

23 August 2018

## **CABINET – 3 SEPTEMBER 2018**

A meeting of Cabinet will be held at 6.00pm on Monday 3 September 2018 in the Council Chamber, Town Hall, Rugby.

Adam Norburn  
Executive Director

### **A G E N D A**

#### **PART 1 – PUBLIC BUSINESS**

1. Minutes.

To confirm the minutes of the meeting held on 25 June 2018 and the special meeting held on 13 August 2018.

2. Apologies.

To receive apologies for absence from the meeting.

3. Declarations of Interest.

To receive declarations of –

(a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;

(b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and

(c) notice under Section 106 Local Government Finance Act 1992 – non-payment of Community Charge or Council Tax.

***Note: Members are reminded that they should declare the existence and nature of their interests at the commencement of the meeting (or as soon as the interest becomes apparent). If that interest is a prejudicial interest, the Member must withdraw from the room unless one of the exceptions applies.***

***Membership of Warwickshire County Council or any Parish Council is classed as a non-pecuniary interest under the Code of Conduct. A Member does not need to declare this interest unless the Member chooses to speak on a matter relating to their membership. If the Member does not wish to speak on the matter, the Member may still vote on the matter without making a declaration.***

4. Question Time.

Notice of questions from the public should be delivered in writing, by fax or e-mail to the Executive Director at least three clear working days prior to the meeting (no later than Tuesday 28 August 2018).

**Growth and Investment Portfolio**

5. Brandon and Bretford Neighbourhood Plan Regulation 16 Consultation and Regulation 17 Examination.

**Corporate Resources Portfolio**

6. Finance and Performance Monitoring 2018/19 – Quarter 1.  
7. Visitor Economy Cabinet Working Party – Amendment to Membership for 2018/19.

**Communities and Homes Portfolio**

8. Brownsover Community Room – Management Arrangements.

**Environment and Public Realm Portfolio**

9. Review Report – Public Spaces Protection Order Scrutiny Sub-Group.

**The following item contains reports which are to be considered en bloc subject to any Portfolio Holder requesting discussion of an individual report**

Nothing to report to this meeting.

**PART 2 – EXEMPT INFORMATION**

There is no business involving exempt information to be transacted.

***Any additional papers for this meeting can be accessed via the website.***

The Reports of Officers (Ref. CAB 2018/19 – 4) are attached.

**Membership of Cabinet:**

Councillors Stokes (Chairman), Mrs Crane, Lowe, Mrs Parker and Ms Robbins.

**CALL- IN PROCEDURES**

*Publication of the decisions made at this meeting will normally be within three working days of the decision. Each decision will come into force at the expiry of five working days after its publication. This does not apply to decisions made to take immediate effect. Call-in procedures are set out in detail in Standing Order 15 of Part 3c of the Constitution.*

***If you have any general queries with regard to this agenda please contact Claire Waleczek, Senior Democratic Services Officer (01788 533524 or e-mail [claire.waleczek@rugby.gov.uk](mailto:claire.waleczek@rugby.gov.uk)). Any specific queries concerning reports should be directed to the listed contact officer.***

*If you wish to attend the meeting and have any special requirements for access please contact the Democratic Services Officer named above.*

**AGENDA MANAGEMENT SHEET**

**Report Title:** Brandon and Bretford Neighbourhood Development Plan Regulation 16 Consultation and Regulation 17 Examination

**Name of Committee:** Cabinet

**Date of Meeting:** 3 September 2018

**Report Director:** Head of Growth and Investment

**Portfolio:** Executive Director

**Ward Relevance:** Wolston and the Lawfords

**Prior Consultation:** The Neighbourhood Development Plan Steering Group, under the direction of Brandon and Bretford Parish Council, carried out the pre-submission Regulation 14 consultation between 23<sup>rd</sup> March and 11<sup>th</sup> May 2018. Rugby Borough Council have not carried out any prior consultation on this document.

**Contact Officer:** Development Strategy Team 3734

**Public or Private:** Public

**Report Subject to Call-In:** Yes

**Report En-Bloc:** No

**Forward Plan:** Yes

**Corporate Priorities:** This report relates to the following priority(ies):

**(CR) Corporate Resources**  To provide excellent, value for money services and sustainable growth

**(CH) Communities and Homes**  Achieve financial self-sufficiency by 2020

**(EPR) Environment and Public Realm**  Enable our residents to live healthy, independent lives

**(GI) Growth and Investment**  Optimise income and identify new revenue opportunities (CR)

Prioritise use of resources to meet changing customer needs and demands (CR)

Ensure that the council works efficiently and effectively (CR)

Ensure residents have a home that works for them and is affordable (CH)

Deliver digitally-enabled services that residents can access (CH)

- Understand our communities and enable people to take an active part in them (CH)
- Enhance our local, open spaces to make them places where people want to be (EPR)
- Continue to improve the efficiency of our waste and recycling services (EPR)
- Protect the public (EPR)
- Promote sustainable growth and economic prosperity (GI)
- Promote and grow Rugby's visitor economy with our partners (GI)
- Encourage healthy and active lifestyles to improve wellbeing within the borough (GI)

**Statutory/Policy Background:**

The Localism Act 2011.

The Neighbourhood Planning (General) (As Amended) Regulations 2012.

The Neighbourhood Planning Act 2017.

**Summary:**

Rugby Borough Council is satisfied that the Neighbourhood Development Plan and other documents submitted comply with the relevant requirements.

This report is seeking Cabinet approval for the Brandon and Bretford Neighbourhood Development Plan to be:

- a) publicised for the purposes of Regulation 16 consultation; and
- b) submitted to the appointed Examiner for the Regulation 17 examination.

**Financial Implications:**

Rugby Borough Council will have to cover the cost of the consultation, examination and, if it moves onto the final stage, the referendum.

Once a date for the referendum is set Rugby Borough Council can claim financial support in the form of £20,000 of central government funding to cover these costs and the ongoing costs of supporting other Neighbourhood Development Plans.

**Risk Management Implications:**

There are no risk management implications associated with this decision.

**Environmental Implications:**

There are no environmental implications.

**Legal Implications:**

There could be legal implications if Cabinet were not to follow the recommendation as this would mean the Local Planning Authority was not dealing with the Brandon and Bretford Neighbourhood Development Plan in line with The Neighbourhood Planning (General) (As Amended) Regulations 2012.

**Equality and Diversity:**

There are no implications for equality and diversity. An Equality Impact Assessment has been completed to support this document this document has been appended to this Cabinet Report.

**Options:**

Option One: Approve the Brandon and Bretford Neighbourhood Development Plan for the Regulation 16 consultation and the Regulation 17 examination.

Risks: There are no risks associated with this option.

Benefits: Consultation is required on the Neighbourhood Development Plan in order to progress the Neighbourhood Development Plan toward being adopted or 'made'.

Option Two: Do not approve the Brandon and Bretford Neighbourhood Development Plan for the Regulation 16 consultation and the Regulation 17 examination.

Risks: There could be legal implications if Cabinet were not to follow the recommendation as this would mean the Local Planning Authority was not dealing with the Brandon and Bretford Neighbourhood Development Plan in line with The Neighbourhood Planning (General) (As Amended) Regulations 2012.

Benefits: There are no benefits associated with this option.

**Recommendation:**

The Brandon and Bretford Neighbourhood Development Plan be approved and be:

- a) publicised for the purposes of Regulation 16 consultation; and
- b) submitted to the appointed Examiner for the Regulation 17 examination.

**Reasons for Recommendation:** To fulfill the legislative requirement and allow for the Brandon and Bretford Neighbourhood Development Plan to be consulted on and examined in line with The Neighbourhood Planning (General) (As Amended) Regulations 2012.

**Cabinet - 3 September 2018**

**Brandon and Bretford Neighbourhood Development Plan  
Regulation 16 Consultation and Regulation 17 Examination**

**Public Report of the Executive Director**

**Recommendation**

The Brandon and Bretford Neighbourhood Development Plan be approved and be:

- a) publicised for the purposes of Regulation 16 consultation; and
- b) submitted to the appointed Examiner for the Regulation 17 examination.

**1. Introduction**

- 1.1. Brandon and Bretford Parish Council submitted their Neighbourhood Development Plan to Rugby Borough Council on 5 July 2018. Rugby Borough Council is now responsible for the next steps in the process namely further consultation, examination, the referendum and adoption.

**2. Background**

- 2.1. The Localism Act 2011 introduced Neighbourhood Planning, allowing Neighbourhood Areas to produce a Neighbourhood Development Plan which, once 'made', forms part of the Development Plan for the Borough and contains policies used to make planning decisions within the Neighbourhood Area.
- 2.2. The Neighbourhood Planning (General) (As Amended) Regulations 2012 detail the procedure to be followed to produce, submit, examine and adopt a Neighbourhood Development Plan.
- 2.3. Brandon and Bretford Parish Council designated the Parish as a Neighbourhood Area on 12 May 2016. They carried out their Regulation 14 consultation between 23 March 2018 and 11 May 2018.

**3. Brandon and Bretford Neighbourhood Plan**

- 3.1. Brandon and Bretford Parish Council submitted their Neighbourhood Development Plan to Rugby Borough Council on 5 July 2018. This submission is Regulation 15 in the Neighbourhood Planning Regulations. Along with the plan itself they submitted all of the required documents namely; a map of the Neighbourhood Area, a Consultation Statement and Basic Conditions Statement. The Basic Conditions are outlined below in paragraph 3.5. The outcome of the Strategic Environmental Assessment Screening was also provided. Rugby Borough Council is satisfied that the Brandon and Bretford Neighbourhood Development Plan complies with all of the submission

requirements as stated in the Regulations and has produced a letter stating this. Brandon and Bretford Parish Council have received a copy of this letter.

- 3.2. The Brandon and Bretford Neighbourhood Development Plan sets out policies for the Neighbourhood Area which once adopted or 'made' will be used to assess planning applications for the Neighbourhood Area alongside the Core Strategy (or Local Plan once adopted) and national policy.
- 3.3. The Brandon and Bretford Neighbourhood Development Plan contains policies on housing, the economy, built and natural heritage, the built and natural environment, infrastructure and local facilities. It does not allocate land for development but does include two policies (PDS1 and PDS2) which state a preference and criteria for the development of two separate sites within the Neighbourhood Area; namely Brandon Stadium and the former Oakdale Nurseries site.

#### **4. Next Steps**

- 4.1. The next stage of the process is Regulation 16 which requires the Local Planning Authority to publicise the submitted documents for consultation for a period of no less than 6 weeks. If approval is granted by Cabinet this consultation will run from Tuesday 4 September to the Tuesday 16 October 2018. A Consultation Strategy document has been produced in line with the Statement of Community Involvement (SCI). This sets out the information on the consultation and how the responses will be reported. It also illustrates how this is in line with both the SCI and the Neighbourhood Planning Regulations.
- 4.2. The consultation will be focused on whether the proposal meets the basic conditions that are stated in the Regulations. These require that the plan:
  - Has regard to national policy and guidance from the Secretary of State;
  - Contributes to sustainable development;
  - Is in general conformity with the strategic policy of the development plan for the area or any part of that area;
  - Doesn't breach or is otherwise compatible with EU obligations- this includes the SEA Directive of 2001/42/EC; and that
  - The making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species regulations 2010(d)) either alone or in combinations with other plans or projects.
- 4.3. A Strategic Environmental Assessment (SEA) Screening Report has been produced to support this Neighbourhood Development Plan. The screening decision was that a full SEA will not be required. This decision was sent to Historic England, Natural England and the Environment Agency for review. All of these bodies agreed with the decision. The SEA screening decision will be published alongside the Neighbourhood Development Plan consultation document.

4.4. In compliance with the Regulations the documents which will be consulted on are:

- The Brandon and Bretford Neighbourhood Development Plan;
- A Map of the Neighbourhood Area;
- A Consultation Statement;
- A Basic Conditions Statement; and
- SEA Screening Determination.

4.5. Other documents will be published, not for consultation but for reference to support the consultation:

- Equality Impact Assessment.

All documents have been published electronically as part of the agenda on the Council's website and a copy has been placed in the Members' Room for information.

4.6. Once the 6 week consultation has ended, Regulation 17 requires Rugby Borough Council to submit the Neighbourhood Development Plan, along with the other consultation documents and a copy of all of the representations made, to the independent examiner for examination. The process of appointing an examiner through the Neighbourhood Planning Independent Examiner Referral Service (NPIERS) will be undertaken by Rugby Borough Council with the appointment to be agreed by Brandon and Bretford Parish Council.

4.7. If the Neighbourhood Plan is approved by Cabinet for consultation and examination it will be brought to the Council after the examiner's report is published for a further decision on whether the document can be taken to referendum.

## **5. Conclusions**

5.1. Brandon and Bretford Parish Council have carried out the required steps and Rugby Borough Council are satisfied that the Neighbourhood Development Plan and other submission documents it comply with the relevant statutory requirements.

5.2. The recommendation is for Cabinet to approve the Brandon and Bretford Development Plan for Regulation 16 consultation and the Regulation 17 examination as outlined in this report.

**Name of Meeting:** Cabinet

**Date of Meeting:** 3 September 2018

**Subject Matter:** Brandon and Bretford Neighbourhood Development Plan  
Regulation 16 Consultation

**Originating Department:** Growth and Investment

**DO ANY BACKGROUND PAPERS APPLY**  YES  NO

**LIST OF BACKGROUND PAPERS**

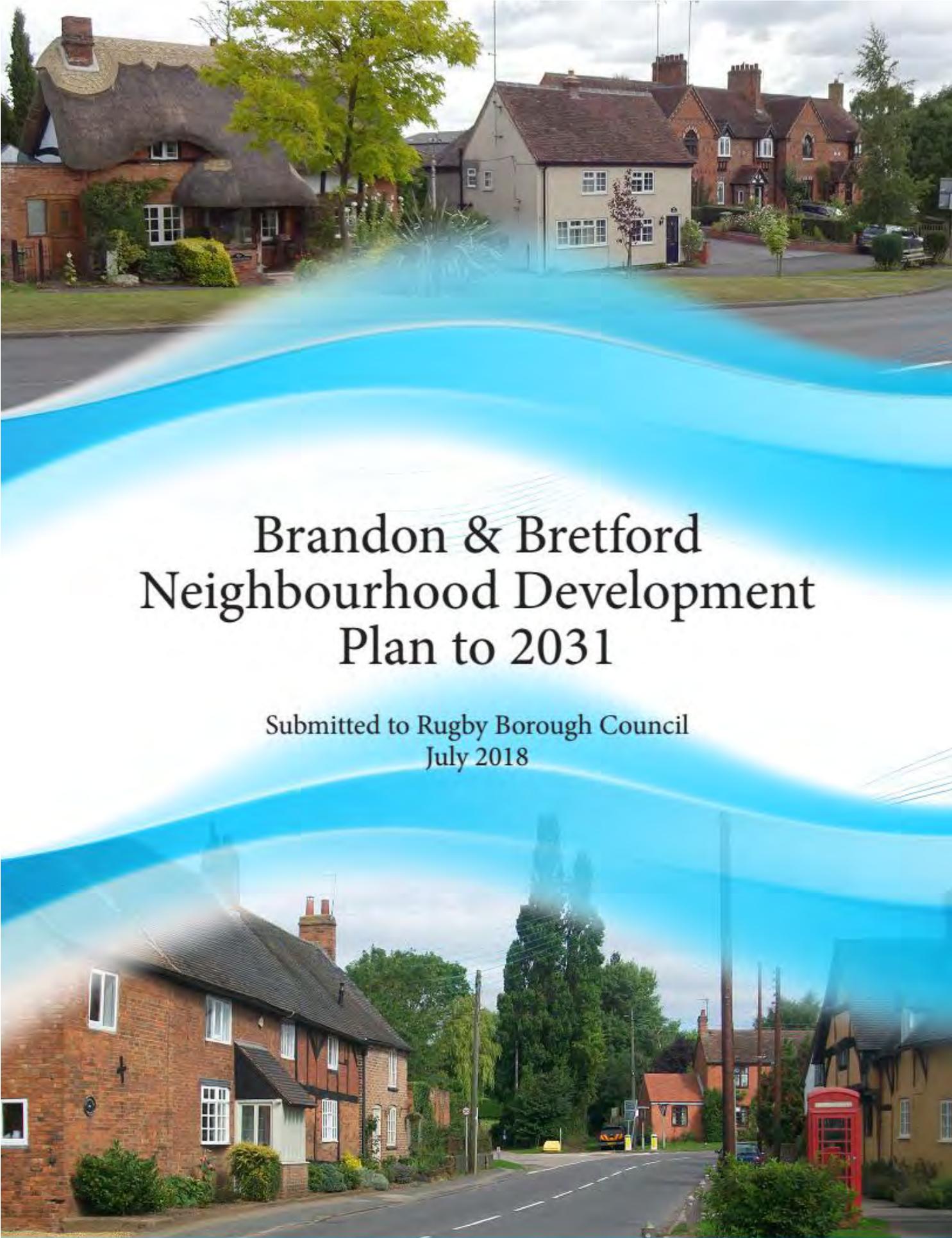
<b>Doc No</b>	<b>Title of Document and Hyperlink</b>

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

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Exempt information is contained in the following documents:

<b>Doc No</b>	<b>Relevant Paragraph of Schedule 12A</b>



# Brandon & Bretford Neighbourhood Development Plan to 2031

Submitted to Rugby Borough Council  
July 2018

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### **APPENDICES**

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

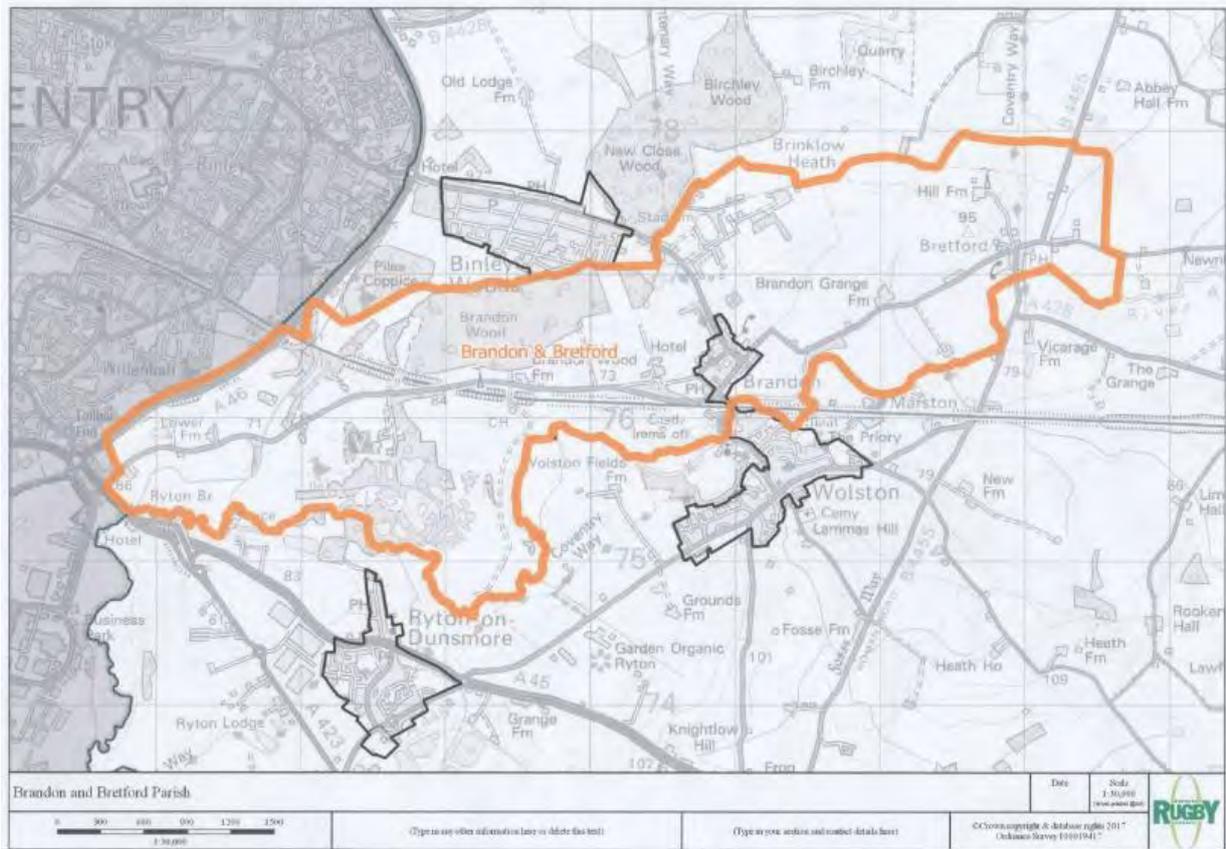
### **ABBREVIATIONS**

- NDP – Neighbourhood Development Plan
- VDS - Brandon Village Design Statement
- RBC – Rugby Borough Council
- NPPF – National Planning Policy Framework
- PPG – Planning Practice Guidance
- SSSI – Special Site Of Scientific Interest
- LWS – Local Wildlife Site
- PDL – Previously Developed Land
- PAWS – Plantation on an Ancient Woodland Site

## 1. INTRODUCTION

- 1.1 This Neighbourhood Development Plan aims to make the parish of Brandon and Bretford an even better place to live, now and for future generations. It covers the period to 2031 which is consistent with the emerging Rugby Local Plan which will eventually replace the adopted Rugby Core Strategy which covers the period to 2026. The Neighbourhood Development Plan (The Plan) will be subject to review during its lifetime to ensure that it remains consistent with National planning policies and with future revisions to the Development Plan.
- 1.2 The Neighbourhood Development Plan represents the first opportunity the community has had to formulate a comprehensive vision for the entire Parish. The Brandon Village Design Statement (VDS) was published in 2000. The history and character of the village of Brandon was described. Design guidelines were incorporated to try to influence future changes within the village and to help preserve and enhance its character and respect its history. The Design Guide did not include the separate village of Bretford. It did not include the rural parts of the Parish, whereas this Plan will look at the entire Parish. The Plan builds on the Village Design Statement to encompass all aspects of the Parish.
- 1.3 The Plan now provides an opportunity for the community to have a real say over local decision-making about future development within the Parish. This is to ensure that it respects the existing and future needs of the people who live in the Parish and also the many visitors who are attracted to the rich and diverse built and natural heritage, which gives the Parish such a special and treasured character.
- 1.4 Led by Brandon & Bretford Parish Council and overseen by a steering group, the Plan is based upon extensive research and consultation within the local community, which will continue through to its submission to Rugby Borough Council (RBC). This Draft Plan has been subjected to a full public exhibition to ensure that its vision and policies reflect the aspirations of the community. Changes to the Draft plan have been made wherever possible before it's submission to RBC for assessment and for further formal public consultation.
- 1.5 An Examiner will be appointed by RBC to ensure the Draft plan complies with all legal requirements. RBC will organise a referendum of the entire parish. If more than 50% of those voting in the referendum agree that the Plan should be adopted, it will become part of the Rugby Borough Development Plan. It will be an important material planning consideration in the determination of planning applications within the Parish.

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



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

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

- 2.1 Neighbourhood Development Plans were introduced by the 2011 Localism Act to develop a community-led planning framework for the future development, regeneration and conservation of a Neighbour Plan area such as a local Parish. It is about the use and development of land and will generally contain vision statements, aims and planning policies for improving the area, for preserving valued heritage assets and for guiding future development proposals which may be brought forward within the lifetime of the Neighbourhood Plan.
- 2.2 If the Plan proceeds to referendum and is approved by over 50% of the community who participate in the referendum, the Plan will be adopted (made) by Rugby Borough Council and will become part of the Development Plan for the District.
- 2.3 The Plan represents a real opportunity for the community in the Parish of Brandon and Bretford to decide how the Parish should evolve in the period to 2031. Policies within the Plan must conform to adopted Development Plan policies for the district of Rugby and have regard to emerging Development Plan policies. The Plan must also have appropriate regard to National planning policies and guidance contained in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).
- 2.4 The Development Plan for Rugby District comprises the following documents:
- Rugby Borough Core Strategy 2011
  - Local Plan saved policies 2009
  - Warwickshire Waste Core Strategy 2013
  - Saved policies (on minerals) of Warwickshire Minerals & Waste Local Plan 2007.

Emerging Development Plan policy within the District of Rugby comprises:

- Rugby Local Plan expected to be submitted Summer 2017
  - Warwickshire Minerals Core Strategy
- 2.5 The Neighbourhood Plan will not consider the County wide issues of waste and minerals as these are not considered to be appropriate matters for Neighbourhood Plans to address in a local context.

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

#### **HISTORY OF BRANDON**

- 3.1 The Parish of Brandon and Bretford contains a wealth of history probably dating back to Neolithic times (c3500BC) centred upon the supply of water from the Avon which flows through the heart of the Parish. The earliest evidence of human activity is in the field between Avondale Road and the river, where crop marks, possibly dating to Neolithic times, are recorded by The Warwickshire Historic Environment. This monument is listed with other local historic sites such as the bronze-age burial found during the building of the railway (1820s), and the possible deserted medieval settlement in the village field.
- 3.2 Brandon Wood is a remnant of the ancient Forest of Arden. The name Brandune (Domesday1086) probably originated from the burning of scrubland near the river, hundreds of years previously, making the land suitable for people to settle here.
- 3.3 This settlement continued with land-ownership decided by inheritance or marriage until 1066 when the Country was distributed by William the Conqueror amongst his own invading countrymen. Unusually (one of the only two) Brandon Manor was left in the charge of Thorkell, a Saxon. On his death Brandon Manor was given to Geoffrey de Clinton, Chamberlain and Treasurer to King Henry I.
- 3.4 Brandon Castle, built in the mid-12<sup>th</sup> Century was acquired, via marriage, by Norman De Verdon. It was attacked in 1265 by the Rebel Barons, under Simon De Montfort, and largely destroyed. It was rebuilt in 1279 and was lived in until 1309.
- 3.5 The river Avon, which has always separated Brandon from its near neighbour Wolston, has acted as a secure boundary – the nearest ford being at Bretford, which provided safe housing for livestock when drovers arrived. Bretford also had a charter for a livestock market, granted by Henry II. In C13th Bretford had a gallows, erected by Nicholas de Verdon, when the lord of the manor had the authority to hold court and could mete out punishment including hanging. Access to Bretford from Brandon and Coventry was via Gossey (or Gosset) Lane. This major highway was also the site of Earl Craven's gallows on his boundary at the triangle of grass known as the Cocked Hat – now it is a quiet and utterly delightful walk.



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

3.6 The Avon was also a source of power for the various mills – flour, paper, wool and silk – up to the short-lived development of an artificial silk mill shortly after the Second World War for which skilled workers were brought in from Wales. There have been mills in Brandon since before 1086, the last vestige of any mill in the area – the mill stone – has been erected in the centre of Wolston to commemorate the start of the year 2000.

3.8 The railway came to Brandon in the 1820s, George Stevenson’s Avon Viaduct was an engineering feat, redirecting the course of the river.



### **The railway bridge carrying the west coast main line from London to Birmingham.**

3.9 The arrival of the railway meant local people could travel further afield for work and pleasure. Brandon station enabled goods and livestock to flow in and out.

- 3.10 Likewise, tourists began to visit Brandon for its boating, swimming, paddling and Tea Rooms.
- 3.11 The last local major land-owner was the Beech family who bought Brandon Wood and its buildings in 1825 and lived in Brandon Manor until the old shooting lodge was rebuilt as a suitable country residence to become Brandon Hall. The family also provided the Village School and Brandon Club for their estate workers.
- 3.12 When the Beech family left the Hall all their tenants were given their cottage homes and the tenant-farmers given the opportunity to buy their farms.
- 3.13 The Brandon Estate adjoined Coombe Abbey Estate. Coventry Stadium was built on Beech land near to the border in 1926. Around the speedway are traces of the older, rural life; farms, cottages, a disused brickyard and nurseries. In the 1920s new homes were built along Rugby Road and Speedway Lane on land belonging to the Beeches. These mingled with the older houses marking another stage of development in Brandon. The area also provided temporary wooden shacks for people fleeing the Coventry Blitz. Planning permission to convert the shacks into houses in the 1950s/60s was given prior to the introduction of The Green Belt.
- 3.14 During the late 40s early 50s Brandon Lane provided sand and gravel extraction (and subsequently in some parts land fill) providing material for the national house building programme. Large lorries took extracted material away from Brandon Lane and landfill material into the Brandon Lane sites. This put pressure on Brandon's narrow village streets and the older houses sited on the edge of the road in Main Street. The junction of Brandon Lane/ Main Street/ Avondale Road saw collisions of heavy lorries with some serious accidents. This led to the introduction of a one way system designed by the local police and still in operation today.  
There is still a remnant of the sand and gravel days, one of the businesses in Brandon lane is a concrete batching plant.

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

## HISTORY OF BRETTFORD

### 3.15 The Fosse Way

The original Roman line of the Fosse Way was diverted to the west in the Middle Ages to its present crossing point in Bretford. The name of the village, first recorded about 1100, is derived from the Old English bred ford, meaning "the plank ford". The reference is probably to a plank footbridge or post marking the ford across the River Avon, which preceded the bridge. The first record of the bridge is from 1279. In 1653 the bridge was in great decay and was repaired at the cost of the county. The existing bridge was built in the C18th and is now a Grade II listed building.



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

- 3.16 In the C12th a convent was located in Bretford founded by Geoffrey de Clinton, and given to Kenilworth Priory. Later a hospital cum leper colony was established. This hospital, with its chapel, was dedicated to the honour of St. Edmund. It was almost certainly founded by the Turvilles of Wolston, as they were its patrons throughout the fourteenth century.
- 3.17 In the C11th Bretford became an important market town. Nicholas de Verdon, lord of the manor, obtained a special charter for a weekly market on Tuesday; and his descendant, Theobald, had the power of life and death both at this place and Brandon. Medieval Gallows were erected on the Fosse Way. The gallows were an indicator of the Royal privileges belonging to Brandon Castle which he occupied.
- 3.18 Following the Black Death in the 15th century Bretford declined almost completely and never recovered. Bretford now consists of a few cottages by the road, a pub, a farm, and the bridge across the Avon.

## 4. PRESENT DAY CHARACTER APPRAISAL OF THE PARISH

### Brandon Village

- 4.1 The Parish forms a linear wedge of countryside to the south east of Coventry stretching from the A45 in the west, A46 to the north, to the village of Bretford in the east with the river Avon forming the southern boundary. Part of the northern boundary adjoins the parishes of Binley Woods and Brinklow.
- 4.2 Within the Parish are the two villages of Brandon and Bretford. Brandon is the largest village in the Parish and is centred upon the junction between the A428 and the junction with Main Street leading south to Wolston. To the north west of the main village lies a small area of housing at the top of Brandon Hill which is an integral part of Brandon village. In total Brandon comprises approx. 250 dwellings.
- The village of Bretford is much smaller comprising of approx. 50 dwellings, clustered around the junction of the A428 where it meets The Fosse Way and then crosses the river Avon to the south of the village. Beyond the settlements of Brandon and Bretford, the Parish is predominantly rural in character and is dotted with individual houses and farms plus a small developed gypsy site along Brandon Lane close to its junction with the A45.
- 4.3 Brandon is set in a gently undulating landscape with a rural approach from the north, east and west. The south approach from Wolston crosses the River Avon through a small area of open land between the two villages.
- 4.4 Brandon is not unduly prominent on most approaches due to the orientation of roads and the mature landscaping, whilst the approach from Wolston is dominated by the railway viaduct. The village remains strongly linked to the countryside and has retained its character as a rural settlement, despite the close proximity of the relatively large villages of Wolston and Binley Woods.
- 4.5 All approaches to the village are rural in character with fields, hedges and mature trees. The village is not visible until the built part has been reached.
- See Village Design Statement (VDS) page 6 & 7.
- 4.6 Within the village the landscape remains important with a large amount of prominent hedge planting forming boundaries adjacent to the roads that pass through the village. The mature trees adjacent to the village present a soft backdrop to the houses many of which back onto fields. Even in the more densely developed parts of the village the mature trees beyond the settlement edge are visible and play a key role in softening the character of the street scene.
- 4.7 The centre of Brandon village is a designated conservation area with buildings dating from the 16th century to the present day. A relatively large number of buildings were built in the latter part of the 20th century but the prevailing character remains. The majority of pre 1900 buildings are listed. The vast majority of the building stock is in good order and virtually all the buildings are occupied.



### Brandon village conservation area and village boundary

4.8 There are distinctive architectural styles from different periods set in a non-uniform pattern of development.

- a. Timber framed buildings with whitewashed brick infill and / or thatch.
- b. Cottage style.
- c. Red brick is the dominant material in the village.
- d. Victorian gothic style.
- e. Georgian three storeys with a rhythmic window pattern.
- f. Barn conversions
- g. Modern farmhouse style buildings.



**Thatched cottages and timber framed buildings**



Red brick housing



More recent housing developments

- 4.9 Green space plays an important role in defining the character of the village. The village is set within countryside and the open landscape is the dominant feature on the approaches to Brandon and this combination of greenery and buildings continues within the village.
- 4.10 There are village greens at the junction of A428 Rugby Road and Main Street which provide important public open space. They open up the settlement from the built form and provide the location for important structures including the war memorial and the telephone kiosk. The greens soften the appearance which otherwise could be dominated by the roads and provide the gateway from Rugby Road into the northern part of the village. Although the greens are divided up by roads they form one cohesive area of open space.
- 4.11 Private gardens also play an important role, providing open space between buildings and softening the appearance of the village. Hedges along highways and around dwellings form important boundaries and often prevent the full view of buildings. This adds to the element of the unknown before buildings come more fully into view. They also soften the appearance of the built environment and provide a further link with the wider countryside.



### Typical boundary gardens

4.12 The village contains a variety of mature hedges comprising holly, hawthorn, blackthorn and slowberry. These together with grass verges and open fronted gardens help to enhance and soften the appearance of buildings in the village.



### Typical hedges



### Boundary fencing



### Houses on edge of Main Street with no pavement

- 4.13 The quality and the number and variety of trees throughout the village are high. The trees contribute individually and collectively and provide an important link to the adjoining countryside and to the parkland setting around Brandon Hall hotel.
- 4.14 The importance that trees, hedges and green space play in defining the character of Brandon cannot be underestimated and is recognised in the Brandon Conservation Area Appraisal.
- 4.15 Brandon has few facilities other than Brandon Hall Hotel, the Royal Oak public house, and Brandon Club. These are well used facilities by locals and visitors. The village shop, school and railway station have long since closed. The nearest shop and community facilities being provided in the neighbouring villages of Wolston and Binley Woods.

### **Brandon Hill**



**Aerial View Of Brandon Hill**

- 4.16 Whilst part of the Parish of Brandon, the group of houses on Brandon Hill lie close to the eastern edge of the neighbouring village of Binley Woods and are separated from the main village of Brandon by open countryside on either side of the A428 Rugby Road as it drops down into the centre of the village.
- 4.17 There are two main housing clusters on Brandon Hill plus the site of Brandon Stadium and, on the opposite side of the A428, the former Oakdale Nursery site which has been vacant for a number of years.



**Typical housing and view of Brandon Hill**



**Views by Brandon Stadium and looking over the former Oakdale Nursery site**



**The open countryside in and around Brandon Hill**



**The now unused Brandon Stadium at Brandon Hill – open green spaces**

## Bretford Village



### **Aerial view of Bretford village**

- 4.18 Lying to the east of the parish, Bretford is a much smaller village than Brandon and although having had a strong connection over the ages with both Brandon & neighbouring Wolston it has its own separate identity.
- 4.19 In the Middle Ages Bretford was an important settlement. However today it is a small radial settlement with housing spread along approaching roads with houses fronting onto the B4455 (Queens Road) and the A428 as both pass through the village. The A428 / Fosse Way cross the Grade II listed Bretford Bridge. The village also has outlying houses and farms.
- 4.20 There are two listed houses in the Bretford, Oakdene and Ivy Cottage Farmhouse and a public house, The Queens Head. Lying just outside of the village on Brandon Road is a small cluster of houses connected to Bretford by an extremely narrow footpath.
- 4.21 Other than the Queens Head public house, Bretford has no other local amenities except for a village hall and adjoining recreation ground. There are no bus services running through the village and pedestrian access over Bretford Bridge is via an extremely narrow footpath meaning that the village is isolated from easy access to public transport. The recreation ground is well used by visiting caravan clubs, and also contain a cycle speedway track.



