

Brinklow

Neighbourhood Plan

V7.3D 8th November 2021



Figure 1 Brinklow from the Air (courtesy of Skystudio UK)

2021-2041

“Your say in the future development of our village”

**Pre submission Consultation in accordance with Regulation
14 of the Neighbourhood Planning Regulations**

Foreword

Under the Localism Act 2011 the Parish Council commissioned the Neighbourhood Plan Steering Group to produce a Neighbourhood Plan for the people of Brinklow to have a meaningful say in the growth and shape of their community.

The Neighbourhood Plan sets out a vision of the future of Brinklow with strategic aims and objectives for future development. The vision has been formulated from consultation with the community and consideration of national and local policy and is articulated as:

Our vision is to build upon the history and existing high-quality environment of our village and its surroundings, and through carefully planned improvement provide a safe, pleasant, healthy and sustainable place for everyone to enjoy.

The plan reflects significant public consultation with the local community, business and facility providers, and aims to represent their views. The plan also wishes to protect and enhance all elements of the Parish environment, seeking to establish where developments are most appropriate and setting standards for the type and quality of such developments.

It is acknowledged that the Parish will continue to develop organically in the coming years. The Parish will support small development opportunities using Brown Field and infill sites. The Neighbourhood Plan includes policies which are intended to help ensure that the right sort of housing is built in the right locations, reflecting local character and meeting local needs.

The Steering Group wishes to express its thanks to all members of the community who have helped to produce the Neighbourhood Plan.

John Reid
Chairman Brinklow Neighbourhood Plan Steering Group

The Brinklow Neighbourhood Plan was commissioned by Brinklow Parish Council in June 2016 who created a Steering Group made up of local residents and Parish Councillors.

Funding and support were obtained through Locality and the Parish Council.

Advice and feedback were provided by Planning Officers at Rugby Borough Council.

The Steering Group is grateful to the following for their support and guidance:

Jennifer Lampert, of Jennifer Lampert Associates Ltd, for planning consultancy, support and guidance in the development of the plan, policies and objectives.

Mike King, of People and Places Insight Ltd, for designing, managing and reporting findings for the Neighbourhood Plan residents' survey.

Ben Wallace, of Warwickshire County Council, for providing the Historic Environment Summary Report and running a local history workshop.

Chris Talbot, Biodiversity Manager of the Habitat Biodiversity Audit Partnership at Warwickshire Wildlife Trust, for putting together the Ecological Report for Brinklow and presenting it to the village.

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1 Brinklow Neighbourhood Plan Area

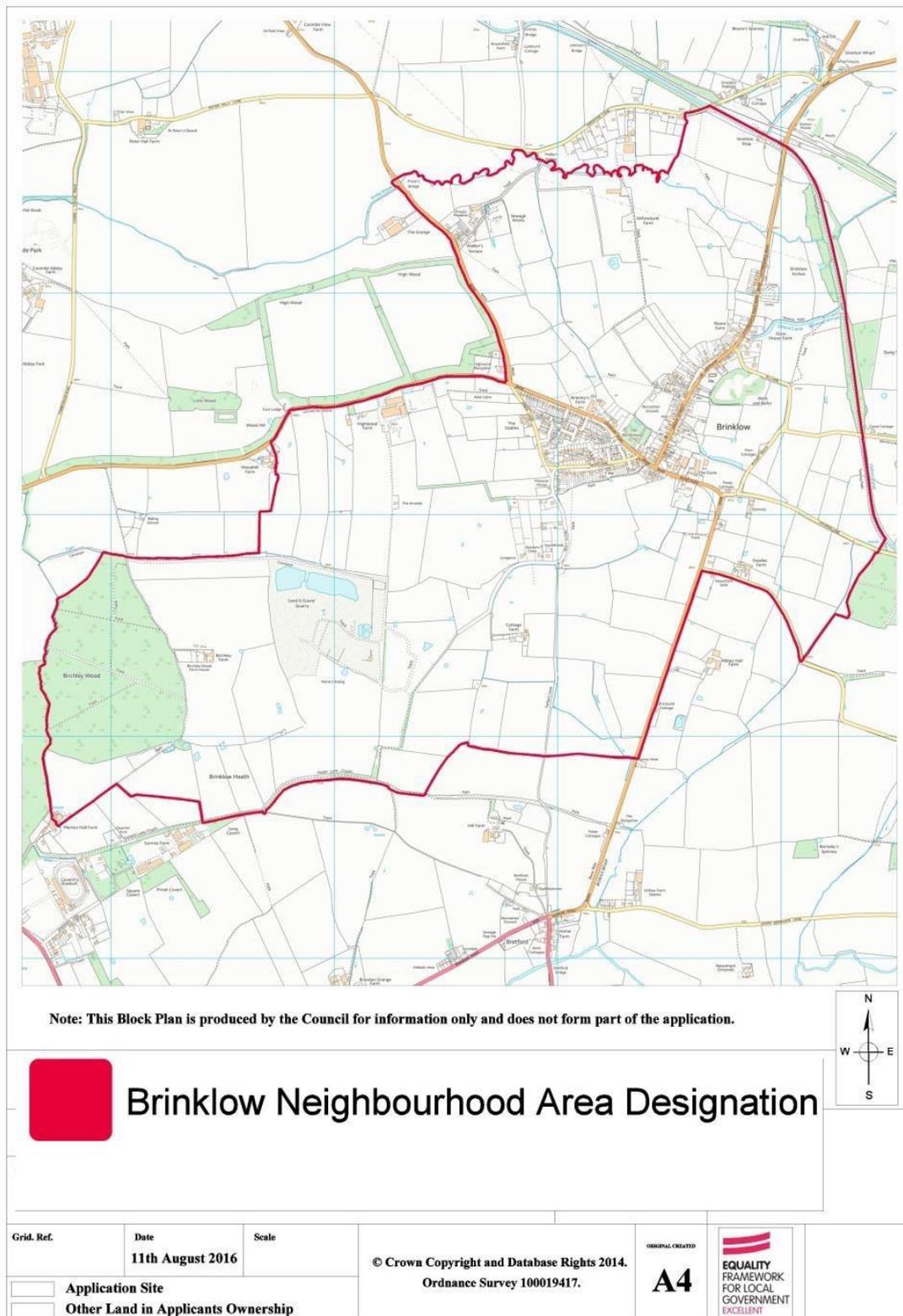


Figure 2 Brinklow Neighbourhood Plan Area (outlined in red)

Introduction

The Localism Act 2011 empowers local communities to take the lead in planning how their own neighbourhoods will develop. Many communities have taken this opportunity to influence the future of their areas. “The Brinklow Neighbourhood Development Plan will enable the local community to shape the future development of the Neighbourhood Area (the Parish) for the benefit of the local community.”

Brinklow Neighbourhood Area

The Parish of Brinklow was designated by Rugby Borough Council as the Brinklow Neighbourhood Area on the 11th of August 2016. See Figure 2 above.

The Purpose of the Neighbourhood Plan

Like many rural areas in England, Brinklow has been subject to increasing pressure for development. In situations where no specific level of growth has been agreed and the planning policies of the local authority are not clearly defined, new developments have come forward in an ad hoc fashion, sometimes not in the most suitable locations and bringing little benefit to the local community in the form of infrastructure.

The Scope of the Neighbourhood Plan

Whilst the purpose of Neighbourhood Plans is to allow local people to have a greater say in the development of their areas, each Neighbourhood Plan must have regard to national policy and be in general conformity with adopted strategic policies of the development plan.

The extent of compliance of the Neighbourhood Plan must be checked by the local authority and independently examined before it can proceed to referendum. Details of how this plan meets the Basic Conditions are set out in a separate Basic Conditions Statement¹.

It is a legal requirement for Neighbourhood Plans to have appropriate regard to the National Planning Policy Framework and to be in general conformity with strategic policies. A key consequence of these requirements is that, where the Local Plan has a growth allocation for an area, the Neighbourhood Plan must provide for at least the level of growth specified in the Local Plan. There is currently no specific growth allocation proposed for Brinklow in the Local Plan.

The Brinklow Neighbourhood Plan will cover the period 2021 to 2041 and will form part of the statutory development process for the Neighbourhood area.

The Steering Group has been careful to gather the necessary evidence to inform the Neighbourhood Plan and to underpin the policies in it. In addition, community engagement has been a priority throughout the process of preparing the Neighbourhood Plan. It has been a priority to ensure that as far as possible the Neighbourhood Plan is effective in delivering the needs, wants and aspirations of the local community and is consistent with national and local planning policies. Please refer to the Consultation Strategy and Consultation Statement².

¹ Brinklow Neighbourhood Plan Basic Conditions Statement

² Consultation Strategy and Consultation Statement

A Short History of Brinklow and its Character Today

The Parish of Brinklow lies approximately 5 miles north-west of Rugby, Warwickshire. It consists of a thriving rural village with churches, school annex, Post Office, shops, three public houses, food outlets, doctors' surgery and pharmacy, working farms and a range of active clubs many of which use the facilities of the Community Hall. The village of Brinklow is at the heart of The Revel group of villages and its facilities are used by residents of those other villages. The village has a strong sense of community, due mainly to the regular involvement and support of residents in village life and activities.

In August 2014 Warwickshire County Council completed an [Historic Character Assessment](#)³ of Brinklow as part of the Warwickshire Historic Towns Project. The key findings are summarised below.

There are significant historical links. The "low" element of the place name suggests there may have been a round barrow, probably of Bronze Age date, which may have lain in the vicinity of the castle. The Roman Fosse Way passes through the village. There has been some evidence of Anglo-Saxon activity in the village. After the Norman Conquest a motte and bailey castle was built and the village established itself outside the castle with long plots and narrow frontages of the market area in what is now The Crescent. The layout that is still evident is highly significant in documenting the founding and evolution of medieval small towns and is a highly important part of Brinklow's character.

The 2011 Census records a population of 1101 persons with a fairly uniform distribution of up to age 39. Typically, 50% more in the brackets between 40-69 and adding 7 to the ages would suggest 183 residents may now be aged over 80. Please see [2011 Census Small Area Profiles](#)⁴

As part of the background information for the Neighbourhood Plan a questionnaire survey and a Housing Needs Survey provided by Midlands Rural Housing were undertaken and these revealed a need for affordable housing, both for rent and purchase and specifically designed elderly persons accommodation. For further information see the [Housing Needs Survey 2019](#)⁵

³ [Historic Character Assessment](#)

⁴ [2011 Census Small Area Profiles](#)

⁵ [Housing Needs Survey 2019](#)

The Policy Context

This section sets out the key documents with which the Neighbourhood Plan needs to accord.

