

THE PARISH OF BRAILES PRE-SUBMISSION  
**NEIGHBOURHOOD PLAN**

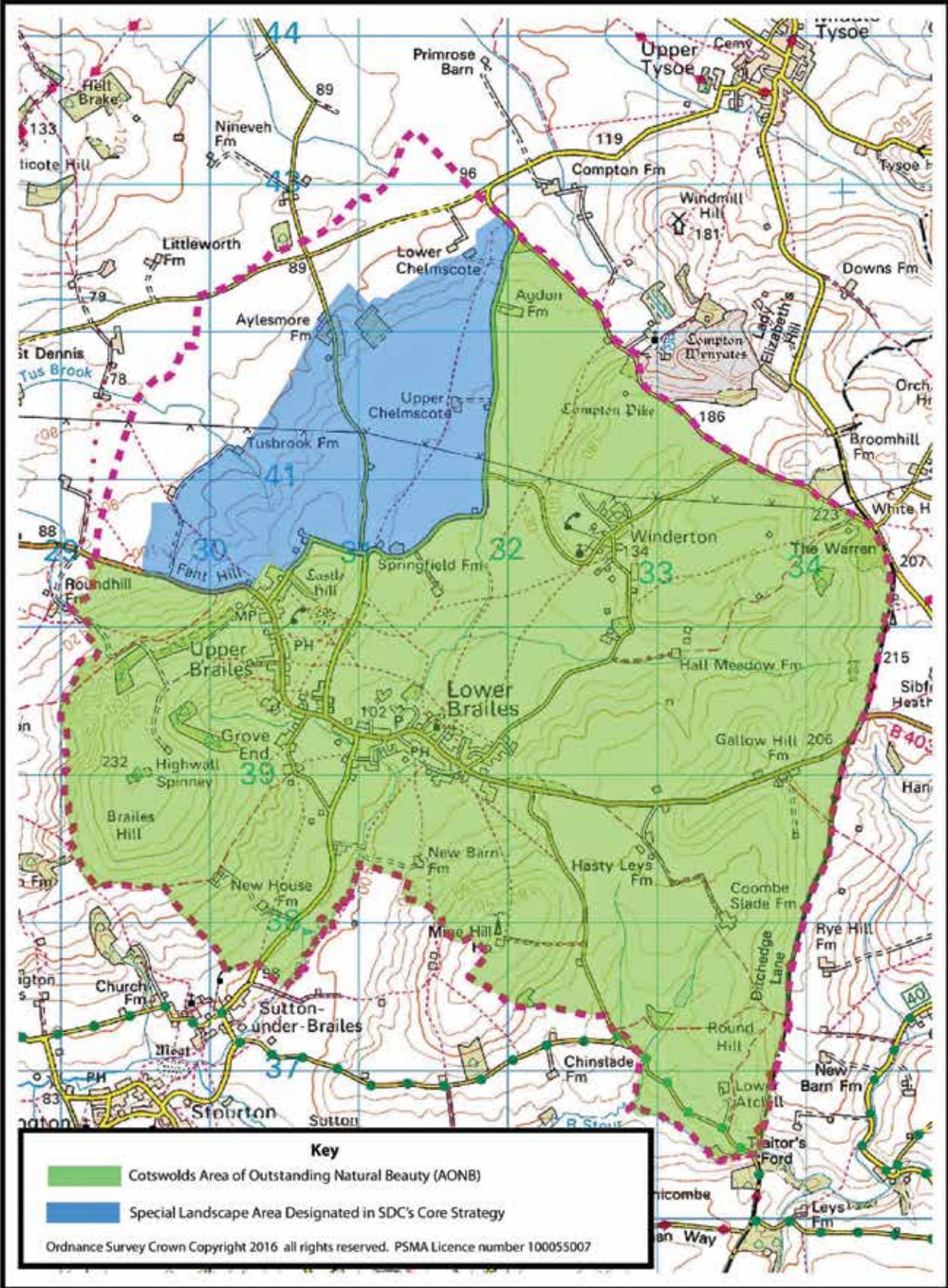
OCTOBER 2016



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



Brailes Parish outlined in red – the Neighbourhood Development Plan Area



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## NEIGHBOURHOOD DEVELOPMENT PLAN GLOSSARY

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**AONB** = Area of Outstanding Natural Beauty  
**BUAB** = Built Up Area Boundary  
**LSV2** = Local Service Village 2  
**NDP** = Neighbourhood Development Plan  
**NPPF** = National Planning Policy Framework  
**SDC** = Stratford District Council  
**STWA** = Severn Trent Water Authority  
**VDS** = Village Design Statement  
**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 Parish Survey.*

The Plan does not seek to limit development but to embrace it as part of the evolution of the Parish. There is a need to provide dwellings, employment and continuing use of 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 our settlement and surrounding landscape 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). 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].



# 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. Most of the Parish lies within the Cotswolds Area of Outstanding Natural Beauty (AONB) and a Special Landscape Area in recognition of the specific qualities of our landscape and settlements. 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.