**Range of housing in Bretford from the old to the relatively new**



**Bretford Village Field is home to.....Bretford Village Hall.....**



**.....Cycle Speedway.....**



**.....and Caravan Clubs**

## The Rural Parts of the Parish

- 4.25 Beyond the villages of Brandon and Bretford the Parish is predominantly a mixture of woodland, agricultural fields and leisure activities typical of an urban fringe adjoining the large urban area of Coventry. In addition the Parish has important rich and diverse areas of nature conservation that attract many visitors, walkers and cyclists to the area as well as people interested in ecology, birds and other wildlife. The Parish also contains a good network of footpaths and bridleways providing access to the countryside although some could be improved through better integration.
- 4.26 Approaching Brandon, from the A45 in the west, is Brandon Lane. This is a country road bounded by substantial hedgerows winding through pasture and farmland, with associated farmsteads and buildings, and bordered by copse and woodland to the north. By the roadside an old country house and agricultural buildings, now a business centre, help preserve the rural character. To the south the land is more open, the fields extending down to the river Avon. Before the railway bridge is the extensive nature reserve of Brandon Marsh, a Site of Special Scientific Interest (SSSI). Its pools, formerly the settling-pools associated with mining subsidence in the 1940's and 1950's, now provide an important natural habitat for a wide variety of birds and attract 24,000 visitors per year. East of Brandon Marsh, beyond the railway bridge, is Brandon Wood Golf Club with its beautiful course owned by Coventry City Council. Here the lane and railway track run side by side with three narrow fields separating them. Entering the village the land becomes the grounds of Castle Hill Riding School - the site of the former Brandon Castle, a Scheduled Ancient Monument.
- 4.27 Starting again from the railway bridge, but looking north, is Brandon Wood Farm where young adults with learning difficulties are involved in horticulture and the care of farm animals. The surrounding fields are framed by Brandon Wood which covers an area of 178 acres (purchased and looked after by the local community), it was mentioned in the Domesday Book, 1086. This wood largely forms the northern limit of the Parish separating it from the village of Binley Woods. To the east of Brandon Wood is another wood - Brandon Little Wood, owned by Coventry City Council. In here is a listed Ice-House. This adjoins the grounds of the now disused Oakdale Nursery with its old and largely dilapidated greenhouses, other associated buildings and a vacant bungalow. In the grounds is a large pond (presently a wildlife haven), built as a reservoir which adjoins Brandon Little Wood. To the south of the wood is a meadow, formerly sand and gravel pits, which is now a proposed Local Wildlife Site (LWS) and the grounds of Brandon Hall Hotel within which are the remains of the former walled garden.
- 4.28 The countryside between Brandon and Bretford, either side of the A428, is almost exclusively farmland affording distant views across to the river Avon to the south and to the north rising quite sharply. Other than isolated farms and associated farm buildings the character of this part of the Parish is open and predominantly agricultural.



**Rural approaches to Brandon from Bretford and from Binley Woods**



**Rural views from Brandon Village Field**



**Horse riding is a popular pursuit**

## 5. FUTURE DEVELOPMENT ISSUES

- 5.1 The Parish of Brandon and Bretford is a valued place to live and the village survey that was undertaken at the start of the process of formulating the Neighbourhood Plan, found that a large majority of respondents were extremely fond of living in the Parish and few expressed a desire or intention to leave.
- 5.2 The survey found that most residents wanted Brandon and Bretford to retain their existing character and to ensure that the specific qualities the Parish offers in terms of the quality of the environment and the varied opportunities for walks and for enjoying the countryside are protected.
- 5.3 However, the survey did highlight a number of concerns that most specifically relate to issues affecting the two villages, with the majority of respondents citing concerns about traffic volumes and speeds through the villages and elsewhere within the Parish.
- 5.4 Other issues raised included the lack of local facilities within both Brandon and Bretford. There are concerns about the future of Brandon Stadium following the public exhibition held in 2016 by the new owners of the site proposing its redevelopment for housing, and rumours about the future of the Oakdale Nursery site.
- 5.5 The purpose of a Neighbourhood Plan is to guide the future development, regeneration or conservation of an area and concerns the use and development of land. As almost the entire Parish sits within the Green Belt with only the main village of Brandon being inset, the opportunities for future built development within the Parish are limited by National and local Development Plan policies to protect the Green Belt from inappropriate development. Paragraph 89 of the National Planning policy Framework states that the construction of new buildings is to be regarded as inappropriate development within the Green Belt unless it's for the following exceptions:
- a. buildings for agriculture and forestry; Achieving sustainable development
  - b. provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
  - c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building
  - d. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces
  - e. limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan
  - f. limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use

(excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

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

These other exceptions are:

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

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

5.7 As neither the current Development Plan policies of Rugby Borough Council nor the emerging Local Plan policies allocate development sites within the Parish for housing or employment, and given the application of Green Belt policy, future land use change within the Parish beyond the inset boundary to Brandon Village (and beyond other exceptions to inappropriate development contained in paragraphs 89 and 90 of the NPPF) will principally concern any future redevelopment of previously developed sites (PDL) within the Parish. As mentioned in Paragraph 5.4, the two sites within the Parish where emerging redevelopment proposals are anticipated in the near future are Brandon Stadium and Oakdale Nursery. The owners of the Brandon Stadium site carried out a second public consultation in October 2017 showing the demolition of the existing stadium and residential development spreading across the whole site including land that has historically been towards the frontage to the A428. The exhibition was silent on the loss of the Stadium as a valued and historic sports facility. More recently, representatives of the promoters of Oakdale Nurseries presented plans to the Parish Council for the residential redevelopment of that site.

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

## **VISION STATEMENT FOR THE PARISH OF BRANDON AND BRETTFORD**

**The Parish of Brandon & Bretford will aspire to retain, protect and enhance all of the special qualities which make it a desirable place to live, whilst promoting and supporting change where that brings benefits to the residents of the Parish and to the wider community. It aims to respect and add to the distinctive qualities and character of the Parish for current and future generations to enjoy.**

### **Strategic Objectives**

- Housing** To support new residential development in locations that meet the social needs of the Parish and surrounding village communities without compromising the character, nature and setting of the built and natural environment within which the new housing is to be located.
- Economy** To support new businesses to locate within the Parish in appropriate and sustainable locations, and the retention and acceptable expansion of existing businesses.
- Conservation** To protect and enhance the heritage assets within the Parish and to support initiatives which would make a positive contribution to improving the quality of the built and natural environment.
- Environment** To support the protection and improvement of the built and natural environment, together with the needs of local residents and businesses.
- Infrastructure** To encourage initiatives aimed at addressing the impact of traffic and parking within the Parish, and support schemes that improve digital connectivity, utility infrastructure and reduce flooding.
- Local Facilities** To support the establishment of new community facilities, local services, open spaces and recreation within the Parish in locations that are sustainable and accessible to local residents. It should protect and maintain existing community facilities, open spaces and recreation and leisure facilities.

## 6. **HOUSING**

### ***Strategic Objective***

***To support new residential development in locations that meet the social needs of the Parish and surrounding village communities without compromising the character, nature and setting of the built and natural environment within which the new housing is to be located.***

- 6.1 Opportunities to develop new housing within the Parish are limited by the application of Green Belt policies except within the inset boundary of the village of Brandon. Outside of the inset area any new housing within the Parish will be confined to limited infilling within the built up areas of Bretford and Brandon (beyond the inset area). Also dwellings that are required for forestry and agriculture where a need can be proven, or as part of the partial or complete redevelopment of previously developed land within the Parish subject to the development not having any greater impact on the openness of the Green Belt and to the application of other relevant National and Development Plan policies.
- 6.2 Where new residential development is proposed, and would accord to National Planning policies and to Development Plan policies, it should be of an appropriate scale, density and mix to suit the needs of the Neighbourhood Area without compromising its distinctive character or setting. Support will be given to developments that are aimed at meeting the future housing needs of residents within the Parish, particularly the needs of the elderly and also affordable housing to enable younger residents wanting to stay in the Parish.



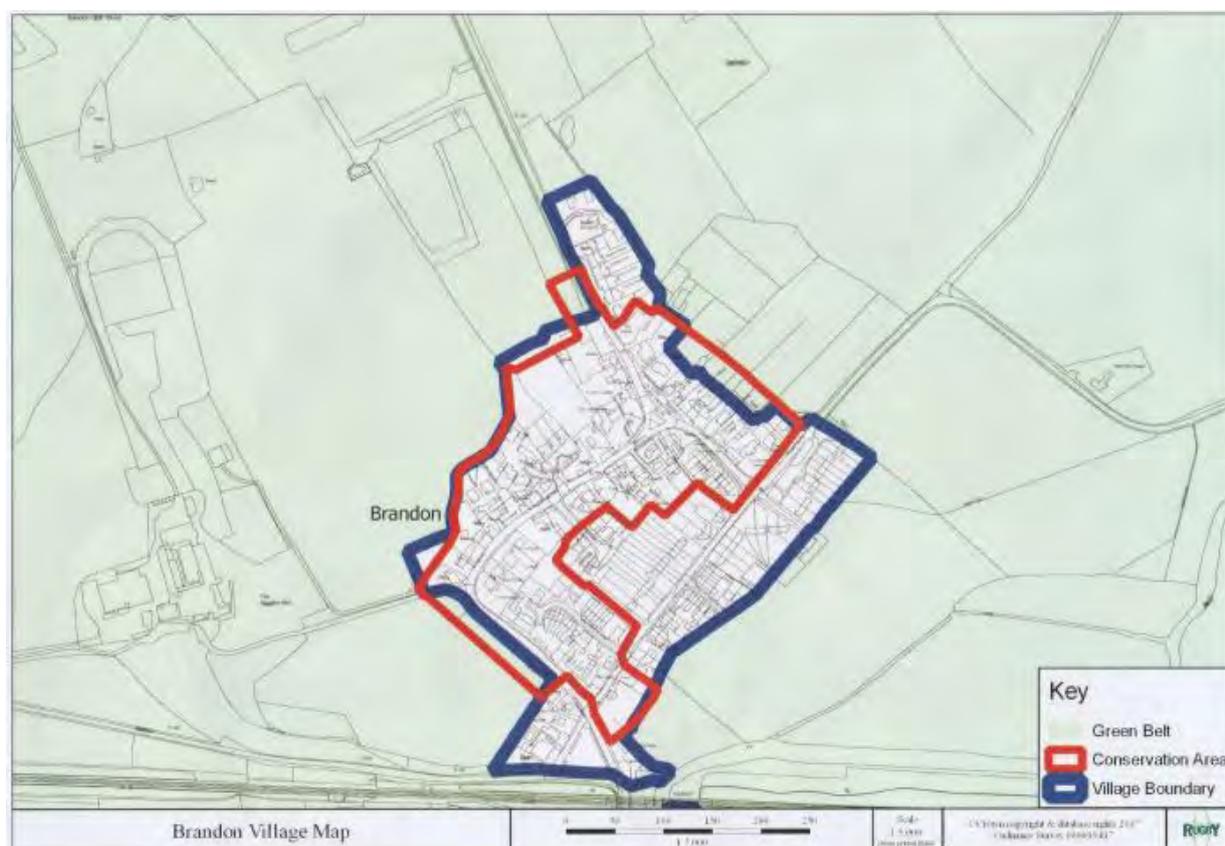
**Area designated Green Belt**

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

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

Explanation

- 6.3 Opportunities for new housing within the Brandon village inset boundary are limited by the lack of suitable sites and that much of the area that is inset within the Green Belt is a designated Conservation Area. However where development proposals do come forward which would respect the character of the area and be found acceptable in terms of design, highway impact and protecting existing residential amenity then support will be given to expanding the housing stock in the village.



**Brandon village and conservation area**

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

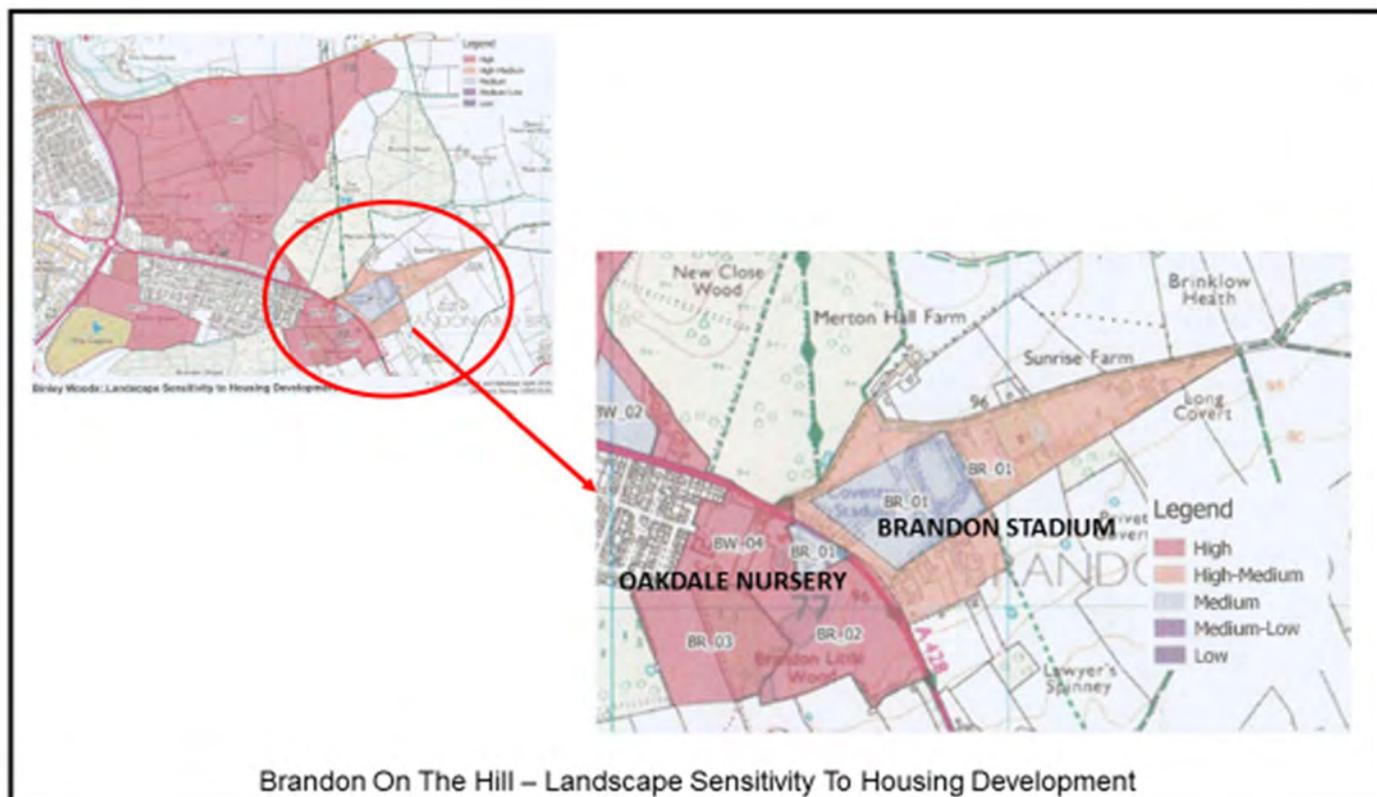
**Proposals for the redevelopment of brownfield land to create new homes will be supported subject to the following criteria:**

- a. Residential use would be compatible with the surrounding uses.**
- b. The proposal would not result in the loss or displacement of existing employment uses, community uses or sports and leisure uses unless it can be demonstrated that the benefits of the new housing would outweigh the loss of the use being displaced either partially or completely.**
- c. The proposal would lead to an enhancement in the character and appearance of the site.**
- d. The use of above ground SuDS designed in accordance with CIRIA 753 SuDS manual, providing attenuation to greenfield runoff rates.**
- e. The proposal would not conflict with national Green Belt policy.**

Explanation

- 6.4 One of the Core Planning Principles in the NPPF is to encourage the effective use of land by reusing land that has been previously developed (Brownfield Land) provided that it is not of high environmental value. The definition of previously developed land is set out in the Glossary to the NPPF to which this Policy relates.
- 6.5 Within the Parish Boundary, development interest has been shown in bringing forward residential led schemes on land which has previously been used for alternative uses: These sites are:
- i. Brandon Stadium
  - ii. Oakdale Nursery

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



### **POLICY H3 AFFORDABLE HOUSING**

**Support will be given to the provision of affordable housing within the Parish either as part of the future redevelopment of previously developed land or as a rural exception site adjacent to the built up village boundaries of Brandon and Bretford in accordance with the relevant adopted policies in the Development Plan and with paragraph 89 of the NPPF.**

Explanation

- 6.6 Policy H3 reflects the relatively high price of open market housing within the Parish which prevents some existing households from being able to stay local to the Parish, family or community links.
- 6.7 Should residential development form part of the future redevelopment of previously developed land, the provision of affordable housing will be required to accord with the relevant policies for affordable housing as contained in the adopted Development Plan and the emerging local plan.
- 6.8 Elsewhere within the Parish, opportunities for residential development are unlikely to be of a scale that would require the provision of affordable housing. In order to meet existing and future needs within the Parish for affordable housing, Policy H3 supports the delivery of affordable housing on suitable

rural exception sites for occupation by people originating from or with a clear connection with the Parish of Brandon and Bretford. Rural exception sites will be required to demonstrate a proven local housing need in order to be considered acceptable.

#### **POLICY H4 SPECIALIST ACCOMMODATION FOR THE ELDERLY AND INFIRM**

**The provision of specialist accommodation for the elderly and infirm will be supported subject to compliance with other policies in this Plan.**

**When assessing the suitability of sites and/or proposals for the development of specialist housing such as, but not restricted to, residential care homes, extra care housing and continuing care retirement communities, regard will be paid to the following:**

- a. The need for the accommodation proposed, whereby the development contributes towards specialist housing need.**
- b. The ability of future residents to access essential services, including public transport, shops and appropriate health care facilities.**

#### Explanation

- 6.9 This Plan supports the provision of accommodation and/or facilities to encourage and assist the elderly (or otherwise infirm or disabled) population to remain within the Parish for the whole of their lives where that is their wish.
- 6.10 The Strategic Housing Market Area Study in 2013 (SHMA) that was commissioned by Coventry City Council and Warwickshire District Councils to inform the emerging Local Plans across the Housing Market Area (HMA) identified the significant increase in the proportions of people 85 and over within the District of Rugby to 2031 (122% increase) and also in the people aged over 55 (51% increase).
- 6.11 The NPPF (paragraph 50) advocates the need to plan for different groups in society based upon current and future demographic trends including the elderly and the infirm. The emerging Rugby Local Plan highlights the shift in the demand for specialist housing which the SHMA suggests will continue including the provision of Extra Care housing. Evidence provided by Warwickshire County Council's officers responsible for Extra Care Housing within the County, estimated that there is a current need for 79 units within the area including Brandon and Bretford Parish.

- 6.12 Whilst opportunities to provide new housing development within the Parish are limited, where development proposals do come forward for residential development, support will be given to the provision of specialist housing such as Extra Care accommodation, subject to it being demonstrated that the accommodation will satisfy a proven need and to conformity with other policies in the Plan.

#### **POLICY H5 USE OF GARDEN LAND WITHIN THE INSET BOUNDARY OF BRANDON VILLAGE**

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

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

Explanation

- 6.13 Development within the garden of existing properties can harm the character of the area and adversely affect the amenities of neighbouring residents. Unless adequate land area is available to ensure that harm isn't caused to the character of the area, that the development would not be detrimental to the amenities of neighbouring dwellings and that adequate access and off-road parking can be satisfactorily achieved, then development will be resisted.

## **7. ECONOMY**

### ***Strategic Objective***

***To support new businesses to locate within the Parish in appropriate and sustainable locations, and the retention and acceptable expansion of existing businesses.***

- 7.1 Policies aimed at boosting the economy of an area are one of the three dimensions to achieving sustainable development. Neighbouring towns and cities such as Coventry, Rugby, Leamington Spa and Nuneaton, as well as settlements further afield, will continue to provide important sources of employment for residents living in the Parish of Brandon and Bretford. However it is an important objective of this Plan to allow existing businesses within the Parish to flourish and expand where this would not be detrimental to the character of the area and to other policies in this Plan and to encourage the development of new businesses in suitable locations.

### **POLICY E1 PROTECTING AND SUPPORTING EXISTING BUSINESSES**

**Proposals for the change of use or the redevelopment of land or premises that are in employment use or which were last used for employment uses will not be supported unless it can be demonstrated that:**

- a. The site is no longer capable of meeting employment needs or where there is no reasonable prospect of the site being used or re-used for employment uses.**
- b. The development of the site for a non-employment use will facilitate the relocation of an existing business onto a more suitable site.**
- c. The site is inappropriate for employment uses because of unacceptable environmental issues which will be removed if the site is redeveloped for a more sustainable use.**

**The limited expansion of existing commercial buildings within the Plan area will be supported providing there is no conflict with other policies in the Plan or with adopted development plan policies and policies within the NPPF.**

Explanation

- 7.2 The Parish of Brandon and Bretford contains a number of important businesses providing local employment opportunities across a variety of sectors including engineering, offices, leisure and tourism as well as agriculture. It is important that these existing businesses are both protected and are allowed to expand in an acceptable and sustainable fashion subject to no conflict with other policies in this Plan and with policies in the adopted development plan and in the NPPF.

**POLICY E2 FOSTERING NEW EMPLOYMENT OPPORTUNITIES**

**Proposals for the development of new employment opportunities will be encouraged providing:**

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

Explanation

- 7.3 Due to its proximity to large urban areas such as Coventry, Rugby, Leamington Spa and Nuneaton, the Parish is seen as very much a commuter location. As well as protecting and supporting existing businesses through Policy E1, it is important to encourage opportunities for new employment to develop within the Plan area, in acceptable locations where there would be no harm to residential amenity or to the character of the area.

See appendix 3 for businesses located in the NDP area.

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

### **Strategic Objective**

***To protect and enhance the heritage assets within the Parish and to support initiatives which would make a positive contribution to improving the quality of the built and natural environment.***

- 8.1 The survey of residents and businesses within the Neighbourhood Plan area found that a large number of people value the rich and varied heritage assets within the Parish. The continued protection and enhancement of these treasured heritage assets is an important aim for the local community and therefore this Plan places great weight on policies aimed at achieving this objective.
- 8.2 The Heritage assets within the Parish include the many statutorily listed buildings and features such as the ice house in Brandon Little Wood, Brandon viaduct, Bretford Bridge and the scheduled ancient monument of Brandon Castle. There is also the Conservation Area which encompasses much of the built up area of Brandon as well as the important environmental and ecological sites such as Brandon Marshes, Brandon Wood and Brandon Little Wood. Alongside the importance of preserving these important heritage assets, any opportunities to enhance them for the benefit of future generations will be supported.

### **POLICY CON 1 BUILT HERITAGE ASSETS**

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

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

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

Explanation

- 8.3 The built heritage within the Neighbourhood Plan area is a vital part of the history and character of the Parish and should be protected against inappropriate development. Alongside the protection of heritage assets, opportunities to enhance the character and setting of listed buildings and structures, scheduled ancient monuments and the Conservation Area will be



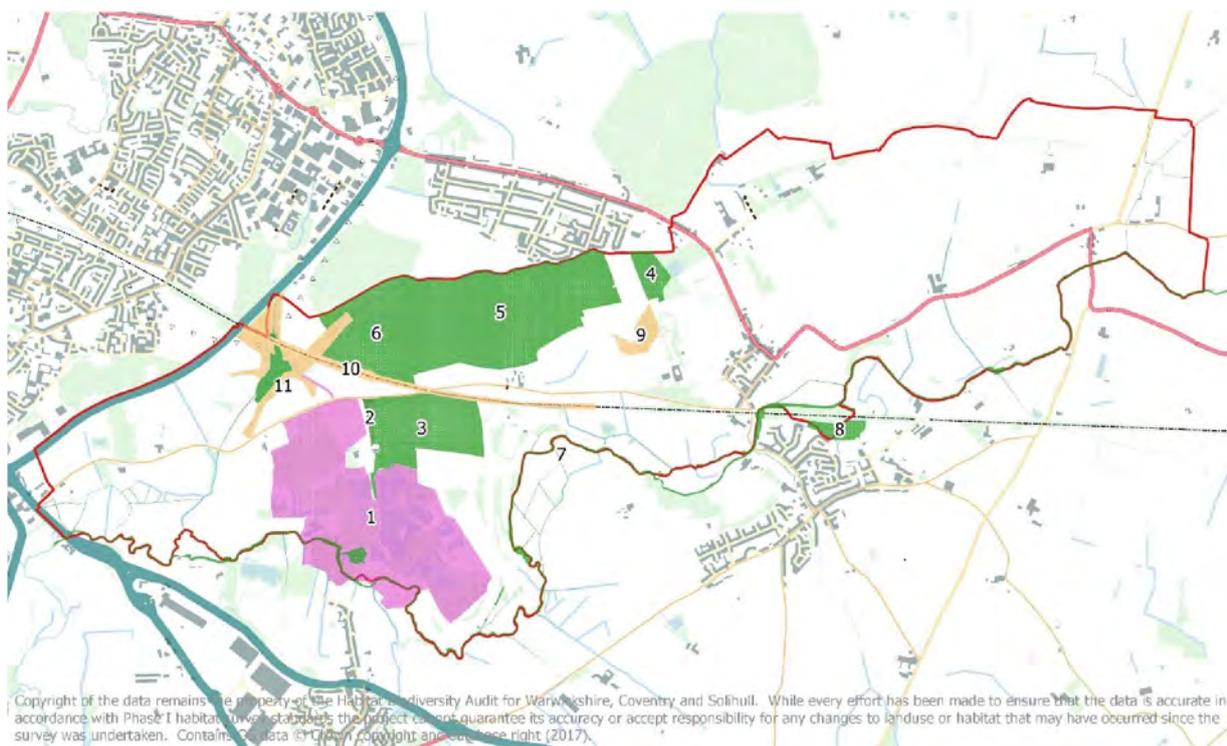
## **POLICY CON 2 ENVIRONMENTAL HERITAGE ASSETS**

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

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

Explanation

- 8.4 Within the Neighbourhood Plan area, there is presently one SSSI (Brandon Marsh) and four LWS's; Brandon Wood, which is a Plantation On An Ancient Woodland Site (PAWS), Brandon Little Wood, Grassland adjacent to Brandon Wood and the Brandon Marsh Sheep Field. In addition The River Avon and its Tributaries LWS falls partly within the Parish and forms its southern boundary. Other sites within the Parish including the old sand quarry (cycle track) adjacent to Brandon Little Wood and parts of the verges along Brandon Lane have been identified as potential Local Wildlife Sites and should any such sites be formally designated as a LWS then they would be subject to Policy CON 2.



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

**Sites of Special Scientific Interest**

1. Brandon Marsh SSSI
2. Ryton & Brandon Gravel Pits SSSI

**Local Wildlife Sites (LWS)**

3. Brandon Marsh Sheep Field
4. Brandon Little Wood
5. Brandon Wood
6. Grassland adjacent to Brandon Wood
7. River Avon & Tributaries
8. Sally's Hole (Wolston)

**Potential LWS**

9. Bike Track
10. Railway Verge
11. The Pools, Black Spinney & Long Spinney

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

### **Strategic Objective**

***To support the protection and improvement of the built and natural environment, together with the needs of local residents and businesses.***

- 9.1 Paragraph 17 of the NPPF sets out the core planning principles that should underpin planning decisions and plan making. The first bullet point states that planning should:-
- “be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area”.
- 9.2 This Plan aims to not only protect the valued heritage assets that exist within the Parish but also to help shape new development where it comes forward to ensure that it both respects and protects local character and residential amenity as well as maximising opportunities to enhance the overall quality of life within the Parish.

### **POLICY BNE 1 RESPECTING LOCAL CHARACTER**

**All development proposals must demonstrate how local character has been respected in the evolution of the design in accordance with the following criteria:**

- a. Be compatible with the main characteristics of the area and respecting the settlement pattern, building styles and materials.**
- b. Protect or enhance landscape and biodiversity by incorporating high quality native landscaping and creating new areas of habitat.**
- c. Preserving or enhancing heritage assets.**
- d. Be of a density that reflects the character of the surrounding development and landscape.**
- e. Have regard to the impact on tranquillity, including dark skies.**
- f. Ensure that adequate arrangements are made to accommodate surface water and foul drainage.**
- g. Be supported by appropriate archaeological survey and mitigation strategy where applicable.**

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

Explanation

- 9.3 It is important that any new development that comes forward reflects and respects local character and, wherever possible, makes a positive contribution to the built and natural environment within the Neighbourhood Plan area.

## **POLICY BNE 2 DESIGN PRINCIPLES**

**The following design principles should be taken into account for all new built development within the Neighbourhood Parish area:**

- a. The detailed design of buildings, including the materials to be used, should respond to local character and history and reflect the identity of local surroundings while not preventing or discouraging appropriate innovation.**
- b. Be visually attractive in terms of good architecture and landscaping.**
- c. Extensions to existing dwellings should not be disproportionate to the original size of the dwelling.**
- d. The use of solar panels should ensure they are not visually intrusive from public view points especially within the Conservation Area or within proximity to listed buildings.**
- e. Mature trees which contribute positively to the character of the area and the natural environment will be protected and retained in the proposed new development.**

Explanation

- 9.4 The villages of Brandon and Bretford have evolved through time and this evolution which has defined the settlement pattern, the different types and designs of properties and their history, has created the local character that many residents value. It is important, therefore, to ensure that new development makes a positive contribution to the character and setting within which the development comes forward so that the continued evolution of the Parish leaves a legacy for future generations to enjoy.
- 9.5 In particular, new development should reflect the importance that trees and green spaces make to the character of the two villages. Innovation of design and design layout is welcomed providing it makes a positive contribution in terms of its quality, the use of materials and that it incorporates high levels of landscaping to soften the overall impact of the buildings.

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

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

Explanation

- 9.6 The Government places great importance on creating safe and accessible environments where crime and the fear of crime do not undermine the quality of life or social cohesion (para 58 of the NPPF). The recommendations of the Warwickshire Constabulary and the extent to which the “Secured by Design Scheme” has been taken into account will be given great weight in the consideration of development proposals.

### **POLICY BNE 4      LIGHTING**

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

Explanation

- 9.7 The Parish exhibits a predominantly rural character beyond the built up limits of the City of Coventry and an important element of this rural character is the relatively low level of light pollution even within the villages of Brandon and Bretford. Paragraph 125 of the NPPF advocates limiting the level of light pollution in new development and Policy BNE4 reflects this important objective.

### **POLICY BNE 5      REPLACEMENT DWELLINGS**

**Proposals for replacement dwellings must reflect the character and setting of the locality, especially with regard to locations within the Conservation Area or within the setting of listed buildings. Proposals should also ensure that the amenity of occupiers of adjoining residential properties are respected.**

**All proposals for replacement dwellings must:**

- a. Be no more than 30% larger in volume than the size of the original building not accounting for extensions to the property unless special circumstances can be demonstrated to justify an increase above the 30% limit.**

- b. Be sited on a similar footprint to the existing dwelling unless an alternative site within the residential curtilage can be justified for planning reasons.**
- c. Include suitable provision for vehicular access and for off-street parking.**
- d. Accord to the design principles set out in Policy BNE2.**

Explanation

- 9.8 The sensitive renewal and replacement of the existing housing stock is supported providing the replacement dwellings respect the character of the setting, are of good quality design and the use of materials and protect the amenities of occupiers of adjoining dwellings.
- 9.9 Replacement dwellings should be reasonably proportionate to the size of the dwelling they are to replace whilst allowing for a 30% increase in the size of the original dwelling to reflect that extensions to existing houses can be carried out by permitted development subject to the regulations set out in the General Development order. Exceptions to this 30% limit can be applied in circumstances where the size of the existing property is unduly small or where personal circumstances justify the need for an increase in the limit to be applied.

## **POLICY BNE 6 PROTECTION OF NATURAL FEATURES**

**Development should protect and, where possible, enhance the natural environment including important landscapes, ecologically rich sites, wildlife corridors, areas of woodland and other natural features that contribute positively to the character of the Parish. Development that would destroy or adversely affect these features will not be supported.**

**All new development should look to incorporate a net increase in natural features within the site wherever possible and use appropriate native tree and hedgerow species as well as nectar rich plants as part of the landscaping scheme. Specific enhancements for relevant wildlife species of conservation concern will be expected to be provided within the built form. Development that looks to create, enhance or restore habitats for biodiversity will be encouraged.**

**New developments or redevelopments of previously developed land will need to demonstrate that existing habitats are safeguarded and provide the appropriate extent of buffer in order to do so. Development proposals shall respect and maintain the physical and visual separation of Brandon and Binley Woods to protect their individual character and identity.**

**Support will be given to the opportunity to open up existing culverts to provide more open space/green infrastructure for greater amenity and biodiversity; and the creation of new culverts should be kept to a minimum.**



### **Brandon Wood**

#### Explanation

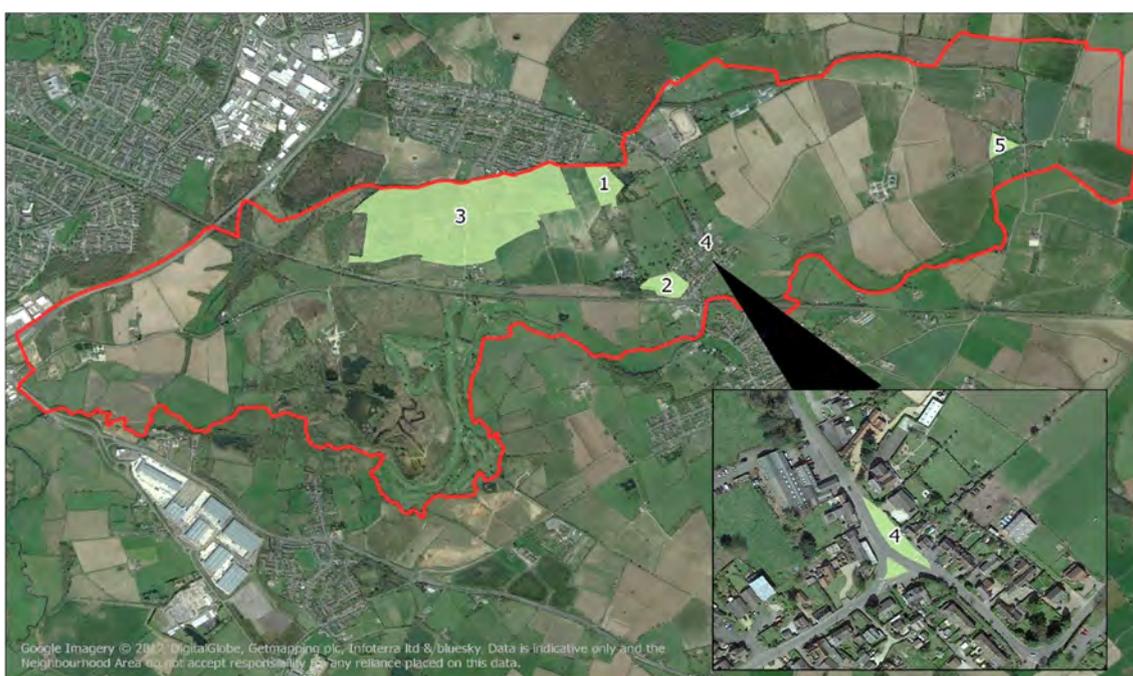
- 9.10 The rural parts of the Parish contain a rich diversity of habitat especially within the areas of woodland and along wildlife corridors in proximity to the River Avon and adjacent to roads and railway lines. It is important to ensure that these important natural features are protected and, where possible, enhanced.
- 9.11 Development that contains measures to enhance or restore a feature(s) that would create new habitat together with a programme of future maintenance will be encouraged subject to no conflict with other policies in this Plan.
- 9.12 The Parish sits within the 'Princethorpe Woodlands Living Landscape' which has been identified as an important landscape due to the cluster of ancient woodlands present and the opportunity to enhance landscape connectivity for wildlife by creating and enhancing woodland, hedgerows and other associated habitats such as ponds and grassland rides and verges. The area has an active partnership that has received funding to achieve these aims. Any development should seek to help achieve the vision for the 'Princethorpe Woodlands Living Landscape'.

9.13 The Parish supports a number of wildlife species of particular conservation concern. These are identified within the Warwickshire, Coventry and Solihull Biodiversity Action Plan and include hedgehogs, otter, bats and birds which are present in the Parish. Features to help these species are easy to incorporate into new developments in the form of hedgehog fencing (leaving a small hole into the garden), native species hedgerows, grassy margins, bird and bat boxes. New developments will be expected to incorporate these features.

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

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

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



**Green spaces within the NDP area.**

Explanation

9.14 Paragraph 76 of the NPPF enables Local Communities to designate land as Local Green Space to safeguard these important green spaces from

development other than in very special circumstances. The designated areas are all valued by the local community and their protection from development will ensure that they continue to play an important future environmental and social role for the benefit of future generations.

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

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

Explanation

- 9.15 The character of the Parish is derived from numerous factors including its geography, natural features such as the River Avon, Brandon Wood and Brandon Little Wood and the other ecologically important sites together with the settlement pattern that has evolved over time. All of these factors make up the unique character of the Parish and it is important that new development is fully respectful of these defining elements.



