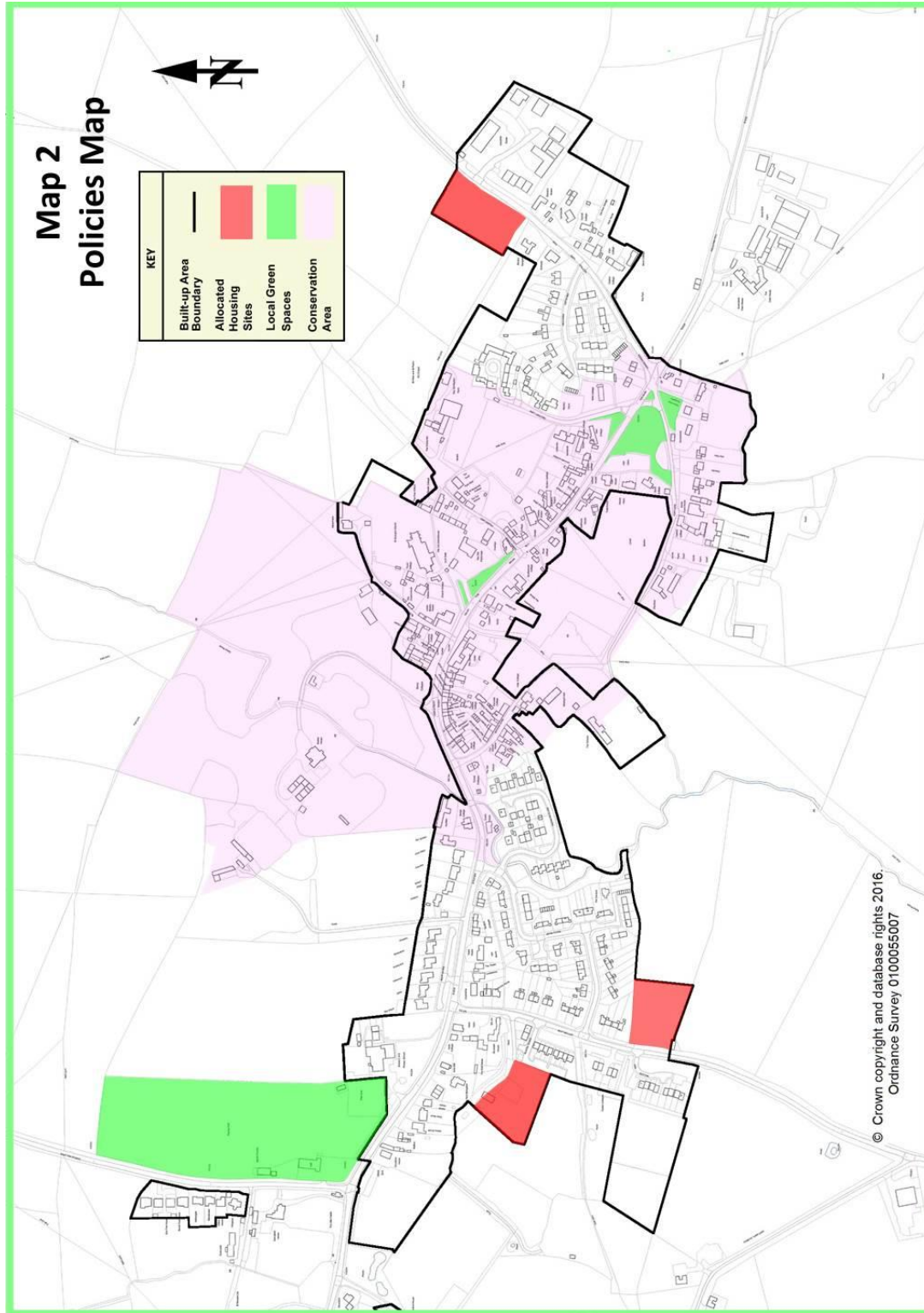
Commitments Map 2



Policies Map 1



Policies Map 2



4.3 A strong economy (SE)

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.

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 £20,000 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 2011/12 were £5,224.50 and for 2012/13 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:

4.3.1 SE1 Encouraging sustainable economic development

Objective SE1: To ensure that developments have a positive impact on the local economy and support a sustainable and competitive economy.

Policy SE1:

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 are 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 SE1

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.

4.3.2 SE2 Re-use of redundant agricultural buildings

Objective SE2: To ensure conversion of redundant traditional agricultural buildings does not have a negative impact on the rural character of the Parish

Policy SE2:

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 SE2:

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.

4.3.3 SE3 Improving access to communications

Objective SE3: To support the local business community by encouraging access to fast and efficient communications.

Policy SE3:

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 SE3

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

4.3.4 SE4 More opportunities for home working

Objective SE4: To acknowledge and support the growing trend of people working from home and ensure that new development supports this.

Policy SE4:

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 SE3.

Explanation SE4

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. January 2017 Reg 14 Pre-Submission Feedback
30. Brailes and Winderton Parish Action Plan 2005
31. Walking in Brailes and Winderton
32. Warwickshire County Council Highways Assessment
33. Sustainability Assessment
34. SEA Scoping Report July 2017
35. Basic Conditions Statement
36. SEA Report 2017
36. SEA Addendum Report 2018
37. 2018 Reg 14 – Feedback
38. Locality Site Assessment Checklist

6. ACKNOWLEDGEMENTS

NDP HEPLERS AND THANKYOU'S

The Brailes Parish Neighbourhood Plan Development Plan

Steering Group:

Cheryl Aubrey

Pam Bennett

Richard Cheney

Elaine Cook

Louise Couchman (Chairman)

Tony De Maillet

John Dudbridge

Maggie Goren

Peter Jordan (Vice-Chairman)

Steven Kaack

Mark Moore

Maggie Witherick

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