National Planning Policy Framework

[The National Planning Policy Framework](#) (NPPF)⁶ in its latest version of July 2021, sets out the Government's approach to sustainable development. At the heart of the NPPF is the 'presumption in favour of sustainable development'. Essentially it is about positive growth with economic, social and environmental gains being sought simultaneously through the planning system and forming three overarching objectives:

- An economic objective to contribute to economic development
- A social objective to support strong, vibrant and healthy communities by providing the right supply of housing and creating a high-quality built environment with accessible local services
- An environmental objective to contribute to protecting and enhancing the natural, built and historic environment.
- The NPPF is supported by the Planning Practice Guidance (PPG) as an accessible web-based resource which is actively managed and updated as necessary.

Neighbourhood Planning forms part of the NPPF legislation, to allow communities to shape sustainable development within their area and to enable local communities to address their strategic needs and priorities.

The NPPF strongly supports the principle of neighbourhood planning. It states that Neighbourhood Plans should set out a positive vision for the future of the local area, they should set planning policies to determine decisions on planning applications, including policies which set out the quality of development that should be expected for the area, based on stated objectives for the area's future and an understanding and evaluation of its defining characteristics.

NPPF and Sustainable Development

Neighbourhood Plans should support the sustainable growth and expansion of all kinds of businesses and enterprise in rural areas, they should promote the development and diversification of agricultural businesses, they should support rural tourism and leisure developments that respect the character of the countryside, and they should promote the retention and development of local services and community facilities in villages.

The Neighbourhood Plan must contribute to the achievement of sustainable development. The NPPF states that pursuing sustainable development includes making it easier to create jobs in villages, to promote gains in biodiversity, to achieve better quality design, to improve people's quality of life, and to provide a wider choice of high-quality homes.

Therefore, the aims, objectives, policies and proposals of the Neighbourhood Plan should be assessed against their ability to achieve sustainable development. Wherever possible the Neighbourhood Plan should actively promote the achievement of sustainable development.

⁶ [The National Planning Policy Framework](#)

Rugby Borough Local Plan adopted 2011-2031 adopted June 2019

A Neighbourhood Plan must be in general conformity with the strategic policies of the Rugby Borough Local Plan and positively support those policies. The Rugby Borough Local Plan provides a hierarchy of objectives and planning policies for the Borough and the Parish. Please see the [Rugby Local Plan](#)⁷ document.

To assist in the understanding of the proposals and policies of the adopted Local plan a [Policy Review was carried out as a background paper](#)⁸ for the Brinklow Neighbourhood Plan dated. September 2017. This sets out the strategic planning framework for the district's future development needs up to 2031 and contains a number of policies and objectives which are relevant to Brinklow and with which the neighbourhood plan must be in general conformity. These policies and objectives cover issues such as the provision and location of new housing, promoting design and protecting and enhancing the built environment and green infrastructure.

Consideration has in particular being given to the following policies: H2 housing policy, H4 Rural exception sites for affordable housing, H6 specialist housing for the elderly, SDC1 Sustainable Design and landscaping, NE3 protect and enhance landscape features which are most relevant to the proposals of the Brinklow Neighbourhood Plan. The Neighbourhood Plan is in conformity with the policies contained in these documents.

In addition, neighbourhood plans must be compatible with European Union legislation that relates to Strategic Environmental Assessment, protected European Habitats and Human Rights Legislation. This Neighbourhood Plan and the policies it contains are consistent with the NPPF, Rugby Borough Local Plan and relevant EU legislation. Full details of how the Plan complies with these legislative requirements are set out in the Basic Conditions Statement which accompanies the Plan.

Community Engagement

In order to provide up to date community opinions, a number of community engagement events were conducted in 2016, 2017 and 2018. A questionnaire was issued to all residents in late 2017. It built on comments received, and the issues identified during previous engagement events. The questionnaire addressed eight key issues: housing; business; tourism; community facilities; conservation and heritage; green spaces and the environment; and transport. Details of the responses from the 229 which were returned of the 473 sent out are in the [Brinklow Neighbourhood Plan Survey Results](#)⁹

There was also a specific effort to engage with businesses and community groups such as the football club, schools and doctors. In addition, the Neighbourhood Plan was placed on the regular agenda of the Parish Council monthly meetings, so progress updates were available to any parishioner attending. Full details of all these events are provided in the Consultation Statement¹⁰

⁷ [Rugby Local Plan](#)

⁸ [Brinklow Local Plan Policy Review](#)

⁹ [Brinklow Neighbourhood Plan Survey Results](#)

¹⁰ Consultation Statement

The Vision, Strategic Aims and Objectives for Brinklow

From community consultation and other evidence, a vision, strategic objectives, policies and priorities have been defined for the Neighbourhood Plan. These are set out in the following diagrams and paragraphs.

The vision statement that emerged from these consultations is:

“The Parish and settlement of Brinklow is small and rural with significant historical character and must remain so. Growth will be limited and controlled to maintain this size and character.

We will build upon the history and existing high-quality environment of our village and surroundings and through carefully planned improvement provide a safe, pleasant, healthy and sustainable place for everyone to enjoy.

Brinklow lies within the Borough of Rugby, but it is a village of independent identity not a suburb of that larger conurbation. As such it should be allowed to flourish into its third millennium.”

Following public consultation events and workshops the steering group identified the issues that emerged from the topics and identified objectives for each heading.

1.1.1 Topic 1 Housing

- Support limited infill development providing it is appropriate to its surroundings and does not adversely impact neighbours or the village character.
- Support re-use of redundant buildings for commercial or residential use
- Ensure any development is proportionate to the size and rural character of the existing buildings in the village and mixes affordable with larger homes, harmonising with architectural style and building materials used in the village
- Ensure infrastructure is developed proportionately to the number of new houses and includes off street parking for two or three cars per house

1.1.2 Topic 2 Environment and Green Space

- Protect the green belt beyond the boundaries unless supported by proven specific housing need or infill development
- Preserve existing features in the village that bestow rural character
- Increase protection of trees and wildlife
- Maintain and improve existing public green areas
- Provide green spaces as part of any new development

1.1.3 Topic 3 Business and Tourism

- Develop where possible agricultural and small businesses, particularly those offering retail outlets
- Encourage home working and opportunities for start up businesses
- Develop tourism and encourage day visitors thus supporting existing shops, cafes and pubs
- Increase the number of providers of bed and breakfast accommodation

1.1.4 Topic 4 Transport

- Improve public transport facilities
- Improve parking in the village
- Improve road traffic, pedestrian and cyclist safety
- Traffic calming and reduction (diversification) measures to be pursued with the relevant authorities as wider developments increase pressure

1.1.5 Topic 5 Infrastructure

- Provision of superfast broadband for the whole village and elimination of mobile phone dead spots
- Improve footpaths and cycleways
- A dedicated footpath from the canal to the top of Ell Lane could be considered to provide access to the Tump and the church

1.1.6 Topic 6 Community and leisure

- Protect, sustain and enhance the health, well-being, leisure and cultural facilities available in the village
-

1.1.7 Topic 7 Heritage and Conservation

- Preserve and enhance the conservation and historic assets of the village and to seek to protect and improve public accessibility to key historic sites
- Preserve and enhance the natural features of the village especially the protection and management of existing hedgerows, vegetation and ponds for the benefit of wildlife and human visitors.

Additional evidence was provided under the seven topic areas as a result of research undertaken and information collected by the steering group and other village members and members of the Parish Council which was further enhanced by the results of the questionnaire survey undertaken in March 2018 and the Housing Needs survey dated May 2019.

This information helped to identify and strengthen the objectives proposed under each topic which was then translated into the policies and proposals under the headings as set out below.

2 Topic 1 Proposals and Policies for Housing

Evidence of Brinklow's history is visible now, in the 21st Century, with its Norman Motte and Bailey, its church which originated in the 13th Century, and the village being situated astride the old Roman road, the Fosse Way, which passes through the heart of rural Warwickshire. Much of the housing was originally built to accommodate land workers. Consequently, there are numbers of workers' cottages which have been joined together to provide more modern accommodation. There are also a number of larger houses, dating from the 18th century, which provided accommodation for business owners, and which are now four- or five-bedroom family houses.



Much of the layout of the village, which was essentially one straight street, was influenced by the route which the Oxford Canal originally took. In 1834 it was straightened, but it defined the boundaries of many houses and gardens. Some workers' cottages were condemned due to a lack of facilities, and their footprint can still be seen in some places. At one time Brinklow had no less than seven ale houses but today only three remain, the other premises having been re-developed or converted into housing.

Brinklow has around 500 houses, 24¹¹ of which are listed. Please refer to the [Brinklow Village Design Statement 2005](#). Many others reflect different eras, some built with fine Victorian or Georgian features, some including decorative brickwork with rows of contrasting bricks, and some with shallow-pitched roofs with no overhang that were previously thatched. Many houses have square nine-pane windows and plain wooden front doors.

In the 1960/70s, land on the Southwest of the village was used to build social housing, much of which is now privately owned. Its design and construction methods are typical of the time and overall add little to the development of the village. Some small estates of detached houses and bungalows have been built and they continue to be in demand as popular family houses.

Rugby Borough Council produced a [Site Allocations Development pack for Brinklow](#)¹² in June 2016. This indicated a possible site for approximately 100 dwellings as Brinklow was regarded as a main rural settlement. This site, referenced as S14/065B or S16071 seemed unsuitable for many reasons, not least that it was in the Green Belt, included a Flood Plain, and it would be detrimental to the visual approach to the village. The Parish Council objected to the proposed allocation which was presented personally at the Planning Enquiry in Rugby on 14th April 2018. The Planning Inspector agreed these objections and advised Rugby Borough Council (RBC) to modify their Local Plan. He also suggested that their housing figures were around 18% too high and that not all the proposed housebuilding would be needed. Please refer to the [Rugby Local Plan Examination](#).¹³

¹¹ [Brinklow Village Design statement 2005](#).

¹² [Site Allocations Development pack for Brinklow](#)

¹³ [Rugby Borough Local Plan Examination...Mike Hayden](#)

Brinklow Parish Council (BPC) has identified in the vision statement that growth should be limited and controlled to maintain the optimum size and character. The objectives section for housing accepts that there is a need to build additional accommodation, but not all the identified housing needs could be delivered solely by in-fill and brown field development. Any development should have regard to the immediate spatial dimensions of any proposed site. To reinforce local distinctiveness, the size, scale and density must respect the traditional local rural vernacular and be fully integrated, whilst supporting a proven local need.

This led to the translation of the evidence provided by the questionnaire survey and the housing needs survey undertaken by Midland Rural Housing into proposals to provide affordable housing and specialist housing for the elderly as part of this neighbourhood plan.