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 (PC) 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 September 2013. 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.

It should be noted that the local projects within Section 5 of this document are not formally part of the Plan but that does not make them any less valid. Local projects 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 Councillors. SDC gave its approval for the Plan to proceed after accepting the Plan boundary map in spring 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 2015 survey returns.



## 2. EVIDENCE GATHERING AND INTERPRETATION

### Governing Principles

The Brailes Neighbourhood 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]

### The Process

The process followed was:

- 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 task amongst the group. Every member of the group has acted in an open and honest way.
- The group has been meeting regularly once a week for both working meetings and formal “full meetings” where decisions taken have been ratified.

- Feedback from the group to the Parish Council took place on a monthly basis; the report was a standing item on the Parish Council Agenda.
- The group gathered ideas from open days, anecdotal evidence and previous Parish reports
- This evidence base was used to design a Parish Survey; this gathered feedback on households, individual views and specific feedback from businesses. This survey, carried out in June 2015, attracted an 83% return rate.
- The feedback from this Survey was used to mould the objectives and policies.
- Consultation was carried out via open days to get feedback from the Parish on these ideas.
- In March 2016 the group employed the services of a planning consultant, Mr. Stephen Miles of Tadpole Planning. His role was to help the group focus our ideas and develop policies that met the requirements of the NPPF and Core Strategy, whilst reflecting the views of the parishioners.
- Objectives and policies were then revisited and revised.
- A detailed review was carried out and ideas were formalised into a matrix. This helped identify where some ideas “crossed over” between objectives. It also helped identify what were the objectives and what were potential projects that could help deliver the Plan.
- Further consultation was carried out via open days to get feedback from the Parish, repeating the iterative process to refine our ideas.
- The key area on the provision of housing is detailed in the Housing Evidence [Appendix 22]
- The draft Plan was presented to the Parish Council, and their feedback was incorporated into the draft Plan. The Plan is now being presented for its first public consultation period.

## 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 2015 survey

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 shrinking 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 but finds by metal detectorists and occasional geophysical surveys reveal human activity from the Bronze Age to the 15th century.

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 a survey carried out in June 2015.

The survey consisted of three sections, household, individual and businesses [see Appendix 3]. 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.

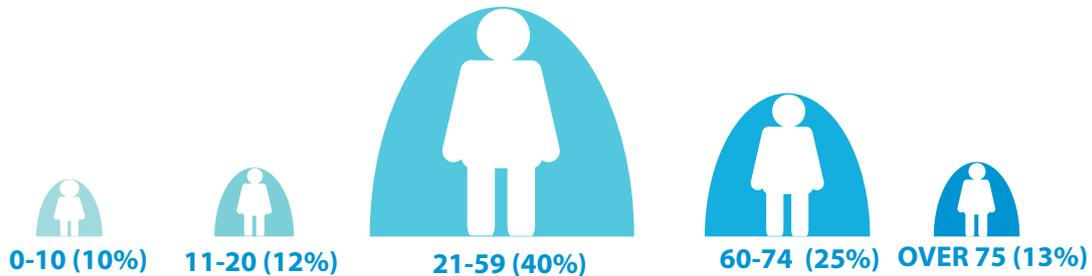
#### Location

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



## People

The population is split into age groups as follows:



In comparison with the surveys carried out in 2005 and 2012 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 also noticeable 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.

## Young People

Youth Survey carried out in September 2015 [see Appendix 4].

Our 2015 Parish Survey recorded 60 eleven to seventeen year olds; this is 85% of the youth population. The Youth Survey carried out in September 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

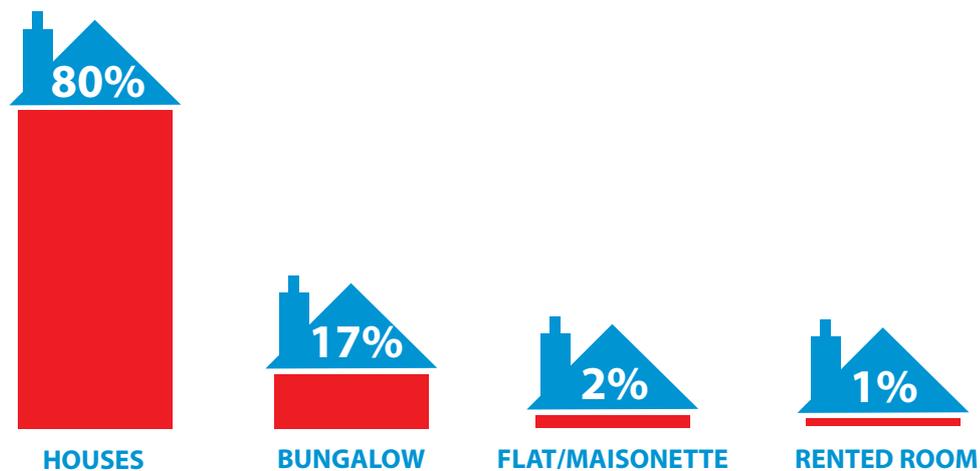
Not everyone feels Brailes is a very safe place to live. One issue is the number of cars that travel through the village over the speed limit.