**The footbridge over the River Avon and meadow beside the River Avon**



**Open views from Brandon Village Field**

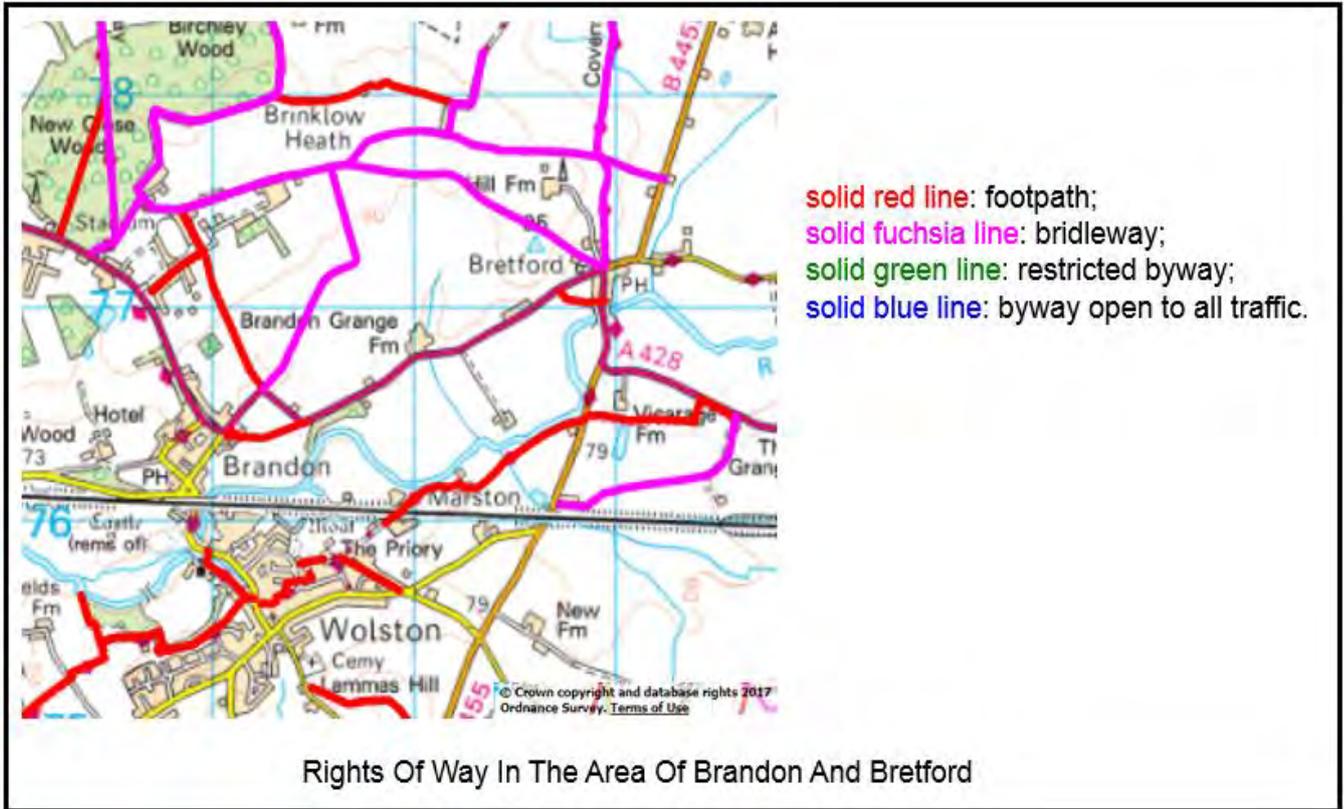
- 9.16 In addition to the protection afforded to statutorily designated heritage assets such as Local Wildlife Sites, the SSSI and Brandon Conservation Area, open spaces and vistas play a crucial role in defining the character of areas within the Parish which have their own identity and character.
- 9.17 This is particularly the case for the cluster of housing known locally as “Brandon Hill” where properties fronting Rugby Road and along Speedway Lane adjacent to Brandon Stadium form a discrete residential enclave that is separated from the much larger village of Binley Woods by New Close Wood to the north of Rugby Road (A428) and by the open grounds of Binley Woods School and the adjoining gardens of residential properties to the south of the A428. To the south of “Brandon Hill” open fields to the north and south of the A428 together with the open areas within the now vacant Oakdale Nursery to the south of the A428, form an important visual separation between “Brandon Hill” and Brandon village. To protect the unique and distinct character of “Brandon” Hill it is important that key open spaces and vistas are protected to ensure that any new development will integrate with the existing built form and its setting.



**Open views and vistas around Brandon Hill**

- 9.18 Elsewhere within the Parish, good quality open space makes an important contribution to the character of the area and to the quality of life and personal well-being of residents and visitors. Both within and surrounding the main built up areas within the Parish, verges, fields and other valued vistas help both soften the built up areas and bring the feeling of countryside into the villages of Brandon and Bretford and it is important that these valued open spaces and vistas are protected from new development.

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



## 10. **INFRASTRUCTURE**

### **Strategic Objective**

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

- 10.1 The survey of residents and businesses highlighted that traffic volumes and speeding especially through the built up areas within the Parish, together with problems of flooding within and around the villages of Brandon and Bretford, were the issues that raised the greatest levels of concern.
- 10.2 The A428 connecting Coventry with Rugby runs through the heart of the Parish and impacts upon both the villages of Brandon and Bretford. The increasing volume, type, size and speed of the traffic, especially passing through the built up areas within both villages, is a serious concern for all residents. Similarly, traffic passing through Brandon Village along Main Street and Avondale Road to and from Wolston and beyond towards the south and east through Bretford, has been identified in the survey of residents and businesses as a major issue. Consequential conditions not only pose very real dangers to cyclists, horse riders, pedestrians and most car drivers themselves, but also creates a detrimental impact upon environment (noise and air pollution) and to the residential amenity and character of the area.
- 10.3 Flooding is a separate concern that particularly affects areas close to the River Avon in Brandon and Bretford but which also affects other parts of the Parish beyond the flood plain at times of heavy rain. There are areas within the Parish at risk from surface water flooding, as well as river flooding. See policy INF4 for flood maps.
- 10.4 Other infrastructure issues highlighted in the surveys of residents and businesses were the importance of improving digital connectivity especially mobile phone reception and broadband.
- 10.5 Residents also expressed support for improved railway access to enable commuting to Coventry and/or Rugby and further beyond, provided that any new facilities are compliant with other policies within this Plan and with policies in the adopted development plan and in the NPPF.
- 10.6 It is important that new development does not exacerbate existing infrastructure concerns and that any initiatives and measures aimed at addressing infrastructure issues and/or helping improve other aspects of infrastructure such as digital connectivity should be encouraged.

## **POLICY INF 1 HIGHWAY SAFETY**

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

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

- a. The safety of all road users will not be compromised.**
- b. There is adequate off-road parking to serve the development.**
- c. There is safe access, egress and appropriate visibility to serve the development.**

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

Explanation

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

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

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

Explanation

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



Typical traffic on the A428 in Bretford and Brandon

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

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

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

Explanation

- 10.10 The survey of residents highlighted that traffic speed, especially through Brandon, Bretford and along the A428 as it passes through the Neighbourhood Area, is a major cause of concern. In particular the conflict with cyclists, pedestrians and horse riders is seen as a significant issue with many residents highlighting a specific problem along Main Street and at the junction of Main Street and Avondale Road as well as along the length of the A428. Development proposals which would impact upon traffic volumes on the A428 and through Brandon Village will be required to demonstrate that the impact upon highway safety was acceptable and in accordance with other policies in this Plan. Acceptable proposals which would also bring forward schemes to reduce traffic speed through Brandon and Bretford Villages and along the A428 through the Neighbourhood Area will be supported.
- 10.11 Although development proposals are expected to come forward on Brandon Stadium and Oakdale Nursery which will require developers to consider the traffic implications in light of policies INF 1, INF 2 and INF 3, to reflect the extent of public concern about existing traffic issues affecting the Parish and the villages of Brandon and Bretford in particular, specialist highway advice was commissioned from PTB Transport Planning Ltd to investigate the nature of the concern and to propose possible solutions. To assist PTB in undertaking this exercise, a separate report identifying the scale and nature of traffic issues through the Parish was prepared by a sub-group of the Neighbourhood Plan Steering Group.
- 10.12 This report from the sub group, which is attached as Appendix 5, identifies the traffic issues based on the feedback from residents in the NDP questionnaire. It provides an overview of the present highway and traffic problems using five specific zones within the parish. Remedial measures and aspirations are suggested in an attempt to ameliorate or reduce these problems.
- 10.13 The sub group report was given to PTB Transport Planning Ltd as a basis for their investigations which culminated in the 'Transport Appraisal' commissioned by the Parish Council and the NHP Steering Group. The study report presents a number of findings and proposals, including recommendations for a Traffic Regulation Order (TRO) for a speed limit reduction (from 50mph to 40mph) on the A428 between Brandon and Bretford and a list of detailed traffic-calming measures and physical highway infrastructure proposals through and around Brandon village.
- 10.14 The proposals set out in PTB Transport's report represent measures the Parish Council would like to see implemented in order to help mitigate highway concerns within the Parish. However, because the Neighbourhood Plan does not contain any development proposals that would directly facilitate the implementation of the proposals set out in the PTB report (unless development proposals come forward that demonstrate mitigation will be required) the findings and proposals contained in the PTB report are attached as Appendix 5 as community aspirations.

## POLICY INF 4 DRAINAGE AND FLOODING

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

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

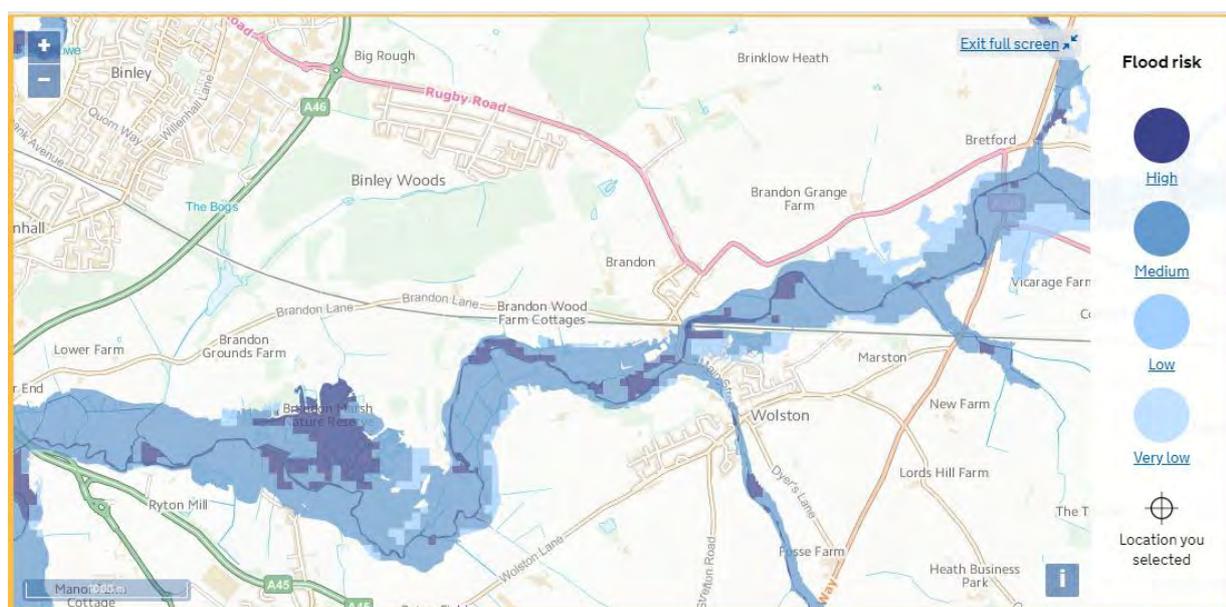
**The reuse and recycling of water within developments will be encouraged including the use of water butts.**

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

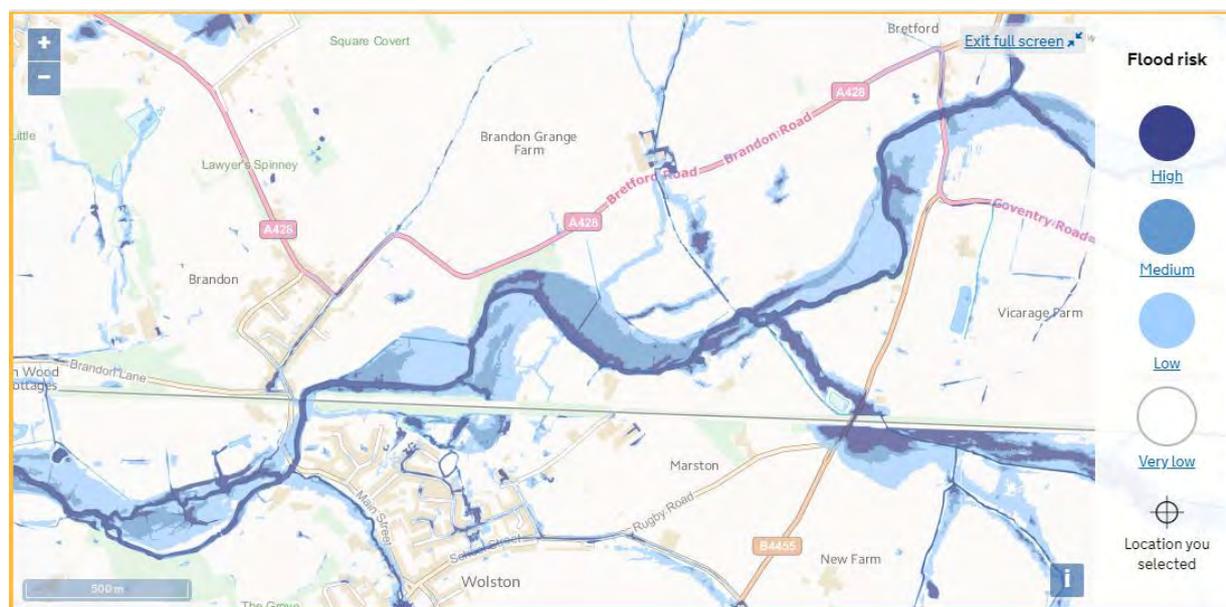
Explanation

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

### Flood zones from the River Avon for Brandon and Bretford



## Surface Water Flood zones for Brandon and Bretford



### **POLICY INF 5 DIGITAL COMMUNICATIONS**

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

Explanation

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

## **11. LOCAL FACILITIES**

### **Strategic Objective**

***To support the establishment of new community facilities, local services, open spaces and recreation within the Parish in locations that are sustainable and accessible to local residents and wherever possible to protect and maintain existing community facilities, open spaces and recreation and leisure facilities.***

Explanation

- 11.1 The proximity of the main settlements of Brandon and Bretford to the City of Coventry, the town of Rugby and to the larger rural settlements of Binley Woods and Wolston means that within the Neighbourhood Area local facilities are limited.
- 11.2 Appendix 7 provides a list of all the local facilities, clubs, recreation areas and organisations present within the Neighbourhood area as at Sep 2017.
- 11.3 It is important to both protect and where possible improve the existing local facilities within the Neighbourhood Area and to support the acceptable establishment of new community facilities, local services, open spaces and recreational opportunities in sustainable locations.

### **POLICY LF 1 COMMUNITY FACILITIES**

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

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

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

Explanation

- 11.4 The survey of residents and businesses showed that the existing local facilities within Brandon and Bretford were valued and hence it is important to ensure that they are protected and, where possible, allowed to be enhanced to improve their community value.

- 11.5 The surveys also showed support for the establishment of new facilities and services for the local community in locations that are accessible and acceptable. Whilst opportunities to establish viable new facilities will be limited by Green Belt Policies and the need to ensure compatibility with other policies in the Plan, if these considerations can be satisfied then support should be given to the principle of establishing new facilities to benefit the local community.

## **POLICY LF 2 SAFE WALKING, CYCLING & HORSE RIDING**

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

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

**Horse riding within the Neighbourhood Area is an activity that is common-place and is enjoyed by the local community and by visitors. Opportunities to reduce the level of conflict with traffic passing through the Neighbourhood Area will be supported.**

Explanation

- 11.6 The Neighbourhood Area contains many opportunities for people to enjoy the surrounding countryside and access facilities both within and adjoining the Parish via the network of footpaths and bridleways which also provide links with roads and associated footpaths. The use of these footpaths and bridleways make an important contribution to the health, wellbeing and enjoyment of residents and visitors as well as acting as wildlife corridors and habitats. New development should not adversely impact upon this important amenity either physically or visually. Wherever possible, new development should incorporate provisions for improving the usability, connectivity and attractiveness of footpaths, cycle ways and bridleways to further encourage their use.

## **12. POTENTIAL DEVELOPMENT SITES**

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

### **BRANDON STADIUM**

- 12.3 Brandon Stadium was first used for speedway in September 1928 and has had a long and celebrated history of staging speedway, stock car and other sporting events. It is an established sporting and community facility that is valued by large numbers of the local community as evidenced by the replies to the resident's survey.
- 12.4 In 2016 the new owners of the site presented plans at Binley Woods Village Hall showing the proposed redevelopment of Phase 1 of the site (5.6 hectares) to provide around 124 dwellings. This part of the site was principally used for car parking associated with the use of the Stadium but is presently vacant open land following the closure of the Stadium in late 2016. The Exhibition also referred to Phase 2 of the planned redevelopment of the site which was also shown for housing for an unspecified number of dwellings.
- 12.5 In October 2017 a second public consultation was held at Brandon Hall Hotel showing the redevelopment of the former Stadium complex to provide approximately 137 houses spread across most of the site. The plans did not show the retention on the site of any sports or community facilities nor was there any mention of how the loss of the sporting use would be compensated.
- 12.6 In the survey circulated to residents for the development of the Neighbourhood Plan, residents were asked what uses they would like to see included as part of the future redevelopment of the Stadium site. A majority of responses wanted to see the site retained for sporting use or for the development of community facilities (68% of respondents). There was some support for the development of small business uses, and 24% of responses supported some form of residential development with comments suggesting either affordable housing or specialist housing for the elderly.
- 12.7 The site is wholly within the Green Belt and the adopted Development Plan does not contain any policy that is specific to its existing or future use. Similarly the emerging Rugby Local Plan contains no policy that is specific to the site's existing or future use other than general policies for the redevelopment of PDL within the District.
- 12.8 The Government's planning policies as contained in the NPPF contain policies on the redevelopment of PDL within areas of Green Belt and on the loss of

existing open space, sports and recreational facilities and buildings.

Paragraph 74 states that:

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

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

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

“limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development”.

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

## **POLICY PDS 1 BRANDON STADIUM**

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

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

- a. If the proposals are in accordance with the requirements of paragraph 74 in the NPPF.**
- b. The redevelopment will not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.**

- c. The amenities of residents of the neighbouring properties will be respected and protected.**
- d. There will be no adverse visual impact on the character of the landscape.**
- e. In any redevelopment of the site for uses other than its current use as a sports facility, favourable consideration will only be given to the following uses:**
  - 1. Specialist accommodation for the elderly and infirm in accordance with policy H4.**
  - 2. Community buildings / facilities where evidence can be demonstrated that a local need can be proven.**
  - 3. Public open space including opportunities for children’s play.**
- f. Any redevelopment of the site should maintain the open character to the frontage of the site relating to the area that has historically been used for car parking for the Stadium so as to prevent the consolidation of built development as viewed from Rugby Road.**
- g. The provision of green infrastructure enhancing existing areas of habitat and, where possible, linking to adjoining areas of habitat in New Close / Birchley Wood to contribute to the aims and objectives of the Princethorpe Woodland biodiversity opportunity area.**
- h. The proposals accord to other relevant policies in The Plan.**

Explanation

- 12.10 The site has played an important role as a sports stadium for almost 90 years and is an established and valued facility within the Parish. Alongside the local and wider sporting value it has delivered to generations of people, the stadium has provided local employment and has become a valued landmark in the area. The survey of residents showed that there was overwhelming support for the retention of the site as predominantly a sporting facility whether in total or as part of the site’s redevelopment.
- 12.11 Residential development would act to consolidate the existing cluster of housing on Brandon Hill and would not reflect the established settlement pattern whereby Brandon Hill is clearly apart from and subordinate to the main village of Brandon. Accordingly new housing must be of a scale that does not exceed the current built form and located so as not to visually consolidate the existing cluster of housing on Brandon Hill as experienced from Rugby Road.

- 12.12 The site is located in the green belt and surrounded by bridleways and footpaths which are extensively used and therefore it is appropriate to both enhance and protect local green networks.

### **FORMER OAKDALE NURSERIES SITE**

- 12.13 The site of Oakdale Nursery is located on the west side of Rugby Road opposite the cluster of housing and the stadium site at Brandon Hill. Historically the site has been used as a garden nursery with part of the 26 acres being used to grow and display plants and trees with poly tunnels, glass houses, display areas and a bungalow and associated car parking areas sited towards the Rugby Road frontage. The historic use ceased many years ago since when the site has become neglected and the open areas overgrown.
- 12.14 In 2015 planning permission was granted for the redevelopment of the site to a garden centre. The permission is extant until October 2018 however the owners are understood to have since entered into an agreement with a party to pursue the redevelopment of the site for principally residential development.
- 12.15 The whole site is within the Green Belt and neither the adopted Development Plan nor the emerging Local Plan contain policies specific to the existing or future use of the site and no alterations to its Green Belt status are proposed. As such any redevelopment of the site would have to be considered in a similar way to the redevelopment of Brandon Stadium given that the Oakdale Nursery site is classed as containing previously developed land and therefore the final bullet point as set out in paragraph 12.8 above will be a material planning consideration to any redevelopment proposal.
- 12.16 The Landscape Sensitivity Study produced in 2016 by Warwickshire County Council on behalf of Rugby District Council assessed the Oakdale Nursery Site and found that all of the site, beyond the small triangular shaped frontage housing the derelict bungalow and nursery buildings, was classed as being of high landscape sensitivity to housing development and would be inappropriate for development due to its rural character and its historic associations as part of the grounds to Brandon Hall. It also provides a degree of separation between Binley Woods and Brandon which is important to retain.
- 12.17 In considering the site's redevelopment as a garden centre, Rugby Council found that the significant increase in built footprint (127% if the existing polytunnels were excluded) meant that the proposal would be classed as inappropriate development in the Green Belt because it would have a greater impact upon the openness of the Green Belt than the existing built form. However, planning permission was still granted for the garden centre because the Council accepted that very special circumstances existed to outweigh the harm to the Green Belt. These very special circumstances related mainly to the garden centre being a similar use to the historic use of the site, to the opportunities the site would create for local employment, to the significant claw back of consumer expenditure in the local area and to the creation of an 18

acre nature reserve to act as a substantial buffer to help separate the settlements of Binley woods and Brandon.

- 12.18 It is considered that the permitted use of the site as a Garden Centre based upon the approved plans and the very special circumstances that were cited by Rugby Council, represents the most appropriate redevelopment of the site and it is hoped that the site will be developed in accordance with the planning permission. However, should this not come about and the current or future owners seek to redevelop the site for other purposes, it is appropriate for the Neighbourhood Plan to consider what form of redevelopment would be acceptable having regard to the character of the area, to the amenity of adjoining residents and to the needs and aspirations of the local community.

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

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

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

- a. It represents appropriate development in accordance with National Planning Policy for development within the Green Belt or**
- b. That very special circumstances can be demonstrated in accordance with National Planning Policy for development within the Green Belt.**
- c. Development which encroaches onto areas of high sensitivity will be resisted as identified in the Warwickshire County Council Landscape Sensitivity Study 2016.**
- d. Redevelopment incorporates the provision of green infrastructure enhancing existing areas of habitat and, where possible, linking to adjoining areas of habitat within Brandon Little Wood to contribute to the aims and objectives of the Princethorpe Woodland biodiversity opportunity area.**

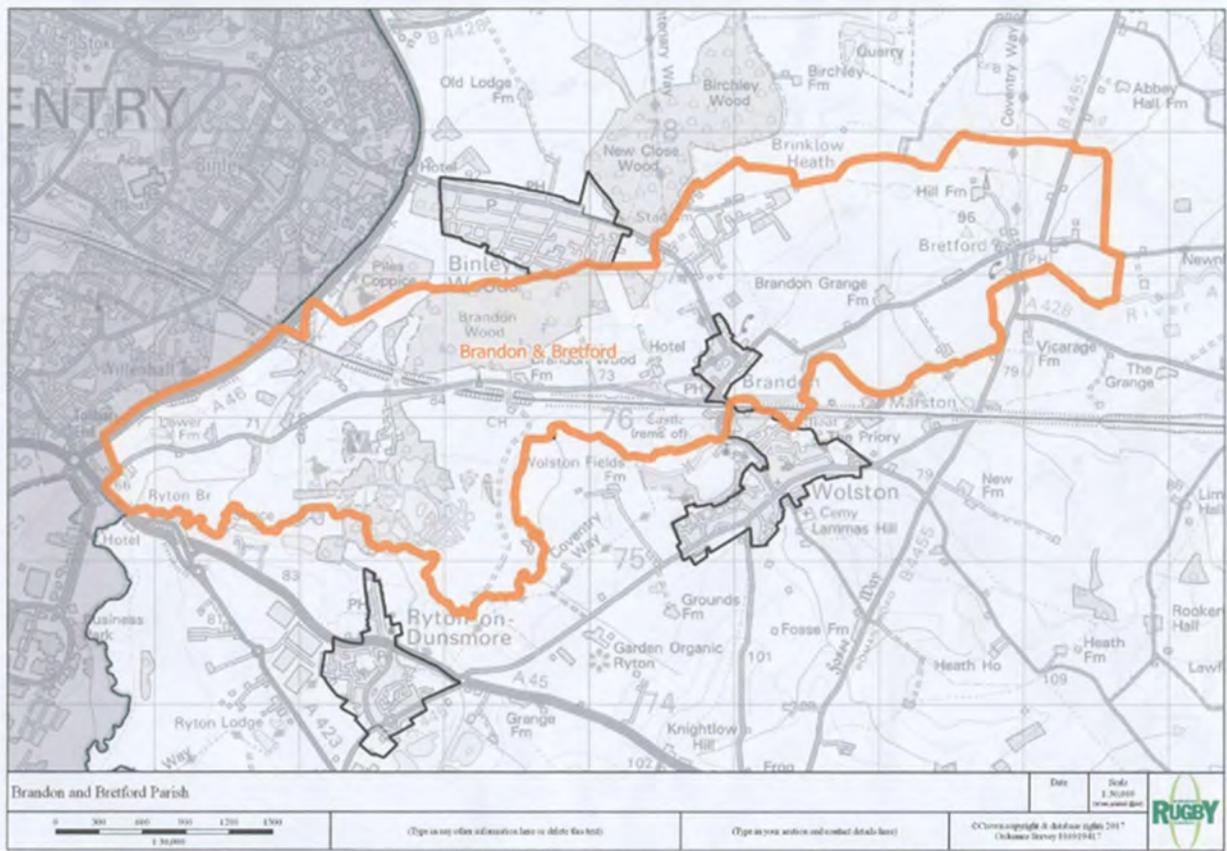
Explanation

- 12.19 Very special circumstances existed to persuade Rugby Council to grant planning permission for the redevelopment of the site as a garden centre in

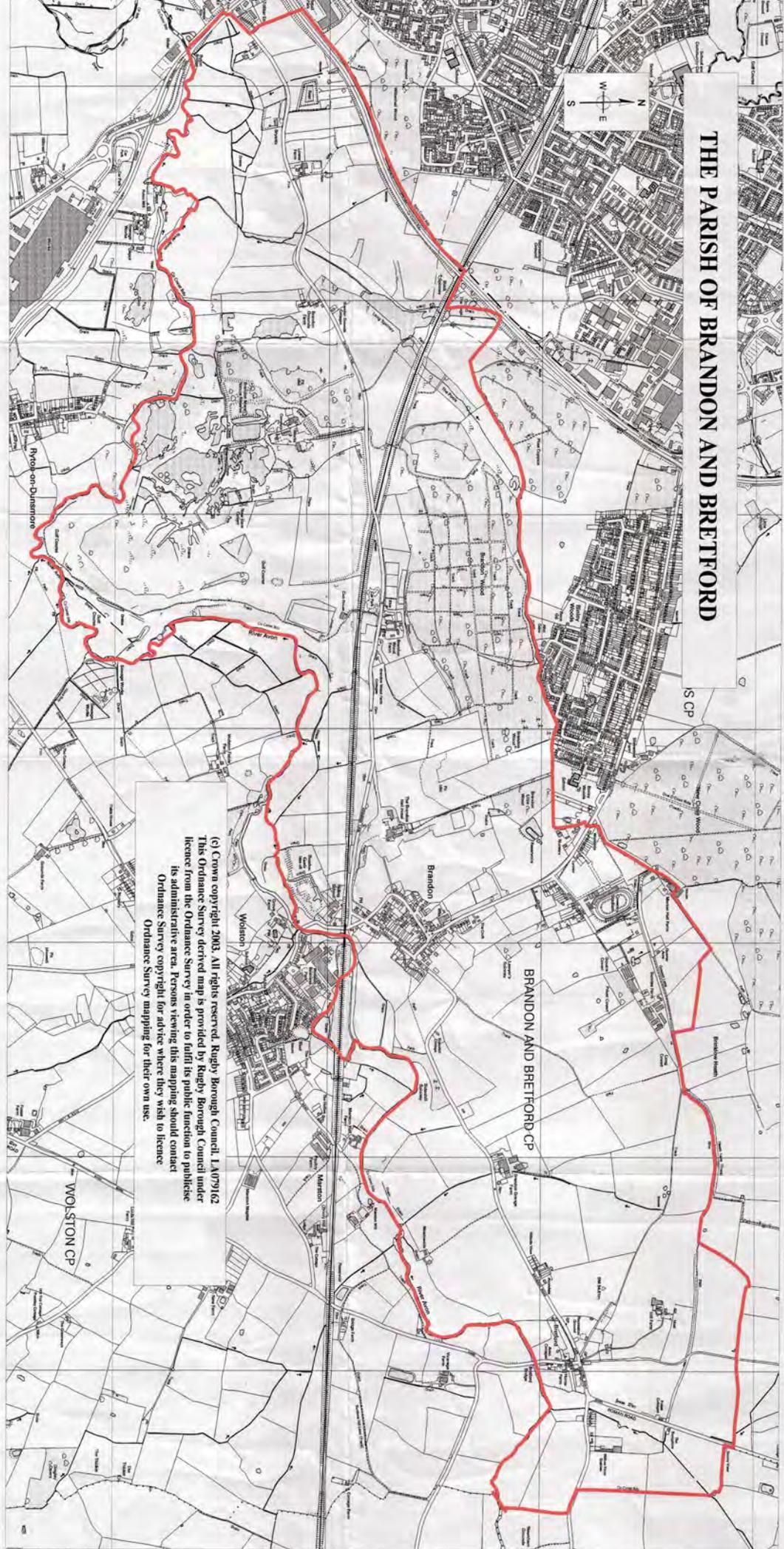
March 2015. In particular the local employment opportunities generated by the garden centre and the benefits of local retail and the associated restaurant facility together with the formulation of a nature reserve are considered to be of positive benefit to the local community, as well as reflecting the previous use of the site. It is considered that these benefits, which are specific to the proposal granted permission in 2015, represent the most acceptable form of redevelopment of the site.

- 12.20 The redevelopment of the site for uses other than as a garden centre is thought unlikely to bring a similar package of benefits that would outweigh the potential harm to the Green Belt to constitute very special circumstances. If redevelopment proposals come forward for uses other than as a garden centre and the development is deemed to constitute inappropriate development by reference to Local and National Green Belt policy, it is considered that a similar or better package of benefits to include local employment, community facilities and a nature reserve or equivalent would need to be demonstrated.
- 12.21 Redevelopment proposals that are deemed not to be inappropriate when considered against National and Local Green Belt policy should be confined to the areas of previously developed land so as to not impinge upon the open areas of the site which help to maintain the separation of the Brandon Hill area with the village of Brandon on the south side of Rugby Road. In addition the creation of a nature reserve to reflect the March 2015 permission for the Garden Centre would be seen as a positive community benefit especially given the adjoining ecologically important area of Brandon Little Wood.

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



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



**THE PARISH OF BRANDON AND BRETTFORD**

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BRANDON AND BRETTFORD CP

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# **Brandon & Bretford Development Plan**

## **Consultation Statement**

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5. Consultation Statement
6. Conclusion

### **Appendices**

Appendix 1 - Details of pre-plan consultations, including questionnaires, open days and responses

Appendix 2 – Housing needs survey and results by Midland Rural Housing

Appendix 3 - Summary of consultation on Pre-Submission Brandon & Bretford Neighbourhood Development Plan

## 1.0 Introduction

This Consultation Statement has been prepared in support of Brandon & Bretford Parish Council's submission of its Neighbourhood Development Plan (NDP) to the Local Planning Authority (LPA). It has been prepared with the aim of fulfilling the legal obligations of the Neighbourhood Planning Regulations 2012, which are set out below.

### Legislative Basis

Section 15 (2) of Part 5 of the Regulations sets out that a Consultation Statement should be a document containing the following:

- a) Details of the persons and bodies who were consulted about the proposed NDP.
- b) Explanation of how they were consulted.
- c) Summary of the main issues and concerns raised by those consulted.
- d) Description of how these issues and concerns were considered and, where relevant, addressed in the proposed neighbourhood development plan.

An extensive level of consultation, both with the community and statutory bodies, has been undertaken by the Neighbourhood Plan Committee (NPC) and the Parish Council, the details of which are set out below.

The submission plan includes:

- Details of householder, business and club/organisation questionnaires and results.
- Details of public Open Days and responses.
- Details of local engagement and communication throughout the development of the Neighbourhood Plan.
- Details of the consultation on the Neighbourhood Plan, responses and how these have been addressed in the final submission version of the plan.

The Brandon & Bretford NDP takes into account representations received to both the formal consultations and comments from the public and local businesses.

## 2.0 Background

The community of Brandon & Bretford developed a Village Design Statement in 2000. This document was created by groups of residents following extensive consultation and public meetings.

The Village Design Statement is a Supplementary Planning Guidance note and details the character, settlement patterns, buildings' and open spaces as well as laying out Design Guidelines. The Parish Plan of 2000 set out a vision for the future development of the community and how that might be achieved.

As a result of the Localism Act 2012 the decision was taken by the Parish Council to initiate the production of a community led Neighbourhood Plan. The Brandon & Bretford Neighbourhood Plan is work completed by the main steering group of the plan and local residents from November 2015.

This NDP builds on the guidelines and recommendations based on extensive research and evidence, and is influenced by engagement with the local community and their aspirations.

The NDP contains the vision for Brandon & Bretford that was developed through consultation with the local community and key stakeholders, and sets out clear planning policies to realise this vision. This NDP is in conformity with the strategic direction of the Core Strategy as documented in the Basic Conditions Statement. It allows the village to develop through steady but moderate growth, meeting the housing needs of the community while at the same time preserving the importance of the Green Belt, rural landscape and numerous heritage assets. It also considers the infrastructure needed to support such growth.