Any development proposals would also be influenced by the facts that:

- Village services are already stretched to full capacity, and a significant increase in the population would need further expansion of local services.
- Due to the increasing age of the population, appropriate housing should be developed as near to the centre of the village as possible, so that services could be reached by foot or cycle.
- Bungalows and retirement housing are needed to enable those people in larger houses to downsize.
- Building of additional 5- or 6-bedroom houses would not generally be supported as some similar-sized units have been difficult to sell because they were on very restricted plots. Their owners generally commute elsewhere to work.
- An 'Affordable Housing Plan' is needed for local people.

It is against this background that BPC has to consider in detail how to approach matching the needs of the community with positive policy and specific proposals that also meet the objectives for housing identified above. This housing section has been influenced by additional detailed research and survey work that is collated in a separate [Housing Background Document](#)¹⁴ and a précis of the main points are provided below.

AECOM provided a site survey for all the sites brought forward in their document: [AECOM - Site Options and Assessment Survey – 2020](#)¹⁵. Furthermore they provided a Design Codes document showing their possible developments: [AECOM - Brinklow Design Codes - January 2020](#)¹⁶. As a result of the AECOM Site Survey, most of the sites put forward were rejected for a variety of reasons. The review featured both brownfield and greenfield locations.

Section A: First priority:

1. Two garage sites within the Great Balance estate – brownfield sites rejected by RBC
2. One brownfield site on Yew Tree Hill which [RBC are prepared to develop](#)¹⁷
3. Land between the Spinney and the Bulls Head - land not available at this time
4. Bulls Head, unused land at rear of car park - not currently available
5. Walkers Terrace ex allotments – needs owners' permission to develop

¹⁴ [Housing Background Document](#)

¹⁵ [AECOM Site Options and Assessment Survey 2020](#)

¹⁶ [AECOM Brinklow Design Codes -January 2020](#)

¹⁷ [RBC Email](#)

All of these parcels of land are previously developed land and currently underused. If they were to be brought forward for development, they would be subject to Housing policy HO1 Development within Brinklow limits as set out below.

2.1 Policy HO1: Development within Brinklow limits

Development proposals for small scale residential development within Brinklow Limits, (see planxxx) will be supported where a proposal:

- a) Is appropriate in size to the character, services and facilities of Brinklow and
- b) Includes smaller dwellings suitable for young families or for older people looking to down size and
- c) Retains existing natural boundaries such as trees and hedgerows which contribute to visual amenity and
- d) Does not result in the loss of an important open space of public, environmental or ecological value and where appropriate reflects their distinctive qualities and
- e) Preserves and enhances the setting of any heritage asset and is sympathetic in style to surrounding buildings especially within the conservation area
- f) Does not adversely affect neighbouring properties by visual intrusion, noise, loss of privacy, daylight or amenity.

Section B: Second priority: Review remaining sites adjacent to the Village Boundary and all located within Green Belt.

The [AECOM - Site Options and Assessment Survey – 2020](#) report reviewed other sites that were adjacent to the village boundary and within green belt and these details were also assessed as part of the background to this housing section.

The sites were:

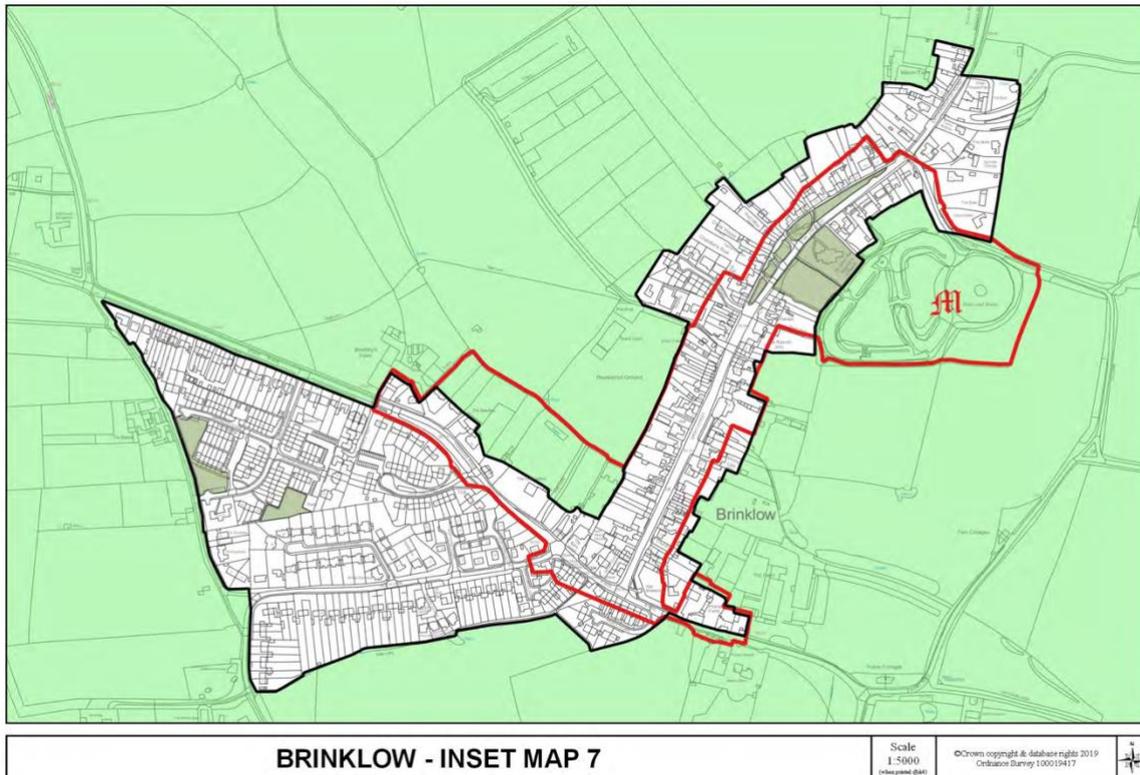
1. Lutterworth Road, site reference S16075 was originally submitted as part of the 2016 call for sites and for an area of 0.89 hectares and was rejected by RBC. This site is currently available, and it is now proposed as a “Preferred site “for development for a mixture of affordable housing and elderly persons accommodation as a rural exception site, as discussed in section C below
2. Maple Down, Rugby Road: The site comprised house and grounds and is estimated to be able to provide up to 21 units. The land is currently not available.
3. Land off Heath Lane, known as Humber Fields, reference S16074. Any release of housing may involve an increase in traffic onto minor roads.

As well as being located within green belt, development of these sites would be subject to Policy HO2 Development outside Settlement Boundaries.

2.2 Policy HO2: Development outside Settlement Boundaries

Proposals for development outside the limits of the settlement boundary shown in blue on the map below will be supported if they are in accordance with:

- i) Paragraph 78 of the NPPF 2021 as an affordable housing exception scheme
- ii) Paragraphs 60, 62 and 65 of the NPPF 2021 for specialist housing for the elderly exception scheme
- iii) Homes in the countryside as set out at paragraph 80 of the NPPF
- iv) Rural or agricultural business development in accordance with paragraph 84 of the NPPF.



Settlement boundary of Brinklow shown in blue.

Design Principles

The design of any new development within the Neighbourhood Plan area must be of high quality and reflect the intrinsic character of the neighbourhood

2.3 Policy HO3: Design Principles

Development proposals for new buildings and extensions should meet the following local design principles

- Materials used shall complement the local vernacular of the surrounding area
- The prevailing scale and height of adjacent buildings should be respected
- The density should be appropriate to the location and rural area
- Car parking areas should be designed to minimise the visual impact on the street scene and area
- The natural setting should be respected and enhanced

Section C: Lutterworth Road, reference 16075, a “Preferred rural exception site” for development for affordable housing and elderly persons accommodation.

The background to this preferred site is detailed below and a general outline of the site can be found at Figure 3 below:



Figure 3 Lutterworth Road site general outline

Examination of the responses received to the questionnaire survey in connection with the neighbourhood plan revealed the following details:

- That there was support for development that related to small plots for one or two houses as infill (77%)
- Support was found for small scale schemes of between 10 to 15 dwellings (60%)
- Strong opposition to large scale development of 50 dwellings or more (86%)
- Favoured housing choices related to affordable starter homes and single storey accommodation for the elderly
- Within new building proposals 94% wished to see the provision of off-road parking and housing that was integrated into a well landscaped and open spaced development

Following these responses, the neighbourhood plan steering group commissioned Midland Rural Housing to undertake a specific Housing needs survey. That survey revealed the need for up to 12 affordable housing units, based on 8 two-bedroom units, 3 three-bedroom units and 1 one-bedroom unit. It also revealed the need for up to 7 elderly persons accommodation comprising 5 two-bedroomed units and 2 four-bedroomed units. Following these results the steering group with contributions from the landowner and other professionals prepared a sketch plan to illustrate the approach that could be taken and commissioned a

Landscape and Visual appraisal of the site and its setting from Glenkemp landscape architects. From these reports we determined that the site should be promoted as a rural exception site and follow the guidance provided in the NPPF for such sites.

Extract from NPPF - 2021:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are Paragraph 149:

- (a) buildings for agriculture and forestry;*
- (b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- (e) limited infilling in villages;*
- (f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- (g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
not have a greater impact on the openness of the Green Belt than the existing development; or
not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

Extract from the [Housing Strategy 2018-2020](#) entitled “The Rugby of the Future” states: -

The majority of new sustainable housing and employment development will be focused on Rugby urban areas. Sustainable growth of main rural settlements will also take place to meet the housing needs of the rural population and provide support for rural infrastructure and services. Infrastructure to support growth will be phased into developments in such a way to ensure impacts are properly mitigated.

Following from the survey results provided by MRH and an assessment of the Landscape and Visual Outline appraisal by Glenkemp¹⁸ we developed a brief that took those findings and applied them to the Lutterworth Road site. We decided that from that report we should consider predominantly a range of affordable and elderly persons accommodation both of which can be regarded as exception sites under the NPPF. The mix of accommodation that we identified comprises up to 12 affordable housing units, based on 8 two-bedroom

¹⁸ [Landscape and Visual Outline Appraisal Report](#)

units, 3 three-bedroom units and 1 one-bedroom unit, up to 7 elderly persons bungalows, 5 two-bedroom, and 2 four-bedroom units. A further 1 four-bedroom dwelling is proposed as an open market provision to help support the overall cost of the development.

Following the [Landscape and Visual Appraisal Report](#) prepared by Glenkemp Landscape Architects in December 2020 this layout was amended into Figure 4 Indicative Site Layout Plan that then took account of the extent of development footprint that was now defined by landscape related constraints. These details were the subject of discussions with the Parish Council, MRH and Rugby Borough Council in January 2021 and as a result it was suggested that the overall plan was an approved way forward, and that many of the conditions which it sought to resolve were about to be published in Rugby Borough Councils Housing Needs Supplementary Planning document, which is due to be approved in February 2021.