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.

## 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:

### Numbers of Bedrooms



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.

## 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:

**There are in the region of 115 businesses in the Parish**



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.

## 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.

***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, eleven working farms and an industrial estate. 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.

In terms of recreational facilities there is a village playing field; a village hall, pavilion and a children’s play area. All are well supported.



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.



Stone was quarried locally and the walls of buildings reflect this with their colour, varying from one part of the Parish to another.

The colour variation is a characteristic of Brailes buildings. The colour palate reflects the changing geology within each area; dark brown Marlstone in the east, and lighter brown and cream from Brailes Hill in the north. Between the stone hills lies clay which became the source for a local brickmaking industry, possibly from the late 1700s. Several brick works survived into the twentieth century and their warm red 'Brailes bricks' contribute greatly to the character and further compliment the colour palate of Brailes buildings.

#### Upper Brailes

The approach to the village on the B4035 from Shipston on Stour climbs steeply to the natural gap between Brailes Hill and Castle Hill. The road winds its way through this gap and descends through Upper Brailes, a linear settlement of mainly brick and stone cottages and houses fronting the road.

Upper Brailes has 16 Listed Buildings [see Listed Buildings List Appendix 6]. There is one pub, the Gate Inn but no other local amenities.

This part of the village is characterised by open views to the north looking up to Brailes Hill, which at 761 feet [232m] high is the second highest point in Warwickshire, and to the south looking over to Castle Hil, a scheduled ancient monument.



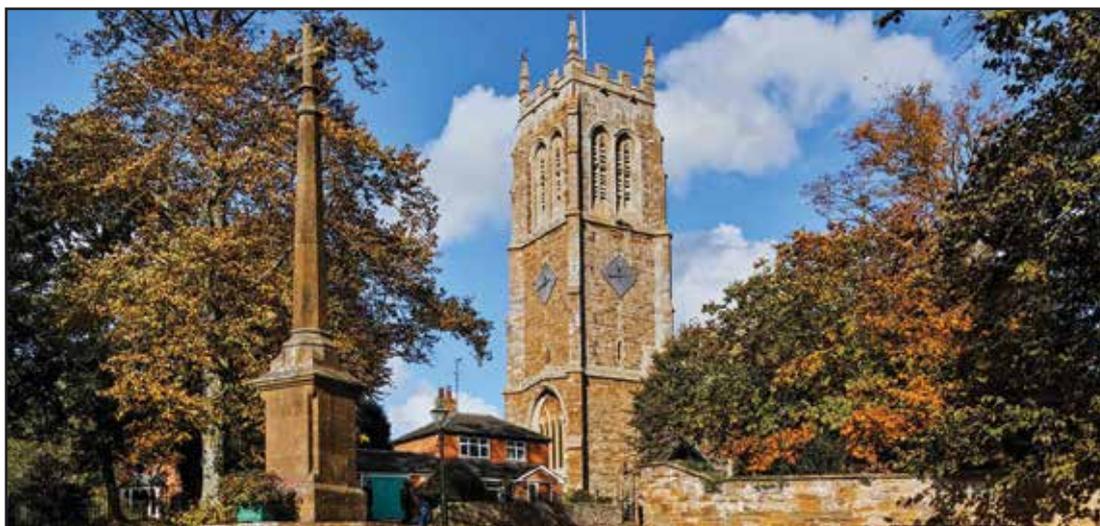
The road winds down, to a Village Green on the south of the road and Grove End, towards Lower Brailes. Once separated by fields, the playing fields to the north mark the remaining separation between Upper and Lower Brailes.

Approaching the village from the north, down Castle Hill Lane, the remains of a medieval motte and bailey castle are visible on the right. The site is located 200m west of Castle Hill Lane, Upper Brailes. [see Historic Environment Map Appendix 5]

## Lower Brailes

On the approach from the south on Sutton Lane, the left is flanked by new housing [in the last 5 years]. There is a site for a new housing development [14 mixed affordable homes for rent or shared ownership and 4 local market houses]. On the right is a housing development built between 1957 and 1964, known as Jeffs Close.

Approaching Lower Brailes from the east the road descends steeply down Holloway Hill. Most of Lower Brailes is in the Conservation Area and there are 18 Listed Buildings [see Appendix 6 and Brailes Conservation Area Map Appendix 7]. The area around St. George's Church, elements of which date from the late 1200's is one of the oldest parts of the village.



Old Rectory Farm is 15th century and its attached malting barn is of similar age. The Chapel of St Peter and St Paul is within the barn, established in 1726. It is amongst the earliest post-reformation Catholic chapels in the country. The George Inn is recorded in 1537.