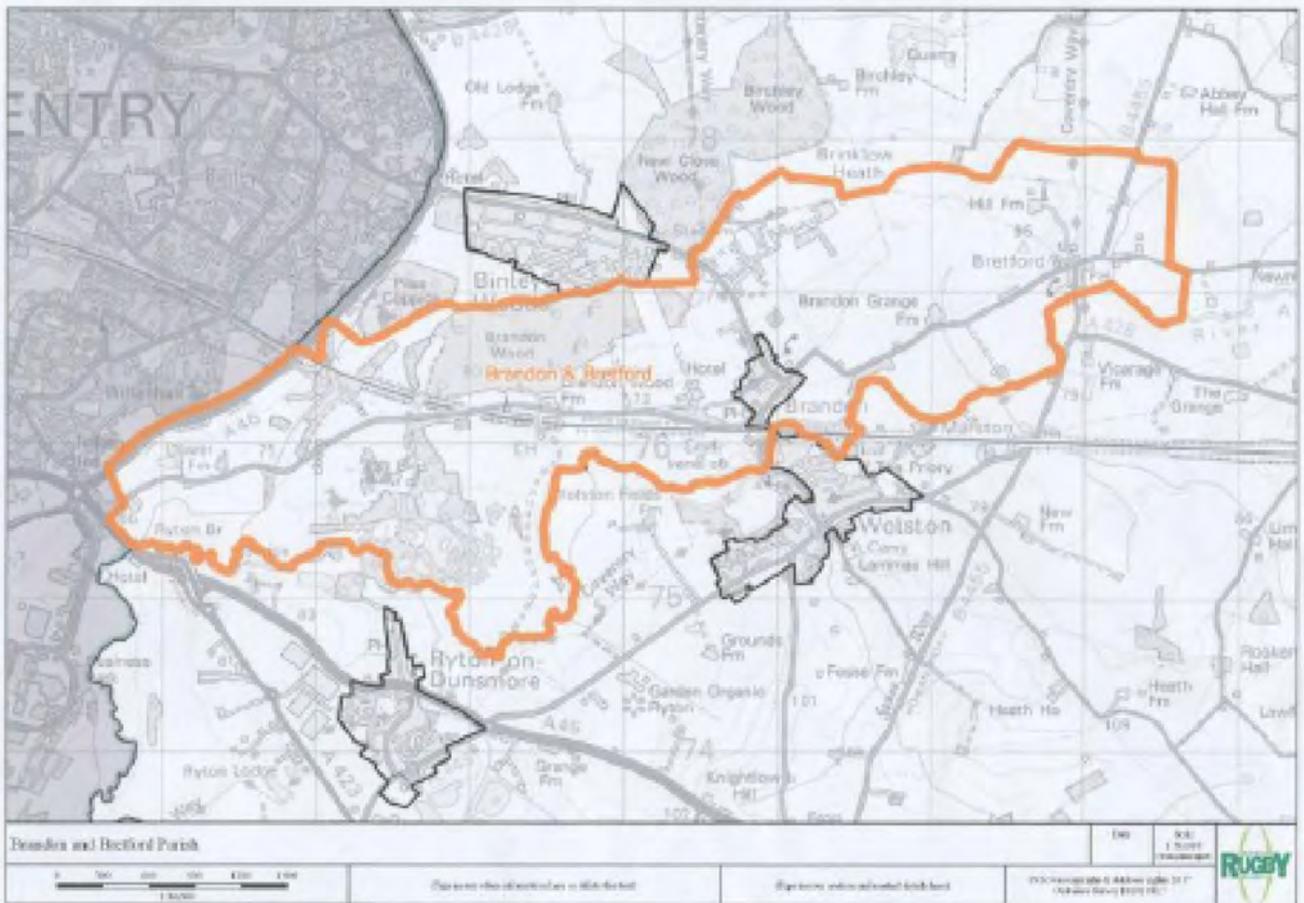
On the 7<sup>th</sup> September 2015 the Parish Council agreed to instigate the NDP.

A public meeting was held on the 9<sup>th</sup> March 2016, inviting all residents of the Parish and working businesses within the Parish to attend a meeting to ascertain support.

On 16<sup>th</sup> March 2016 – Application was submitted to RBC for the Designation of the Proposed Neighbourhood Plan Area for Brandon & Bretford – consultation period 29<sup>th</sup> March to 26<sup>th</sup> April – Available to view on RBC Website.

This was approved on the 12<sup>th</sup> May 2016 by RBC. Area covered as per map outlined below.

### Map View



### Aerial View of Parish Area



## **3.0 Pre Plan Activities and Consultations**

In 2016 after the initial public meeting, volunteers were requested to help with the plan, through the meeting and also via the village magazine and web site for Brandon & Bretford Parish Council.

The Steering group for the NDP comprised of residents from the Neighbourhood Plan area and Parish Councilors. The group numbering fourteen in total.

A funding grant of £8449 was obtained through Groundworks. This funding was used to pay the publishing costs of the Questionnaire and for a traffic report commissioned from PTB Transport Planning Ltd.

The steering group met as a whole and met as subsidiary groups to focus on specific areas numerous times from commencement in 2016 to present.

### **3.1 Questionnaires**

In late October 2016 a cross section of residents including the young, the elderly and families with children were invited to trial a draft questionnaire to identify any problems. Twelve households completed the trial and modifications were made as a result of their comments.

In November 2016 flyers were distributed to all households within the Neighbourhood Plan area with instructions on how to complete the questionnaire and contact telephone numbers for help and advice. There was also an open day at Brandon Club between 2pm – 4pm and 6pm - 8pm where help was available to assist residents in completing the questionnaire.

A pre-paid envelope was included for the return of questionnaires.

Where possible each questionnaire was handed in person by a volunteer to the house holder, and encouragement was given to participate in the process.

The questionnaires were distributed on 12-Nov-2016 with a completion date of 26-Nov-16.

During the 2 week period the Steering Group members called again to encourage residents to complete the questionnaire.

Of 315 residential addresses given a questionnaire 117 were returned, 10 of which were completed online. This resulted in a return rate of 37%.

In parallel to the above the Business questionnaire was also issued. Twenty businesses were identified in the Neighbourhood Plan area and each was visited by a member of the Steering Group to explain the NDP and with an invitation to participate. All agreed to participate.

The business questionnaire was hand delivered to each company along with instructions for completion on line or via the hard copy. A pre-paid return envelope was included.

Of the 20 businesses contacted 10 responded. This resulted in a return rate of 50%.

A copy of the Residential and Business Questionnaire and the analysis of the responses can be found in appendix 1.

## **3.2 Housing**

The Parish Council had already instigated a Housing Needs Survey completed & funded by Midland Rural Housing. The questionnaire was distributed in October/November 2015 and results published in March 2016 – prior to the instigation of NDP questionnaire. The responses submitted by Midlands Rural Housing can be seen in Appendix 2.

## **3.3 Open Days**

An initial Public meeting was held on the 9<sup>th</sup> March 2016 to engage the residents and ascertain support for the NDP.

When the questionnaire had been delivered an open support meeting was held on 16 November 2016 to help with explaining or filling in the questionnaire.

A public meeting was held on 16<sup>th</sup> August 2017 to show the results of the questionnaire.

## **4.0 Pre-Submission Brandon & Bretford Neighbourhood Development Plan Consultation**

The official six week public consultation period on the Pre-Submission Brandon & Bretford Neighbourhood Development Plan ran from Friday 23<sup>rd</sup> March 2018 to 11<sup>th</sup> May 2018.

21<sup>st</sup> March 2018 leaflets & notices were placed on the notice boards (3 in Brandon, 1 in Bretford) and leaflets dropped to 330 residents and businesses in the parish. Notices were placed on the PC Website (to include full documents and appendices) and PC Facebook Page. A hard copy of full document & appendices placed at Wolston Library for those without access to internet. Further hard copies were placed in Brandon Club, Royal Oak Pub, Brandon Hall Hotel and the Queens Head pub in Bretford.

23<sup>rd</sup> March 2018 - 75 emails, 29 letters were sent to notify local council (Parish, Town & County) and businesses of the Proposed Draft Neighbourhood Plan. Notice was placed on RBC website with all documents/policies.

11<sup>th</sup> May Consultation period closed with twelve valid responses received.

## 5.0 Consultation Statement

The Pre-Submission Brandon & Bretford Neighbourhood Development Plan was published on 21<sup>st</sup> March 2018, notification was made to the households where to view online on the Parish Councils Website, and where the hard copies could be seen in four locations within the Parish area. Conclusion of the Consultation period 11<sup>th</sup> May 2018,

Table 1 Details of availability of the Pre-Submission Brandon & Bretford NDP for consultation.

Location	Made available from	Comments
All households in Area	21 <sup>st</sup> March 2018	Flyer to state where the documents could be viewed.
All businesses in Area	21 <sup>st</sup> March 2018	Flyer to state where the documents could be viewed.
LPA (Rugby Borough Council), Statutory Consultees and Others	23 <sup>rd</sup> March 2018	Via email/post

Table 2 Details of publicity and events undertaken in relation to the Neighbourhood Development Plan creation and consultation.

Method	Target Group	Event	Location	Date
Posters/Notices	All residents	All Open days and consultation period. Notification of working meetings	Village notice boards / emails	As and when required
Articles in Village Newsletter	All residents	Updates on progress Announcing Open Days and Consultation period	Delivered to all households within the parish	
Notices on village website	All residents	Updates on progress Announcing Open Days and Consultation period		
Public events	All residents, businesses, and interested parties	Consultation Evening	Brandon Club	9 <sup>th</sup> March 2016
		Help/Open Event	Brandon Club	16 <sup>th</sup> November 2016
		Presentation Evening	Brandon Club	16 <sup>th</sup> August 2017
Questionnaire	Householders		Delivered to all households	October 2016
	Businesses		Delivered to all businesses	October 2016

## 6.0 Conclusion

This Brandon & Bretford Neighbourhood Development Plan Consultation Statement and its appendices are considered to comply with Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix 1 The NDP Questionnaire and results, both residential and business.

Appendix 2 The questionnaire and results from the Housing Needs Survey.

Appendix 3 The responses to the Pre-Submission NDP consultation.

Appendix 4 Pre-Submission Brandon & Bretford NDP.

All appendix material is available at <http://www.parish-council.com/brandonandbretford/>

Appendix 1 shows the questionnaires given to the residents & business within the parish, open meeting material, notices, publicity and other material.

Appendix 2 shows the results from the housing needs survey by Midland Rural Housing that was taken into consideration.

Appendix 3 shows the responses received during the 6 week consultation period, notices, publicity and other material.

Responses received from the consultation period have been scrutinized and considered and where necessary the plan has been updated.

# APPENDIX 1

Details of pre-plan consultations, including questionnaires, open days and responses.

- Neighbourhood Plan Committee - Terms of Reference
- Consultations – Questionnaires:
  - Residential
    - Questionnaire
    - Covering letter
    - Summary of responses and analysis
  - Businesses
    - Questionnaire
    - Covering letter
    - List of businesses consulted
    - Summary of responses and analysis
- NDP / Consultation Publicity and Open Days:
  - Publicity /posters
  - Presentation material
  - Summary of feedback, responses and analysis Terms of Reference for the Neighbourhood Plan Committee

## **Terms Of Reference For The Neighbourhood Plan Committee**

It is the wish of the Parish Council that a Neighbourhood Plan should be prepared for the Neighbourhood Area defined by the boundary of Brandon and Bretford Parish.

A Neighbourhood Plan Committee is to be set up to formulate the Neighbourhood Plan on behalf of the Parish Council.

### **1. Role of the Neighbourhood Plan Committee:**

1.1. The Committee will be responsible for the preparation of the Neighbourhood Plan.

1.2. The Committee will produce the Project Plan which will outline the stages and tasks to be undertaken, together with the timings for their completion and the expected deliverables. It will undertake a regular review of the Project Plan.

1.3. There will be an ongoing analysis of the knowledge, skills and resources required to progress the Project Plan; separate workgroups may be set up by the Committee as appropriate to meet the objectives of the Project Plan.

1.4. The Committee will ensure the involvement of the wider community throughout the preparation of the Draft Neighbourhood Plan, in identifying the issues, and developing objectives and options.

1.5. The Committee will arrange the consultation with the wider community on the Draft Neighbourhood Plan.

1.6. The Committee will provide regular reports to the Parish Council, on the preparation of the Neighbourhood Plan and extent of community involvement.

1.7. The Parish Council will approve and submit all the required formal Neighbourhood Plan applications or proposals to the Local Authority.

### **2. Committee Membership and Administration:**

2.1. The Committee will have a minimum of six members, and at least two will be Parish Councillors, but the total number of members will be decided by the Committee and can be reviewed by it at any time.

2.2. The Chairman and Secretary will be elected by the Committee from within its members.

Meetings:

2.3. The Committee will determine an appropriate schedule for its meetings; Minutes will be produced and made available for viewing by the public.

2.4. If either the Chairman or Secretary is absent from a meeting, the members present will elect one of their number to stand in as appropriate.

2.5. A quorum will not be less than half the number of Committee members.

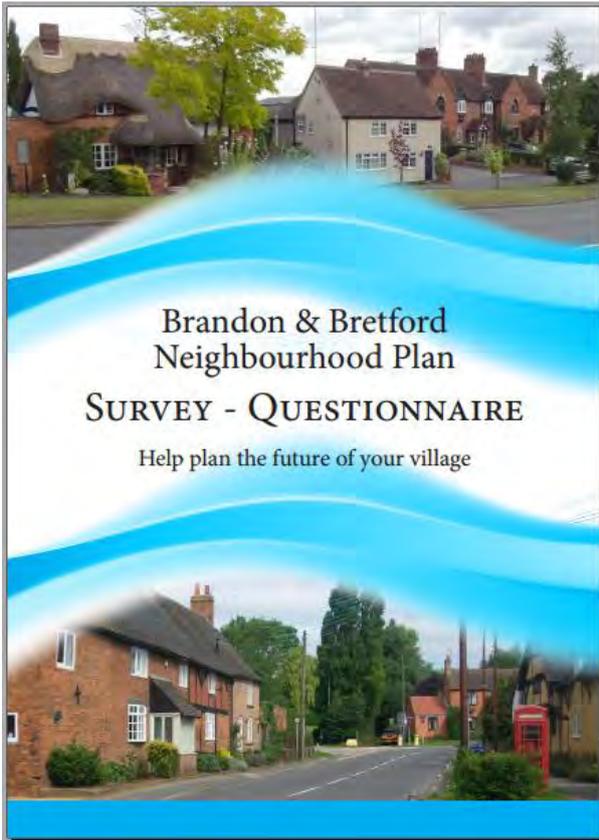
Finance:

2.6. The Committee will keep budget and financial records for all expenditure and income in respect of the Neighbourhood Plan Project.

2.7. All applications for funding, or expenditure will follow the normal Parish Council authorisation procedures.

The Terms of Reference for the Neighbourhood Plan Committee can be subject to review by the Parish Council at any time, including at the request of the Committee.

DRAFT



**Welcome to YOUR survey**

...and a brief explanation on how to complete this document.

1. Please answer as many questions as possible that are relevant to you and your household
2. Please add any comments or views you may have on the subjects.
3. Completed form should be placed in the Freepost envelope and posted,  
OR  
You may complete on line by going to Survey Monkey  
*(Need fresh internet)*
4. All square boxes should be ticked   
Circles indicate preferences
5. Any difficulty in understanding or completing this form please contact any member of the steering group, who will be pleased to help you.

**Steering Group Members:**

Michael Jones 02476 541344	Graham Wale 02476 544676
Andrew Kirby 02476 545270	Freddie Lewis 02477 677263
Heather Timms 02476 543643	Rory Smith 02476 545509
Michael Ryan 02476 540713	Phillip Wilson 02476 540617
Peter Wilson 02476 545297	John Sibley 02476 542885

**Key:**

NP Neighbourhood Plan  
 NA Neighbourhood Area  
 RBC Rugby Borough Council  
 PDL Previously Developed Land

**Introduction to Survey**

Brandon and Bretford Parish Council has agreed to prepare a Neighbourhood Plan for the whole Parish area, which is shown on the plan at the end of this survey.

Neighbourhood Plans (NP) were introduced by the Government in 2011 to empower local communities to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Although NPs are formulated to represent the views of the local community, they must also be consistent with planning policies in Local Plans (Rugby Local Plan) and National Planning policies.

There are many stages involved in the preparation of NPs. The Parish Council has already completed the first stage which is to have the Parish designated as a Neighbourhood Area (NA) by Rugby Borough Council (RBC). The second stage is to prepare the draft NP which involves gathering evidence, consulting residents and businesses within the NA so that policies and proposals can be formulated to reflect the views and wishes of the community. This survey is an important part of this stage. The following stages are to produce a Draft NP and to consult with the community and statutory agencies and organisations such as the Environment Agency and the RBC. The Draft NP may then be amended to take account of the feedback before being submitted to RBC along with all the supporting evidence. RBC then check that the NP meets all the qualifying criteria and if so it publicises the NP for at least 6 weeks to invite further comments and appoints an independent Examiner to examine the NP. Once the Examiner issues the report on the NP which might propose that changes be made to it, RBC then considers the report and decides whether it should proceed to a referendum. If a referendum is held then all residents in the NA who are eligible to vote can do so and if 50% or more want the NP to proceed then it is "made" and becomes part of the Development Plan.

The village of Brandon lies between two much larger villages (Wolston and Binsley Woods) where the emerging Local Plan is proposing new housing. These villages have facilities and amenities that are used by residents of the NA. The separate identities and character of the individual settlements of Binsley Woods, Brandon and Wolston is an existing issue due to the limited amount of undeveloped land separating the 3 settlements. This issue doesn't apply to the same extent to Bretford although it has other issues of being more detached from local facilities and services.

The NA lies within the Green Belt which strictly limits the potential for additional development in the form of new housing and businesses. The village of Brandon is inset within the Green Belt but Bretford is "washed over" meaning that the whole settlement is subject to Green Belt policies as are all areas of the NA beyond the settlement boundary of Brandon. The emerging Rugby Local Plan is not proposing any alteration of the Green Belt boundary as it currently affects the NA. However there is a well-known site in the NA (Brandon Stadium) which contains land that is classed as previously developed land (PDL) and the site has been the subject of a proposal for redevelopment. It is therefore important that the Neighbourhood Plan considers what type of redevelopment would be supported by the Local Community if and when a proposal is submitted to RBC. Although the NP must reflect Local Plan and National Planning Policies which will be applied to any planning application that may be submitted, the NP can play an important part in shaping the way in which new development can best reflect the wishes and needs of the community.

**PART ONE - To be completed by an adult**

Please insert your postcode as it is required to validate your response.

Postcode: \_\_\_\_\_

How long have you lived in the Neighbourhood Area?

0 - 4 years	
5 - 9 years	
10 - 19 years	
20 - 39 years	
50+ years	

### Your views on your Neighbourhood Area

The following questions are intended to help you understand what your priorities and aspirations are for the Neighbourhood Area.

**1 What do you like most about living in the Neighbourhood Area?**  
Please prioritise your preferences, with one being the most important

A. Open and green spaces       E. Friendly and safe environment  
 B. The rural character of the NPA       F. Access to the countryside  
 C. Local wildlife and habitats       G. Location  
 D. Sense of community       H. Something else?

Comments:

---

**2 What do you dislike most about living in the NA?**  
Please prioritise your preferences, with one being the most important

A. Pedestrian safety       F. Dog fouling  
 B. Car parking       G. Light pollution e.g. exterior or security lighting  
 C. Volume of traffic       H. Excessive or inappropriate signage  
 D. Speed of traffic       I. Lack of local facilities  
 E. Litter       J. Something else?

Comments:

**3 Do you use any of the existing NA amenities? If so, how often?**  
*(tick box and use line for answer)*

A. The bus service in Brandon, Rugby - Coventry  \_\_\_\_\_

B. The local pubs

i. Royal Oak  
 ii. Queen's Head

C. Brandon Club  \_\_\_\_\_

D. Mercure Hotel and facilities  \_\_\_\_\_

E. Brandon Riding schools/ stables  \_\_\_\_\_

F. Bretford Riding school/ stables  \_\_\_\_\_

G. Bretford Village Hall  \_\_\_\_\_

H. Bretford Playing Fields & cycle speedway  \_\_\_\_\_

I. Brandon Wood  \_\_\_\_\_

J. Brandon Marsh  \_\_\_\_\_

K. Brandon Wood Golf Course  \_\_\_\_\_

L. Footpaths and bridleways  \_\_\_\_\_

M. Brandon Speedway  \_\_\_\_\_

Comments:

---

**4 What do you see as being the main issues affecting the villages of Brandon and Bretford?**  
Please prioritise your preferences, with one being the most important

A. The village is too dispersed and lacks a focus/heart       E. Flooding/ surface water not draining  
 B. Traffic volumes and speeds through the villages       F. Lack of services and local facilities  
 C. Lack of Affordable houses       G. Other (please state below)  
 D. Lack of Retirement houses

Comments:

**5 What facilities do you use in the neighbouring villages of Wolston, Binley Woods and Brinklow?**  
Please tick which facility you use and in which village(s).

Facility	Which and Where
Church	
Village Hall	
Pub	
Restaurant/ Take Away	
Chemist	
Doctor	
Shops	
School	
Library	
Leisure Centre	
Skate and youth services	
Other	

**6 What types of new facilities or amenities would you like to see in the NA?**  
Please indicate where you would like to see the facility

Facility	Where
Shop	
Food/ Restaurant	
Starter Units	
School	
Childcare for babies, toddlers and pre-schoolers	
Offices	
Tourism/ Leisure Facilities	
Nursing Home	
Doctors	
Dentist	
None	
Other	

### Housing and development.

There is no requirement for Brandon or Bretford to provide additional housing as part of the emerging Local Plan. However, there are a number of potential development sites in the NA that have been put forward by landowners/developers as potential housing sites. The Neighbourhood Plan gives us the opportunity to manage that development in line with the needs, priorities and aspirations of the people who live here. Your views will help us to formulate policies to ensure that if new housing is proposed within the NA, that it reflects the views of the local community in terms of whether a site or sites should be developed for housing and if so the way in which this should be brought about.

**7 Over the next 15 years would you like to see any additional houses being built in NA?**  
 YES /  NO

**If Housing is to be built within the NA:**

**8 What scale of housing do you think would be most appropriate? (tick box)**

Large developments (more than 25 houses)  
 Medium developments (10 to 25 houses)  
 Smaller developments (fewer than 10 houses)  
 Individual homes

**9 What types of housing tenure do you think the NA needs?**

Market housing (Homes to buy)  
 Affordable Housing  
 Starter Homes  
 Private rented  
 Shared Ownership

**10 What type(s) of housing do you think the NA needs?**

1-2 bedroom house  
 3-4 bedroom house  
 5+ bedroom  
 Bungalows  
 Retirement Housing

11 Are you planning on moving within the next 5 years?  
 YES /  NO

If yes would you prefer to move: (tick box)  
 Outside of the NA  
 Within the NA

12 What principles should influence the design of new houses?  
 Tick all that apply

- A. Use of modern efficient energy and eco-friendly technology?
- B. Have off-street parking
- C. Be innovative in design
- D. Be limited to two storeys
- E. Have pavements and kerbstones by the roadside
- F. Have a garden
- G. Should there be a design guide in the Neighbour Plan to influence the design of any new housing?
- H. Other, please specify

Comments:



9

13 What do you think are the biggest benefits that new housing development can bring to the NA?  
 Please prioritise your preferences, with one being the most important

- A. Community with a balance of income and ages
- B. Broadband speeds
- C. Mobile phone coverage
- D. Facilities and services for young people
- E. Investment in infrastructure
- F. Transport links
- G. Parking
- H. Protection of the countryside and local assets
- I. Safe cycling routes
- J. Safe pedestrian routes
- K. Schools and childcare
- L. Shops and services
- M. Rental properties
- N. Variety of housing
- O. Land for recreation (allotments, playing fields etc.)
- P. Leisure facilities
- Q. Local jobs and businesses
- R. Village identity and community life
- S. Medical and care facilities
- T. Other, please specify

Comments:



10

14 What concerns do you have about further housing development within the NA?  
 Please prioritise your preferences, with one being the most important

- A. A weaker sense of community
- B. Air quality
- C. Expansion targeted only at people on high incomes
- D. Increase in crime and antisocial behaviour
- E. Increased traffic
- F. Insufficient sports and leisure facilities
- G. Lack of adequate parking in the villages
- H. Lack of school/childcare places or school/childcare overcrowding
- I. Loss of countryside and/or green space between existing settlements
- J. No obvious centre to the villages
- K. Overloaded sewage and drainage system
- L. Overstretched local amenities
- M. Over-subscribed medical and care facilities
- N. Reduction in amount of green space
- O. Undermine local businesses
- P. Unsafe cycle routes
- Q. Unsafe pedestrian routes
- R. Other, please specify

Comments:



11

**Infrastructure.**

Infrastructure is the basic physical structures and facilities needed for the operation of a society. For example, things like buildings, roads, power supplies, communications etc.

15 If money were available for improving infrastructure, where do you think it should be spent?  
 Please prioritise your preferences, with one being the most important

- A. Sewerage/trashage
- B. Pavements
- C. Roads
- D. Water supply
- E. Electricity
- F. Gas
- G. Mobile phone coverage
- H. Broadband
- I. Green infrastructure = verges/grass/public open space/ trees
- J. Other, please specify

Comments:



12

### Roads.

The main roads that pass through Brandon and Bretford, as well as through the rural parts of the NA, serve both the local community and act as a through route between Coventry and Rugby and surrounding settlements with traffic levels significantly increasing during peak hours.

16 Do you have any concerns about traffic through the NA?  
 Note specific concerns.

A. Speed

B. Congestion

C. Pedestrian safety

D. Other

17 Are there any traffic management initiatives you would like to see in the NA? Please specify?

Comments:

18 Are you in favour of the Neighbourhood Plan supporting the creation of better access to footpaths and bridleways to make it safer and easier to get around the village and the wider NA on foot, horse or bicycle?  
 YES /  NO

19 Do you think there is a car parking problem in the NA? If so, tell us where and describe the parking problem.

Comments:



### Built and Natural Heritage.

The NA contains many historic buildings as well as a large part of Brandon being a designated Conservation Area. The NA also contains a number of important archaeological sites and has extensive areas of woodland and ecologically important sites.

20 What do you feel are the most important heritage assets within the NA?  
 Please prioritise your preferences, with one being the most important

A. The Conservation Area in Brandon  
 B. Listed houses and structures  
 C. Important archaeological sites  
 D. Brandon Wood  
 E. Brandon Marsh  
 F. Brandon Castle  
 G. Farmland/ green fields  
 H. River Avon  
 I. Footpaths and bridleways  
 J. Other, please specify

Comments:

21 Which aspects of built and natural heritage would you like to see protected/improved?

Comments:

22 Currently Coventry City Council own Brandon Little Wood. Brandon and Bretford Parish Council registered an interest in Brandon Little Wood. Should the opportunity arise, would you support purchasing Brandon Little Wood?  
 YES /  NO



### Brandon Stadium.

The future of Brandon Stadium is uncertain following its recent sale to a developer who held a public exhibition in Binley Woods last year proposing to redevelop the site for housing. More recently it has been reported that a new lease has been proposed by the new owners to allow for the speedway operators to continue to use the stadium for a further year from January 2017 and perhaps extendable for a further 2 years although that is not clear whether that is certain. However it seems very likely that the longer term future of the land on which the stadium and car park is situated remains uncertain.

The Parish Council would therefore welcome the views of the community on what local people would like the site to be used for if and when plans for the redevelopment of the site come forward. In particular the Neighbourhood Plan can suggest what uses would be acceptable and propose policies to guide the way future development should be brought forward, providing the policies are consistent with the policies in the Rugby Local Plan and National planning policies. There are no plans to remove the site from the Green Belt and therefore any future redevelopment of the stadium site would be assessed against established policies for the redevelopment of previously developed land in the green belt and the Neighbourhood Plan would need to reflect this policy.

Please indicate which of the following use(s) you'd like to see if the Stadium is redeveloped:

1 Retention of part/whole site for leisure/sports use

2 Housing on:  
 Part of the site  
 All of the site

3 Community Use

Comments:

4 Business units

5 Other, please specify

Comments:



### Businesses within the NA.

There are a number of small, independent businesses which are an important part of the NA, encouraging a sense of community and providing local jobs and helping the NA to thrive. More and more people are either running businesses from home or are working from home. The NA is also within easy commuting distance of a number of local, national and international businesses. The Neighbourhood Plan needs to respect the business and employment needs of the community and in order that it can do so we need to understand how the community would wish to see business and employment needs protected and enhanced.

23 Do you run a business, or work in the NA?  
 YES /  NO

If yes, what type of business?

Comments:

24 Do you work from home in either your business or for your employer?  
 YES /  NO

If yes, roughly how many hours a week do you work from home?

1 - 5 hours	
6 - 10 hours	
11 - 15 hours	
16 - 20 hours	
more than 20	



**PART TWO** - To be completed to give the views of each member of your household aged 17 or over.

Always use the same column for each person  
Please tell us about yourself:

	A	B	C	D	E	F
Male						
Female						

What age range do you belong to?

	A	B	C	D	E	F
17-19						
20-29						
30-45						
46-59						
60-74						
75+						

25 Do you travel to work from within the NA?  
 YES /  NO  
 If 'yes', how (tick all that apply)  
 If 'no', move to question 27

	A	B	C	D	E	F
Bus						
Car						
Train						
Cycle						
Walk						
Motorcycle						




17

26 Where do you travel to for work?  
 E.g. Coventry, Rugby, Leamington?

A
B
C
D
E
F

27 Please tick any of the following that would improve your experience of working, training or studying in the NA, or would support the growth of your business or service.

	A	B	C	D	E	F
Improved mobile reception						
Faster broadband						
Better or more frequent transport links						
Dedicated space for networking and development						
Business Units						
Something else?						

**Transport.**

28 What form of transport do you regularly use?  
 Please prioritise your preferences, with one being the most important

	A	B	C	D	E	F
Car						
Bicycle						
Walking						
Bus						
Motorbike						
Train						
Mobility vehicle / wheelchair						

29 What forms of transport would you like to use more?

	A	B	C	D	E	F
Car						
Bicycle						
Bus						
Walking						
Motorbike						
Train						
Mobility vehicle / wheelchair						




18

30 How often do you catch a bus?

	A	B	C	D	E	F
Daily						
A few times a week						
Weekly						
A few times a month						
Monthly						
Annually						
Less often						
Never						

31 To be answered if anyone in the household has mobility issues  
 If you have mobility issues, what would make it easier for you to get around your village and beyond?

Comments:

32 To be answered by head of household  
 Are you satisfied that you have sufficient access to the countryside?  
 YES /  NO  
 If no, please indicate all of the things that are preventing access:

A. Lack of signage or information boards     D. Inaccessible because of stiles or gates  
 B. The state or condition of paths     E. Something else?  
 C. Lack of footpaths

Comments:

33 Would you like to see a railway station back in Brandon?  
 YES /  NO




19

**PART THREE** - To be completed by an adult

34 What do you like about living in your village?

Comments:

35 What would you like to change about living in your village?

Comments:

36 Do you think your village provides community based facilities for your age group / ability?  
 YES /  NO  
 If 'no', what facilities would improve your quality of life (tick all that apply)

A. Luncheon Club     E. Slimming Group  
 B. Activity Group     F. Special Interest Groups  
 C. Indoor Games     G. Other, please specify  
 D. Support Groups

Comments:

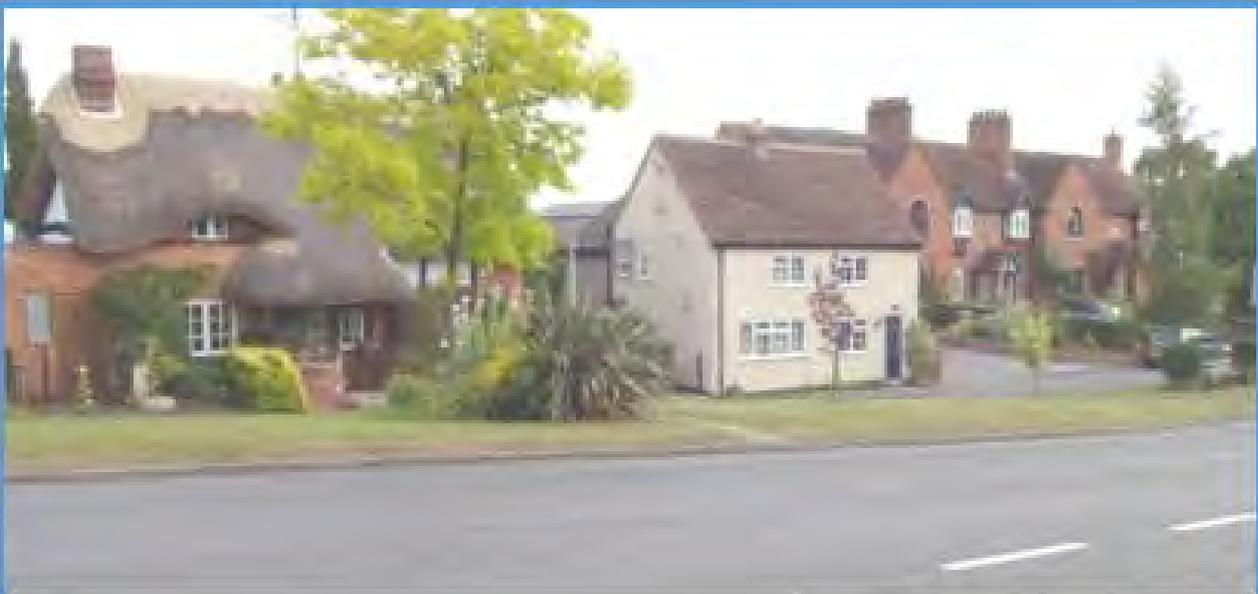
Any other comments (please continue on an additional sheet if required)

Comments:




20





# Neighbourhood Plan Results and information



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7	What local amenities do you use?
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21-22	Suggested Traffic Management Initiatives
23	Are you in favour of the NHP
24	Do you think there is a car parking problem in the NHP
25	Built & Natural Heritage—What do you feel are the most important heritage assets within NA?
26	Which aspects of Built or Natural Heritage would you like to see protected/improved?
27	Would you support the purchase of Little Brandon Wood if opportunity arose?
28-29	Brandon Stadium
30	Do you run a business or work in the NA?
31	Do you work from Home?
32	Household Information - Gender & Age
33	How do you travel to work and where do you work?
34	How could your working and studying etc. experience improve? What transport do you use?
35	What transport would you like to use more? How often do you use a bus?
36	If you have mobility issues, what would make it easier to get around the villages?
37	Are you satisfied you have sufficient access to the countryside? What is preventing access
38	Brandon Railway Station
39-40	What do you like about living in the village?
41	What would you like to change
42-43	Do you think your village offers community based facilities suitable for your age group? If no how could it be improved?
44	Children under 16—What play facilities do you use? Are you happy with the location and variety of play opportunities?
45	How do you get to School? What leisure activities do you enjoy and where?
46-47	Additional Comments & Suggestions

**Responses.**

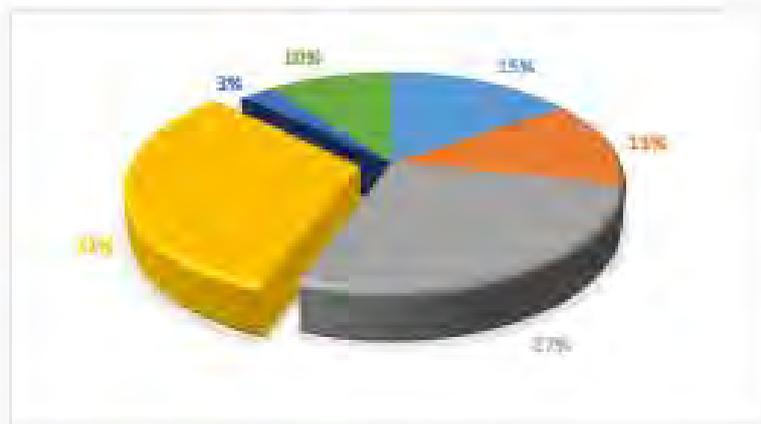
Of the 315 properties 117 responded with 11 submitting through Survey Monkey and 106 returning paper copy through the post in prepaid envelopes supplied. This equated to 37% response rate.

Questions were formulated by the NHDP steering group, and the questionnaire was given to twelve volunteers to look at any problems or improvements prior to printing.

The document was hand delivered to residential properties in November 2016 with a return date of the 27th November.

**How Long have you lived in the village**

0-4yrs	15.3%
5-9yrs	12.7%
10-19yrs	27.1%
20-39yrs	31.4% (Majority)
40-49yrs	2.5%
50+yrs	10.2%



### Q1. Your Views on your Neighbourhood Area

The following questions are intended to help you understand your priorities and aspirations are for the Neighbourhood Area

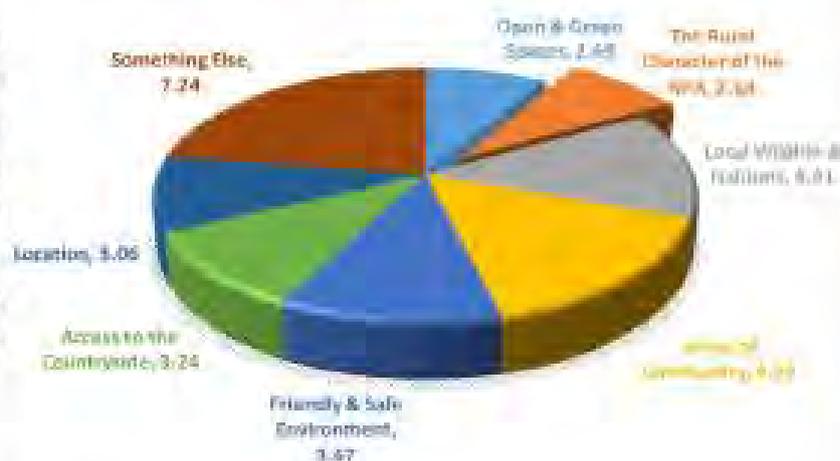
What do you like most about living in the Neighbourhood Area?

Please prioritise your preferences, with one being the most important.