Figure 4 Indicative site layout plan

The above sketch plan, Figure 4, from the Glenkemp report shows that the proposal to build up to 20 units on the site is possible, having regard to the existing trees and hedgerows which can be retained and supplemented with additional planting as necessary. The Midlands Rural Housing summary advised that up to 20 units were necessary to meet the village’s housing needs. The breakdown of current proven needs was that 8 of the houses needed to be within the “affordable housing range”.

The Midlands Rural Housing Needs survey also identified the need for the elderly, mostly for bungalows. This would also fit the definition for promoting the site as an exception site. The layout would also provide areas of informal open space, within the existing and re-planted trees and hedgerows.

Experience shows that recently built five-bedroom properties on relatively small plots do not sell well in the Parish. The objective would be to provide a mix of two- or three-bedroom houses for families who want to live in a rural setting and are employed locally.

Within this mix there is a need to provide affordable starter homes to enable local young people to stay in the community. Support would not be given for inclusion of leasehold properties, which can sometimes be a trap for buyers who subsequently wish to re-sell. Midlands Rural Housing, BPC's preferred agency, has dealt with this situation before and has assured the Parish Council that no properties built for 'affordable housing' would find their way on to the retail market. BPC, working with Midlands Rural Housing, would want to restrict the sale to owner/occupiers, thus preventing valuable assets being added to landlords' 'buy-to-let' portfolios.

We have also considered the findings against the advice provided within Rugby Borough Council [Draft Housing Needs SPD 2020](#)¹⁹ and their [Housing Strategy 2018 -2020](#)²⁰ and concluded that it is an important aspect of the neighbourhood plan to respond to meeting identified needs for rural housing in this case based on the need for affordable housing and the needs of the elderly.

The details were discussed with Midland Rural Housing, Glenkemp and Rugby Borough Council and it was decided that the neighbourhood plan should refer to the site as "a preferred rural exception site for a mixture of up to 12 affordable housing units and up to 7 elderly persons dwellings".

The decision to promote this site in Lutterworth Road was influenced by the results of the [Landscape and Visual Outline appraisal](#)²¹ including [LVA Figures 1-6](#)²² by Glenkemp Landscape Consultants which identified the need to retain and enhance the existing hedgerows and trees that surround the site in accordance with policy NE3 of the Rugby Local Plan which seeks to ensure that significant landscape features are protected and enhanced, and that landscape design is a key component in the design of new development.

A sketch plan has been prepared to illustrate these aspects and is included as figure 4 within the policy wording for Policy HO4 Lutterworth Road preferred rural exception site.

2.4 Policy HO4: Lutterworth Road Brinklow

The Brinklow Neighbourhood Plan will support the development of this land at Lutterworth Road as a "preferred rural exception site" for a mixture of up to 12 affordable housing units and up to 7 elderly persons dwellings that meet the identified housing needs and including within the design of any proposals will be the retention and enhancement of significant landscape features as indicated in Figure 3 shown below. Any development on this site will accord with the definitions for affordable housing and specialist housing within the NPPF 2021 and be in accordance with policy H4 (affordable housing) and H6 (specialist housing) of the [Rugby Local Plan](#)²³.

¹⁹ [Draft Housing Needs SPD](#)

²⁰ [Housing Strategy 2018-2020](#)

²¹ [Landscape and Visual Outline appraisal](#)

²² [LVA Figures 1-6](#)

²³ [Rugby Local Plan](#)

2.5 Policy HO5: Affordable Housing

Development of affordable housing will be supported provided it complies with the definition of affordable housing given in paragraph 78 of the NPPF 2021 and be in accordance with Policy H4 of the Rugby Local Plan and is supported by a housing needs survey.

2.6 Policy HO6: Specialist housing for the elderly

Development of specialist housing that meets the identified needs of older people and people with disabilities will be supported provided it complies with advice contained in paragraphs 60, 62 and 65 of the NPPF 2021 and be in accordance with Policy H6 Specialist Housing of the Rugby Local Plan.

3 Topic 2 Green Spaces and Environment:

Five objectives were identified from the questionnaire survey and research background to this topic and from these objectives and details policies have been generated to preserve and protect the environment and natural features.

Objective 1

To protect the Green Belt, to protect settlement boundaries and prevent sprawl and amorphous merging with neighbouring villages and larger urban areas.

3.1 Policy E1: Development

Development outside the existing settlement boundaries, within Green Belt will be refused unless it is supported by identified proven need that enables the proposals to be treated as a rural exception site, and thus preventing sprawl and merging of settlements in the countryside.

Objective 2

This relates to preserving existing features inside the village that bestow 'rural character': the overall 'ribbon' shape of the village, woodlands, footpaths, roadside farms and paddocks at the village boundaries and the former canal arms. In support of this objective reference is made to the extensive network of rights of way in the Parish which are a valuable amenity for the village, and which should be protected and enhanced. The health benefits of walking are clear, and the countryside should be opened up more to visitors throughout the Parish and Neighbourhood Plan area. A map of the existing rights of way and public footpaths such as the canal towpath is provided as figure 5.

3.2 Policy E2: Public Rights of Way

This Policy seeks to extend the public rights of way network in an appropriate manner, in line with national policy.

Support for the development, improvement and extension of the footpath and open space network in Brinklow will be given, to provide better pedestrian access to the countryside, whilst ensuring local wildlife sites are protected. For example, an additional footpath from the top of Ell Lane to the canal. Figure 5 illustrates the locations where the networks could be expanded.

MAP OF EXISTING RIGHTS OF WAY

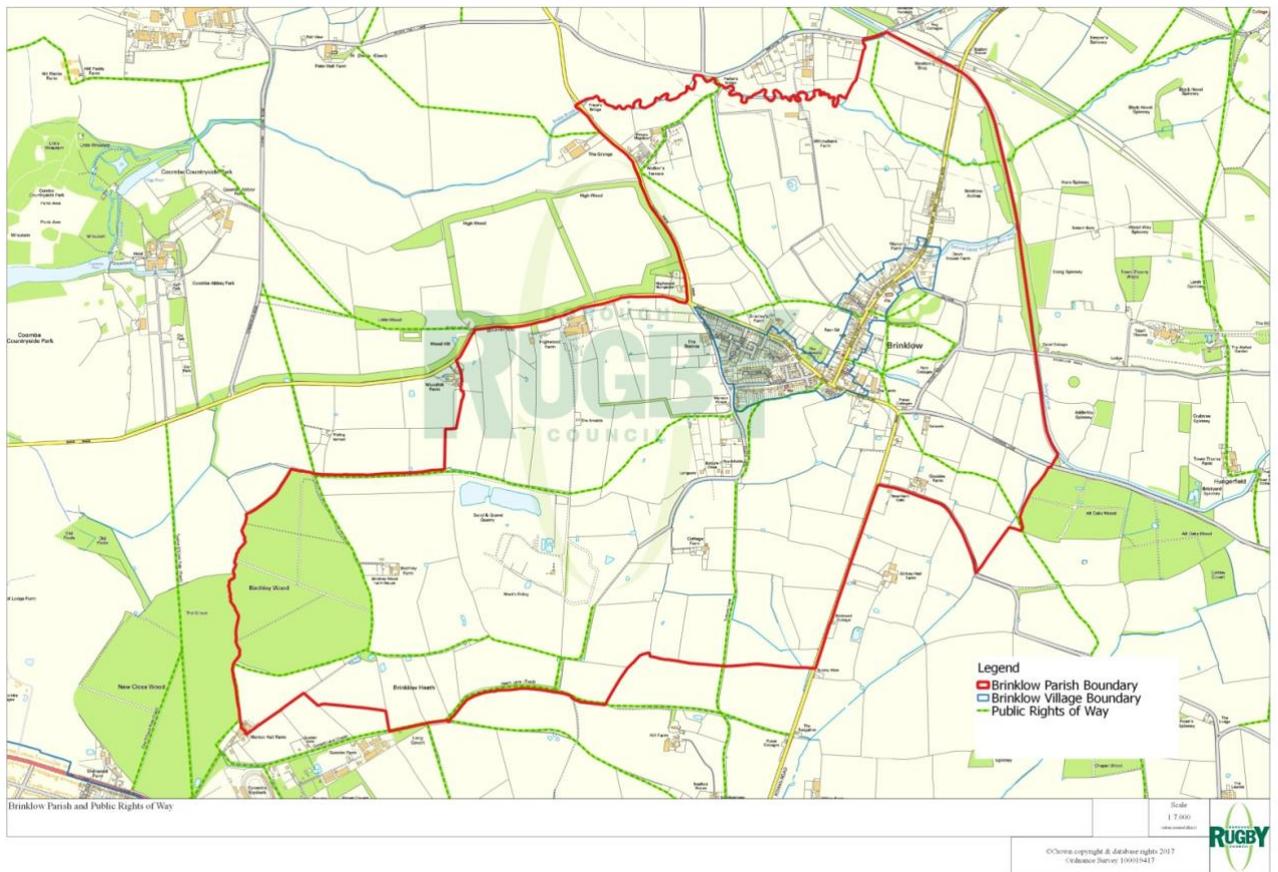


Figure 5. Rights of way around Brinklow

Explanation:

As the map above shows Brinklow is surrounded by a network of rights of way which are a valuable amenity for the village and as such should be protected. The health benefits of additional walking are clear, as are the benefits to the Parish of opening up more countryside to visitors.

Objective 3: To maintain and improve the existing public green areas in the village

Explanation in support of objective 3

Brinklow Parish is surrounded by green belt land as shown in the Land Parcel BR1 of the [Rugby Green Belt Assessment](#)²⁴ However there are also green spaces in the village which are of major importance to parishioners. The minimum ratio of green space to population, as defined in Natural England's Greenspace Standard Recommendations, should be applied to all new developments in the Neighbourhood Plan Area. Paragraph 101 of the NPPF also requires that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless specific conditions are met.

In accordance with paragraph 103 of the National Planning Policy Framework local communities through their neighbourhood plans can identify for special protection green areas of particular importance, ruling out new development except in exceptional circumstances.

Paragraph 102 of the NPPF sets out the criteria that green space must meet to be designated as Local Green Space:

The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

These criteria have been applied to seven green open spaces within the Parish identified as:

1. The Crescent
2. Playing field Barr Lane
3. The Peace and Reconciliation Memorial
4. The Allotments
5. Field adjacent the Tump
6. Church Field
7. Brinklow Cemetery

Their location and a detailed report with photographs and assessment of the applicability of the 3 criteria and details of their individual characteristics are provided in the [Green Spaces and Environment Evidence Document](#).²⁵

The conclusions from that study are that:

²⁴ [Rugby Green Belt Assessment](#)

²⁵ [Green Spaces and Environment Evidence Document](#)

1. The Crescent was the site of a medieval market, and its openness contributes to the setting of the village opposite The Tump, opposite the Church and in Broad Street and the overall historic context should be maintained.