These along with the earliest surviving small terraces, cottages and farm buildings are of stone construction. Other buildings indicative of the past thriving economy include an old bakery and brewery.



There is much 19th century infilling including larger detached houses, mainly of red brick with slate roofing. A number of businesses currently are located here, including a general store, hairdresser, interior design shop, garage and forge.

In the 20th /21st century the addition of modern mainly brick terraced, semi-detached and bungalow housing has doubled the size of the village. Heading north from Lower Brailes to Winderton is The Park leading to Saltway Lane. Property in The Park is mixed 18th century to modern with a row of 1960s semi-detached ex-Council Houses opposite 1970's Council bungalows for the elderly. At the edge of the settlement on Saltway Lane is a small industrial estate.



## Hamlet of Winderton

Winderton lies on high ground half a mile north of Lower Brailes and is in a Conservation Area [See Winderton Conservation Area Map Appendix 8]. There are fine views across the open countryside.

This hamlet has two working farms, farm houses and cottages including listed buildings [see Appendix 6]. The architecturally interesting memorial church of St Peter and St Paul is now administered by a trust. There are no amenities.

## 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.



Brailes has an active footpath group that manages and maintains the extensive network of footpaths. There are currently eleven 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 are a relic of the open field agriculture dating prior to the 18th century. Whilst not a unique survival within the broader AONB, the quantity and quality is special. Its pattern is now criss-crossed by modern field boundaries, drawn up under the Parliamentary Enclosure Acts in 1784 around Brailes and 1854 around Winderton. The earlier pattern, together with many other earthworks, mark out not just the old unhedged arable fields but also the medieval routes along which each settlement had been established. In the 1950's many hedges were removed as part of the government programme to grow more food.

## 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; Policies without evidence are not valid.

There is also a “Policies Map” [see Map Page 30] 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 enhance the ability of the community to enjoy that rural environment in an 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]

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

- Environment-Natural
- Environment – Built

## Environment – Natural

The SDC Core Strategy document [adopted in July 2016] lays out two strategic objectives for Landscape [Section 3.4]. This highlights the importance of “protecting” the area from “inappropriate developments”. A vital part of the strategy is to maintain the rural character and local distinctiveness of the Parish of Brailes, which is almost entirely within the Cotswolds AONB.

In addition the NPPF states that planning authorities “should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk”. Brailes is on the WCC flood risk list.

The SDC Core Strategy also lays out a strategic objective under Policy CS.2 that states “Development should ensure that biodiversity and natural habitats are resilient to the predicted effects of climate change by safeguarding and enhancing existing habitats”.

This section of the Plan will spell out objectives and policies that will deliver these strategies.

To meet this challenge the following areas have been identified:

- Management of the Water Environment
- Development constraint
- Development by way of good design
- Consideration for new energy resources
- Moderating light pollution



**Objective:** Managing the water environment by ensuring that development does not add to flood risk or harm ecology and that the current efforts to reduce the risk of flood exceed best practice guidelines and are sustained.

**Policy:**

- L1.** *New developments must adopt best practice Sustainable Drainage Systems (SuDS)*
- L2.** *Work in progress to alleviate flood risk to Parish properties with the WCC Flood Team, National Flood Forum and Brailes Flood Group should continue sustainably into the future.*
- L3.** *Ensure that Severn Trent Water Authority (STWA) fulfill their statutory duty in maintaining the current infrastructure to provide adequate sewerage and storm water capacity for the Parish.*
- L4.** *STWA must ensure that the capacity of the sewerage infrastructure accommodating all new developments over the Plan period is sustainable and does not exceed the capacity of the Water Treatment Works for Brailes and Cherington.*
- L5.** *It must be demonstrated that new development sites are not subject to risk from potential sources of flooding evidenced by publicly available fluvial and surface water maps from WCC, the Environment Agency and local knowledge.*
- L6.** *The ecological impacts of any flood water management proposals must be fully assessed.*
- L7.** *Flood alleviation works for Brailes must take into account additional risk to flooding villages downstream.*

**Explanation:** It is worth highlighting that flooding, which can have a significant impact on the Parish is a major concern. Feedback from the Open Days in January 2016 indicated this has a high priority in relation to future developments.

Flooding in the Parish can also have a knock on effect in the surrounding catchment area with villages downstream, Stourton, Cherington and as far as Shipston on Stour. In conjunction with local authorities and flood groups, work is currently being done to attempt to slow the flow of water courses upstream of the Parish and to take measures to deal with exceptional surface storm water to mitigate against flood damage to Parish properties.

There is much evidence of recent flooding [See Appendix 12] The mitigation work is described as an ongoing project [See Section 5, Project 6] Sewerage disposal on new site development is the responsibility of STWA. Any problems arising with overflow of sewage are reported direct to STWA by the current Brailes Flood Group.