#### Most Important

The Rural Character of the NPA	2.6
Open & Green Spaces	2.7
Location	3.1
Access to the Countryside	3.2
Friendly & Safe Environment	3.7
Local Wildlife & Habitats	4.4
Sense of Community	5.0
Something Else	7.2

#### Least Important

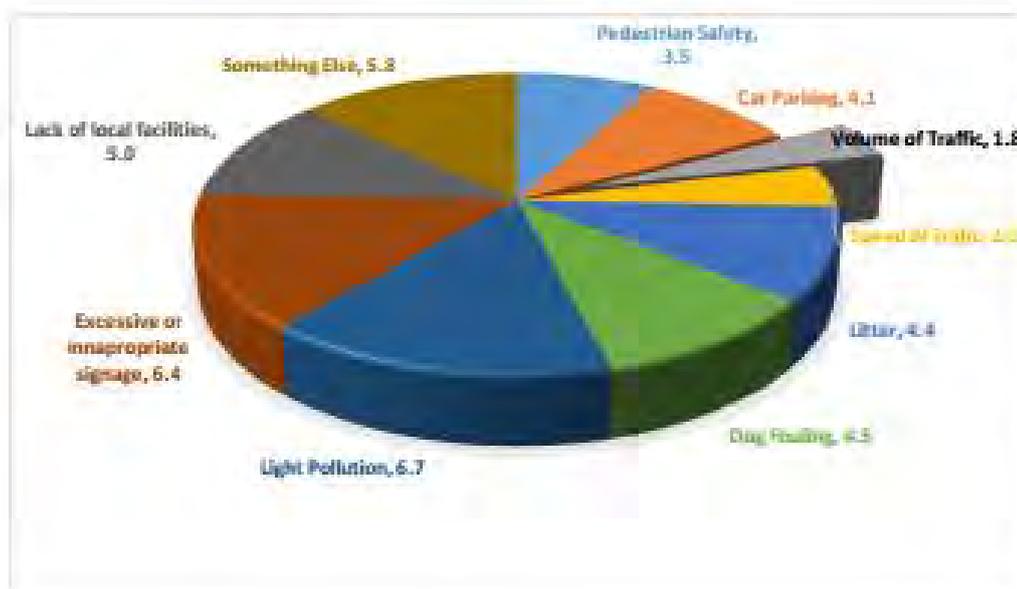


#### Comments Made on this question

A safe place for the children to grow up. Plenty of space for them to play. Lots to see and do. Family Friendly
As above, Habitats where wildlife can flourish is most important
B the E Then Brandon Ladies Club
Designated green area (particularly around Bretford) giving sense of security/protection from industrial and residential encroachment
Distance to place of work & Town/City
Far enough away from cities & towns but not too far to make it isolated
Fishing Club@ Wolston
I have answer as why I came to Brandon in the first place (in 1969) now of course thigs have changed and not (in my opinion) for the better! Of course I am now 84yers old (A dinosaur)
Is nice area t live and has easy access to wider facilities
Location to Rugby & Coventry, also living in the Countryside
Many of the above depend on one another
My Neighbours
Neighbourhood plan should try and protect countryside in and around parish
Rights of way sometimes poorly maintained & hard to access
The grapevine monthly is such a good medium for getting the community together and keeping people informed
Village life within easy reach of work and amenities is why we chose Brandon
We both like the openness of the area and being a short walk to coombe but the traffic is starting to build up with large lorries going past mostly in the mornings
We chose to move out of Coventry to live l a more rural area
We think all the above applies equally. The close proximity to all services we need eg transport links, hospital, clubs, banks etc

**Q2. What do you dislike most about living in the NA?**

Please prioritise your preferences, with 1 being most important



**Most important**

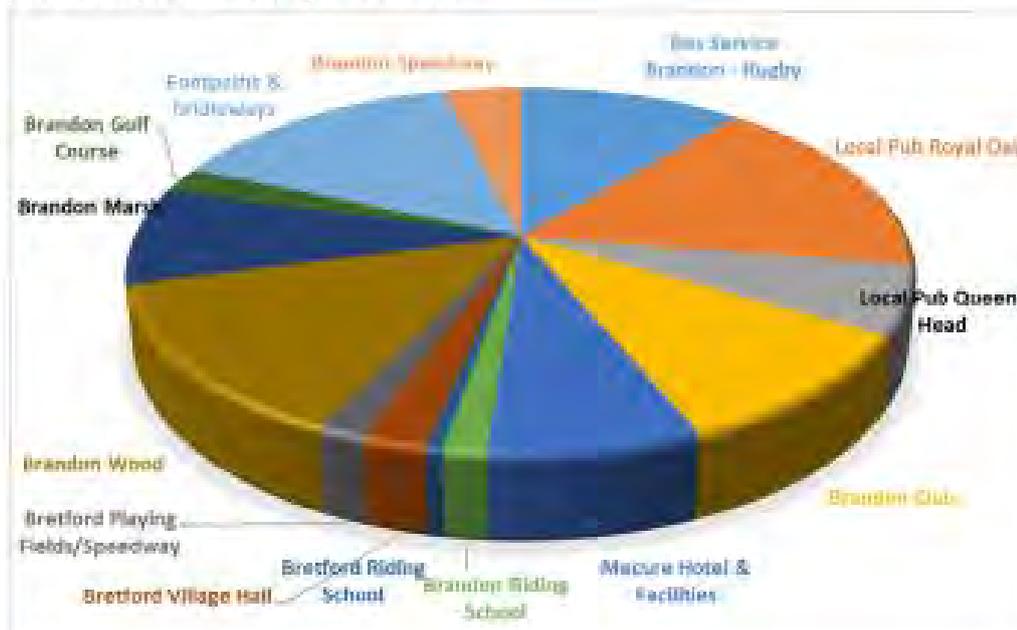
Volume of Traffic	1.8
Speed of Traffic	2.0
Pedestrian Safety	3.5
Car Parking	4.1
Litter	4.4
Dog Fouling	4.5
Something Else	5.8 (please see page 6 for listing of comments)
Lack of Local Facilities	6.0
Excessive or Inappropriate Signage	6.4
Light Pollution	6.7

**Least important**

Comments made to:- What do you dislike most about living in the NA?

A crossing is needed for pedestrians going from Brandon to school or shops in Wolston A Zebra crossing is needed near the railway bridge
Avondale Road is too fast for traffic. It needs road humps so vehicles cannot build up to such high speeds
Banners from Hotel
Brandon suffers with high volumes of through traffic often travelling at speed and ignoring signage. It also lacks a heart or Core and a strong sense of community, due to its dispersed nature and shortage of facilities
Car parking is an issue but I would not want to see more restrictions or bollards erected
Far to much FAST traffic using village
FG&H not an issue where we live
Fly tipping along Brandon Lane
heavy traffic through the village
High Speed, limit signs confusing between Brandon & Bretford. Different speeds in same position on opposite sides of Road
Horse Fouling an issue on road & Pavements
I don't feel there is a sense of community in the village (as there is in Binley Woods for eg were I used to live)
I have loved living in Brandon but am now about to move on
J. Stockcar is extremely noisy. Cars are also parked everywhere on stock car nights
Lack of public transport after 8pm !!! The uncertainty of Brandon Stadium future. Lack of Local sports facilities, Lack of local Health facilities. Local = Brandon
Living on the B4455 (fosseway) we expect traffic, but have noticed a considerable increase over the last 3-4 years. Main concern is speed, whilst it is national speed limit, it is treated as a race track especially by Motorcycles through the summer
Many properties front up to the roadside in Brandon with no pavement and only 4" brick walls.. There have been many impacts in Brandon over the years, and will only increase with more traffic.
Need of Bretford ByPass
New developments have garages and parking provided. Nobody uses them. Cars dumped everywhere blocking access along roads and footpaths
New housing at Brandon Stadium would need extensive road layout changes because of increased volume
No local shops, convenience store or newsagent or Postoffice
Noise from Brandon/Binley Speedway Poor public transport (non existent in Bretford!) bus service just a few times a day missing out Wolston (through Bretford & Brandon service both ways) eg 2am & 2pm services. Smell of pesticides/compost by farmers Farm vehicles and trucks spreading mud and loose hay along roadway and into gardens! Cover loads
Noise Pollution - Riding School Siren. Poor internet speeds
None of the above, everything is fine the way it is. Please don't change the character of the village into a mine town environment e.g. Binley Woods
Noparking available, Difficult to cross roads, This is due to roadworks I'm guessing so cant continue much longer hopefully
Not having a bus shelter at the end of the lane. Watching children freeze whilst waiting for the bus
Problem with Pavement Parking
Public transport is awful
Rest are small problems which I cant put in order
Satisfactory living where we are
Speed of traffic excessively fast, although this may improve when Tollbar Island is complete
Speed volume of traffic is inappropriate along main street & Avondale Rd. We have lost 4 cats Killed by speeding cars
Streetlighting levels are inconsistent or non existent. I.e. some parts of Avondale Rd
The frustration of cars continually parked on pavements particularly in Hallams close and Avondale Rd Bus shelter
The junction at the Wolston Turn off with Rugby Rd is particularly hazardous due to speed
Traffic is getting a problem having taken 10 mins to get off my drive most mornings
Traffic on A418 has increased over years which needs to be taken into account in any further development in the area
Traffic Speed, Traffic Volume, Severe lack of pedestrian crossings especially for children, So bad that a car crashed into our house!! Lack of community space for kids
We miss the small shop in Brandon, our nearest one now is at Wolston or Binley Woods
Would like to see somewhere we can take children out on scooters or bikes- perhaps a pavement surrounding the park

**Q3. Do you use any of the existing amenities?**



<u>Local Amenities</u>	<u>Number of people responded to say they use the facility</u>	<u>Comments Made</u>
Local Pub Royal Oak	87	
Footpaths & Bridleways	77	
Brandon Wood	72	As above. The proximity and access to woodland & bridleways defines the village for us it is utmost important to our village
Bus Service Brandon to Rugby	58	As I get older I get out and about less. The gym visits keep me relatively fit and I meet people
Brandon Club	54	Bus service is too limited (8pm finish) Rail service non-existent
Brandon Marsh	45	From the NA Many other facilities and amenities can be easily accessed
Mecure Hotel & Facilities	39	having been a speedway supporter for many years, the noise has never bothered us from speedway stockcars
Local Pub Queens Head	32	I would travel by bus if there was a direct service to Leamington or the Hospital
Brandon Speedway	20	Many were used regularly when we first came to live here, but are used less as we have got older
Brandon Golf Course	12	our ages inhibit use of many amenities
Bretford Village Hall	12	Reopen Railway station
Bretford Playing Fields/Speedway	9	Terrible for the area if the speedway goes. It is part of the area. Generations have been to the speedway
Brandon Riding School	8	The bridleway from Bretford to Brinklow is not well maintained and it makes it dangerous to pass horses
Bretford Riding School	3	

**Q4. What are the main issues affecting the Villages of Brandon & Bretford**

Please prioritise your preferences, with 1 being most important



<u>Most Important</u>	
Traffic volumes and Speeds	1.4
Flooding/Surface Water	2.5
Village too dispersed	3.2
Lack of services	3.4
Lack of affordable housing	3.4
Lack of retirement homes	3.5
Other	7
<u>Least Important</u>	

<u>Comments Made</u>	
	Excessive disruptive parking at Speedway
	A & D Do not affect us
	As with q3. Lack of useful public transport. 2.. Surface water after heavy rain is a worry, 3. Height of trees in Speedway lane a concern
	Big problem when heavy rain road impassable (Main St) and Avondale
	Binley Woods have 62 new houses being considered but as yet no houses for the speedway ground. The roads can not take any more traffic
	Bus & rail services could be improved greatly. Train station re-opened
	water pressure significantly reduced since assertion of new houses
	C&D completely linked re lack of retirement homes blocks the availability of family homes for young families (affordable housing)
	Dispersed settlement on significant road, limiting ability to have community identity
	Flooding at the bottom of the hill getting worse
	Footpaths inadequate along Brandon road from main village to properties outside/away from centre towards Brandon
	Hopefully this will reduce once tollbar finished
	If all of the above were acted upon the village would lose everything
	It is just endless traffic through the village now
	Lack of childrens play area/local point. The roads are so dangerous they fragment the village
	Lack of retirement homes a big problem for all parishes in area
	Lack of security/Policing
	Lack of Social Housing
	Only consider B&E to be an issue, other options are not considered as a problem issue
	People who live here have to move if they need care
	Quite a large number f traffic collisions over the past year
	Sewerage has never been upgraded
	the village (Brandon) need to be more integrated and offer a wider choice of housing & Facilities
	We are concerned that bungalows converted to 2 stories reduce the number of properties available for disable and retired people
	Would like to see a new housing development that young people can afford. Lets share our wonderful village with the younger people

Q5. What facilities do you use in the neighbouring villages Wolston, Binley Woods & Brinklow?



	Church	Village Hall	Pub	Restau- rant	Chemist	Doctor	Shops	School	Leisure	Skate & Youth Services
Binley Woods	2	13	6	7	15	6	43	4		
Brandon			25	3	2	1	1			
Brandon Marsh				3						
Bretford			7	1						
Brinklow	1		10	8	3	9	7			
Dunchurch	1									
Wolston	33	28	8	21	41	60	70	12	16	4
Coventry					1	1	1		1	
Stretton						1		1		
Works Shopping Centre							1			
Leamington							1			
Rugby									1	
Willenhall									1	

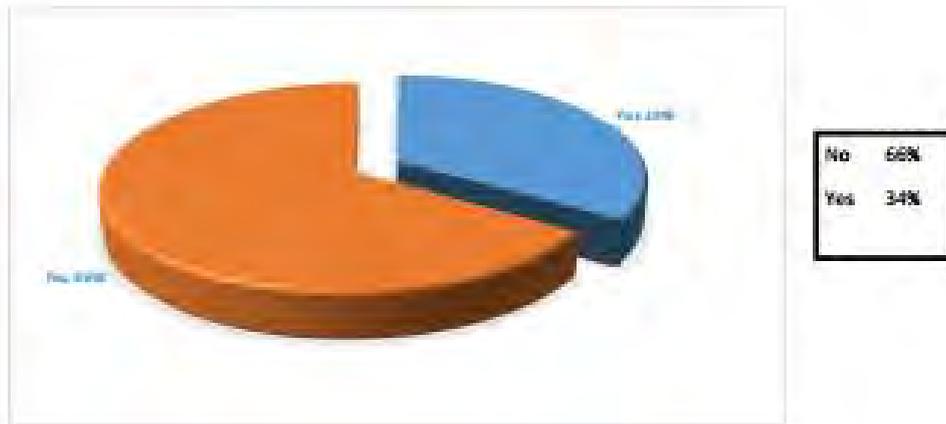
**Q6. What type of new facilities/amenities would you like to see in the NA?**



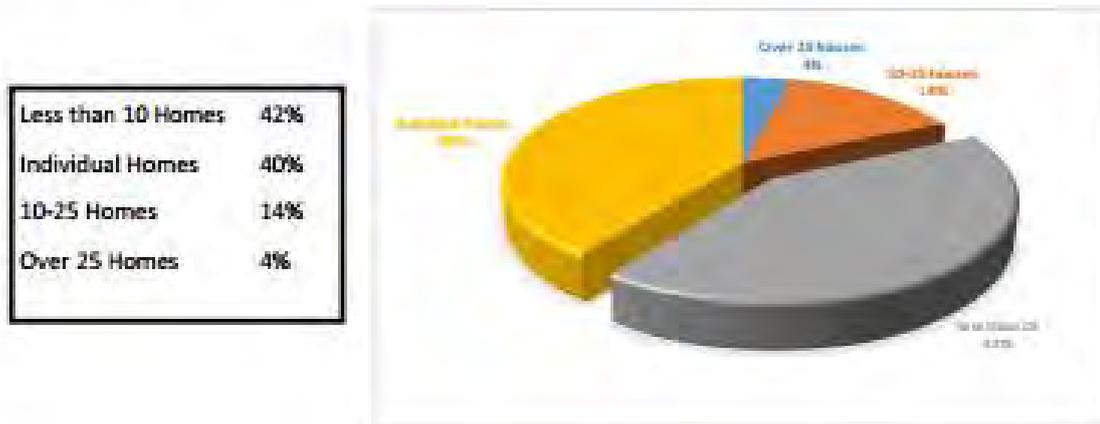
	Shop	Food/ Restau- rant	Starter Units	School	Childcare	Offices	Tourism/ Leisure	Nursing Home	Doctors	Dentist	
Anywhere									5	3	5
Binley Woods			1	4		1	1	1	3	3	3
Brandon	16		1	5	1	1		8	11	4	11
Bretford		2		2		1					
Brinklow								2			2
Not Viable					3						
Wolston		3		3	1	3			13		13
Yes						3					

**Housing & Development**

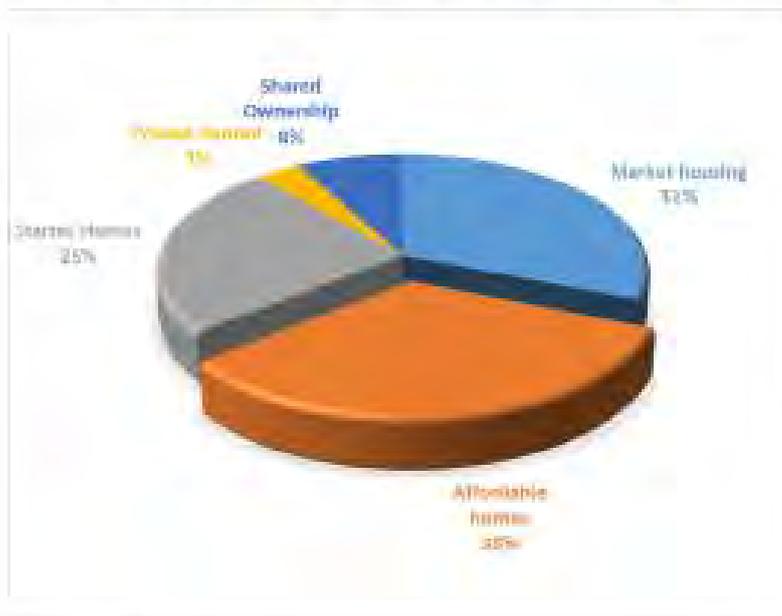
Q7. Over the next 15 years would you like to see any additional houses being built in the NA?



Q8. If housing is to be built, What Scale of housing do you think would be most appropriate?



Q9. What type of housing tenure do you think the NA needs?

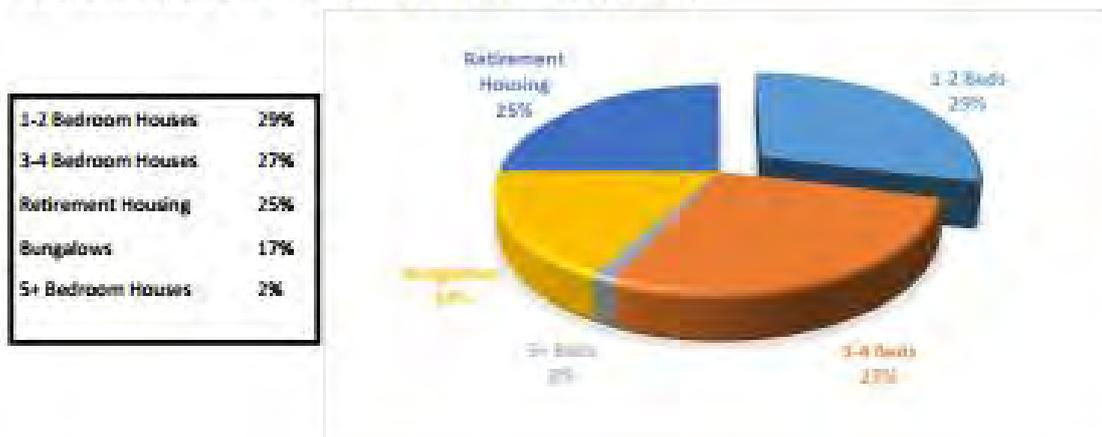


Affordable Homes	39%
Market Housing	31%
Starter Homes	25%
Shared Ownership	8%
Private Rented	3%

Comments of:-

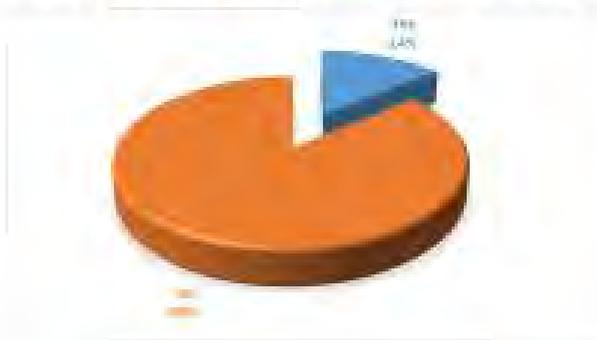
Starter homes- too transient in nature, adds nothing to the community

Q10. What type/s of housing do you think the NA needs?



1-2 Bedroom Houses	29%
3-4 Bedroom Houses	27%
Retirement Housing	25%
Bungalows	17%
5+ Bedroom Houses	2%

Q11. Are you planning to move in the next 5 years?



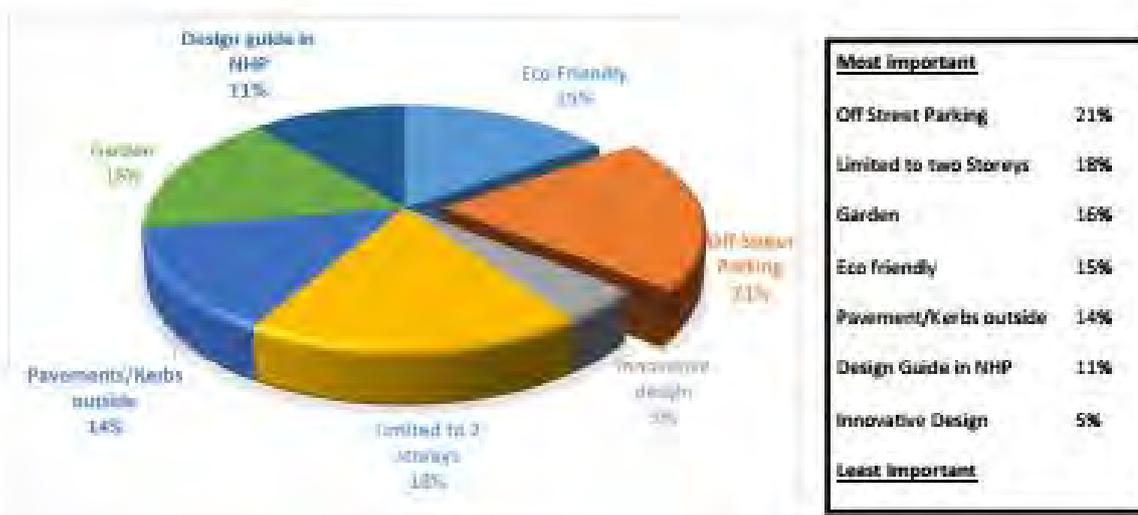
No	86%
Yes	14%

Q11a. If Yes, would you prefer inside or outside the NA?

To move outside the NA	30%
To stay within the NA	70%



Q12. What principles should influence the design of a new houses?



<u>Most important</u>	
Off Street Parking	21%
Limited to two Storeys	18%
Garden	16%
Eco friendly	15%
Pavement/Kerbs outside	14%
Design Guide in NHP	11%
Innovative Design	5%
<u>Least important</u>	

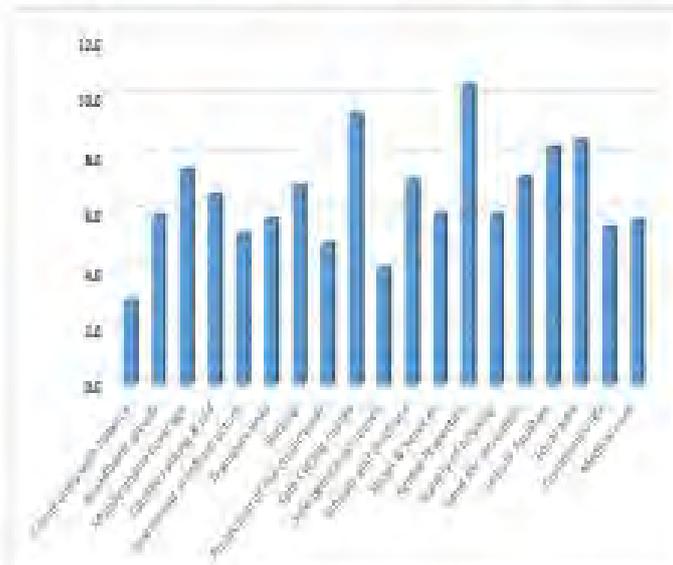
Comments Made on this question

A small development with village boundary if land becomes available, but village boundary should not be moved. It is essential that green belt is secured
All of the above have merits. A design guide would be a key way of villages influencing 'developer' decisions if adhered to. Other should be the type of housing needed & wanted by villagers (not that type designed to make the maximum cash for developers)
All of the above to keep housing affordable but not social housing, so as to attract people who will have a sense of pride in where they live
Definitely off street parking. No home should be built today without that
Houses should be built in positions that are sympathetic with existing housing Alignment not built to maximis quantity on available plot of land
Houses should be individual They should have their own character. We have examples of different styles from every era from 1500s all the way to modern. We don't need an estate of Whimpy or Bloor Homes with no parking and no soul.
Housing - if it is to be built - should be sympathetic to and in character with existing properties
Housing should be sympathetic to neighbouring houses in the immediate surrounding area
I would not like to see new housing built in the area as it would spoil the area
In keep with rural look
In keeping with design of housing already in area
Individual housing not rows of the same
It is nice to see many individual and unique houses It adds character to the area and makes the area interesting
Kept in keeping with neighbourhood - cottages, farmhouse style etc
More Affordable Housing
New affordable flats required 2 bedroom without high service charges
New housing should fit the style of the village and neighbouring village to maintain the house prices of those already living here
No houses to be built
Referring to point C design should be compatible with existing building. Attached article from Daily Mail re bungalows)

Further Comments Made on this question (Q12)

Should any new homes be built in the area, they should be the style and design in keeping with the houses in the villages
Should the Woodcroft engineering site be proposed for redevelopment then small business units should be considered
Small 2 bedroom bungalows would be nice for people who want to own size at an affordable price and to stay in the area
Steering in behalf of younger generation
The design should be in keeping with the older part of our village to preserve nature. We already have too many modern structures that stick out like sore thumbs. Conservation villages manage to preserve a co-herent image. They are proud of what they have and don't feel the need to rush into current modernity just to be different. the town/city mentality should stay there. Why do people love the Cotswold villages? because they are preserved in style!
The NA needs to offer a wider housing choice especially for the young & elderly. Housing needs to be integrated to compliment rather than spoil the character of the village. New housing will add to the sense of community and potential create a threshold and attract new local facilities. But it needs to be integrated within the village and not located beyond it other than for specialist housing needs.
to be built in keeping of older parts of the village
Too many new developments so not have enough parking and they are dangerous due to cars affecting pedestrian safety
Traditional design to fit in with existing housing in the area
Use cheaper building materials instead of brick. Keep costs down so people can afford to buy on low incomes. Respect the countryside when planning to build new homes
We currently rent but looking to buy our first home, we've lived in Bretford for 3 years and would like to stay in the area but the lack of housing and affordable housing would push us out of the area

**Q13. What do you think the biggest benefits that new housing developments could bring to the NA? Prioritising with 1 as the most important**



<u>Most Important</u>	
Community with Balance	2.9
Safe Pedestrian Routes	4.0
Protection of the Countryside	4.9
Investment in Infrastructure	5.2
Community Life	5.5
Medical Care	5.7
Transport Links	5.8
Broadband Speeds	5.9
Shops & Services	5.9
Variety of Housing	5.9
Facilities for Young & Old	6.6
Parking	6.9
Schools & Childcare	7.1
Land for Recreation	7.2
Mobile Phone Coverage	7.4
Leisure Facilities	8.3
Local Jobs	8.5
Safe Cycling Routes	9.4
Rental Properties	10.4
<u>Least Important</u>	

A community is built up of people of all ages and circumstances, not just middle aged and well off. Bring new life into the village and secure its financial and social future

Absolutely Nothing

All developments seem to do is bring more cars, more people to an area that is already up to capacity. More people require more facilities nit this seems to be overlooked. I see no benefits a housing development brings

Better public transport, Traffic controls (Ban HGV's)

Do not think there are any benefits that new housing development would bring to this specific area

For the above infrastructure has to come first other wise the suggestive benefits of above will not be possible. By infrastructure I mean \* Doctors Surgeries would need upgrading. \* larger schools and more teachers needed. \* better transport links and so on but at what cost.

For the type of development we envisage appropriate to Brandon most of the above is irrelevant

Help to ease national shortage of housing

I can not see the benefit to building houses in Brandon or Wolston

I don't, The area is already overcrowded and traffic parking a major issue affecting the countryside environment.. Another Big development will turn the villages into suburban towns which is the whole reason of choosing to live in the country

More Young people

Most of the above would have to be enhanced if the development was big. A modest number of houses would not generate the need for major facilities and infrastructure

New housing would only apply pressure to facilities - school, doctor, roads etc. The plans that we have seen do not help with any facilities

No benefits to the area, more traffic more pollution more people injured on the roads

None ever

None of it brings benefit

No benefit as all development will overstretch existing infrastructure and use up land

Not sure what new housing creates benefits but could stretch some services like schools & Doctors

Really is no room for more housing - only think our current facilities will be affected

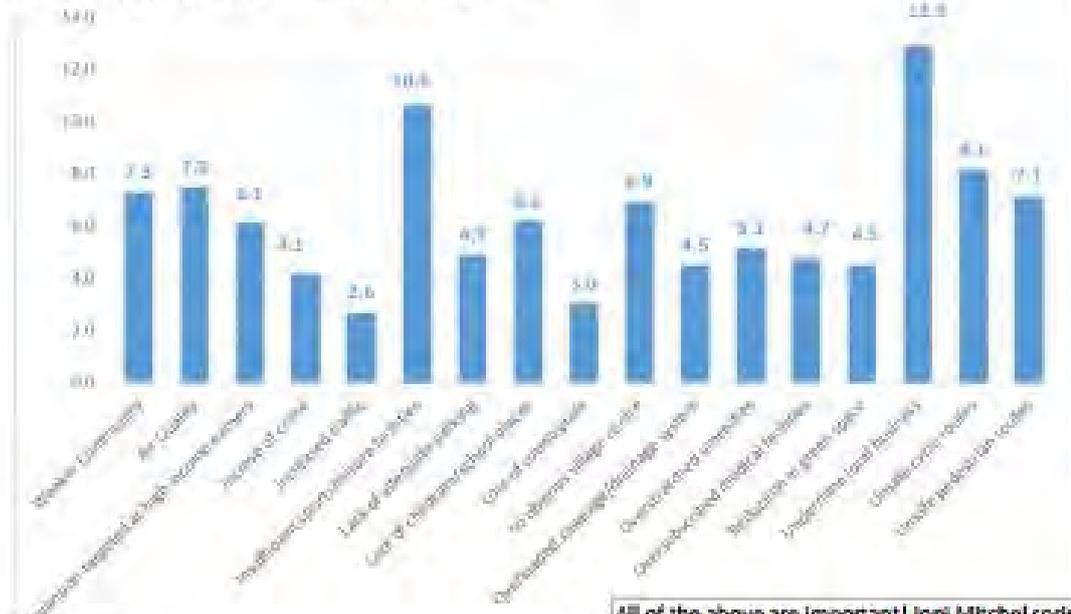
Rental properties council not private

The village of Brandon is a lovely small community & the addition of any further housing would cause additional traffic which is already pretty heavy

We already have the above between our villages

**Q14. What Concerns do you have about further housing development within the NA?**

Prioritising top three with 1 most important.



**Most important**

Increase of Traffic	2.6
Loss of countryside	3
Increase of Crime	4.1
Overloaded sewage and drainage system	4.5
Reduction in amount of green space	4.5
Overstretched medical care facilities	4.7
Lack of Adequate parking	4.9
Overstretched local amenities	5.1
Expansion targeted only at people on high incomes	6.1
Lack of childcare and school places	6.2
No obvious centre to the village	6.9
Unsafe pedestrian routes	7.1
Weaker Community	7.3
Air Quality	7.5
Unsafe cycle routes	8.1
Insufficient sports/leisure facilities	10.6
Undermine local businesses	12.9

**Least important**

Planned properly housing can bring lots of benefits and can be managed to minimise only adverse effects. The NP should have policies to ensure this can happen
Reducing Rural character more parking problems more traffic / Roadworks
The A428 in Brandon will become carbonised alley. The would be developers should be asked where they are going to put the dual carriage way
There should be social housing for young mothers / traffic, Speed of Traffic, Pedestrian Safety especially kids! we have only scored those items we feel appropriate based on our envisaged development.

All of the above are important! Joni Mitchell springs to mind ' You don't know what you've got till its gone' (big yellow tax) Impact on woodland habitats green corridors, birds, Mammals and the boundaries around us that define our village.

All of the above problems would come if more housing being built, it would ruin an otherwise relatively unspoilt part of England

All of these concerns are relevant and they are all of equal importance

I have lived in Brandon for a long time and appreciate living in a lovely area. I am in favour of change, but for the better & not to have our village spoilt

If Brandon Stadium or the garden centre were developed for housing they would become little housing enclaves. They could be isolated from the rest of the village (like Bluemells estate in Wolston)

Keep Brandon Stadium for Motor Sport

Lack of green spaces/air quality overloaded schools and Doctors. Too much traffic increase in Crime parking outside the co-op in Wolston is dangerous.