2. The playing field not only includes sports and play areas but also an open space that is flexible and important for use for festivals and other events that sustain and enhance social and community activities

3. The Peace and Reconciliation Memorial is a small area but most important to be retained undisturbed for reflection and commemoration

4. The Allotments play an important role in the community and encourages biodiversity and healthy lifestyles.

5. The field adjacent the Tump: This a historic site with links to Anglo Saxon times.

6. Church Field An open space that effects a setting for the 12th Century Church and whose historic relationship should be preserved.

7. Brinklow Cemetery: Has historic connections from 1884 to the present day and is of personal importance to many residents.

These details and assessments support the formulation of Policy E3 Protecting and enhancing these open areas by the designation as Local Green Space.

3.3 Policy E3: Areas of Local Green Space

The seven areas of green open spaces areas 1 to 7 as identified above and shown in the [Green Spaces and Environment Evidence Document](#) shall be retained, protected and improved to ensure that they remain as areas of Local Green Space in accordance with the criteria and advice contained in paragraphs 101, 102 and 103 of the NPPF 2021 and are available for the use by villagers and visitors.

1. The Crescent, which is the site of Brinklow's medieval market, and as such historically important.



Photo 1a: The Crescent, opposite the Tump 52.412858, -1.360028



Photo 1b: The Crescent, opposite the Church 52.413071, -1.359807



Photo 1c: The Crescent, off Broad Street 52.412562, -1.360359

2. The Playing Field, including the tennis court, children’s play area and skateboard ramp, which is an important recreational space for village children and the junior football team. Many adults and dog walkers enjoy it on a daily basis. Major village events like the Brinklow Scarecrow festival also use it.



Photo 2: Playing Field Barr Lane 52.412240, -1.362199

3. The Peace and Reconciliation Memorial, because of its association to the members of the village who gave their lives in several conflicts.



Photo 3: Green space by the Peace and Reconciliation Memorial 52.409263, -1.362651

4. The Allotments, which are an important community facility. Rugby Borough Council's [Green Infrastructure Study](#) recommended in the Biodiversity section that land for allotments should be retained and their use promoted. They make a valuable contribution to biodiversity and healthy lifestyles, represent years of public and individual investment, and are worthy of protection. The members of the allotment society voted unanimously at their AGM for the allotments to be included as a Protected Local Green Space. See the [Minutes of Brinklow Allotments AGM](#).



Photo 4: Brinklow Allotments Green Lane 52.412086, -1.371955

5. Field adjacent to the Tump which is a valued approach to our most famous monument linking the village to Anglo-Saxon times 52.412918, -1.359619



Photo 5 Field adjacent to the Tump 52.412918, -1.359619

6. Church Field which grants a fine view of our 12th Century Church 52.412459, -1.359168



Photo 6: Church Field 52.412459, -1.359168

7. Brinklow Cemetery: This was opened in 1884 as there was no space left in the churchyard for burials. It is of personal and historic importance to the inhabitants of Brinklow.



Photo 7 Brinklow Cemetery 52.416324, -1.355420

Objective 4 To provide green space in any new development and to protect and enhance non historic green spaces within the village.

3.4 Policy E4: Protecting and Enhancing non-historic Green Open Spaces

The public open spaces listed below and as identified in the Green Spaces and Environment Evidence document are important community spaces and therefore should be protected from development unless that development is consistent with the function or enhancement of the open space.

. They are listed below with their latitude and longitude:

Side of Green Lane 52.411083, -1.370718

Behind Great Balance 52.410556, -1.370170

Off George Birch Close 52.410323, -1.368814

Off Coventry Road towards Yew Tree Hill 52.411222, -1.366808

Corner of Yew Tree Hill 52.410607, -1.365583

Coventry Road and other side of Yew Tree Hill 52.410496, -1.365463

Potters Close 52.409851, -1.365727

Green space corner of Fosse Way 52.407999, -1.358749

Green space on B4455 52.409068, -1.362066

Large green verges off Heath Lane 52.409432, -1.366583

The triangle on Green Lane 52.409127, -1.369728

Large green off Great Balance 52.410471, -1.370304

Green Space Ell Lane 52.412785, -1.355473

Triangle of land next to Cemetery on Lutterworth Road 52.416476, -1.355795

Full details are given in the [Green Spaces and Environment Evidence Document](#)

Objective 5: Increased protection of trees and wildlife and preserving existing features that bestow rural character.

The following details and policies support that objective.

Explanation: Agricultural Land

Agricultural land is an essential part of the landscape of Brinklow as well as providing local employment and food security for the nation. In addition, the beauty of the landscape around Brinklow consists of the combination of hills and agricultural land. In many fields adjoining the settlement, the ancient pattern of ridge and furrow is well preserved. This historic landscape feature is greatly valued and should be protected.

3.5 Policy E5: Agricultural Land

Development of the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) will normally be resisted unless it can be demonstrated that significant development of agricultural land is necessary to meet a proven need, and no other land of a poorer agricultural quality is available.

Explanation: Landscapes, Vistas and Skylines

The green areas of land within and on the edge of the settlement boundary are important features of Brinklow and characterise the village. These pieces of open land bring the countryside close and afford views across fields. They should enable an excellent system of paths to give residents and visitors easy access to the countryside and act as wildlife habitats and corridors. Important aspects of the Brinklow landscape can be seen from the Motte and Bailey historic monument and all approaches to the village and are valued local assets.

3.6 Policy E6: Landscapes, Vistas and Skylines

Development proposals must ensure that key features of the views identified on the plan titled 'Valued Landscapes' can continue to be enjoyed including distinct buildings, heritage assets, areas of landscape and the juxtaposition of village edges and the open countryside. Large scale proposals should submit a landscape and visual assessment to help demonstrate this.

Communication masts, pylons, wind turbines, or other structures such as solar panel farms which are highly visible will not be supported if they would have an adverse impact on the character of the landscape and the built environment of the settlement. Highly visible skyline buildings of houses will not be supported. ^[1]_[SEP]

Explanation: Pollution

Paragraph 174 of the NPPF clearly sets out, in broad terms, that pollution is a material planning consideration. Pollution can and does have detrimental impacts on the environment and human health. In the absence of a robust plan policy, both the quality of life of local residents and the ecology of the area would be compromised.

3.7 Policy E7: Minimising Pollution

Development proposals which would give, or potentially give, rise to pollution because of its type or its location will only be supported if they are accompanied by evidence that demonstrates any harmful impacts particularly arising from noise, light or traffic generation, including details of any measures to be taken to deal with the anticipated impacts of the proposal, are satisfactory.

Proposals which would give rise to unacceptable levels of air, light, noise or water pollution will not be supported

Justification: This Neighbourhood Plan is particularly concerned with light pollution and the impact of development on the tranquility of the Neighbourhood Area. The Neighbourhood Plan will follow the recommendations of the Council for the Preservation of Rural England (CPRE) to minimise noise generation. The CPRE has stated “The tranquility of the English countryside is one of its most important qualities. Tranquility is important for our mental and physical well-being. It improves our quality of life. It is also critical to rural economies because it’s one of the main reasons why people head out of towns and cities to ‘get away from it all’. But getting away from it all is becoming harder and harder to do. Aircraft, cars, roads and building developments are all eroding the tranquility that means so much to all of us.” The roads through the centre of Brinklow produce significant noise and air pollution, and new developments should not generate significant additional traffic. ^[16]_[SEP]

Explanation: Renewable Energy

This Neighbourhood Plan seeks to encourage rather than stifle opportunities to establish the generation of renewable energy in appropriate locations where the benefits of such projects clearly outweigh any harm. The results of the questionnaire survey showed some support for solar energy schemes, less so for wind energy.

The potential benefits of renewable energy generation through processes such as biomass, ground source and air source heat pumps, hydroelectric, solar, wind and thermal capture and Energy Storage are all well-documented. The low carbon scene has been changing rapidly and has been controversial in that despite large subsidies CO2 has not always been reduced, due to the effects on the rest of the power system. In particular, solar and wind power do not arrive in time with peak power demand.

3.8 Policy E8: Renewable Energy

Development proposals relating to the production of renewable energy will be supported providing the benefits are clear and they can be satisfactorily integrated into the character and environs of the parish. Proposals which fail to preserve or enhance the established character and appearance of the local area will be resisted.

Explanation: Biodiversity and Habitats

Proposals that will have an impact on woodlands, hedges and trees should incorporate measures to protect their contribution to landscape character, public amenity and biodiversity. The loss of those trees which are of high public amenity value will be resisted and such trees will be protected by the use of Tree Preservation Orders. Where possible, removal of hedgerows will be resisted.

Details of the character of the landscape and its hedgerows are provided in the map below.