**Objective:** To constrain development on designated green spaces, as encouraged by the NPPF 2012, paras 76, 77 and 78.

**Policy:**

**L8.** *The following locations are designated as Local Green Spaces, as shown on the Policies Map [see Map Page 30]. 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 permitted except in very special circumstances.*

**Explanation:** 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]

Development in Local Green Spaces will not be permitted unless:

- 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

This rationale very much reflects the views of the local community as expressed in the feedback from our Open Days in January 2016. A need to supplement the Village Design Statement has been identified. [See Section 5 Project 1]

**Objective:** To ensure that appropriate new edge of settlement development in the village conforms to good design practice and is in keeping with the surrounding area.

**Policy:**

**L9.** *To ensure that good design practices, set out in the VDS [see appendix 9] are adhered to for developments that border the edge of the settlement. [E.g. Brailes village]. 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. Ecological status should be maintained or enhanced.*

**Explanation:** 90% of respondents to the 2015 survey agreed that it is important to protect the views out of and in to the village

**Objective:** To support the use of low carbon energy resources into a sustainable future.

**Policy:**

**L10.** *New development should incorporate energy resource efficiency in its design. Renewable energy projects should be encouraged having due regard to the requirements of the AONB and SDC renewable energy policies.*

**Explanation:** Community -led initiatives for renewable or low carbon energy will be considered. In the 2015 Survey (Q.6) 50% of respondents said that they would consider renewable energy development such as solar farms, bio-mass generating plants and anaerobic digesters.

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

**Policy:**

**L11.** *Replacement of current street lighting and street lights in new developments should use energy efficient light bulbs and be programmed to switch on/off at times to minimise light pollution. Lighting design should maximise area to be lit while avoiding sending unnecessary light into the sky.*

**Explanation:** A “dark sky” policy was said to be important in our 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.

A project has been proposed to encourage this (see Section 5 Project7)

## Environment – Built

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.

**Objective:** Ensure new buildings [dwellings] 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:**

**L12.** *All Planning Applications should follow the guidelines of the VDS and take account of the character, scale and building materials of the immediate surrounding buildings. In addition sufficient trees, shrubs and green spaces need to be included to ensure the development “blends” in with the surrounding countryside.*

**Explanation:** Our 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. There will be an ongoing Project to enhance current VDS guidelines.

**Objective:** To ensure that all windfall developments are of a small scale, to protect our landscape and our environment.

### **Policy:**

**L13.** *All new windfall housing developments must be limited to six dwellings or less.*

**Explanation:** “You and Your Ideas” Survey June 2015 Question [5c] asked “Future developments being of no more than 5 dwellings.” 64% agreed with this statement.

SDC then changed the rules regarding the size of developments that would contribute funds to the provision of affordable house 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 45 agreed with this.

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.

## 4.2 Meeting Housing Requirements

The Parish has a number of different areas to consider when looking at the issue of “meeting housing needs”.

- The village of Brailes is currently designated a LSV2 in the SDC Core Strategy. The village is set within the Cotswolds AONB; Lower Brailes has a Conservation Area.
- The hamlet of Winderton is in the AONB and has a Conservation Area.
- A section of the rural area in the north of the Parish has been designated as a “Special Landscape Area”

What this means for our policy making?

- All policies relating to developments apply across the Parish
- The specific policy relating to site allocation and housing numbers for the provision of affordable housing applies to the village of Brailes only; see Appendix 15 for the Built Up Area Boundary (BUAB).

### Key Drivers

From the 2015 Survey the group identified three key drivers that people told us they wanted:

- Provision of affordable housing for people with local connections
- The desire for “gradual additions “ of dwellings
- Future developments being no more than 6 dwellings

These have driven the design of our policies.

### Housing Numbers

The village of Brailes is currently classified as an LSV2 village in the SDC Core Strategy. It is stated in the Strategy [p 95] that the “LSV list is dynamic”. This Plan accepts that villages can change status during the life of the Strategy.

The Core Strategy states that LSV’s 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 Core Strategy also states [p91] that “no more than around 12% that should be provided in an individual settlement”. 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. However, any future housing needs for the parish will be defined by the Housing Needs Survey, which will periodically be updated.

The following policies support the growth of the village in line with affordable housing needs, identified in the future by regular Housing Needs Surveys.

## Built Up Area Boundary (BUAB)

SDC have recommended that the NDP should show a BUAB for villages within the Plan. The proposed

BUAB can be seen on the Policies Map [see page 30]. The rules for determining the boundary can be found in Appendix 15.

## Site Allocation

The details behind the process that the group used to arrive at these decisions can be found “Evidence Base – Housing” Appendix 22. The sites allocated will have 6 dwellings of which at least 2 must be affordable housing:

- Sutton Lane Plot
- Castle Hill Plot 2
- Off Sutton Lane Plot 3
- Upper Brailes Plot 4
- High Street Upper Brailes Plot 5

This provides the village with 18 windfall houses and 9 affordable houses. The group has also identified two further sites for “safeguarding” [see Policy H3]

- Site A
- Site B – under discussion

The group also recognises there may be a potential need for houses nearer the end of the Plan period.