More affordable two bedroom flats are required not just for new-comers

Parking Priority

**Infrastructure**

Q15.If money were available for improving infrastructure, where do you think it should be spent? Prioritise with 1 being most important



<b>Most important</b>	
Sewage & Drainage	2.3
Roads	2.5
Green Infrastructure	2.9
Broadband	3.4
Mobile Phone Coverage	4.2
Water Supply	4.3
Pavements	4.4
Electricity	5.5
Gas	6.1
<b>Least important</b>	

**Comments Made**

Bridle Ways, Pavement all the way from Brinklow to Bretford, Drainage Control of flooding for River Avon. By Pass to Bretford Bridge in Need of repair. HGV Ban on all through traffic (see Q17)
Drainage on the road by us is a joke, the water flows into our driveway and floods by the house. We have dug a drainage inside the garden & it helps ok
Drains not capable of dealing with heavy rain. Avondale Rd/Station Road flooding recently
Electricity supply is temperamental, Broadband is extremely slow. Green infrastructure - much of the countryside is working farmland. Village green, verges, Ponds etc would aid sense of community
Focus a drainage corner of A428 Inct Avondale Rd
Frequent power breakdowns occur. Occasional problems with landline telephone affecting broadband

if money was no object, I'd build a bypass! Or Make village streets 20mph with traffic calming measures to deter people using them as a main road / Landlines telephones, the Service is dire
New Zebra Crossing is needed at Railway Tunnel between Brandon and Wolston, So that School Children can get to school more safely / Path up to Binley Woods far too narrow for walking safely with Dogs/Pushchair
Pavement along the A428 heading to Bretford up to first Roundabout. This would allow safe access to the two footpaths that start/Finish at the bend
Play area, Parks - Safer places for children to play in Brandon. We currently have to take the children to Wolston parks. It would be nice to have a play area in Brandon maybe in the field by Brandon Hall Hotel
Priorities are to green up streetscape especially avonadale rd, main st and the Car Park to the Royal Oak, & Install effective traffic calming measures (Horizontal) to narrow main Street / Removal of overhead power lines from Brandon Village Safe & Dedicated Cycle Routes
Some of the pavements in Main Street (Near Bridge over the river) are uneven and could do with re-surfacing
The existing roads are inadequate for expansion / Traffic Calming & Parking
Village pedestrian through litter collection and green space upkeep / Water pressure has always been low

Q16.Concerns about Traffic through NA

Speed	Congestion	Pedestrian Safety	Other
2	3	1	4.Impacts on housing in NA
1. Speed & Volume - Ignoring speed restrictive	1. Bretford Traffic Lights	1. Especially when cars are parked on pavements	Articulated vehicles are not aware of restrictions on A428 to Rugby
2. the speed of traffic on Kings Newnham Lane (they do not do 30mph)	1. Carri cross road outside house during peak hours	1. Railway Tunnel	ban HGV's Through Village
30 is plenty	1. Rugby Rd used to avoid baginton island and if accident on M6	2. Large vehicles overhanging pavements	Becoming a Rat Run at peak hours
30mph Main St & Avondale	1. TGI Friday island is going to be really congested Nov New road opened	Access from Brandon to Bretford for example	Condition of road surface
3. Excessive noise of vehicles trying to beat traffic lights	7-9am 4-6pm	As Speed	Cycle Safety
Along Avondale & Main Street	A428 Getting much worse	because of speeding and inadequate pavements for pedestrians	Damage being caused to listed buildings
Avondale Road, Brandon	Amount of traffic going through the Village has increased on the last few years	Cars parked on Pavements	Dangerous jct Main St & Avondale
B4455 treated as racetrack, one fatality this year...never any speed checks	At Bretford Bridge Corner	Cars parking on pavements, difficult with pushchairs	Heavy Lorries ignoring the no HGV Signs
Brandon	At peak hour times "local" roads used as short cut for traffic	Crossing A428 in village very difficult	Jct Main St/Avondale Rd needs complete re-design
Brandon too fast in 40 & 30 area - 30 should be compulsory 20	Back up trying to turn right off A428 into Main Street and queuing at Main St/Avondale Jct	crossing from anywhere opposite Oak Car Park to go under railway bridge	Lack of respect for horse riders
Cars are constantly driving over 30mph especially main street brandon	becoming worse	Crossing near Royal Oak	Noise and disregard by road users to residents.
Cars drive too fast	Brandon Road (Stop Bretford used as diversion for Motorway accidents)	Crossing the roads in the village	Poor street lighting levels in parts of Brandon
Coming down main st to jct	Brandon/Walston	dangerous to pedestrian	Stop sign on at Junction of Main Street, Avondale just doesn't exist as motorists are concerned
Excessive	busy peak hours	Dark streets - poor pedestrian visibility	The speed limit in Brandon should be 30 not 40
Excessive speed an issue down Bretford Straight	Can sometimes take me 5 minutes before I can reverse onto my drive due to volume of traffic	Dnagerous to cross A428 to Village Green	Volume & Quarry + large Lorries
Far too fast, suggest 30mph limit	Early morning and evening congestion	Dnagerous to cross road at Main Street/Avondale Road	With new cars being sold, what will happen with our environment?
Go too fast	getting to be known as an alternate route	during peak hours	
Hard to pull out drive due to driver exceeding 50mph limit	growing concern as increasing	I am in constant fear for the kids	
High speed turning into Avondale Rd ignoring of sign & Speed Restrictions	Hard to cross road safely	I have to wait to cross the road or walk down the road to cross	
In Main street Brandon, nearly all vehicles exceed the limit	Heavy Lorries	Lack of safe surface & Traffic control	
Main Street 30mph Brandon	In mornings, traffic queues outside our home	More/Wider footpaths in NA	
	May reduce when A46 completed, Rat-run for leamington/coventry traffic	Narrow and poorly maintained pavements	

Q15. Concerns about Traffic through NA-cont

Speed	Congestion	Pedestrian Safety	Other
More Monitoring needed	Only at peak times or RTA on M6	No Footpath on one side of Road	
More Signage	One car follows another	No pavements on B4455	
Needs to introduce 20mph through villages	Parked Cars on Pavements of Village	Not enough Pavements	
of traffic between Brandon & Rugby	People using roads through village as shortcut	Nowhere safe to cross	
On A428 in Bretford	Poor air quality	Parked cars restrict road view for pedestrians	
Poor enforcement of 10mph @A428 and excessive speeds on village roads	Re-routed traffic due to A45 works	Particularly where no pavements in villages between Brandon & Bretford leading to bridle paths	
Problems with speeding traffic overtaking etc	Roads Narrow	Particularly a problem with a large speeding vehicles	
reduce speed on one way system to 20mph	Rush Hour is bad - especially Lorries	Pavements are not continuous on both sides of road	
Reduce/ Particularly through Brandon & Bretford	The road is blocked every morning	Pavements could be better	
Rugby Rd	Too many cars on Wolston parking on verges when shopping	Pavements not wide enough, Main Street & Rugby Rd Brandon	
Rugby Road is very dangerous	Traffic avoiding Toll Bar	Scared of traffic when walking in village	
Speeding through village	Unable to see traffic approach from service road	Trying to cross the road in Brandon you take your life in your own hands	
Speed along Main Street	Village used as rat run by cars	Unsuitable footpaths in Bretford	
Speed is excessive considering area	Volume of Traffic	Wider Pavements	
Speed of traffic along Avondale Rd	When walking dog taken over 5 mins to cross road	With the school nearby there is no crossing	
Speed of vehicles along Avondale - Turning from Wolston	Yes x 13	Yes x 14	
Speed through villages -	Rugby Rd during Rush Hour		
Speeding down Mainstreet & A428	Large volumes of traffic use the A428 as a single lane road it struggles to cope		
Speeding through Brandon is unacceptable	Constant holdups with traffic turning right into Binley Woods		
Speeding through Main Street	Build up of traffic from TGI Island going into Binley Woods, Brandon		
These two issues are linked: our village layouts are full of bends which limit the view of pedestrians facing crossing the road 30mph is too fast to ensure safety	Needs a bypass		
They speed past all the time	Brandon is used as a cut through to avoid Tollbar		
Too fast	Waiting for the turn off for Wolston takes an age		
Too fast			
too fast approaching village from Rugby			
Too fast at junctions			
Too fast Avondale Rd			
Too fast through Village			
too many lorries/ Current Lorries			
too many travel too fast through the village			
Vehicles ignore NSL's			
Volume & Speed at Rush Hours			
Yes x 23			

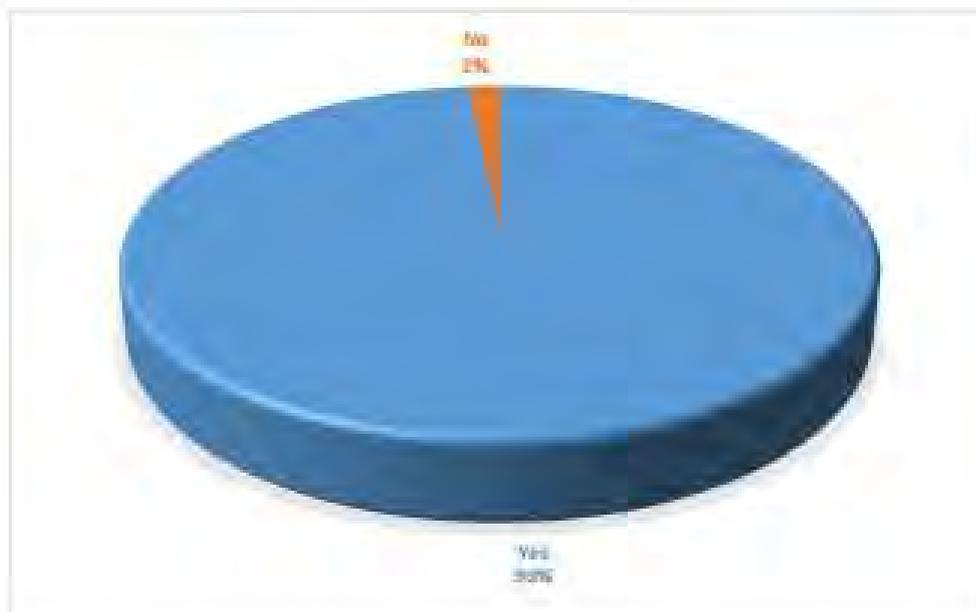
**Q17. Any Traffic Management Initiatives?**

1. Speed cameras, baffles on traffic lights so cant see them from a distance, camera on lights. 2. Signs forbidding HGV's from travelling through Villages. 3. Noise reducing tarmac. 4. 20 MPH speed limit through village
20 mph in Main Street Brandon / 20Mph / 20's plenty signage/camera
20mph limit in Brandon, better design of Jnct between Rugby Rd & main St Brandon
30MPH though Brandon from Binley Woods instead of 40mph
7.5t max except buses HGV's ruining the road infrastructure, although there is a prohibition on quarry traffic this is ignored on a daily basis. The Jnct of Main St /Brandon Lane/Avondale Rd has to be the most dangerous Jnct in Warks. A traffic enforcement camera on the Jnct would increase safety for pedestrians and drivers immediately
A link between Binley Woods entering by the Cooked Hat Green across the Speedway and join the bend after Brandon which maybe continued further to A45 which would bypass Bretford
Another route fro traffic to use a way to Rugby from Coventry. The Route at present is a rat run and will only get worse if more houses are built. Another route would share the burden
Any chance of a sign explaining the priorities at the junction of Main St, Avondale Road and Brandon Lane? Drivers can only see one instruction
Brandon Bypass / Calming bumps around one way system / Cameras for speed, Cycle safety campaign (by police & distance when passing)
Cement Mixer lorries coming far too fast down Brandon Lane / Chicanes to slow traffic
Chicanes with green planting along main street to create a residential atmosphere / Dedicated Cycle Routes
Electric speed indication and maybe a lowering of village speed limit - more enforcement
I hate them but speed humps may be only way to slow down irresponsible road user esp past Bretford Terrace homes
I would NOT like to see traffic calming in the form of speed humps or chicanes which I believe create more problems than they solve
Improved instruction at stop sign at Main Street and Avondale Road
Incentive from Holland. Traffic lights in the centre of the village, controlled by speed sensors on approach to the villages. If you speed the lights turn red for 30 seconds, this makes it faster to drive slowly and shames speeding drivers
Introduce lower speed limit between Brandon & Bretford 30mph
Lower speed limit on roads off A428. Road engineering to calm traffic. Crossing lights (as in Binley woods) on A428
Lower Speed limits through Brandon, clearer marking of one way system
Main Street 20mph. Station Rd leading down to B.Oak PH - very dangerous
Make the right turn into Main St off A428 slower process. Cars rush down the hill into Main St. Narrow the entrance into Main St. Slow the traffic heading towards the xroads down main st Hill. Make th evillage an enforced 20mph on Main St & Avondle
More signs of speed limit
More speed cameras, but in proper use, Rumble Strips, Bump strips
Name and shame people caught speeding by community speed checks. Notify them that they have been logged for speeding and where
Pedestrian Footpaths from Brandon to Bretford & Wolston to Bretford
Reduce 50mph limit on Brandon Rd between Brandon & Bretford. Ban All HGV Movements thro' Bretford Village and in Brandon lane - (Use A45/A46 instead). NA roads too narrow & winding for HGV's. Close Bretford Bridge to all HGV's
Reduction in speed limit on A428 as soon as you reach Bretford
Reduction in speed limit pedestrians crossings
Reduction of heavy vehicles HGVs/Lorries etc speeding using A roads instead of larger road network
Reduction of speed limit to 20mph through Brandon & Wolston
Roundabout onto 1 way system may ease traffic & congestion
Rumble strips approaching the village centre down the hill
Signs that show your speed
Slow down operations
Slowing of traffic in Main Street, Brandon
Something at crossroads of Royal Oak and under bridge
Speed bumps on main street in Brandon or something to calm the speed down

Q17. Any Traffic Management Initiatives? - Continued

Speed Awareness
Speed cameras occasionally. Extend 30mph Bretford Limit further down B4455 to cover cottages/Bungalow and Bretford riding stables
Speed cameras on Rugby Road Hill, 20mph Speed limit on all around Brandon
Speed Cameras, An extension of 30mph zones past residential areas of Bretford Straight
Speed Checks, Road Repairs
Speed humps, more signage, speed cameras and human police/women
Speed limit through Brandon & traffic calming. Width restrictions for trucks
Speed reduction from main street Wolston into Avondale Rd
Speed reduction through Brandon & Bretford 20mph
Speed signs entering from Wolston to Brandon
There is already electronic signage, Speed humps are a definite no
Think speed limit through Bretford should be reduced from the village Signage
To reduce road to a single carriage way from the A428 just before village approach from Rugby. This would slow traffic and make it safer
Traffic avoidance or traffic calming (reduced access) Cars - Delivery Vans - Public transport Only
Traffic calming and attention to Main Street/Avondale Rd Jct
Traffic lights at Wolston Turn/Rugby Rd
Traffic lights on A428 Adjacent to Main St Brandon to Allow traffic to turn right into Main St and prevent the back up of traffic at busy times These would only need to be used at peak times
We are horse country and roads should be 20mph. Some of the houses are old and built on edge of road. Limitation of HGV in parts of NPA and 20mph speed limit in villages
Weight limit on Bridge at Bretford
Weight limited traffic eg Max 7.5 tonnes on bridge over River Avon between Brandon & Wolston
What happened to recent survey?
Would like to see traffic speed reduced to 20mph especially in main street and Avondale road Brandon. The road is narrow & frequently without pavements.. The mixture of pedestrians, horse riders, cyclists, lorries and cars are sometimes quite frightening. Reduce the speed limit would really improve the quality of living and participating in village life
Yellow lines at bus stops would help
yes a crossing near the Binley woods shops & school Brandon End. Reduce the speed reinstate the red road humps that have now disappeared
Yes impose 20mph in and around village
Zebra Crossing at Railway Tunnel between Brandon and Wolston

Q18. Are you in favour of the Neighbourhood Plan?



Q19. Do you think there is a Car Parking problem in the NA?

Absolutely, our close gets used as a car park by people all over the village now necessarily visitors but residents who have their own vehicles plus company vehicles. A neighbour has 2 parking spaces yet they have 5 cars strewn all over the close, they obstruct the pavements thereby causing pedestrians to walk in the road.

Absolutely. It is a problem with society. People put cars without considering where they are going to put them. One person has up to 6 vehicles where I live, also people just block pavements. No consideration for others.

Along Avondale Rd, people park regularly on pavements forcing pedestrians to walk in the road (Rugby Rd End)

Avondale Rd + Nicolas Everton CIs households with multiple cars and only on street parking. Lack of visitor parking space.

Cars parking on footpath

Avondale Rd, Sometimes wonder how the bus gets through

Avondale Rd. Too many cars per household

Avondale Road, Brandon particularly at peak traffic times

Brandon Main Street

Bretford Queens Road, Brinklow Main Road

Business vehicles on Avondale Road causing blocked pavement

Car parking, as it is, helps to reduce the speed

Cars used to park on both sides of road, Main street Brandon, entrances to driveways become blocked

Cottages along the Queens Head Road, Parking opposite. Maybe time for a layby, no pavement due to cars parked on it.

Identified parking on main street

Lack of driveways resulting in vehicles parked on verges/pavements

Main St & Avondale Road Brandon

Main St Brandon, Left hand side Parking on pavement forcing pedestrians & pushchairs users on the road

Q19. Do you think there is a Car Parking problem in the NA? - Continued

Main Street, Road Parking, Plus slip road from A428 onto main street Rugby Approach. Parking too near end of slip road
Many cars parked by entry to woods on Ferndale - There should be parking provisions just inside the woods for dog walkers particularly
Need to introduce parking areas within carriageways on Main St and Avondale by reducing Road Width
No / No
No - The fact that the bus has to negotiate the roads tends to keep routes clear
No. Many people could walk to their destinations. Only shops in Wolston need more parking at prime times
Not at the moment but main street cannot cope with much more parking
Not aware of any / Not if people park sensibly
Not in NA. Cars parked in Wolston - School Street) parked on both sides of the road impeding traffic flow
On busy nights of speedway / On Stock Car meetings
Outside Queens Head Bretford, Residents have to park on the pavements / outside the co-op in Wolston
Outside the co-op in Wolston also Dr's Surgery very bad parking
Overspill of parking onto A428 outside school is creating a danger at school start and finish times
Parking at School times / Parking in Brandon (shops etc)
Parking on the Pavements on Avondale Rd / Parking outside Brandon Club instead of using Car Park
Pavement Parking
Pavements are narrow or non existent and roads narrow. There is a tendency for motorists to park on pavements - forcing pedestrians onto the road to pass. ? Main problem areas in villages
Rugby Road When major event on at stadium / School Street Wolston, Main St Wolston
Sometimes as in Avondale Road parking on the side of the road actually acts as a traffic calming scheme.
Top of hill Speedway/stock car nights. Servicing road blocked, damaged to verges etc.
Unsafe road side parking, reducing visibility to access A road.
Vehicles parking on one way system thro Brandon (cars also regularly park on uphill slip road from Bretford into Brandon one way system. On footpath/verge opposite terraced housing & Queens head in Bretford
Where new houses built along Avondale Rd, & Whilst off street park-up provided, residents do not use
Wolston Shops / Wolston - Access to shops in village / Wolston identified
Yes - Hallams close/Avondale Road, cars parked on corners blocking view/access. This has already been reported to the council and police but no action is ever taken
Yes - Parking on Road in Avondale Rd, Parking on Road Top end of Main Street
Yes along Main Street Brandon / Yes Avondale Road
Yes as residents park on the road instead of using their own garages or driveways
Yes in Wolston Centre by Shops not enough parking for people going to chip shop. People park on verges and locals can not park outside their own houses
Yes -lackof suitable parking near homes, narrow roads don't help but are part of living in a village area. Do not want to see unsightly bollards
Yes look at the parking outside house next to the green. If the Private Road was expanded by a meter, it would be much easier for those living here
Yes Main Street & A428 / Yes near shops in Wolston, not too great
Yes on Avondale Road, Disgusting Parking
Yes School Street Wolston - Almost a Single carriageway
Yes too many cars parked on roads but there is an issue with parking in Nicolas Everton Close by people who do not live in the close causing difficulty, blocking drives, emergency vehicles could not get up close if required
Yes Wolston
Yes, Bretford especially. I feel for the residents. Main Street in Brandon. Avondale road in Brandon, To dangerous to park on the Rugby Road in Brandon, & too dangerous to reverse off drive
Yes. Neighbours parking on pavement completely blocking it so pedestrians cant walk past safely
Yes. Properties do not have designated parking areas or sufficient parking
Yes. Main Street Wolston very congested blocking road to single file traffic at busy times. Parking difficulties when national speedway events on, Rugby Road & Heavy traffic

**Built & Natural Heritage**

Q20. What do you feel are the most important heritage assets within the NA?

With 1 being the most important



<b><u>Most important</u></b>	
Conservation area in Brandon	2.4
Brandon Wood	2.7
Listed houses and structures	3.8
Brandon Marsh	4.2
Farmland	4.3
River Avon	4.5
Footpaths	4.4
Important Archaeology Sites	5.1
Brandon Castle	5.8
<b><u>Least important</u></b>	

**Comments Made on Q 20.**

All of above in order to retain the character of the village and its historic links
All of the above are of equal importance, we wouldn't like to de-prioritise any of them
all really
All these assets are so important to the area. As much as possible should be done to preserve our heritage
Brandon Castle site must be more regularly inspected with more conservation resources and restrictions enforced as necessary
having safe areas for dog walkers
Need to improve connectivity between footpaths and Bridleways to reduce conflict with vehicles and to improve quality of footpaths and bridleways
Not familiar with these yet due to only moving here 3 months ago
Open Access to Brandon Castle
The assets protect the village in the that the owners of Brandon Wood & Brandon Field being the villagers themselves, its unlikely that those assets would ever be sold. The railway, river and protected castle monument safeguard the southern boundary. The conservation area and listed buildings also enjoy protection so that things we love and value also help to keep the community intact.
The conservation area boundary is not drawn up to suit the village it is inconsistent with the properties and development it encompasses
The listed buildings are shaken by traffic. They were built before cars and are therefore close to the roads. They can not move, so we need to address the road issue
We are so privileged to have such rich & diverse greenspace/woodland & bridleways (& the sponsors they support) we need to keep them for future generations. We are purely custodians.
Wolston, St Margaret's Church

Q21. Which aspects of built & natural heritage would you like to see protected/  
improved?

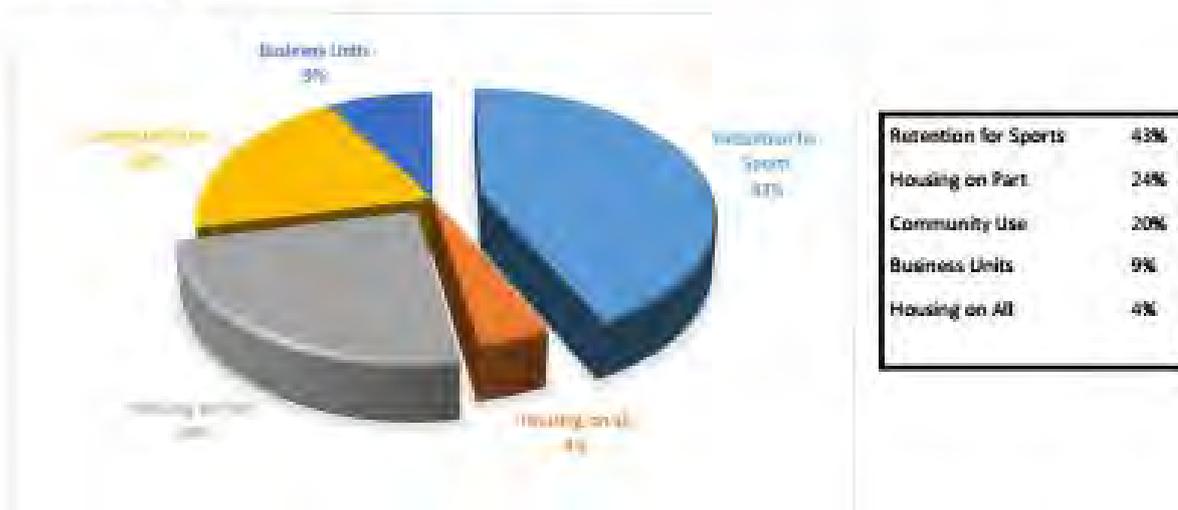
1. Conservation area in Bretford 2. Proper protection of greenbelt
All
All of the above
As above
Better signage for Coventry Way/Footpaths elsewhere
Brandon approach from A428 top of Hill the Optical Green Belt area
Brandon Castle -information about it and Brandon Wood should be placed on Parish Council Website
Brandon Castle needs to be opened to the world
Brandon Wood
Brandon Wood & recreation field, Footpaths and bridleways
Brandon Wood Rights of Way
Brandon Wood, Brandon Marsh, Brandon Castle, Dredging & Higher banks to River Avon and walkway established alongside
Bridges, River frontage / Bridleways Maintained
Clearing of River Avon on regular Basis / Conservation area, listed houses and structures
Cottages, Woods, Avon / Countryside views / Cycle Footpaths
Footpaths & Bridleways / Footpaths & Bridleways / Footpaths & Bridleways
Future long term security of: Brandon Wood, Brandon Marsh, Bridleways/Green corridors/Habitat farmland Listed buildings/ architectural sites, Habitats (inc swallow nesting sites such as speedway buildings)
Green Areas
Green belt areas should be kept gear of development at all costs
Green Field
Green Spaces
Hard to prioritise, all important
heritage kept in place, no new looking build
It is a pity the public can not access Brandon Castle. Could be an information Board
Keep the speeding traffic and lorries away from listed buildings. Make more pedestrian routes and maintain current ones.
Pedestrian link from Brandon to Bretford would be fantastic
Listed houses and structures
Maintain care of Brandon Wood, Footpaths & Bridleways. Wildflower seeds sown on appropriate verges & open spaces
National Heritage needs to be protected
NPA Attracts visitors from a wide area to enjoy the leisure pursuits. As a community we need to work with Brandon Marsh and the living landscapes yearn to entrance and protect areas of wildlife plus peoples enjoyment of the environment
Proper maintenance of all listed
protection for woodland, footpaths and bridleways, Listed houses, River Avon needs cleaning out occasionally
The access to Brandon Wood could be improved with a pedestrian route from the village of Brandon
The area around us is greenbelt and should remain so
The field behind the Royal Oak
The Garden Centre site is a wonderful area with its 'lake' and Green Spce. It also helps keeping the wildlife corridor linking Coombe Abbey to the NE and Princethorpe to the SW This site is likely to be developed for building but if this is balanced with the Green Corridor being left alone, this would be a positive asset
the protection at the moment is adequate
The River Avon
The River Avon
the walled garden at Brandon Hall. The remains of Brandon Castle

Q22. Coventry City Council own Brandon Little Wood. Brandon & Bretford Parish Council registered an interest in Brandon Little Wood. Should the opportunity arise, would you support purchasing Brandon Little Wood?



**Brandon Stadium**

Please indicate which of the following use/s you would like to see if the stadium is redeveloped:



**Comments made on Brandon Stadium**

A Care facility similar to Lime Tree Village
A leisure centre (pool etc) might be useful to community and/or starter homes/Retirement Homes
A leisure centre with pool and retirement homes
A local sports Centre would be good, or it could be used for other sports
Affordable housing, nothing above 2 storey's high
Although relocation of speedway is well underway, site should be reclaimed for leisure/sports
Any suitable development which would bring the community together
As long as the number of houses represents an improvement in local amenities such as parks, paths, green space access and off road parking
BMX Track
Brandon is an area for leisure pursuits. This should be safeguarded
brandon Stadium should be kept as a speedway stadium with improvements made to the stadium car park. Definitely no houses to be built on the land. Part of the carpark (closest to the wood) could be used for community leisure facility (i.e. sports hall, Squash gym etc & Swimming pools)
Business units, small if possible
Community Use: The land in my opinion should be acquired by the highways agency and used for installing a bypass between Binley Woods as far as A45
Development of site would impose further stress on an already inadequate road system
If the site is developed it should be done in a way to provide good quality housing to include bungalows and retirement properties, not be allowed to cram as many properties as they would profit from
If this site should become a housing development, with 300 houses, advantage should be taken and the developer made to fund any necessary road improvements to limit traffic assault locally. All trees and hedgerows surrounding the site should be preserved to conceal as far as possible that Brandon would be doubled in size
It is a famous racing track. Keep the motorsport! Or use for entertainment events. The circus is a great example. Maybe music festivals
It is a large site and if housing was built on it this would swamp local infrastructure. Also an alternative local site for a new speedway track would further increase traffic issues

Comments made on Brandon Stadium – Continued

Joint retirement village between RBC & Private Company, with sport & leisure on part of the site
Leave Stadium as it is
Leisure
Long term it will happen anyway. Do not stand in the way, we need the houses
May be something to be relevant/entertain our young folk. I see so many hanging around the streets with nothing to do and nowhere cool to go. Youth clubs are considered old hat
My problems are re traffic ie. Going through Brandon Main Street
No housing ever - Keep as stadium, no housing ever, we would lose a great asset to the village
No More Houses
Noise level Venue Parkin
None of the site. There is a farm on lots of wild life in the woods, the last thing it needs are houses. If for any reason the speedway goes I think it should be either a doctors/Chemist or a building for learning new skills or leisure area
Not housing or business use as that would be too close to our green space/Property
Only if it is well designed, proportionate and brings significant community benefit to the NA Otherwise retain for Leisure / Community use. NP should contain detailed guidelines and policies to promote retention of sports/leisure & community uses and to provide design guidance
Orchard, Meadow, Natural beauty site. Small volume of small affordable houses
Parkland for people to use and wildlife to have a safe environment
Part of site for Care homes/Retirement only. Community Use - depends what for (not convenient. Open use for dog fouling being walked by owners) but more in keeping with 1 above. Tennis courts, Cricket ground, Business units limited and small
Playing fields and Community Area
Possible small business units, The stadium is a great asset and brings revenue when there is a big meeting it would be a shame for it to go.
Resulting increase in traffic a concern
Retirement Housing
Retirement village
School 11-16 Yrs, Retirement Village. Preference is to keep it as a speedway/stock car stadium
Shops, Church, Village Centre, New garden Centre
Small business units for people who currently work from home
Small Number
Some housing on part of the site, retaining openness of car park area
the infrastructure cannot accommodate any more housing
The NA should rejoice the fact that they have a multi purpose stadium. Who wants to see another wheel barrow detached barratt ghetto. Retain the stadium for multi sports. Once the stadium has gone it will be another minority sport gone forever
this site should <u>Not</u> be converted into a large new stadium. (Y for Coventry football club)
To keep rural feel
Two bedroom flats and bungalows
Very important site within the NA housing would change the village dimensions too much and would impact on the village feeling we have. Wildlife trust (additional site) or something to protect nesting sites and educate people on eco systems.

**Businesses within the NA**

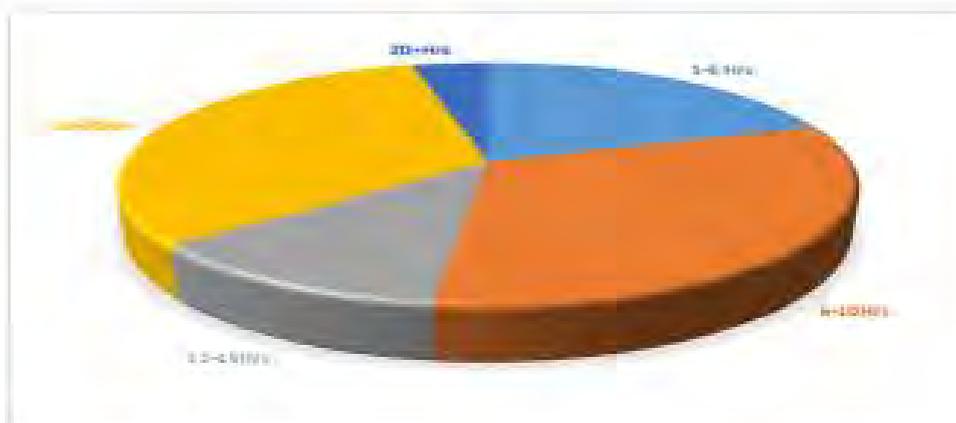
**Q23. Do you run a business, or work in the NA?**



**Types of Businesses:-**

25% work from home. Just Me. Remotely connect to the USA via high-speed internet connection
At the School
Brandon Club
Builder
building
Chef
Garden Maintenance
Ice cream Man
Land promotion/Town Planning
Poultry Breeding Business
Property development
Property Investment
Self employed from Home

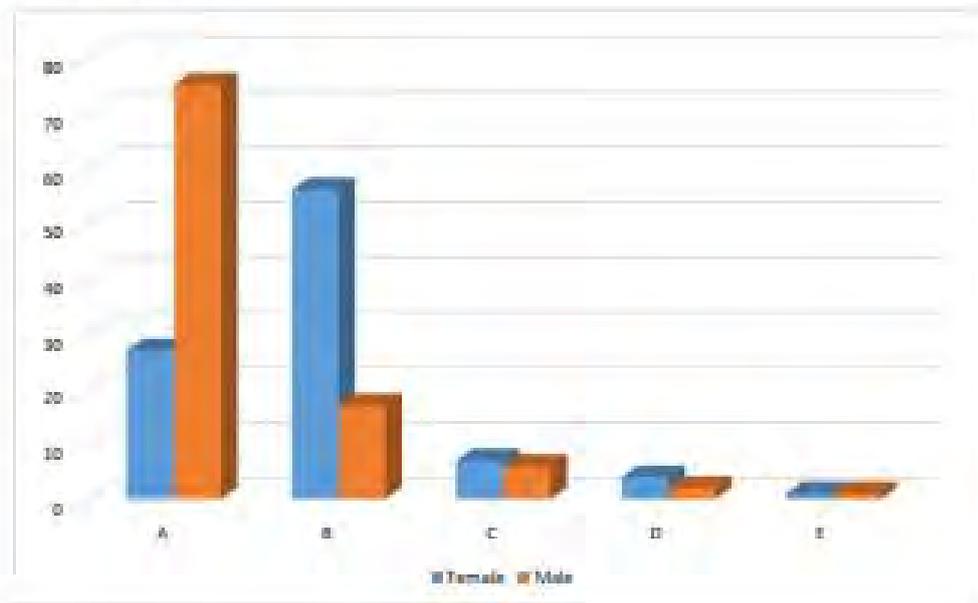
Q24. Do you Work from Home?



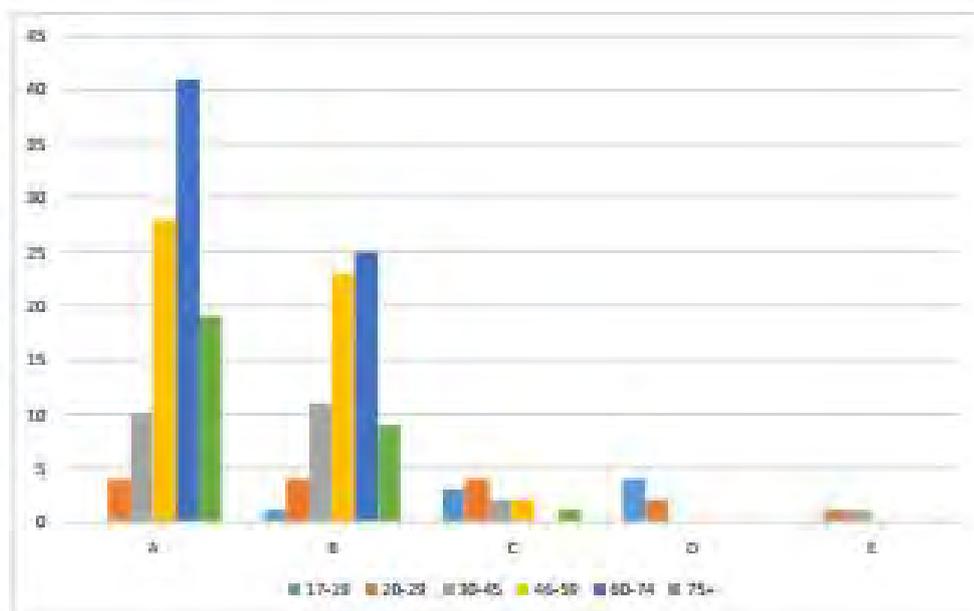
Number of Hours worked	
1-5 hrs	5
6-10 hrs	8
11-15 hrs	3
16-20hrs	1
20+ hrs	8

**Q25. Household Information**

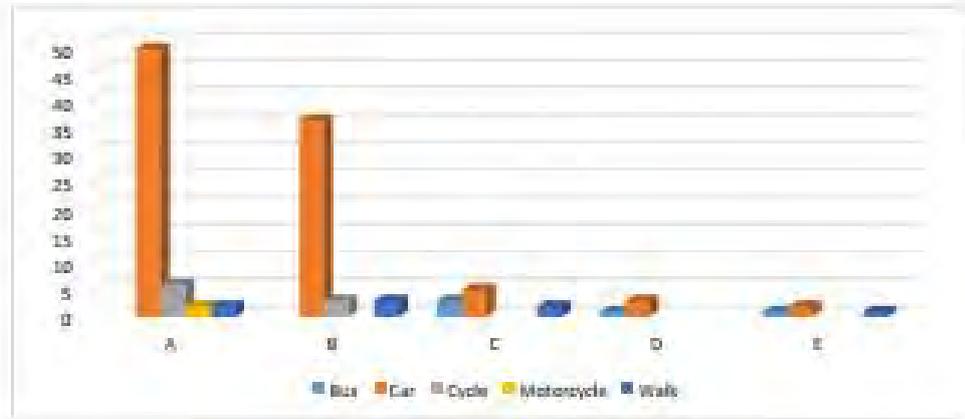
Gender 103 answered



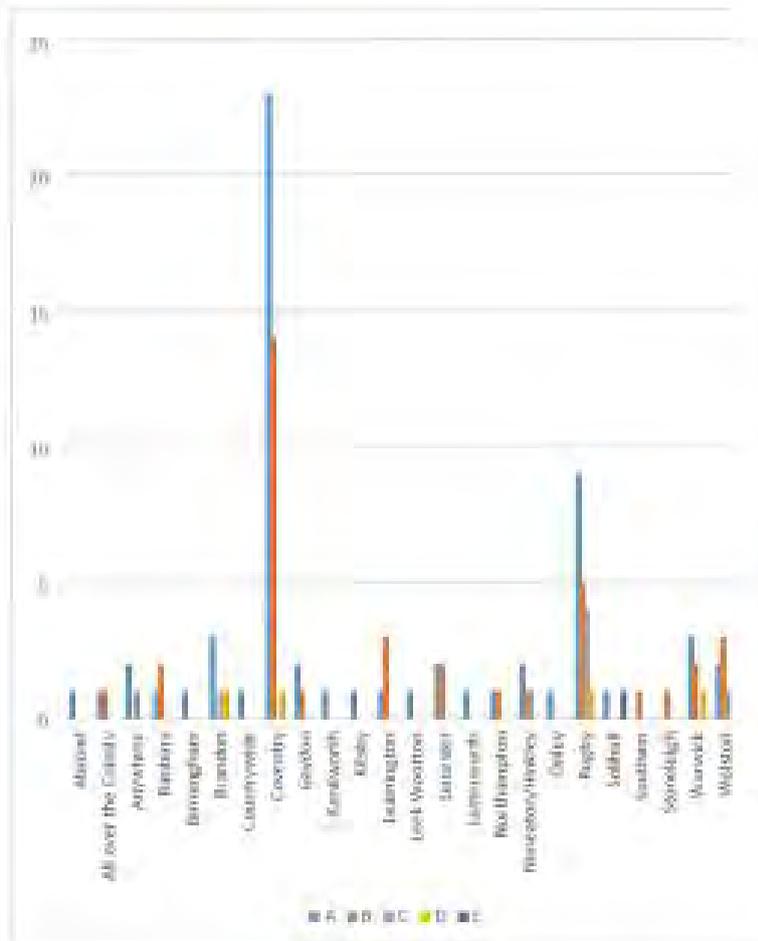
Age range for each group



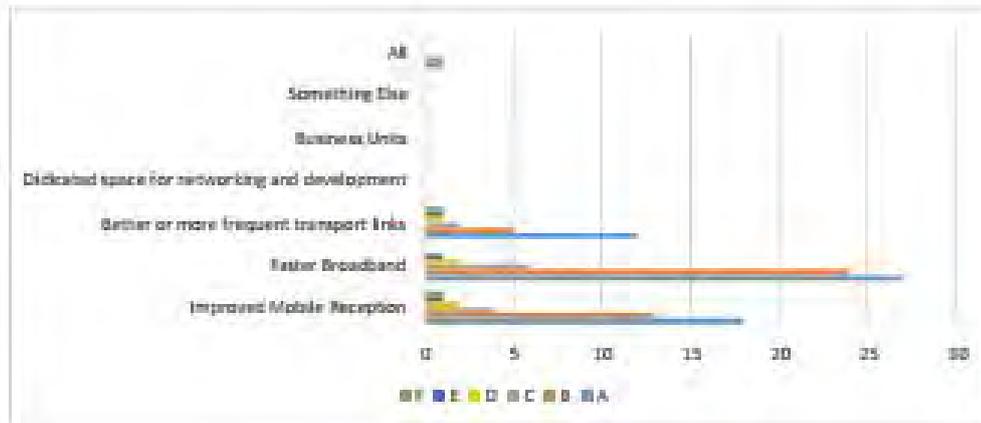
### How do you travel to Work?