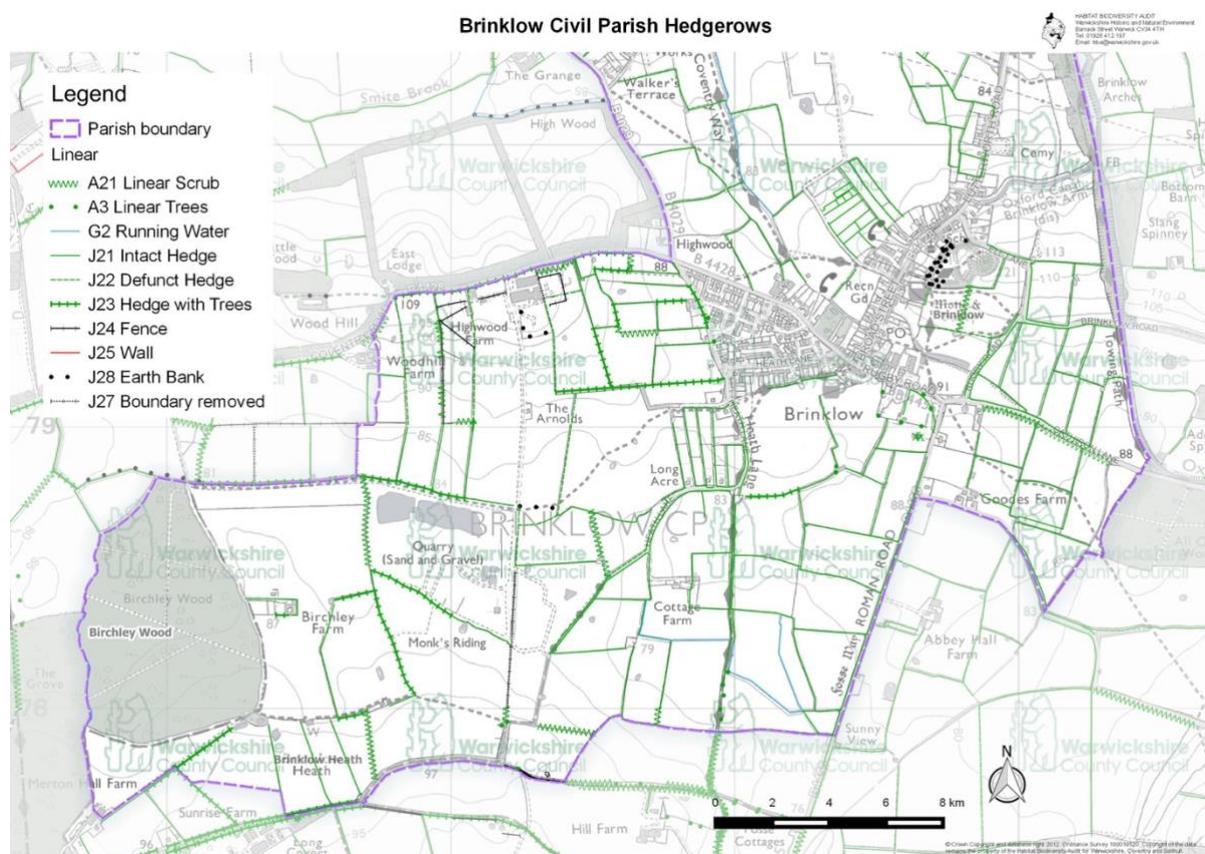


Figure 6: Brinklow Civil Parish Hedgerows

Biodiversity is an important feature of Brinklow and provides a valued recreational activity for parishioners, besides Brinklow being an important reservoir for local wildlife. There are many species in the Parish, including bats, otters, water voles, frogs, toads, great crested newts and hedgehogs. They can all be seen in the [Brinklow Civil Parish Species Map](#). Please also see the [Brinklow Ecology Report](#), the [Brinklow Castle Plant List](#), [Brinklow Habitats](#) and [Brinklow Woodland Connectivity](#)

3.1 Policy E9: Biodiversity and Habitats

Development proposals impacting on biodiversity will be required to demonstrate how any potential impact on local wildlife sites, habitats and species networks has been taken into account. This will require appropriate measures being put into place to protect wildlife and habitats and enhance biodiversity.

Woodlands, trees, hedges, ponds and watercourses, unimproved/semi-improved grassland, heathland and other habitats should be retained wherever possible. This includes national and local designated sites. If development is permitted, any consequent loss of biodiversity must be minimised and mitigated by the creation of new habitats or the enhancement of existing habitats.

Hedgehogs

Hedgehogs have much declined in recent years, notably in more rural areas such as this, and are now a priority concern for nature conservation as defined in the Warwickshire, Coventry and Solihull Local Biodiversity Action Plan. The Wildlife Trust and British Hedgehog Preservation Society have designated 'Hedgehog Improvement Areas' to help conserve this iconic species. The local community values the presence of hedgehogs and other wildlife within the neighbourhood and is keen to ensure that they are protected.

The Neighbourhood Plan Area is situated within a Hedgehog Improvement Area and sightings of hedgehogs have been reported, particularly in Brinklow village.

3.2 Policy E10: Hedgehog and other Wildlife Protection

Proposals for new developments will be supported when features to help the biodiversity and protection of species such as hedgehogs are incorporated into the schemes. Boundaries and barriers should be made permeable, for example through the use of fence panels with 13x13cm hedgehog holes at the base. Connectivity and shelter for ground-dwelling wildlife should be encouraged in the Neighbourhood Plan Area, through features such as native species hedgerows and grassy margins.

Local Wildlife Sites

Within Brinklow we have three Local Wildlife Sites and two potential wildlife sites. Refer to the [Brinklow Wildlife Report²⁶](#) for details of all these sites. A plan showing their location is provided as Figure 7 below.

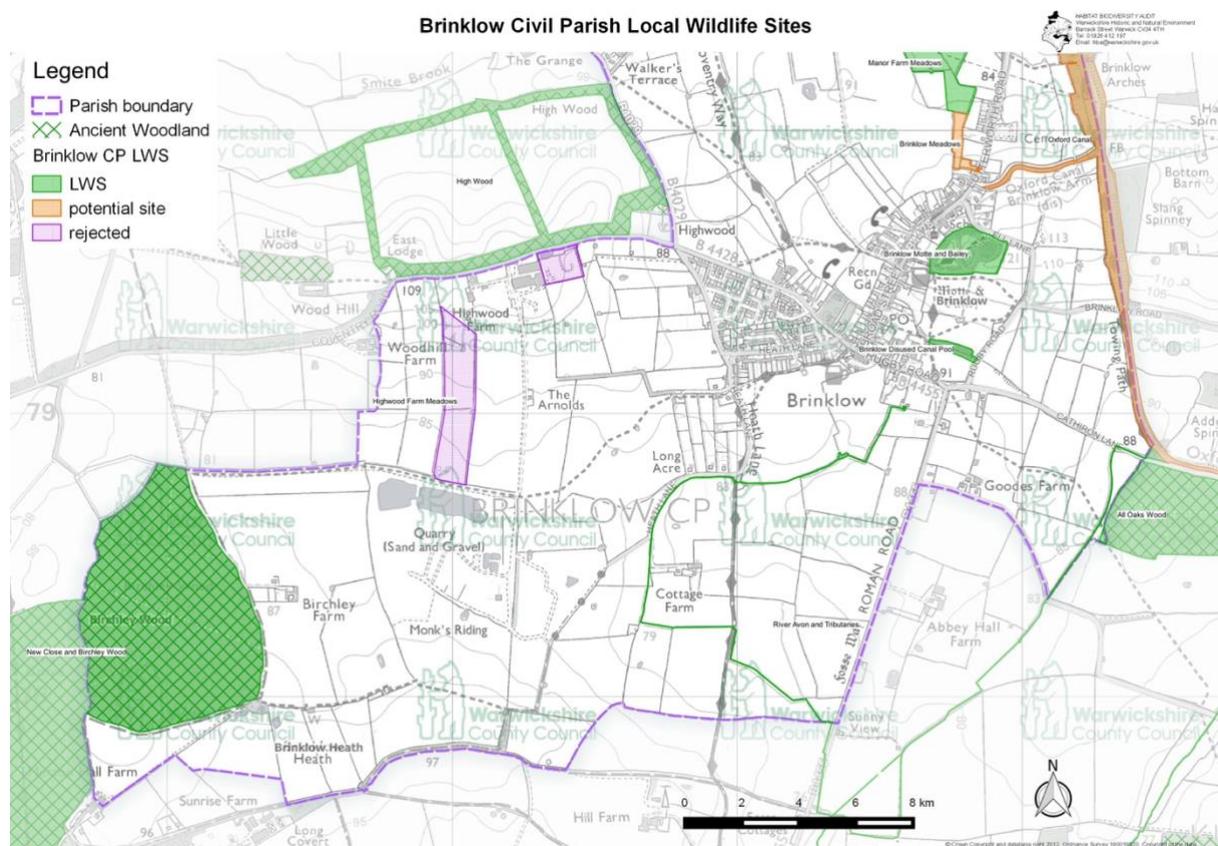


Figure 7: Brinklow Wildlife Sites

²⁶ [Brinklow Wildlife Report](#)

3.3 Policy E11: Local Wildlife Sites

This Neighbourhood Plan fully support the preservation and enhancement of the three identified wildlife sites of Brinklow Castle, Brinklow Disused Canal Pool and tributaries of the river Avon known as the River Avon Local Wildlife site and the proposed addition of two further sites, one at Brinklow Disused Canal Arm and the other at the Oxford Canal as shown on the map in Figure 7above.

4 Topic 3 Business and Tourism

Objectives:

The Neighbourhood Plan identified the following objectives:

- To develop where possible agricultural and small businesses, particularly those offering retail outlets.
- To encourage homeworking and opportunities for start-up businesses.
- To encourage visitors to the village, thus supporting existing shops, cafes and pubs.
- To support providers of short stay accommodation.

Policies:

Policies for Business and for Visitors to the Parish are proposed as set out below and with due regard to the objectives above. The policies are those drafted as B1, B2, B3, B4 and B5.

Explanation of the character of existing businesses:

There are a number of existing businesses which operate within the Parish, noticeably farming and associated businesses, along with several shops, a Post Office, public houses, cafes and fast-food outlets. In addition, a number of service trades are based in the village, such as builders and carpenters, plumbers and electricians. There are also several businesses which provide support to residents, from children's nurseries and a kennels and cattery business to accountants and computer specialists.

4.1 Policy B1: Existing Businesses

Support will be given to the continuation and expansion of existing businesses at a scale suitable for the village and the immediate environment.

New large-scale business development will be opposed, as will large-scale development of existing businesses.

Support will be given to proposals for re-development or change of use of existing premises for alternative employment uses, provided that there would be no adverse impact on amenities of neighbouring businesses or residential properties

Explanation for the policy for new businesses:

Interest in new businesses was expressed in the responses to the questionnaire survey and at open meetings. Additional retail outlets were identified as a benefit for the village, providing new employment opportunities and helping to sustain current businesses. Suggestions included encouragement for one-man or woman businesses and craftspeople.

The reduction of traffic flow at peak times was seen as an obvious benefit, along with more efficient use of workers' time. In addition, village-based workers may well increase their use of existing facilities.

4.2 Policy B2: Additional and alternative businesses

Within the Brinklow Neighbourhood Plan Area, support will be given to residents who wish to set up new small businesses, either in converted or new premises or from their own homes, provided they

are at a scale suitable for a village community and do not give rise to loss of amenity for neighbouring property.

Background for traffic and parking issues

Traffic and parking relating to businesses are major issues for the community. New development can have a negative impact on some aspects of village life, in particular with additional traffic and the need for more parking spaces either on site or in the village streets. Any new proposals will be expected to provide off road parking that meets the Council's adopted standards for businesses.

4.3 Policy B3: Business Traffic and Parking

The redevelopment or change of use of existing premises or provision of new businesses should include the provision of car parking spaces to the adopted standards of Rugby Borough Council. Any new development shall also provide a safe and secure parking area for cycles within the adopted standards for cycle parking.

4.4 Policy B4: Proposed new car park area for the village

To promote the aim of supporting existing businesses and attracting new commercial enterprises, especially those relating to tourism, the Brinklow Neighbourhood Plan will support the provision of an additional car parking area for the village located ideally within easy reach of the centre of the village. Support will be given to the provision of an additional village car park, ideally within easy reach of the centre of the village.