This is allowed for within the “rural exception” sites that could be developed [see Policy H4] should the need for further affordable houses be identified by a Housing Needs Survey.

Evidence to support that we have landowners and a housing association prepared to support these policies can be found in Appendix 22. Further support for this approach can be found by reference to the following policies in the SDC Core Strategy.

***4.2. Cotswolds Area of Outstanding National Beauty, states “will have been protected from inappropriate development”***

***Policy CS.11 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”***

***6.12 Countryside and Villages “will have been protected from inappropriate development”***

***Policy AS.10 states “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”***

## Total Housing Numbers

2011 -2016 Built or have been approved in the planning process - 41  
2016 - 2031 18 open market and 9 affordable – 27

There are two safeguarded sites that could potential provide another 8 open market house and 4 affordable houses.

A number of objectives relating to housing can be found in the “Conserving, enhancing and getting value from our natural environment” Section 3A of the plan:

- Policy L12 relates to type and style of development.
- Policy L13 relates to the scale of windfall developments.

These objectives are to ensure that developments are managed so as not to be at odds with conserving the intrinsic nature of the Parish.

In addition there are the following objectives;

**Objective:** To manage the development of the housing stock such that it meets the requirements of the SDC Core Strategy and provides affordable housing as required by the latest Brailes Housing Needs Survey.

**Policy:**

**H1.** *Development must follow a gradual approach in conjunction with regular Housing Needs Surveys, so that development must satisfy current identified local need.*

**Explanation:** Adhering to the Core Strategy and getting regular feedback via surveys as to the current “needs” in the Parish.

**Objective:** To use the 5 allocated sites to meet the local need for affordable housing.

**Policy:**

**H2.** *At the appropriate time the Parish Council must investigate, with the landowners, the use of the allocated sites to provide affordable housing in the Parish. Four sites will have six dwellings of which two will be affordable housing; one site will have three dwellings of which 1 will be affordable.*

**Explanation:** To respond to the outcome of the most up to date Housing Needs Survey. Whilst the 2015 Survey showed that 64% of respondents wanted small developments, 86% said they wanted the provision of affordable housing for people with local connections. The allocation of affordable housing to local people will be governed by the process established by SDC. [see Appendix 17 on criteria for allocating affordable housing]

**Objective:** The allocation of 2 safeguarded sites which can be used in the later stages of the Plan to meet potential housing needs, as identified by the then current Housing Needs Survey.

**Policy:**

**H3.** *The land will be released during the Plan period if it can be demonstrated, through a need identified by a Housing Needs Survey, that additional affordable housing is required. These sites [see Proposals Map] will have 6 dwellings per site of which 2 must be affordable housing.*

**Explanation:** To respond to the outcome of the future Housing Needs Survey, it is felt prudent to allow for further development outside the BUAB in designated areas.

**Objective:** To support the development of affordable housing on rural exception sites. These sites are small sites used solely for affordable housing on land within or adjoining existing small rural communities which would not otherwise be released for general market housing because it is subject to policies of restraint.

**Policy:**

**H4.** *At the appropriate time the Parish Council may support the development of affordable housing on land outside the BUAB. These sites will be of around six houses, will be affordable houses only. Evidence for their need will be provided by a correctly administered Housing Needs Survey. The design and construction of the dwellings will be subject to all the policies in the Plan.*

**Explanation:** At the time of the production of the Plan, it is impossible to determine the total future housing needs for the Parish. The provision of affordable housing is a key driver of the Plan. This policy gives future PC's the flexibility to react to future situations. These policies, in line with the SDC Core Strategy Policy CS.16, referred to in section 5.2.12, allow for this type of development to meet local housing needs.

**Objective:** To manage the development of the windfall sites such that they meet local requirements.

**Policy:**

**H5.** *All new windfall developments with more than 3 dwellings on the site should provide 66% 2 or 3 bedroom dwellings. The Parish Council will review this in the light of current housing requirements.*

**Explanation:** The 2015 survey identified current and potential housing requirements over the next five years. The results summarised in the June 2015 Housing Status Report [see Appendix 18] show a 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. In addition the Warwickshire Rural Community Council [WRCC] 2016 Housing Needs Survey also showed a need for 2 and 3 bedroom dwellings [see Appendix 19].

**Objective:** To provide housing for Older or Disabled Residents.

**Policy:**

**H6.** *Encourage the provision of dwellings for older residents or enabled dwellings for disabled residents, whose own properties will be released into the market or transferred to a family member.*

**Explanation:** The 2015 survey identified that 38% of the population of the Parish are over 60 years of age. The “How Old Are We” chart (see Appendix 20) shows that this age group is staying at a consistently high proportion in the Parish. The survey also identified (see Housing Status Report Appendix 18) some twenty two households in four bedroom houses who were looking to downsize.

**Objective:** To manage the density of new developments so they are compatible with existing housing, and preserve the edge of village requirements in Policy L9.