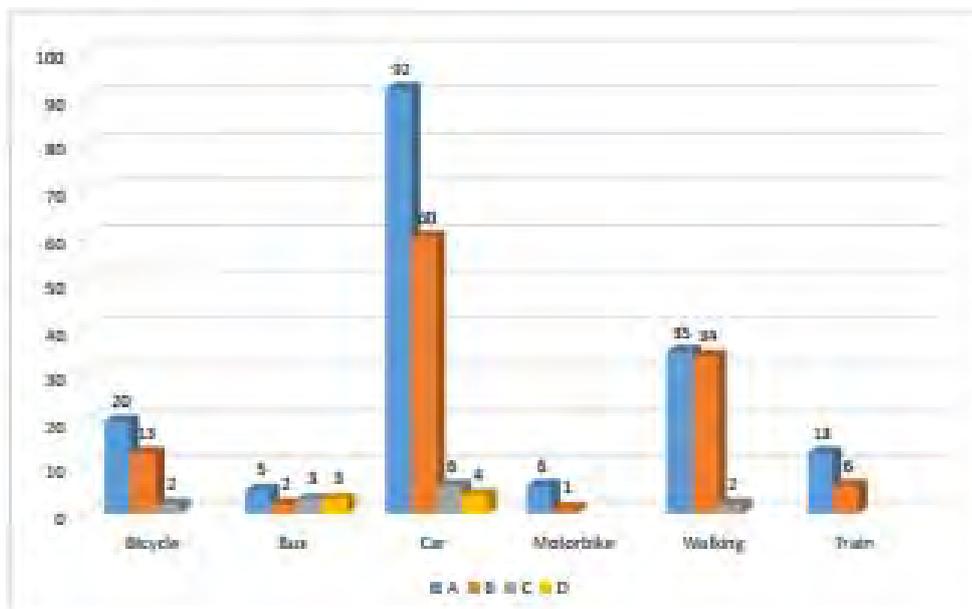
### Where do you travel to work?



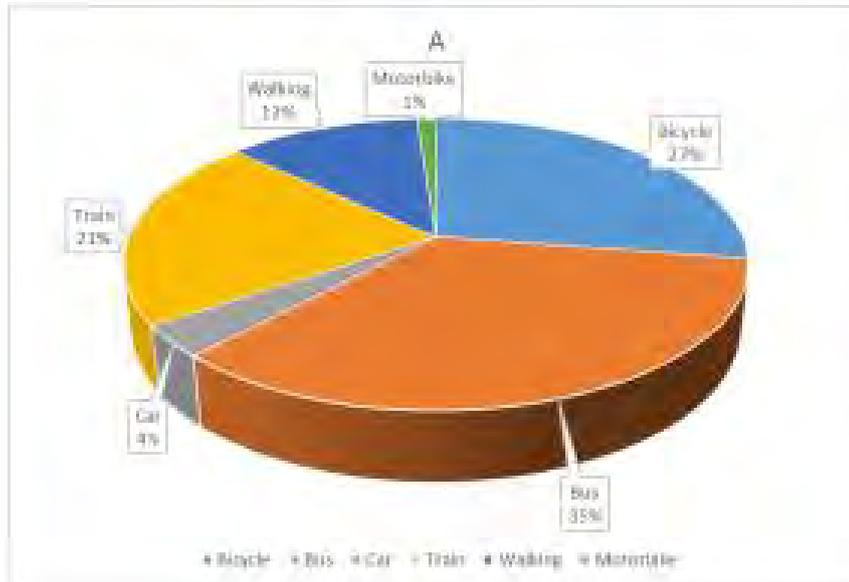
Q27. What would improve your working/studying etc experience



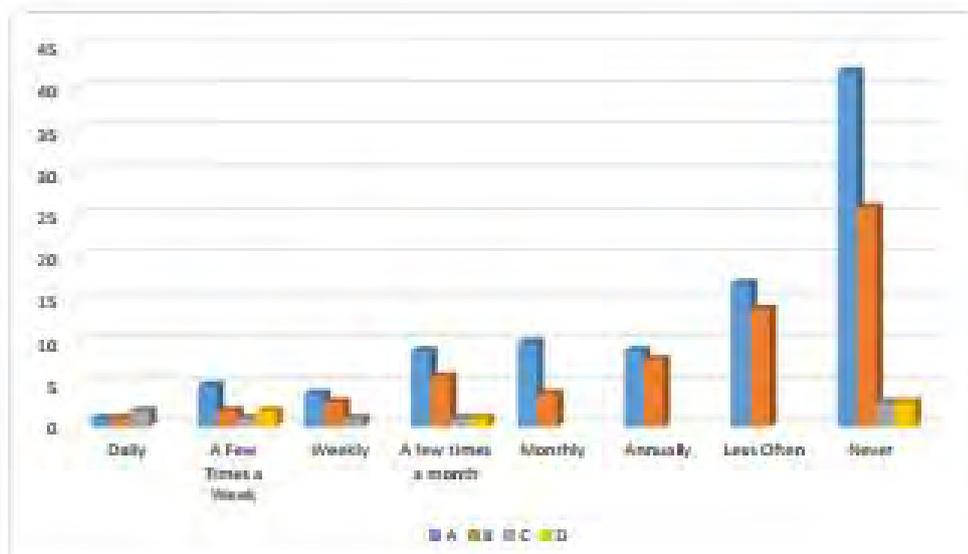
Q28. What transport do you use?



Q29. What transport would you like to use more?



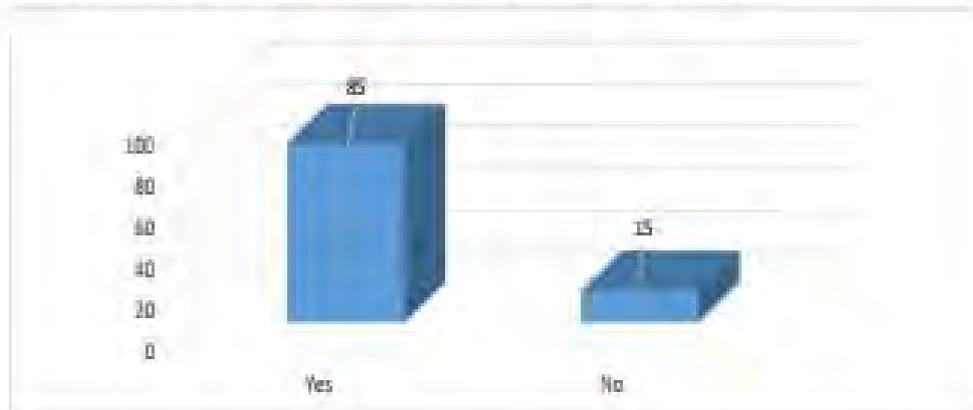
Q30. How often do you catch a bus?



Q31. If you have mobility issues, what would make it easier for you to get around the villages and local area?

A local bus service
Better continuous wider pavements. Pavement part of Bretford Bridge not safe - Need pedestrian bridge over River Avon. Current bus stop too far away, needs to be in centre of Bretford
Better footpaths linking villages
Better pavement surfaces and dropped kerbs
Bus service to Rugby, i.e. we live on Brandon Road
Cycle paths to avoid dangerous roads, especially for children
Disabled parking near co-op wolston which is outside NA but important to many who prefer (or need) to support smaller locally based shops
Dropped kerbs to allow baby buggies and wheel chair to use pavements. Even Paving Slabs
Footpaths, some are not suitable for prams/wheelchairs
Higher Kerbside Pavements
I frequently walk into Wolston (shop) but as I get older the condition of the pavements etc give me a few anxious moments (not flat enough or condition)

Q32. Are you satisfied you have sufficient access to the countryside?

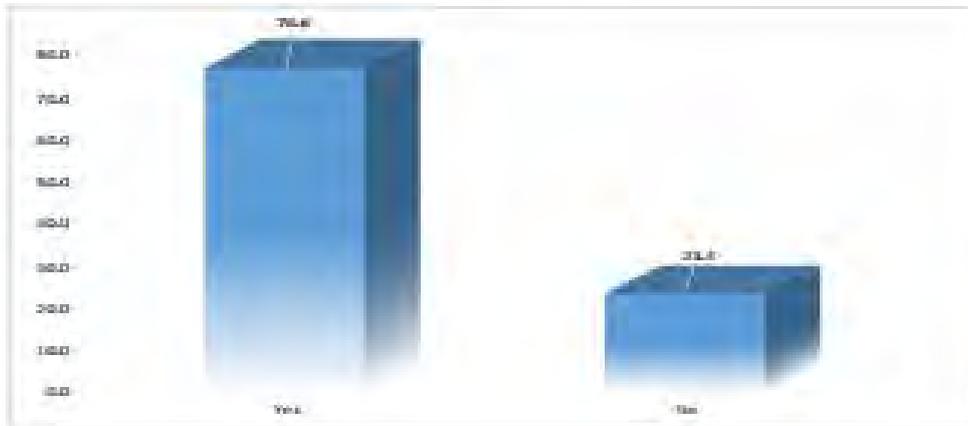


Q32a If no, what is preventing your access to the countryside?



A footpath along A428 from Brandon to the First RH Bend heading to Bretford. The corner has 2 footpaths but there is 400m of walking on A428. Quite dangerous
Access to some of the bridleways could be improved, especially gates which can be very difficult to get through as they are not properly maintained
Between Brandon & Bretford
County Council cutting back, & general upkeep needs improvement as it could hinder some peoples access
I think a train station would be a great idea, Could get about much easier
I think access is being eroded
I think there are footpaths that I don't know of. I would like more clear indication of which paths are for public use and where they lead to
I would appreciate clear signage to point to bridleways/paths
Many footpaths are narrow and traffic comes very close
Mostly B, Paths in poor condition and frequently churned up
No footpath on Rugby Rd, Brandon Village all the way to Bretford. You cannot walk or cycle on the road as it is dangerous. Especially for children
Pavements linking villages would help, Brandon to Bretford, all-weather surface and protection from dangerous cattle on Wolston to Bretford footpath
See Comments for 31
Villages well maintained to allow access and employment of area
Worried that there is a permanent development threat hanging over local greenspace - in particular often very close to important habitats and wildlife corridors. We don't want to lose it forever

Q33 Would you like a railway station back in Brandon?



Q34 What do you like about living in the Village

A quiet peaceful Place
A sense of community spirit. The area feels safe to live in, there are lovely walks around the area
Access to Countryside
Access to Countryside
Access to countryside woods, walking paths and community
Access to woodland & bridleways ad green corridors. The rural aspect and community feeling
An unspoilt, green part of England
Apart from the traffic its peaceful, neighbours are helpful and surroundings ar pleasans
Being close to family & froends inBinley woods
being in countryside
Being out of town, but being close enough to many towns
Birds, friendly neighbours
Brandon Wood, Brandon Golf Course, Lanes towards Newnham, (out side of NA)
Close to the countryside, location excellent road links
Community feel, enjoy feeling a part of a smaller population enjoy ease of distarices to greenery and other villages
Community Spirit and surroundings & Wildlife
Community Spirit, Easy Access to the Countryside
Country Views, Not overcrowded, still close enough to major towns/cities
Countryside for walking the dog, not too far from shops
Countryside, Easy to get to the towns
Countryside, Lovely Walks
Countryside, wildlife, friendly neighbours
Easy access to the countryside
Enjoy the freedom, walks up the bridleways, and easy access to local amenities
Fresh Air, Open Space
Friendly Community
Friendly community, lovely surroundings
Friendly concerned neighbours, Peaceful
Friendly People
Friendly, attractive housing
Friendliness of all ages
Good Access to Both countryside and town
Good Neighbours
Green space and countryside attractive surroundings with buildings of different ages. It is generally quiet with very little crime and no Anti Social behaviour
Handy for Work
I have lived here for 47 years the best of my life. But as I get older I am not happy with the progress
I have lived in the village for 47 yrs and have a good neighbour. We look after each other, when people are in trouble everyone rally's round to help
It is in the countryside bit close enough to facilities by car
It is quiet, no gang/violent culture, green spaces
Its quiet and also very pleasant environment. Perfect location for motorways, railways for anywhere in the country.
Near places of Interest Stratford etc. Near to schools, Dr's hospital. Not over crowded
Its uniqueness
Large garden backing onto green fields, generally quiet road at night
Less traffic, Hustle & bustle of a town centre
Living amongst a small community living in a rural settlement
Living close tot eh countrysode. Being able to see horses in the fields from my house. Don't have to travel far to enjoy countryside walks
Location & Countryside
Location to the Countryside
Location, Access to nearby facilities
Location, Sense of communtly
Nice people, a good sense of community, lovely old buildings, pne being Brandon Club, where people can enjoy social evening

Q34 What do you like about living in the Village—Continued

Open countryside and freedom
Open spaces, several villages close by, but it has become difficult exercising horses
Peace & quiet, Fresh air
Peace & Quiet, Less stressfull for those with health issues
Peace & quiet, Space & Countryside
Peace and quiet after City work - able to walk through villages or countryside easily - safe for children to grow up
Peaceful Calm environment
Picturesque, Quiet, Feels Safe
Quiet, Crime-free & safe
Quiet, good access to major road network. Equal distance to Coventry & Rugby town centre
Quietness/open spaces
reassuringly safe and general quietness. Also village layout
River Avon
Rural atmosphere, Wide Open Atmosphere, Field views, Feels more secure than living on a housing estate
Rural Feel & Good Neighbours
Rural location , close to big city & town
Rural Setting, Friendly, quiet in general
Rural, Quiet, Picturesque
Semi rural location
Sense of community
Small Friendly clean & Safe
Smallness, people friendly
Supportive neighbourhood
Surrounding countryside, Quieter location to town (except traffic) Wildlife, Closer Knit community and relationships, Sense of being part of manageable community
The Atmosphere
The beauty & Serenity
The Community & Countryside
The feeling of community and (most) people enjoying living in the village. Getting involved in community activities
The feeling of security and being in a countryside environment. Neighbourliness!
the location and lovely dog walks
The open spaces and walks
the people & the Location
The quiet, The woods, Countryside
The Village
Very quiet and safe compared to New Bilton in Rugby where I lived Previously
We like the size and village ambience, not marred by commercial activities, but with necessary services within reasonable reach. We have always enjoyed living in the countryside
When we moved here 10yrs ago we loved the village, now owing to traffic, car parking etc we could just as well be living in any assited housing area but obviously with cheaper housing. we paid a premium to live here but like many our neighbours we shall be moving out
Wildlife, Trees, Tranquility

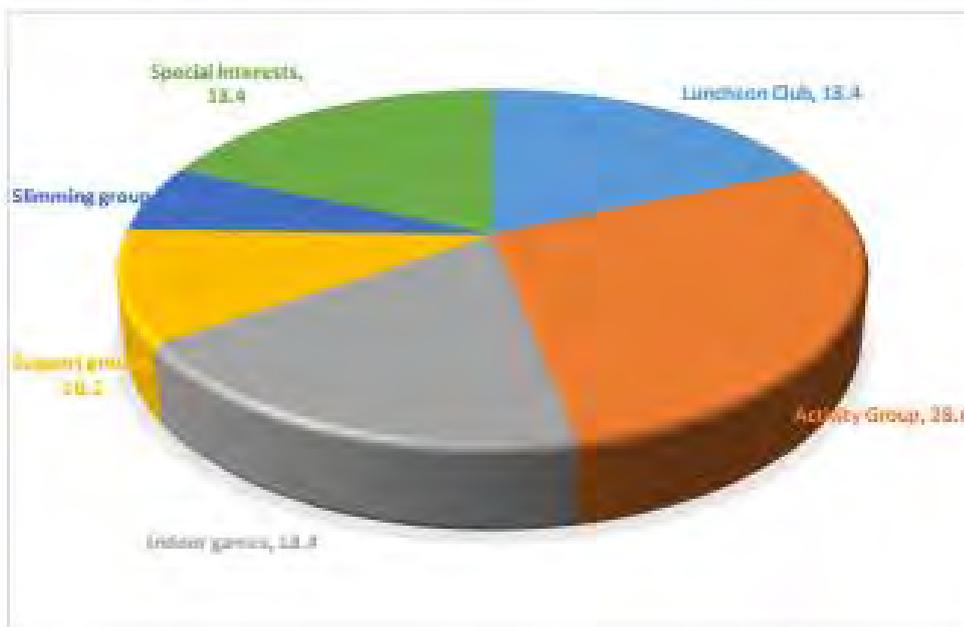
Q35 What would you like to change about living in your village

A local shop nearby would be beneficial / A Play area in Brandon for local children
Avondale road is a mess
Bar on HGV through Brandon Road between Brandon & Bretford & reduction of present 50mph to 30mph in keeping with A428 continuing into Rugby, more accessible public transport
Better Footpaths / Policing / Safety / traffic Management
Better transport links especially in the evenings/nights
Brandon is a nice village, but traffic needs to be halved. House renovations and Extensions should be in keeping with the village. Need younger people to live in Brandon
Brightness of streetlights (new ones are too bright) affordable membership to Hotel Gym for residents
Bring main street speed to 20mph / Broadband Very poor
Congestion - since new houses were built in Wolston we have noticed a difference
General up keep on Bretford, Tired / Get parked vehicles off the road, reduced traffic
I don't like change only if it is for the better (not for me but agree I am a dinosaur)
I worry about flooding / I wouldn't change a thing
Improve parking for those without a driveway. Cars are an integral part of modern life and some neighbours think parking a car is a privilege
Its being used as a rat run to avoid A45/46
Less Flooding, Better Internet, Less Cars, Speed Bumps in Avondale Rd
Less Traffic x 5 / Less traffic, 20moh speed limit introduced
Mobile broadband reception / Mobile reception in Binley Woods is very poor
More community spirit / More open plan housing
More Shops & leisure Facilities / Move it away from Coventry (in my dreams)
Neighbours who come to live next to Brandon Club who never stop complaining and is spoiling it for the rest of the village who use the club for social place
Noise from constant day time traffic reduced / Nothing x 3
Prohibition of illegally parked cars obstructing pavements, restricting HGV's. Restricting Dog owners from outside the village using our dog walking areas, with my own dog being attacked twice on our field by dogs from outside the village They have their own fields, they should use them.
Reduce traffic & Speed of Traffic / Reduction in traffic flow
Reducing number of vehicles left on the road. Never going to happen I am afraid.
Shops, Public transport, Broadband Speed
Speed of traffic. More use of the playing field for young children and young people
Speed on B4455, Pavement to enable to walk to Brinklow/Brandon
Speeding Traffic / Thro Traffic control
Support network for those with health issues, so as not to feel unsafe or isolated
The amount & Speed of traffic especially at peak times
The planners gave planning permission for the derelict garden centre to be refurbished and provide some jobs for the local people but nearly 2 yrs on from giving planning permission, nothing is being done
The threat of modern housing estates and people buying property for buy to let
The worrying volume of traffic and suggestion / Threat of Gravel pits and reduction in traffic
To return to being a village offering more than just housing so it can most develop a community feeling and have a heart
Traffic issues x 2 / Traffic & Footpaths / Traffic congestion and parking
Traffic congestion, it has become increasingly worse since tollbar island changes
Traffic reduction would help a lot / traffic Speed / Traffic speed and congestion / Traffic speeds and parking
Traffic the lorries are getting more and more. Could do with the police support officers walking through the village again
Traffic!!! Reduce volume & speed or bypass / Traffic Volume, Noise from it
Volume of traffic, this situation should improve when the airport roundabout works finish and fewer vehicles are through Brandon / Would like to see Brandon Club renovated, very tired looking on inside
Would like to see less traffic. Some form of traffic calming to reduce speed
Zebra crossing is needed at tunnel between Brandon & Wolston

Q36 Do you think your village offer community based facilities suitable for your age group?



Q36a If no—what do you think may improve it?



Q36a If no—what do you think may improve it?

Comments

?? Without having to sign a contract(possible Swimming pool)
A business group to develop ideas/schemes to develop NA
A café would be a great community meeting place. Traffic!! But I think I mentioned this
A convenience store or newsagent in Brandon. Post Office
A large number of facilities and amenities are available in Wolston which would not viable to replicate in Brandon Brandon ladies, Brandon Club and the parish Church all do sterling and mainly voluntary work to provide community inclusion (& History Group)
Current refurbishment / improvements to Bretford village hall should help address some of these lack of facilities for all age groups
Depends on activities
Fitness Class
Fitness groups (i.e. there used to be classes at Brandon Club)
General Activities Group
Healthy mix of village facilities
If Wolston is included then yes lots of opportunities
Improved affordable sporting facilities for retired people. (i.e. reduction in membership fees to local residents at Brandon Hall would be welcome) or better still new sports facilities in Brandon
Increased luncheon clubs
It is there if I want it
Mobile Library
Not using facilities at the moment
Options A-G appear most suitable for the >65 age group?
The above facilities are available in Wolston so no need to relocate to Brandon/Bretford. Reinstatement of late night bus service no86 from Rugby on Saturday evenings would be useful
There are plenty of facilities in Wolston & Binley Woods
these facilities are available in nearby locations so is about easy transport there
Unfortunately the fence round Hallams estate makes it impenetrable
Village too small for such facilities-lets keep it that way
We share facilities with larger villages
we tend to be self sufficient and so do not need many community activities. This may change as we get older and one of us could be alone.
Wolston/Binley Woods provide good variety of activities for all age groups @ Leisure centre. Transport to services can be a problem if taken as mobility problems (particularly older people)

Part Four—Children under the Age of 16

23 Girls and 6 boys were recorded in the survey.

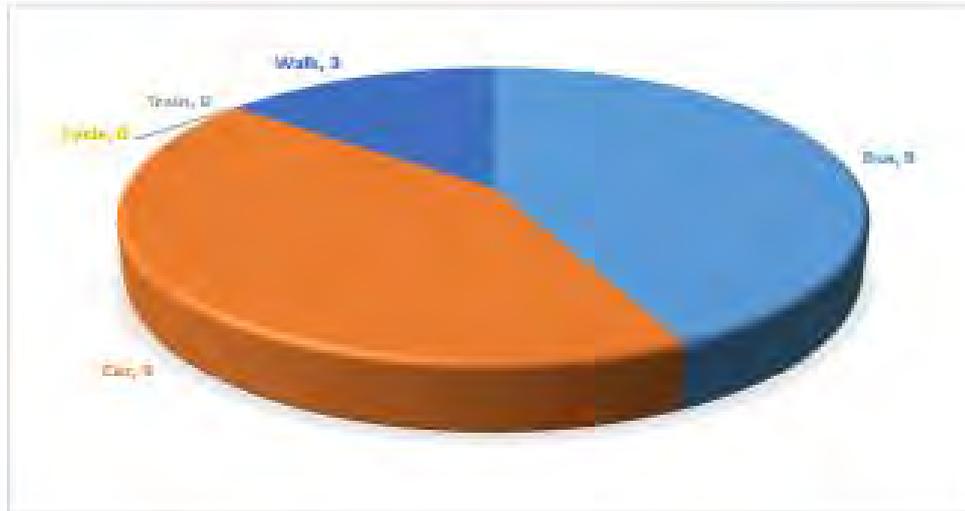
Q38. What play facilities do you use?

Beavers, Park, Toddlers, Child Centre
Brandon & Wolston Playing Fields
I use the swimming pool quite a bit and when it snows I go sledging down the hill
Long Lawford Skate park, Wolston Skate park sometime but too hidden away
None
None, Brandon has always lacked a playground
Park behind Wolston Co-op, Brandon Wood, Brandon Common
Parks in Wolston & Binley Woods
Playing Field, Bretford
The play area in Bretford has never been good for children growing up here
Used to use riddiwinks
Wolston Dyers Lane, Astro Turf - Leisure Centre
Wolston Parks
Wolston & Binley Woods Park
Wolston & Binley Woods, Bretford Cycle Speedway
Wolston, Tiny Stars, Rhyme Time, Stay & Play

Q39. Are you happy with the location and Variety of play opportunities?

Astro Turf - no booking required, just turn up & Play
Goal nets, more facilities in Brandon - Goal Posts in Brandon - Bike trails through the woods
It would be nice to have play area in Brandon
No play area available when the grandchildren visit
No, Brandon very poor for children and families
No. More open spaces and leisure facilities required
See above - could do with a tennis court like in Brinklow, football pitch
Swings in Bretford look tired
They could make the swimming pool a bit more friendly e.g letting people use inflatable balls, but only in the all ages section. Everything else fine
Yes, very good variety and facilities for location

Q 40. How do you get to School?



Q 41. What leisure activities do you enjoy & where?

<u>Event</u>	<u>Where</u>		
Brownies	Wolston		
Skate Park	Wolston	Binley Woods	Lawford
Cubs/Scouts	Wolston		
Cycle Track	Bretford		
Equine	Not Specified		
Dancing	Wolston		
Sport	Binley Woods		
Library	Rugby	Wolston	
Leisure Centre	Rugby	Wolston	

Other

History Group Brandon
Like cycling but bike stolen from outside our house so crime an issue
Royal Oak, Brandon
Swimming Pool
Wolston

Any additional Comments or suggestions

As can be seen from our survey our main concern is the traffic speed along the B4455 (Fosse way). It appears that a lot of the time and effort is spent on speed checks (30mph) through the villages and yet no concern over faster speeds. A fatality occurred directly outside our property on May 8th. The riding school use the road especially at weekends to access the bridleways. It would certainly help/benefit the riding school and our cottages if the 30mph Bretford limit was extended especially with our exit from our properties into a speeding flow of traffic.

As I have stated previously the derelict garden centre is a major eye sore within the area and the planning Dept at rugby need to bring some pressure on the owner to state what his intentions are. Within the next few years the stadium will be re-developed, we as a village must make sure that any development/houses fit in with village and consideration must be given to the traffic problems that the additional cars will cause. The school in Binley Woods will have to be extended or a new school built to take the extra children that will be educated within the area.

As Wolston has grown in size, the amenities for the youths (16-20) have decreased. Also with the buses now only running until 8pm, this has meant this age group has no where to go except the streets. With closure of the high school, this has also had an effect on village children becoming more street wise and them having a lack of community. A school would once again unite the surrounding villages with a community purpose, enabling the children to have pride in their surroundings, plus this would lead to less traffic (parents taking children to and from school) and saving money (no large annual fee for children to travel to school in Rugby) saving a household a minimum of £600 per child

Brandon is a great place to live and bring up children. I know there are other families with similar aged children but it is hard for Brandon Children to make friends and play with them because there is no park in Brandon. There are plenty of play areas in Wolston but in the darker evenings we go there less often, also with small children and no public toilets it is better for us if the children can play nearer home. With a park in Brandon, it would be easier for us to meet other families and build a sense of community. Wolston is big and I'm glad we can access their facilities but the sense of community is lost.

brandon is a great place to live, for peace & quiet BUT!! Lacks transport facilities after 8pm on buses and no local rail facilities. Lacks affordable sport and fitness facilities, Lacks local facilities such as Doctors, Dentist etc. Constant threat of housing on Brandon Stadium means uncertainty and stress to local residents, Lack of community spirit

For residents who have lives in the village or area for a period of time going into their retirement there is a chronic lack of properties for them to retire into or downsize to. Why should they have to leave and area just to find accommodation which suits them in later life. Most people are happy & content and would love to stay in the village so RBC & Warks should start to look at elderly housing facilities in rural areas as well as for the younger generation.

I have lived in Brandon for over 10 years and when I first moved here I was really happy with the area being close to the countryside but still being close to all amenities, however over the last few years things have changed considerably with the main problem being traffic and parking. I believe the traffic increase has mainly been due to commuters using Brandon as a cut through to avoid the horrendous road works at Toll Bar Island for the last 4 years. However despite this now coming to an end I doubt there will be any improvement as people are creatures of habit and now they have a new route I doubt they will change and go back to the main roads. At times it has been intolerable, I have had to queue for ages to get in and out of the village. Then to parking - the residents of Hallams Close have already had action groups involving local councillors (a complete waste of space) and also police regarding the inconsiderate road parking and have asked for double yellow lines to be put in the Junction of Hallams close to stop cars blocking the view when pulling into Avondale (where I have had several near misses) we also asked for the bus stop to have lines, this also has never been done. I have had doubts of whether to complete this survey as it has left me feeling that despite giving feedback, concerns are never taken into consideration or acted upon. I wanted to live in the countryside as I wished to be surrounded by open space and peace & quiet. I enjoy horse riding and walking and use the local bridleways & footpaths on a regular basis. I am concerned that any further development to this area (i.e., big housing development) will ruin it completely. As I have already pointed out we are struggling now with traffic access in and out of the village and the congestion is impacting the whole area. I also fear for the local wildlife and conservation if any major redevelopment occurs in the area.

I would like to see a footpath built along the Rugby Rd towards the bend that goes up the hill (towards Bretford) where the field footpath starts. A lot of people (including myself) use the field path for dog walking but it is dangerous to get there A426

Please look at getting a bus shelter at the end of Speedway lane. The wind rain used to make my child's jaw lock so had to go up in car and wait for bus every day when cold and see other parents do the same. It could be very village friendly - nice brick and roof but anything would be better than nothing

Any additional Comments or suggestions—continued

<p>The traffic problem could be improved by routing, placing 'HGV Forbidden' signs at the magna park end of the B4027 to prevent traffic via Pailton, Brinklow, Bretford and by signing HGV and other traffic via A5/M68/A46 and A5/M1. There are now no HGV signs off the Fosse Way at Wolston-Brandon &amp; Bretford. Deserve them too. Housing design: even affordable housing can be attractively designed, with small 'cottage type' houses, eco-friendly, such as small 'Dun Cow' complex in Brinklow <u>not</u> the soulless boxes of the new Bloor development near Wolston Priory. All new houses must be eco friendly-this shouldn't even be an option</p>
<p>Ultimately the following would be awesome! Brandon Station to be reopened to provide a train service from Rugby to London. Brandon Rugby Rd bypass for the whole village from the speedway to the other side of the Avon River at Bretford. If the above suggestions are way too much of a pipe dream, then please please please reduce the traffic speed and volume. My house was hit by a speeding BMW a few years ago, lucky no one was hurt, but 80k worth of damage was caused to a grade II listed building. 500 years was damaged by a speeding car! I also see damage occurring to the thatched cottage on Main Street from road spray in the winter and the thatched cottage on Avondale Rd from flooding. Happy to discuss in person. Mark Savage. Goodrest cottage.</p>
<p>Use the houses in Brandon lying empty. A development at the Coventry stadium would lead to future application that will be hard to resist</p>
<p>We would welcome the addition of any services/functions/facilities that allow us to engage with the community.</p>
<p>Woodland &amp; Countryside (accessible areas). Very important in defying our village NA. As central government &amp; local government funding, &amp; environmental organisations funding, these areas become more threatened and at risk. Local Government are cutting so many green initiatives we all need to be aware &amp; watchful that our natural resources are not "sold off" or taken away for development &amp; profit. For me personally 250 more houses say, 3 beds means:- possibly 500 more adults, 500 more children, 300/400 more cars. Even if changes were made to the infrastructure to accommodate the above - schools, doctors roads etc the whole dynamic of the area would begin to crumble and the "village/rural" life we enjoy now would quickly disappear for good. ***Thank you to the steering group for all your hard work**</p>
<p>Would not be keen to see either Brandon, Bretford or Wolston expand any further. I do not feel that the roads, school, shop or Doctors could cope with further expansion</p>

# Brandon & Bretford Neighbourhood Plan BUSINESS SURVEY - QUESTIONNAIRE



Help plan the future of your village

## Welcome to the BUSINESS survey

...and a brief explanation on how to complete this document.

1. Please answer as many questions as possible that are relevant to you and your business.
2. Please add any comments or views you may have on the subjects.
3. Completed form should be placed in the Freepost envelope and posted.

OR

You may complete on line by going to Survey Monkey  
([New link inserted](#))

### Steering Group Members:

Michael Jones 02476 541544  
 Andrew Kirby 02476 548276  
 Graham Wale 02476 544 6 76  
 Freddie Lewis 02477 637 265  
 Heather Timms 02476 5436 43  
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 Michael Rayns 02476 540 713  
 Phillip Wilson 02476 5406 17  
 Peter Wilson 02476 543 297  
 John Soley 02476 542 665

## Introduction to Survey

Brandon and Bretford Parish Council has agreed to prepare a Neighbourhood Plan for the whole Parish area, which is shown on the plan at the end of this survey.

Neighbourhood Plans (NPs) were introduced by the Government in 2011 to empower local communities to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Although NPs are formulated to represent the views of the local community, they must also be consistent with planning policies in Local Plans (Rugby Local Plan) and National Planning policies.

There are many stages involved in the preparation of NPs. The Parish Council has already completed the first stage which is to have the Parish designated as a Neighbourhood Area (NA) by Rugby Borough Council (RBC). The second stage is to prepare the draft NP which involves gathering evidence, consulting residents and businesses within the NA so that policies and proposals can be formulated to reflect the views and wishes of the community. This survey is an important part of this stage. The following stages are to produce a Draft NP and to consult with the community and statutory agencies and organisations such as the Environment Agency and the RBC. The Draft NP may then be amended to take account of the feedback before being submitted to RBC along with all the supporting evidence. RBC then check that the NP meets all the qualifying criteria and if so it publicises the NP for at least 6 weeks to invite further comments and appoints an independent Examiner to examine the NP. Once the Examiner issues the report on the NP which might propose that changes be made to it, RBC then considers the report and decides whether it should proceed to a referendum. If a referendum is held then all residents in the NA who are eligible to vote can do so and if 50% or more want the NP to proceed then it is "made" and becomes part of the Development Plan.

The village of Brandon lies between two much larger villages (Wobston and Binley Woods) where the emerging Local Plan is proposing new housing. These villages have facilities and amenities that are used by residents of the NA. The separate identities and character of the individual settlements of Binley Woods, Brandon and Wobston is an existing issue due to the limited amount of undeveloped land separating the 3 settlements. This issue doesn't apply to the same extent to Bretford although it has other issues of being more detached from local facilities and services.

The NA lies within the Green Belt which strictly limits the potential for additional development in the form of new housing and businesses. The village of Brandon is inset within the Green Belt but Bretford is "washed over" meaning that the whole settlement is subject to Green Belt policies as are all areas of the NA beyond the settlement boundary of Brandon. The emerging Rugby Local Plan is not proposing any alteration of the Green Belt boundary as it currently affects the NA. However there is a well-known site in the NA (Brandon Stadium) which contains land that is classed as previously developed land (PDL) and the site has been the subject of a proposal for redevelopment. It is therefore important that the Neighbourhood Plan considers what type of redevelopment would be supported by the Local Community if and when a proposal is submitted to RBC. Although the NP must reflect Local Plan and National Planning Policies which will be applied to any planning application that may be submitted, the NP can play an important part in shaping the way in which new development can best reflect the wishes and needs of the community.

### Business Survey within the Neighbourhood Plan Area

Name of Business:
Address:

Category *Please tick*

Type		Please specify e.g. Hotel, Farming, Riding Stables
Leisure	<input type="checkbox"/>	
Agriculture/Horses	<input type="checkbox"/>	
Construction/Building	<input type="checkbox"/>	
Engineering	<input type="checkbox"/>	
Other	<input type="checkbox"/>	

What is your main customer base?  
*(apply approximate percentages to all that apply)*

Coventry		%
Rugby Town		%
Neighbouring villages		%
Other		%

How long has the business been based at this address?

Years

Number of Employees

Where do your employees live?  
 (apply approximate numbers to all that apply)

Within Parish Area	
Coventry	
Rugby Town	
Other	

What are the main advantages of being located in the Parish?

What are the main disadvantages if any?

Are you looking to expand the business in the near future?

If yes, would this involve:

More employees?

Yes  No

New Buildings?