Explanation for promotion of tourism and increased visitors:

There are a number of places of interest within the Parish, or within easy reach. Visitors often base themselves in the centre of the village, to experience the history and heritage. The village is an ideal location for access to areas of interest outside the Parish. Walkers often base themselves in the village, to enjoy recognised routes, such as the Coventry Way or along the Canal. More visitors will give support to some of the businesses already in place, such as the village shop, local pubs, restaurants, and bed and breakfast services and will help to revitalise the economy of the village by attracting new businesses to the area that are tourism/visitor led.

4.5 Policy B5: Tourism and Visitor attractions

Promotion of the local countryside and better marketing of the Parish to visitors and to attract new businesses will be encouraged, whilst recognising the impact of increased traffic and parking issues, and the effect on the environment. A balance is required between maintaining and improving local facilities in a viable way, and not turning the Parish into a small town.

Occasional events such as the Scarecrow Festival and the Christmas Market will be encouraged, which add interest and a sense of community for residents. Such events also increase the use of local facilities by the influx of visitors for specific occasions.

Support for a reliable local taxi service would be welcomed by businesses and residents.

5 Topic 4 Transport

Objectives

To support access to commerce, employment, family and friends we will support the improvement of public transport facilities. We are aware of the pressures of living in a rural community and reliance upon personal transport, and we will seek to support improved parking in the village and road safety. While recognising the impact of travel on the environment we will work with other agencies to improve highway, pedestrian and cyclist safety.

Background to Policies:

The consultation process and evidence gathering process has highlighted a number of issues connected with transport, these being congestion, noise, vibration, parking, speed and access to reliable public transport. A full survey of village traffic was undertaken by surveys conducted by Leicestershire County Council on behalf of Warwickshire County Council between 6th and 13th March 2018. The analysis of these surveys is available at [Brinklow Traffic Survey](#)²⁷.

The Transport Policies under this section aim to:

- Support safe, integrated and efficient transport that promote public transport with the aim of encouraging greater use.
- Promote new development that supports sustainable travel and reduces reliance on car use and schemes that make it easier and safe to walk around the Parish.
- Promote improved, linked walking routes within the Parish and to the countryside.
- Promote the re-instatement of Brinklow station or provision of new rail connections within the Parish.
- Promote better traffic management and safe cycle routes on the highway and on paths that access the countryside.
- Promote provision of more parking spaces, especially near local amenities to support local businesses.

Explanation for policy TR1 Provision of Sustainable Transport Measures

The consultation process has identified that road traffic presents certain problems within the Parish, manifested through volume, speed, noise, vibration and congestion. In addition, safe use of the highway and car parking have also been identified as being problematic.

The Parish, being a rural community with poor public transport, is highly dependent upon the use of the car. New development has the potential to increase road traffic in the Parish and this Policy seeks to ensure that a developer takes account of the impact of transport and encourages the development of sustainable transport.

5.1 Policy TR1: Provision of Sustainable Transport Measures

Development proposals for new housing, employment, retail, community, or leisure uses should be accompanied by details of the measures taken to provide sustainable transport including:

- Demonstrating safe walking and cycle routes in the immediate area of the site, with consideration of access to services and facilities, including access to the countryside.
- Demonstrating how the proposals link with public transport.
- Demonstrating the impacts of the traffic arising from the development.

²⁷ [Brinklow Traffic Survey](#)

- Provision on new developments of 3 or more houses to incorporate shared safe storage facilities for cycles.
- Provision of a Travel Plan for developments that will generate significant amounts of movements to show how sustainable movement can be achieved. The Travel Plan and the method of monitoring its effectiveness will be agreed with Warwickshire County Council and Rugby Borough Council.

Explanation for policy TR2 to achieve partnerships to support the objectives

Reducing the volume of traffic on roads within the Parish will help deal with issues concerning congestion, road safety, noise and vibration. This Policy seeks to encourage greater cooperation between the Parish Council and those that can influence the development of public transport options and alternative options to methods of transport such as walking and cycling.

5.2 Policy TR2: Partnership working to achieve objectives

Brinklow Parish Council will work in partnership with Warwickshire County Council and Rugby Borough Council, Network Rail and public transport operators, as appropriate, in pursuit of the following aims:

- To develop a high-quality integrated transport system for the movement of residents, workers and visitors by public transport, walking, cycling and private vehicles, so facilitating access to jobs and services, and for the local movement of goods.
- To initiate and promote schemes and projects to improve highway safety.
- To positively consider the needs of those with disabilities and provide appropriate facilities in the transport infrastructure to assist them.
- To positively encourage walking, cycling and the use of public transport, including initiating and developing infrastructure improvements which assist and safely promote these sustainable means of travel.
- To minimise the length and number of motorised journeys, so reducing travel demand, congestion, road accidents and greenhouse gas emissions.
- To promote efficient and timely repairs and resurfacing of roads, footways and other public areas including highway drainage.

Explanation for Policy TR3 Transport infrastructure projects

In response to transportation issues identified in the consultation, this Policy recognises that the Parish Council will have to support, develop and where necessary initiate projects to reduce the impact of transport within the Parish.

5.3 Policy TR3: Transport infrastructure projects

Brinklow Parish Council will work in partnership with Warwickshire County Council, Rugby Borough Council, Network Rail, Canal and River Trust, public transport operators and the voluntary sector, as appropriate, to develop and promote the following projects:

- Protecting, enhancing and developing the rural footpath and walking routes network, particularly the Coventry Way.
- Promotion of the bus service within the Parish and the provision of digital information to help users access services.
- Long-term promotion of re-instating Brinklow railway station or support for a more accessible local railway station to connect the community with larger conurbations and employment helping to reduce the reliance on car journeys and congestion.
- Signage and electronic information boards that promote cycle use, and safe use of the highway by vehicles.
- Environmental changes that promote the safe use of the highway and reductions in speeding vehicles.
- Support change of land use to provide improved village car parking and sustainable transport arrangements; and
- Highway design that includes disabled access.

Explanation for Policy TR4 Transport and Rural Crime

To promote safety and reduce crime in the rural environment, this policy seeks to identify and use technologies that deter crime, such as car theft or the use of vehicles to carry out crime. The Policy also seeks to promote the safe use of the highway by other drivers and pedestrians.

5.4 Policy TR4: Transport and rural crime

Brinklow Parish Council will work with Warwickshire County Council, Rugby Borough Council, and Warwickshire Police to ensure the transport infrastructure is safe and supports initiatives to reduce rural crime through the following:

- Signage and digital information and control systems that promotes the safe use of the highway.
- Dedicated facilities that help the Police or Rugby Borough Wardens to park and interact with the community.

Explanation for Policy TR5 Transport and the environment

Transport has impacts on the environment and this policy seeks to mitigate these impacts.

5.5 Policy TR5: Transport and the environment

To help sustain the environment as transport initiatives are being developed, Brinklow Parish Council will:

- Support the development of public electric charging points for cars.
- Will support and encourage new development whether commercial or residential to incorporate electric charging points for vehicles.
- Promote the change in land use when the project encourages public transport or low carbon transport.
- Encourage the provision of public parking spaces for cycles.
- Encourage Highway design that reduces congestion and speed.

6 Topic 5: Infrastructure and Connectivity:

Objectives:

- Support the provision of faster broadband for the whole village and elimination of mobile phone dead spots.
- Support improvement of footpath provision and cycle access, subject to the protection of the environment.

Explanation of policy IC1 Improvements for the Prevention of Crime

The Questionnaire and Traffic Survey highlighted concerns with speeding vehicles and crime, and some support for Speed Cameras and CCTV systems.

Many capabilities are available now, and technology is developing rapidly, especially in China. There could be opportunities to provide:

- Number plate recognition
- Issuing speeding warnings, 'naming and shaming', and then fines
- Recording all vehicle movements through the Parish
- Facial recognition
- Outputs in a readily usable form

6.1 Policy IC1: Encourage study and deployment of village wide surveillance system

The Neighbourhood Plan will seek to encourage improvements to the delivery of broadband and other technical hardware such as CCTV and security systems assisting in the prevention of crime.

Explanation of policy IC2 proposed connectivity hub

A dedicated local facility might be useful to:

- House a control room for the technical hardware including a Surveillance System as described above
- Provide facilities to host selected preferred suppliers' support for all I&C services by Utilities, broadband, burglar alarms, domestic CCTV, home PC etc.

6.2 Policy IC2: Connectivity Hub

Through this Neighbourhood Plan support is given for a land allocation (or part of another building) for a connectivity hub, (if the need is confirmed) and subject to complying with other policy requirements of the neighbourhood plan.

Explanation of Policy IC3 broadband and mobile phone coverage

Fast broadband speeds are available in the Parish, as the kerbside cabinets now have fibreoptic connections to the local exchange. The questionnaire response confirmed that this is no longer a major concern for most. However, technology and providers change rapidly, and being a small Parish there could be a risk of being 'left behind'. The situation should be periodically reviewed and opportunities highlighted.

6.3 Policy IC3: Broadband and mobile phone coverage:

The efficiency and effectiveness of the broadband and mobile phone coverage shall be reviewed at regular intervals and, if necessary, improvement be made to ensure continuing high standards of service.

7 Topic 6: Community Facilities

Objectives:

To protect, sustain and enhance the health, wellbeing, leisure and cultural facilities available in the village.

Explanation of the policies for community facilities

A description of the community facilities within the Parish and the village of Brinklow has been provided within the background paper on Community facilities that is part of the evidence gathering to inform this neighbourhood plan.

The various consultation events and responses to the questionnaire survey indicated the wish to:

- Support the religious and other community facilities within the village to continue to maintain recreation, sport, and community activities.
- To provide additional services and facilities that will enhance those activities
- To introduce provision of social and sports facilities for older children
- To offer additional commercial services such as cash point for banking
- To improve access to healthcare and outdoor recreation areas

The following policies seek to guide the introduction of these improved services.

7.1 Policy CF1: To Protect existing Community Facilities

Development that results in the loss of, or has significant adverse effect on, the following village facilities and services will not be supported, unless it can be demonstrated that the existing use is no longer viable or that the facility is to be replaced to no less a standard and convenience: local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. New development should not prevent residents from continuing to have access to existing facilities, including public footpaths, playing fields and public open spaces.

The change of use of existing facilities to other uses or redevelopment will not be permitted unless the following can be demonstrated:

- The proposal includes alternative provision, in a suitable location, of equivalent or enhanced facilities, and the change is supported by the majority in the village.
- Such sites must also be accessible by public transport, walking, cycling or by car and have adequate car parking.

7.2 Policy CF2: To support additional services and facilities for religious and other community activities

Additional services and facilities for religious and other community activities will be supported provided there are no adverse impacts on the existing residents and businesses.

7.3 Policy CF3: To help enhance provision of social and sport facilities for older children:

Support will be given for proposals for social and sporting facilities suitable for older children which develops the community structure in the parish. provided there is no harm to the amenities of existing residents or businesses.