**Policy**

**H7.** *Density is defined as the number of dwellings per hectare. Any new development should not exceed the density of existing neighbouring developments. Where it is essential to exceed this density, a buffer zone must be provided to ensure the smooth transition from high to low housing density, so existing developments are not overpowered, and the character is maintained.*

**Explanation:** The NPPF, under Para 47 sub point 5 states “set out their own approach to housing density to reflect local circumstances”.

Para 59 of the NPPF states: “Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally”

**NEIGHBOURHOOD  
DEVELOPMENT PLAN**

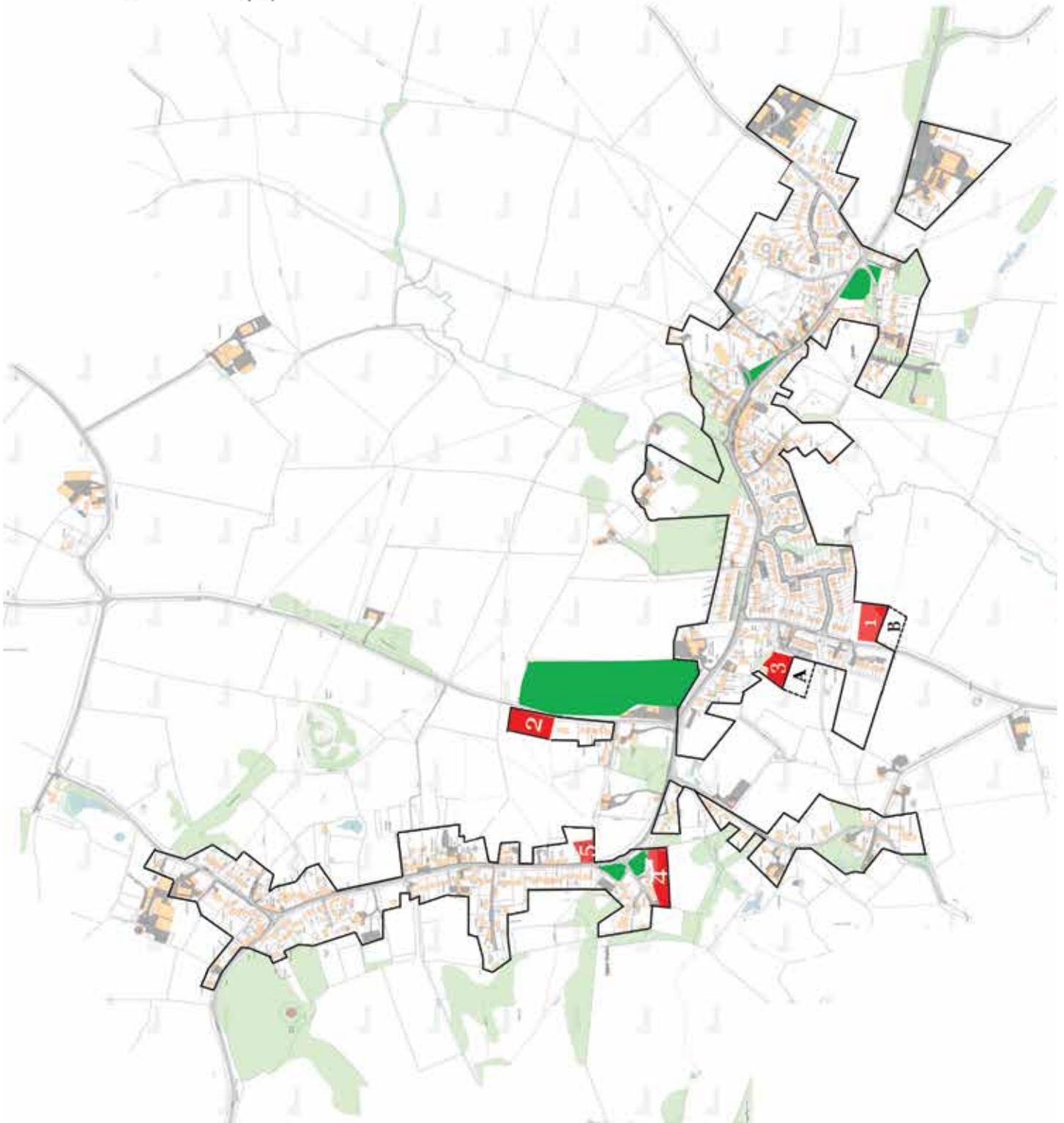
**Policies Map**

BUAB

Designated  
green spaces

Allocated sites  
1-5

Safeguarded  
sites  
A+B



### 4.3 A Strong Local Economy

The Parish of Brailes has a vibrant economy. The survey undertaken in June 2015 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.



There is a small industrial estate in Saltway Lane with around 6 businesses situated here. 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.

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

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

**Objective:** To ensure that developments do not harm the economy. They should support a sustainable and competitive economy in line with NPPF Para 18 and Para 28.