7.4 Policy CF4: To offer additional commercial services such as a cash point

Proposals for additional commercial services such as a cash point for banking will be supported, providing that these do not cause additional disturbance and loss of amenity to nearby residents or businesses.

7.5 Policy CF5: Access to Healthcare and Outdoor Recreation Areas

Proposed Changes of local land use to enable improvements to healthcare facilities and outdoor recreation areas with associated improvements to access and car parking will be supported providing there is no loss of amenity to residents or businesses.

8 Topic 7: Conservation and Heritage:

Objectives:

- To preserve and enhance the conservation and historic assets of the village and to seek to protect and improve public accessibility to key historic sites.
- To preserve and enhance the natural features of the village especially the protection and management of existing hedgerows, vegetation and ponds for the benefit of wildlife and human visitors.

Explanation of Heritage Assets:

Brinklow Parish includes a designated Conservation Area and 26 listed buildings as well as a telephone box and canal bridge that have Listed Status. In addition, “The Tump” (motte and bailey castle) is a Scheduled Ancient Monument. Each of these significant features needs preserving or enhancing.

There are further buildings and features within the Parish which, although not designated as Heritage Assets, are of sufficient architectural or historic merit to be considered an important part of the character of the Parish. As such they also need preserving or enhancing.

Further details of the character of the Conservation Area, the Listed buildings and other important features of architectural and historic merit in Brinklow and the surrounding Parish area are provided in the background paper [Brinklow Historic Environment Summary Report 2018](#)²⁸ lodged as part of the evidence gathering that informs this neighbourhood plan. More details of Brinklow’s Historic Character are in the [Historic Character Assessment](#)²⁹

The details include a report and plan of the Conservation Area, details of the character and location of the listed buildings and an assessment of the additional buildings and features that are considered worthy of architectural or historic merit to be considered as important parts of the character of the village and Parish.

Brinklow is one of the UK’s best examples of medieval town planning with the evidence still visible in the village layout. Of particular importance is the area of the Crescent, which is the only example of a medieval cattle market left in Warwickshire.

Rugby Borough Council’s current and proposed planning policies provide protection to conservation areas and heritage assets but allow for development that sustains and enhances those assets. These Neighbourhood Plan Policies reinforce these requirements.

8.1 Policy HC1: Conservation and Enhancement: Listed Buildings and Conservation area.

Development in Brinklow Parish should conserve or enhance heritage assets, including the settings of Listed Buildings and the Conservation Area, in a manner appropriate to their significance. In assessing any proposals for development, the following points will be considered:

²⁸ [Brinklow Historic Environment Summary Report 2018](#)

²⁹ [Historic Character Assessment](#)

- Architectural features of listed and other significant buildings should inform and guide the design of new buildings in the Parish.
- Proposals for the change to a non-designated heritage asset will be required to demonstrate how this would contribute to its conservation whilst preserving or enhancing its architectural or historic interest.
- Designs should take account of local styles, materials and details.

Background and Explanation of Policy HC2 Relating to the Natural and Historic Landscape Features

Brinklow Parish is a rural settlement in a Green Belt area. It has extensive evidence of ridge and furrow landscape, ancient woodlands, hedgerows and includes a number of protected trees. There are actual and potential Local Wildlife Sites. Views when approaching the village highlight the natural and architectural features of the Parish. Rugby Borough Council's current and proposed planning policies protect and seek enhancements to the natural and historic landscape. These Neighbourhood Plan Policies reinforce these requirements.

8.2 Policy HC2: Natural and historic landscape features

Proposals for development within Brinklow Parish will be assessed having due regard to the character and features of the natural and historic landscape (woodlands, trees, hedgerows, views, vistas and local wildlife sites) which should be preserved and protected from unsympathetic development. Landscape planning for new developments to have a positive impact in terms of supporting existing landscape features and adding to them through, for example, planting trees and hedges.

Background and Explanation of Conservation Area Policy Explanation of Policy

The Brinklow Conservation Area encloses the majority of the Parish's heritage assets (Listed Buildings and Scheduled Ancient Monument), but not all. There are significant features that are outside of the Conservation Area and which would benefit from the protection afforded by being brought within the Conservation Area.

8.3 Policy HC3: Extension of Brinklow Conservation Area

The Brinklow Neighbourhood Plan supports the assessment of the existing Conservation Area and further consideration to the provision of an extension to that Conservation Area to provide greater protection for the Heritage Assets of the Parish.

Explanation of Historic Farmsteads Policy HC 4

Brinklow is a rural village in which farmsteads and traditional farm buildings (whether still in use for their original purpose or not) make a fundamental contribution to local distinctiveness and sense of place, through varied forms, materials and the way they relate to surrounding landscapes and settlements. This is an important aspect of the heritage of the Parish.

8.4 Policy HC4: Design guidance for redevelopment, alteration or extension of historic farmsteads and agricultural buildings.

Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, material and form.

Explanation of Archaeological Policy HC 5

Brinklow is a village steeped in history from the Bronze Age onwards through Roman, Anglo Saxon, and Norman Times. It has evidence of past enterprise such as candle making, brick making and has links with the evolution of transport through the canal and train eras. The historic environment is a Core Planning Principle and archaeology is an important aspect of the historic environment. This policy will ensure that development in Brinklow takes account of archaeological considerations.

8.5 Policy HC5: Archaeological Considerations

Development proposals that affect Heritage Assets should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits and identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost. Measures should be taken to ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of evidence of surface archaeology must not be taken as proof of absence and in all instances the Warwickshire Historic Environment Record should be consulted at an early stage in the formulation of proposals.

9 Implementation Monitoring and Review

This section outlines the approach to the implementation of the Neighbourhood Plan, including working in partnership, funding mechanisms, priority projects and monitoring/review. The approach will be that new development should be supported by the timely delivery of infrastructure, services and facilities to provide a balanced, self-sufficient community.

Brinklow Parish Council is committed to Localism and locally informed influence over planning decisions and it will be the key organisation in the monitoring and review of the Neighbourhood Plan. The Council will build upon its track record in engaging planning decisions and by delivering related projects for the community. However, it is recognised that partnership working is needed for the potential of the Plan to be realised. It is our intention to apply for Section 106 money from any housing projects and use it towards the new facilities proposed below.

Working in Partnership

Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised below:

Rugby Borough Council. Planning and Building Control, Parks and Open Spaces and Housing.

Warwickshire County Council. Highways and Transport. Drainage and Flooding. Rights of Way.

Education. Landscape. Social Services.

Adjoining Parish Councils. Assessing impact of large scale planning applications.

Natural England and Warwickshire Wildlife Trust. For proposals affecting their stated interests.

Sport England. On assessments and strategies for indoor and outdoor sports delivery.

Environment Agency. Consultation on flood risk management, water quality, waste management, contamination, permits and other regulation.

Larger businesses and landowners. Consultation on proposals affecting the parish, in particular concerning any new housing schemes.

The Canals and Rivers Trust. In respect of projects affecting the Oxford Canal.

Funding and Implementation Mechanisms

Contributions will be sought from developers, through S106 Agreements and the Community Infrastructure Levy (CIL) to a level that mitigates impact on existing infrastructure and contributes towards new facilities, where additional needs arise.

The Parish Council will seek to influence budget decisions by the Borough and County Councils on housing, open space, recreation, economic development, community facilities and transport.

The Parish Council will work with other agencies and organisations to develop funding bids to achieve Neighbourhood Plan objectives.

Monitoring and Review

The Parish Council on an annual basis will report on the impact of the Neighbourhood Plan at the Annual General Meeting.

The report will include a list of all planning applications in Brinklow and the decisions made on them and a schedule of approved development for new housing from conversions and single plots to larger sites. A narrative section will describe the extent to which the Neighbourhood Plan has been successful in influencing planning and development decisions.

A comprehensive review, including an assessment of how the Neighbourhood Plan objectives are being achieved, an update of evidence and the policy context, will be undertaken at least every 4 years or when a new Parish Council is formed. In conjunction with the cumulative annual reports, this will inform any decision on whether a formal review of the Plan is necessary.

10 List of Reference Documents

Brinklow Neighbourhood Plan Basic Conditions Statement

Consultation Strategy and Consultation Statement

[Historic Character Assessment of Brinklow](#)

[Housing Needs Survey 2019](#)

[The National Planning Policy Framework](#)

[Rugby Local Plan](#)

[Local plan Policy Review](#)

[Brinklow Neighbourhood Plan Survey Results](#)

[Site Allocations Development pack for Brinklow](#)

[Housing Background Document](#)

[AECOM - Site Options and Assessment Survey – 2020](#)

[AECOM - Brinklow Design Codes - January 2020](#)

[Draft Housing Needs SPD 2020](#)

[Housing Strategy 2018 -2020](#)

[Landscape and Visual Appraisal Report](#)

[Rugby Green Belt Assessment](#)

[Brinklow Civil Parish Species Map.](#)

[Brinklow Ecology Report](#)

[Brinklow Castle Plant List](#)

[Brinklow Habitats](#)

[Brinklow Wildlife Report](#)

[Brinklow Woodland Connectivity](#)

[Brinklow Traffic Survey](#)

[RBC Email](#)

[Brinklow Civil Parish Species Map.](#)

[Brinklow Ecology Report](#)

[Brinklow Castle Plant List](#)

[Brinklow Habitats](#)

[Brinklow Woodland Connectivity](#)

[Green Spaces and Environment Evidence Document](#)

[Brinklow Historic Environment Summary Report 2018](#)

11 Glossary of Terms and Abbreviations

BPC – Brinklow Parish Council

NPPF – National Planning Policy Framework

PPG – Planning Practice Guidance

RBC- Rugby Borough Council



NEIGHBOURHOOD PLAN COMMENT SHEET

THESE COMMENTS WILL FORM PART OF THE FINAL ADJUDICATION. YOU MUST IDENTIFY YOURSELF IN THE BOXES BELOW BUT ANY COMMENT YOU MAKE WILL NOT BE ATTRIBUTED TO YOU IN THE FINAL PUBLIC DRAFT. COMMENTS WILL ALL BE ACKNOWLEDGED, BUT YOU WILL NOT RECEIVE AN INDIVIDUAL REPLY.

YOU MAY ALSO MAKE COMMENT VIA EMAIL TO REPLIES2@BTINTERNET.COM

ADDITIONAL COPIES OF THE COMMENT SHEET ARE AVAILABLE IN THE SHOP WHERE YOU WILL FIND A POST BOX FOR COMPLETED REPLIES.

COMMENTS BOX BELOW

NAME.....

ADDRESS.....

POST CODE..... PHONE NUMBER.....

EMAIL ADDRESS.....