**Policy:**

- E1.** *Economic development should be encouraged. All development proposals must include a statement demonstrating how the development will enhance and improve the local economy and not harm the Parish in any way.*

**Explanation:** Income in the Parish has been shown to derive in some part from visitors and tourism and development should be encouraged.

**Objective:** Ensure that the existing economy in the Parish is maintained or expanded to offer increased opportunities for employment. NPPF Paras 18 to 2

**Policy:**

- E2.** *Any appropriate plans that enhance local businesses should be supported.*
- E3.** *Where it can be demonstrated there is little or no likelihood of a redundant farm building continuing to be used for its intended purpose, alternative uses which will be of long-term benefit to the community and the environment will be encouraged. The AONB states 'conversions need to be carefully appraised so that the building's distinctive character and setting are retained and adverse impacts on important nature conservation interests are avoided.'*  
*Any decision should meet the requirements of NPPF Para 22.*
- E4.** *The effective re-use of Previously Developed Land, brownfield land, is encouraged. The NPPF fully defines brownfield land as "land which is or was occupied by a permanent structure". The NPPF definition of Previously Developed Land will apply. The Parish Council should encourage the re-use of this land to provide affordable housing, should there be a proven need for it.*

**Explanation:** Consultation events in 2015 highlighted a desire for the economy in the village to be maintained. The change of use of farm buildings was considered a good idea especially where these could be offered as commercial units so maintaining or growing employment in the Parish. In addition particular care should be taken with the change of use of other types of buildings and premises, such as assets of the Parish and used by residents e.g. public houses, shops and garages, from commercial to residential due to the potential loss of employment and economic impact in the community.

**Objective:** The communications infrastructure should support the needs of the local economy. NPPF Para 42 to 46

**Policy:**

**E5.** *Every effort should be made to improve the current infrastructure. Any plans to do so must ensure that impact on the AONB is taken into consideration. All new developments should be provided with the highest possible quality communications structure to ensure that sustainable economic growth can be maintained.*

**Explanation:** The 2015 Business Survey showed that one area “to help businesses develop in the future” was internet speed and cell phone connectivity. This is also important in supporting the great number of self employed people working from home.

**Objective:** To acknowledge and support the growing trend of people working from home and ensure that new development is not detrimental to them.

**Policy**

**E6.** *The design of new residential development, incorporating home offices, studios and similar facilities is encouraged.*

**Explanation:** A significant proportion of the business response to the 2015 survey 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 Brailles, with over 70% of businesses being run from home, is no exception

## 5. PROJECTS TO HELP DELIVER THE PLAN

### PROJECT 1

#### ***Supplement and apply the Village Design Statement***

**Description:**

To supplement the 1998 VDS to reflect changes in the village and to support and complement the NDP

**Outcome:**

To ensure the views, green spaces, design issues and building materials deemed important by village residents are highlighted for developers and SDC planning officers.

### PROJECT 2

#### ***Possible project to enhance the appearance, quality and range of industrial estate accommodation***

**Description:**

An evaluation of current facilities at the small industrial estate in Brailes, including appearance and attractiveness of buildings and amenities.

**Outcome:**

To develop an action plan that would require the support of local businesses located on the industrial estate to improve appearance and amenities

### PROJECT 3

#### ***Identify opportunities to promote and expand tourism activity***

**Description:**

Identify and define current tourist facilities and infrastructure

**Outcome:**

Formulate a plan to develop additional facilities and infrastructure that could increase visitor numbers and spend to boost the local economy

project4?

### PROJECT 5

#### ***Improve off-street parking capacity where opportunities arise***

**Description:**

Identify if there are any locations in the village that could be used to increase parking capacity

**Outcome:**

Provide extra parking capacity

## PROJECT 6

### ***Water Management***

**Description:**

A Brailes Flood group was formed in July 2016 at the request of the WCC FLOOD FORUM and in conjunction with ongoing volunteer work.

**Outcome:**

To encourage, support and help sustain the ongoing Brailes Flood Group's work in flood alleviation.

## PROJECT 7

### ***Dark Skies***

**Description:**

To encourage development of Brailes Parish as a potential Dark Sky area.

**Outcome:**

To raise awareness of this subject in Brailes and utilise it to encourage tourism

## PROJECT 8

### ***Ecology***

**Description:**

To increase village awareness of the rich habitats and variety of species in the Parish

**Outcome:**

To set up an Ecology Group. This group will identify exceptional sites and suggest measures to protect and enhance these and other sites.

## 6. APPENDICES

Please use this link to access the appendices:

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

1. Listening and Learning - How we communicated with the Parish
2. Terms of Reference
3. The 2015 Survey
4. The Youth Survey September 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. Village Appraisal 1992/3
11. 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

# 7. ACKNOWLEDGEMENTS

## NDP HEPLERS AND THANKYOU'S

The Brailes Parish Neighbourhood Plan Development Plan

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