Yes  No

Thinking of planning policies that could form part of the Neighbourhood Plan for the Parish, what specific aspects (if any) would you like to see the Neighbourhood Plan address that could benefit your business?

# Brandon & Bretford Neighbourhood Plan Business Results

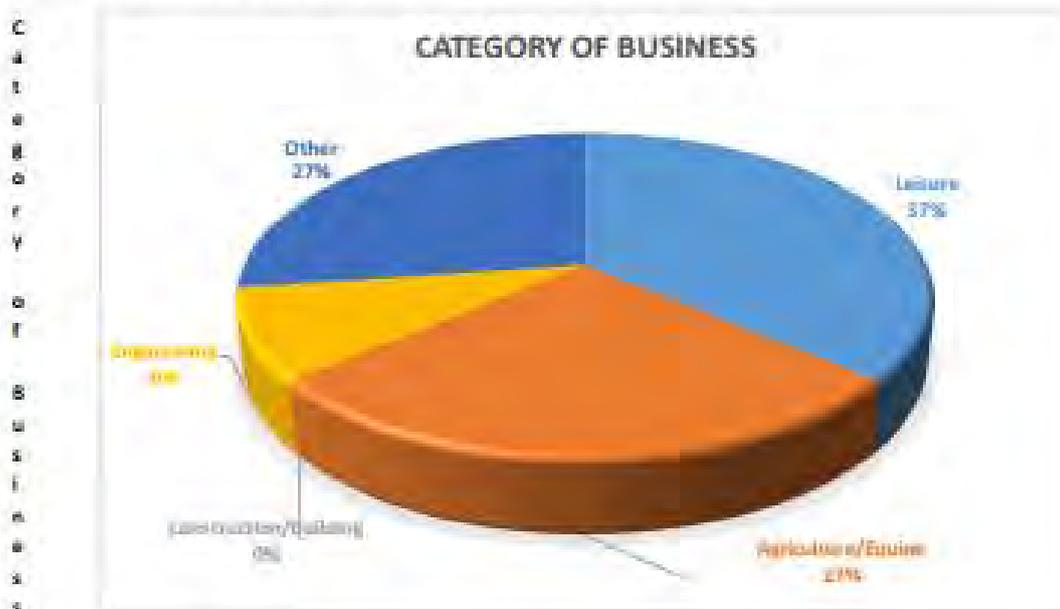


Planning the  
future  
of your village

The Business plan was submitted to all known businesses within the Neighbourhood Development area. The Ten business stated below responded with the following results.

- Brandon Club
- Brandon Motors
- Brandon Wood Golf Course
- Coventry City Council
- Hugh Stuart Exploration Consultants Ltd
- Irvine Commercial Insurance Brokers Ltd
- Sunrise Farm
- The Royal Oak
- Warwickshire Wildlife Trust
- Willow farm Equestrian Centre

Category of Business, type and specification

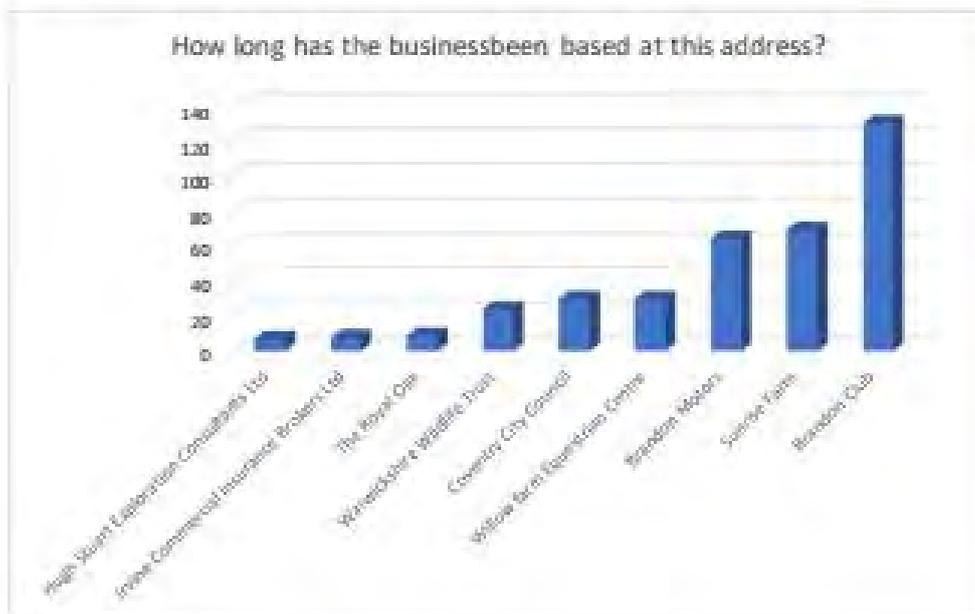


- Day opportunities for Adults with learning difficulties
- Finance, Commercial Insurance
- Garage
- Golf Course
- Mineral Exploration Consultants
- Nature Reserve
- Private Member Club
- Pub/Restaurant
- Riding Stable

What is the main customer Base?



How long has the business been at the address?



### Where do your employees Live?



### What are the main advantages of being located within the Parish?

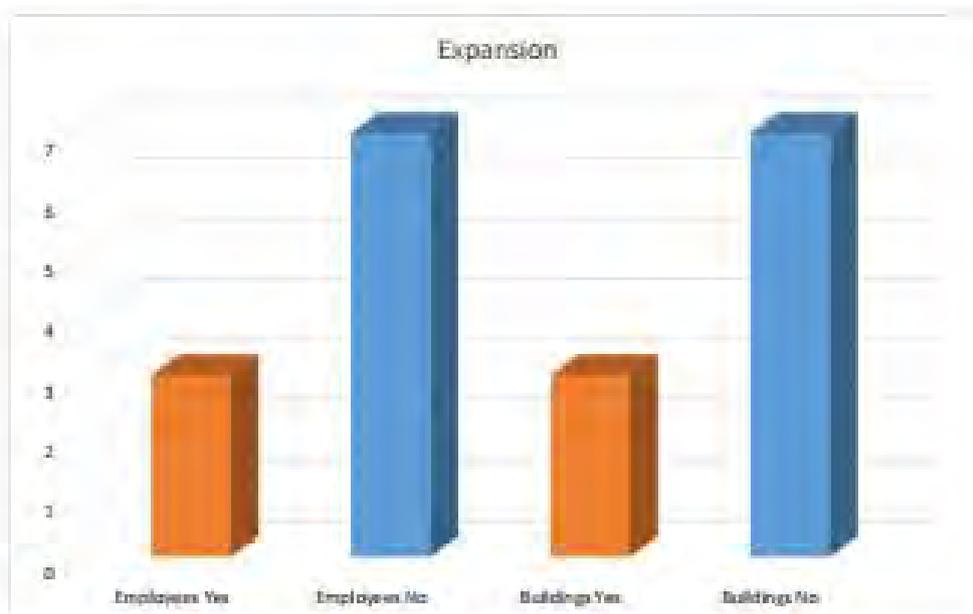
- Ease of access to road network, lower congestion, excellent working environment, Development potential
- Easy to get to work = Flexibility
- Regular & Loyal Customers, great Customer relations, Lots of local events which helps our business
- Reliable local customer base
- Rural Location
- The Location of the farm next to woodland is beneficial to Adults with learning disabilities, has many therapeutic health benefits. People gaining experience in working with animals, environmental craft. The site lends itself very well to supporting people and enhancing peoples lives
- The Natural environment is good + good links to Coventry & Rugby etc.
- We are easily accessible from main roads and motorways. We have a good working relationship with other local business
- We are the centre of the village and available for all to use and close to our customers
- We are in a good central location for our customer base. Also next to a good bridleway network

### What are the main dis-advantages if any?

- ◊ Broadband, Mobile Phone Signal
- ◊ Finding staff due to transport issues Public transport does not fit in with our hours of trade
- ◊ Flood Plane
- ◊ Lack of public transport to our site
- ◊ Large lorries use Kings Newnham Lane as a cut through and cars do not respect speed limit causing hazard to horses on the lane
- ◊ None
- ◊ Nowhere within walking distance for staff at lunch break, shops, retail outlets etc.
- ◊ Very busy road that runs in-front of the property which does pose a health & safety risk. It would be good if we could have some traffic calming in place. This would be really beneficial to the service and future service provision. Also not being on a bus route is a disadvantage could do with some traffic mirrors on the roadway

Are you looking to Expand in the future?

Employees or Building?



Thinking of planning policies that could form part of the Neighbourhood Plan for the Parish, what specific aspects (if any) would you like to see the Neighbourhood Plan address that could benefit your business?

- Better roads ie Brandon Bypass - maybe using the speedway land to link Binley woods & bypass Brandon
- Maintain Rural Location
- New area of residential and light commercial use developments around the Brandon Lane and Ryton area
- Protection and enhancement of the natural environment. Princethorpe living landscapes. Improved access, e.g. walking routes. Protection of the River Avon Water quality
- Traffic Calming on Brandon Road opposite Brandon Wood Farm. It would help us enormously to be on a bus route. Traffic Mirrors on Brandon Lane to have a better visual clarity when pulling out of the farm on to Brandon Lane

**BUSINESSES CONSULTED IN BUSINESS QUESTIONNAIRE**

<b>BRANDON</b>			
H5 Exploration Consultants Ltd.	Lower Farm Barns, Brandon lane, Coventry CV3 3GW	Hard Copy	<a href="mailto:Email:stave@h5exploration.com">Email:stave@h5exploration.com</a>
Irvine commercial Insurance Brokers	Lower Farm Barns, Brandon lane, Coventry CV3 3GW	Hard Copy	<a href="mailto:Email:info@icfb.co.uk">Email:info@icfb.co.uk</a>
Christopher Peters Kitchens	Lower Farm Barns, Brandon lane, Coventry CV3 3GW	Hard Copy	<a href="http://Web:site:WWW.christopherkitchens.com">Web:site:WWW.christopherkitchens.com</a>
Car sales business based at Lower Farm House	Lower Farm Barns, Brandon lane, Coventry CV3 3GW	Hard Copy	
Hope Cement	Brandon Lane	On line	<a href="mailto:Email:Dave.watson@hopecement.com">Email:Dave.watson@hopecement.com</a>
Brandon Wood Golf Course & Club	Brandon Lane	On line	<a href="mailto:Email:brwb@brandonwoodgolf.co.uk">Email:brwb@brandonwoodgolf.co.uk</a>
Brandon Wood Farm	Brandon Lane	On line	<a href="mailto:Email:brwb@brandonwoodgolf.co.uk">Email:brwb@brandonwoodgolf.co.uk</a>
Brandon Hall Hotel	Brandon Lane	On line	<a href="mailto:Email:mark.newell@ecor.com">Email:mark.newell@ecor.com</a>
Royal Oak Public House	Station Road	Hard Copy	
Brandon Motors	Rugby Rd.	Hard Copy	
Si Plan Electronics	Rugby Rd.	Hard Copy	
Castle Hill Riding Stables	Main St.	Hard Copy	
Brandon Club	Main St.	Hard Copy	
Sunrise Poultry Farm	Speedway Lane	Hard Copy	
Livery Stables	Gosset Lane	Hard Copy	
<b>BRETTFORD</b>			
A& M Promotions	Bretford	On line	<a href="http://WWW.aimpromotions.com">WWW.aimpromotions.com</a>
Queens Head Publiv House	Bretford	On line	<a href="http://www.thequeenshead-bretford.co.uk">www.thequeenshead-bretford.co.uk</a>
Willow Farm Equestrian Centre	Kings Newnam Lane, Bretford	Hard Copy	
Revel Funeral Service	Bretford Rd, Bretford	Hard Copy	
Brandon Grange Farm	Bretford Rd, Bretford	Hard Copy	

DRAFT

## NDP / Consultation Publicity and Open Days

### Newsletter No 21 – October 2015 Brandon & Bretford Parish Council

#### REMEMBRANCE SUNDAY SERVICE

You are welcome to gather on the green on Sunday, 8 November at 10.50 for a short remembrance service and laying of wreaths.

#### NEIGHBOURHOOD PLAN/PARISH PLAN

The parish council is considering the production of a Neighbourhood Plan/Parish Plan, which defines where and what development the village needs, including road improvements, community facilities etc. The first part of this work is the housing needs survey which has been delivered to you with this newsletter.

Please do take the time to complete and return the survey as we are keen to ensure that your views are taken into account.

This project needs the help of a group of willing volunteers to work with the parish council. Please let the clerk know if you are interested in helping out with delivering questionnaires, supporting with the production of the plan etc. Or come along to the next meeting at 6.30 pm on Monday, 2 November 2015 in Brandon Club.

### Newsletter No 22 – June 2016 Brandon & Bretford Parish Council

#### NEIGHBOURHOOD PLAN

The Neighbourhood Plan is moving forward and inside you will find their first newsletter report. Please take time to read this and let the clerk know if you are interested in helping out with delivering questionnaires, supporting with the production of the plan etc.

#### BRANDON STADIUM COMMUNITY ASSET

Your parish council agreed to nominate the Stadium as a community asset. Rugby Borough Council has decided not to add the stadium to the Councils list of assets "as it is used on a commercial basis without additional use by the local community. Whilst the site is used for sporting purposes it is deemed as not being used by the local community for community purposes nor is there a principal use of the asset which furthers (or has recently furthered) the community's social well being or social interests (which include cultural, sporting or recreational interests) and is unlikely to do so in future as required by the Act. Queries to [rob.kindon@rugby.gov.uk](mailto:rob.kindon@rugby.gov.uk), however there is no appeal process.

#### NEIGHBOURHOOD PLAN NEWSLETTER NO 1

We have now received approval, from Rugby Borough Council, to proceed with our Neighbourhood plan. This was approved on May 12<sup>th</sup> and can be seen in full on line at [www.rugby.gov.uk/brandonbretfordndp](http://www.rugby.gov.uk/brandonbretfordndp). On there you can see the map of the area and we will also be pinning copies to the noticeboards.

The plan will cover the villages of Brandon and Bretford, including the top of the hill, plus all the green belt areas included in our boundary.

This is not a simple task and the plan is not the Parish Councils Plan but Your plan - the residents living in and businesses operating in the area. The plan must be in line with Rugby Borough Council's Local Plan and Government Planning Policies.

The Parish Council has set up a steering group specifically for the plan and the meetings will be advertised so everyone from the village can attend if you wish.

Chair:	Beryl Smith	
Vice Chair:	Michael Jones	
Clerk:	Lizz Clarke	
Members:	John Sidey	Jason Cook
	Graham Wale	Phil Wilson
	Pete Wilson	Andrew Kirby
	Heather Timms	

#### Communication

This will be via Brandon and Bretford website, Facebook - Brandon and Bretford where you can also post comments etc, notice boards and newsletters.

#### Progress so far

Whilst we have been waiting for approval, the steering group members have been collecting information and starting to organize the format for the plan.

The group have met with representatives from Wolston and Binley Woods to discuss shared assets such as schools, village halls etc, and communication will continue throughout the production of the plan.

#### Next stage

We need to collect all your views via a survey of every household and business including our young people.

The survey form will be compiled over the next 4 to 6 weeks by the steering group, it will be scrutinised by the Parish Council and trialled by a group of residents from various parts of the area to ensure that all aspects are covered and it is as easy as possible to complete. If you would like to help with the trial please let us know via the parish clerk.

When the survey starts anyone who needs help with completing will be able to contact one of the steering group.

We are aware that we are running into the holiday period but we need to press on so we will allow 3 weeks from delivery of survey form to completion.

Each household will have a paper copy delivered but you may complete online. If more than one member of the household wishes to complete a survey form, then online or ask the parish clerk for additional copies.

#### Returning the completed form

We are currently investigating several options. In Brandon village the Brandon ladies group have offered to deliver and collect paper copies of forms. We will make sure that the information you need on returning the form is clear at the time.

This is a tremendous opportunity for you to have your say in how your area develops - housing, roads, community space and activities etc - do not miss it.

Next meeting: Wednesday, 22 June at 7.00 pm in Brandon Club See you there.

# **Brandon & Bretford Parish Notice**

**Brandon & Bretford Parish Council**

Invite you to a

## **Village Meeting**

**A very important meeting for Brandon &  
Bretford Residents**

**Wednesday 9th March**

**6.30pm**

**Brandon Club, Main Street, Brandon**

**To discuss**

**The Local Plan &  
Proposed Neighbourhood Plan**

Good Morning All

Further to a village/community meeting last night is was agreed by the attendees by majority vote to proceed with the Neighbourhood Plan.

We have a meeting on Monday 14th March at Brandon Club - 6.30pm to establish what is required by leaders of sections and what we are trying to establish to put into the policies.

Once I receive the Map of the Parish Boundaries for Brandon & Bretford (In process) then I can write to formally ask RBC permission to carry out the Neighbourhood Plan, which I am hoping to do by Monday. We then need to wait for Cabinet Decision to formally proceed but this does not prevent us from making a start. I have been advised to wait before applying for grant funding as many have time lines to spend the money etc so it was advised until we heard back from the RBC Cabinet Meeting. Raj Bahey will update me on dates of RBC meetings.

We have a small list of people that are willing to help, for which will be contacted once we have specific jobs for them to do.

Kind regards

Lizz

**Lizz Clarke**  
Clerk to Brandon & Bretford Parish Council

Dear Resident,

## NEIGHBOURHOOD PLAN – HAVE YOUR SAY ABOUT WHERE YOU LIVE

We are at the next stage of our Neighbourhood Plan when we want to know your views. It seems to have taken ages to get here but a lot of work has gone into the compilation of the finished survey form. We did 8 drafts before we were happy with the questions and the format, each draft took into account comments made and the final was tried by 12 residents who found it easy to complete and made suggestions about some of the questions.

Do not think that it is nothing to do with you, wherever you live in the plan area what happens in one part will have a knock on effect for you. The more residents who complete the survey the greater the impact.

### COMPLETION OF THE SURVEY FORM.

Distribution weekend 12<sup>th</sup> November 2016 volunteers will be calling to give you your survey form.

We are allowing two weeks for completion and it should take about 30 minutes so don't put it away and forget it or lose it. We need them back by November 26<sup>th</sup> 2016. A pre-paid return envelope is part of the package so allow for the post, remember we are getting near Christmas!

The survey can also be completed on-line using the link to Survey Monkey on the survey form.

**Please enter your post code in the box at the beginning of the survey, this validates our findings.**

Should you have any difficulty completing, the telephone numbers of the steering group can be found at the front of the form. We are also having a support day so if you want help we shall be available at Brandon Club on Wednesday 16<sup>th</sup> November at 2pm to 4pm and 6pm to 8pm. Please don't hesitate to ask for help, very few of us enjoy filling in forms.

Our thanks to Nick Wongsam from Wolston (Paul Nicolas Design) who designed the survey form and has been very helpful and patient with us during our constant changes.

# **Brandon & Bretford Neighbourhood Development Plan**

## **Have Your say**

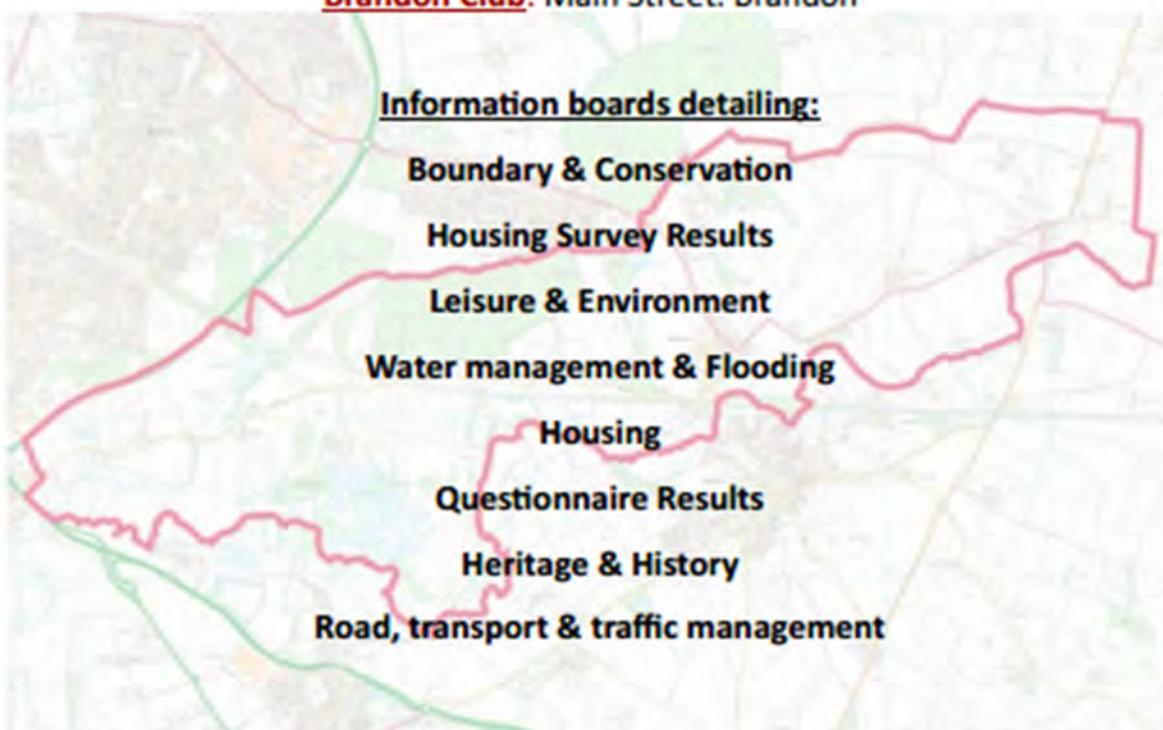
The Steering group invite you to a consultation on

**Wednesday 16th August 2017**

from **7pm to 8pm**

questions & answers from 8pm

**Brandon Club**. Main Street. Brandon



Ask questions and have your say at the consultation anytime between 7pm & 8pm. Or email your comments/thoughts/suggestions on housing, traffic, environmental etc to [bandbnhp@gmail.com](mailto:bandbnhp@gmail.com)

Tea & coffee will be served and the bar will be open. Your opinions, comments and suggestions matter to this project. Please come and talk to the steering groups and have your say about the future of your village.

## BRANDON & BRETTFORD NEIGHBOURHOOD DEVELOPMENT PLAN

### AIM

Make the villages of Brandon and Bretford and the parish of Brandon & Bretford an even better place to live now and for future generations.

### WHY

- It represents the first opportunity the community has had to develop a comprehensive vision for the entire parish of Brandon and Bretford covering the period upto 2031.
- The NHDP provides an opportunity for the community to have a real say about future development in the parish to ensure it meets the current and future expectations of the people who live here.
- Protect and develop the rich and diverse built and natural heritage which makes it an attractive place to visit.
- Led by Brandon and Bretford Parish Council and overseen by a steering group, the plan is based on extensive research and consultation with the local community and groups, and will continue to be revised through to it's submission to Rugby Borough Council

## BRANDON & BRETTFORD NEIGHBOURHOOD DEVELOPMENT PLAN NEXT STEPS

### THIS MEETING

- Allow the community to review the essential elements of the initial draft plan and to make comment.

### STEERING GROUP

- Submit draft NHDP to Rugby Borough council. There will be a number of iterations before deemed OK.

### RUGBY BOROUGH COUNCIL

- Check compliance of NHDP with regulations and policy.
- NHDP is reviewed and approved by an independent examiner.
- Referendum is held of all Brandon and Bretford residents to approve the NHDP.
- Adoption of Brandon and Bretford NHDP by Rugby Borough Council.

## BRANDON & BRETTFORD NEIGHBOURHOOD DEVELOPMENT PLAN TIMELINE OF ACTIVITY TO DATE

BRANDON AND BRETTFORD NEIGHBOURHOOD PLAN - ACTIVITY TO COMPLETION			
WHO	ACTIVITY	WHEN	COMMENTS
PC	Project go-ahead at PC Mtg	2-Nov-15	
NHPSG	Village meeting	9-Mar-16	Majority vote to proceed with the NHP
NHPSG	NHP Mtg	14-Mar-16	
RBC	NHDP Consultation start	28-Mar-16	
RBC	NHDP Consultation finish	26-Apr-16	
NHPSG	NHP Mtg	11-May-16	
RBC	NHP area approved	12-May-16	<a href="https://www.rugby.gov.uk/brandonbretfordnpg">https://www.rugby.gov.uk/brandonbretfordnpg</a>
NHPSG	Grant application started	15-May-16	
NHPSG	NHP Mtg	22-Jun-16	Initial draft of questionnaire
NHPSG	NHP Mtg	28-Jun-16	
NHPSG	NHP Mtg	13-Jul-16	Robert Keith in attendance.
NHPSG	Grant approved	29-Jul-16	NPG-02345 - £1774.00. <b>6 months to spend!</b>
NHPSG	NHP Mtg	3-Aug-16	Plan for trial
NHPSG	NHP Mtg	22-Sep-16	Review trial feedback
NHPSG	Final draft of questionnaire	10-Oct-16	
NHPSG	NHP Mtg	26-Oct-16	Discuss survey in print and distribution
NHPSG	Final print of questionnaire	7-Nov-16	
NHPSG	Issue NHP questionnaire	14-Nov-16	
NHPSG	Close NHP questionnaire	28-Nov-16	
NHPSG	Issue local business questionnaire	14-Nov-16	
NHPSG	Close local business questionnaire	28-Nov-16	
NHPSG	NHP Mtg	1-Dec-16	Discuss initial response of 28%
NHPSG	Publicity mtg ref questionnaire	16-Nov-16	
NHPSG	Closure date extended	10-Dec-16	
NHPSG	Any other studies?		Traffic / environmental etc
NHPSG	Initial analysis of results	11-Jan-17	Survey response 37%. Business response 50%
NHPSG	Initial inputs to plan	15-Feb-17	
NHPSG	Review inputs	1-Mar-17	
NHPSG	Review proposed highway report	27-Apr-17	
NHPSG	Review inputs	10-May-17	Proposed 10-May-17.
NHPSG	Review inputs	31-May-17	Proposed 31-May-17.
NHPSG	Review initial draft	5-Jul-17	
NHPSG	Present findings to village	16-Aug-17	
NHPSG	Initial draft plan review with RBC		
NHPSG	Second draft plan review with RBC		
NHPSG	Finalise draft plan and submit to RBC		
RBC	Check compliance with regulations		
RBC	Publicise NHP proposal		6 weeks
RBC	Arrange examination		
RBC	Examiners report published		
RBC	Publication of referendum documents		
RBC	Referendum		
RBC	Referendum result publicised		
RBC	Adoption of NHP by RBC		
PC	Congratulations, meal & drinks!		
PC	Brandon & Bretford Parish Council		
NHPSG	Neighbourhood plan steering group		
RBC	Rugby Borough Council		



Comments from Public meeting held on 16th August @ Brandon Club

	Post Code	Survey Results	History & Heritage	Conservation & environment	Business & Local Economy	Housing & Local Needs/Development Sites	Transport & Road	Water Management & Flooding	Any Other Comments
Nicholas Inverton Close	CV8 3GF	The areas focused were priority	Greenbelt, history must be retained	We must keep presenting our wildlife & nature conservation features, by doing this we will reduce the chances of development there	People need to use the local amenities so that thrive and stay as businesses	On the stadium site we should build a small area of dwellings a retirement village	A retirement village would help limit the possibility of increasing traffic 3-4 bedroom houses could create traffic problems	We should focus on our villages drainage system to help prevent large scale floods like in March 2016	It looks likely the stadium will end up as housing so we need advice on how to propose the size of development.
	CV8 3GL					Houses should be built on brownfield sites	More public transport required after 8pm or railway station in Brandon to be re-opened	Water pressure in Speedway lane needs improving	
Avondale Rd	CV8 3HS	Really interesting! No idea so much history	Would like to see landscape connected of green spaces preserve and enhanced				Real concern over traffic congestion and speeds, suggested 20mph limit on Avondale Rd regardless of development		
	CV8 3HS						Suggested 20mph speed limit on Avondale Road for safety & noise		
	CV8 3HS					Would support development of such sites which are much needed		Effective management of drains in Avondale Rd required as prone to flooding	There appears to be a larger population of aged 60+ residents in Brandon who may not acknowledge the need for the opportunity for younger people and families to be able to settle in the village due to lack of affordable housing. The building of 2-3 Bed homes should be encouraged
	CV8 3HS					Need to have affordable homes. Family Homes. Not 4-5 beds		Keep drains clear from debris, especially in Avondale Road	there is a large number of elderly in Brandon. To keep the village alive we need to encourage young families in
Flagby Rd	CV8 3HU	Good to see what matters to people in our area	V. Interesting	Hedgehog Information & Help good		Interesting information and updates at the nursery & Speedway			
	CV8 3HU								The whole plan looks very good and very fair. I have full support for it

Comments from Public meeting held on 16th August @ Brandon Club

Main Street	CV8 3HW	Q4 What constitutes as other on main issues affecting village, largest %? yet no clarity or indication on to what this relates to					Policy info 1 - how will new development demonstrate that a) safety of road users will not be compromised b) where will offroad parking be? Policy info 3 + 1) what traffic calming		Main Street in Brandon needs to have a way to SLOW the traffic down
	CV8 3HW	Bad	Good	Good	Good	Good	Bad	Bad	No development at Stadium, hard to resist Garden Centre
	CV8 3HW	I am surprised that an overall response rate of 37% can be deemed to be representative of the wishes of the Parish	Section 4.7 Please remove specific references to Pre 1900 buildings that are not listed this is not relevant to the Plan			Policy H4 Use of Garden Land, Do not agree that the Parish should impose such restrictions on development of others assets	6.10 Do not support the provision of residential accommodation in the village evidence from other similar development suggest detrimental aesthetic impact or character of village		Do not support the NHDP in principle on local elected bodies should consider all matter within as democratically elected people, accountable to the electorate
	CV8 3HW								Unless the volume of traffic is facilitated/as a result of the proposed new housing and at the moment, the community can not imagine they are being advised how the development plan is not viable.
Flagby Q	CV8 3HZ						Traffic Para 10.5 V important		Key comment - not detrimental to the area and community



Dear villager

### **ASSESSING THE HOUSING NEEDS OF LOCAL PEOPLE**

The lack of suitable homes in villages is having an adverse effect on rural life. The young and old; individuals, couples and families; and people from all walks of life are having to either move away from their communities or remain in housing that is unsuitable for their needs.

**This survey will assess the needs for all types of housing required by people with a local connection including open market, intermediate and affordable housing.**

In considering any possible future provision it is important to know how many households are in need and what types of properties they require. In order to find out the true extent of housing need Midlands Rural Housing is undertaking an independent Housing Needs Survey of the village to identify whether or not the housing needs of local people are being met. The survey is being carried out at the request of Brandon and Bretford Parish Council with the permission and full funding from Rugby Borough Council.

In this respect it would be helpful if you could spend a few moments completing the attached form, either to indicate a housing need or to pass comment on village life and housing. This will enable us to provide a profile of local housing needs together with a general picture of the current housing situation. The housing needs information will help to inform decisions made on potential future affordable, intermediate and open market provision for those with a local connection to the Parish.

**Please complete and return the form in the freepost envelope addressed to Midlands Rural Housing by 26<sup>th</sup> October 2015.**

**EVEN IF YOU DO NOT CONSIDER YOURSELF TO BE IN HOUSING NEED, IT WOULD BE HELPFUL IF YOU COULD COMPLETE THE FIRST PAGE OF THE SURVEY FORM SO THAT YOUR VIEWS ON YOUR PARISH AND ITS CURRENT AND FUTURE HOUSING CAN BE RECORDED.**

**All the information you give will be treated in the strictest confidence** and individual replies will not be seen by the Parish Council, Rugby Borough Council or any other organisation. If you require an additional survey form for someone in your household, or if you know someone who has left the Parish and would like to return, please contact Midlands Rural Housing on 0300 1234 009.

Thank you for your help in conducting this survey.

Yours sincerely

*Richard*

Richard Mugglestone  
Midlands Rural Housing

A 'Frequently Asked Questions' sheet can be found at the end of the questionnaire form to help answer any housing relating queries

# HOUSING NEEDS SURVEY IN BRANDON & BRETTFORD

## Q1 - DETAILS OF RESPONDENT

Please give the number of people in your household, including you, that fall into each of these age categories  (please enter a number in each box)	Child (0-16 years old) <input style="width: 50px; height: 25px;" type="text"/>	Young Adult (17-24 years old) <input style="width: 50px; height: 25px;" type="text"/>	
	Adult (25-64 years old) <input style="width: 50px; height: 25px;" type="text"/>	Pensioner (65 years old +) <input style="width: 50px; height: 25px;" type="text"/>	
Which category best describes your household  (please circle)	One person household / Couple / Two parent family / Lone parent family / Other (please specify).....		

## Q2 - HOUSING CIRCUMSTANCES

What is your current housing situation?  (please tick)	Owner occupier-mortgage <input type="checkbox"/> Owner occupier-no mortgage <input type="checkbox"/> Private renting <input type="checkbox"/> Housing Association renting <input type="checkbox"/> Rented Council house <input type="checkbox"/> Housing Assoc. shared ownership <input type="checkbox"/> Living with parents <input type="checkbox"/> Accommodation tied to employment <input type="checkbox"/> Other (please specify) .....
Do you live in:  (please tick)	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/> Number of bedrooms:    1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5+ <input type="checkbox"/>
How long have you lived in the Parish?  (please tick)	0-1 year <input type="checkbox"/> 1-2 years <input type="checkbox"/> 3-5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years <input type="checkbox"/> 15 years + <input type="checkbox"/>
Into what tenure do you expect your next home move to be?  (please tick)	Private home ownership* <input type="checkbox"/> Affordable / social rented* <input type="checkbox"/> Open market / private rented* <input type="checkbox"/> Shared ownership* <input type="checkbox"/> No move expected <input type="checkbox"/> Retirement housing* <input type="checkbox"/> Other (please specify) .....
When do you anticipate your next home move will be?  (please tick)	0-1 year <input type="checkbox"/> 1-2 years <input type="checkbox"/> 3-5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years <input type="checkbox"/> 15 years + <input type="checkbox"/>

\* See back page for tenure definitions

## Q3 - LIFE IN THE PARISH

Do you feel that the Parish...  (please circle)	Is a desirable place to live?    YES    NO    DON'T KNOW Has a balanced population?    YES    NO    DON'T KNOW Has a sense of community?    YES    NO    DON'T KNOW Has a suitable range of housing?    YES    NO    DON'T KNOW
Do you feel that the Parish suffers from...  (please circle)	A lack of adequate housing?    YES    NO    DON'T KNOW If YES, what sort? ..... A lack of facilities? (e.g. shops/transport)    YES    NO    DON'T KNOW If YES, in what way? .....

## Q4 - LOCAL HOUSING

Do you know of anyone who has had to leave the Parish in the last 5 years through lack of suitable or affordable housing? (please circle)	YES    NO
If YES, how many people?	.....
<i>If the people referred to above would like complete a Housing Needs Survey questionnaire please ask them to call Midlands Rural Housing on 0300 1234 009 to request a survey form.</i>	
Would you be in favour of a SMALL scheme (average 4-10 units) of new affordable homes for rent/shared ownership in the Parish for LOCAL people? (please circle)	YES    NO    DON'T KNOW

ADDITIONAL COMMENTS .....

**Q5 - SUPPORT OPTIONS**

There are a number of support options available that may help you to carry on living in your current home independently for years to come. These are set out below; if you would like Rugby Borough Council to provide more information on any of them please tick the relevant boxes:

- Assistive technology (e.g. lifeline systems so you can get help in an emergency)
- Grants and loans to help you get your property adapted to meet your needs
- Assistance with home repairs

**PLEASE COMPLETE QUESTIONS 6 - 14 IF ANY OF THE FOLLOWING APPLY:**

- YOU ARE IN NEED OF LOCAL HOUSING OF ANY TYPE
- SOMEONE IN YOUR HOUSEHOLD NEEDS, OR IS LIKELY TO NEED, LOCAL HOUSING WITHIN THE VILLAGE
- YOU HAVE A STRONG LOCAL CONNECTION TO THE VILLAGE AND REQUIRE HOUSING WITHIN IT (THIS INCLUDES THOSE WHO NO LONGER LIVE IN THE VILLAGE)

**THE HOMES THAT MAY RESULT FROM THIS SURVEY COULD INCLUDE:**

- AFFORDABLE / SOCIAL RENTED HOMES
- AFFORDABLE SHARED OWNERSHIP HOMES
- OPEN MARKET / PRIVATE SALE HOMES
- OPEN MARKET / PRIVATE RENT HOMES

**IF THE ABOVE DOES NOT APPLY TO YOU THEN PLEASE COMPLETE QUESTION 14 AND RETURN THE FORM IN THE FREEPOST ENVELOPE PROVIDED.**

**Q6 - DETAILS OF PERSON REQUIRING HOUSING**

Name	Mr/Mrs/Miss/Ms	Date of birth	
Address			
Telephone numbers	Home:	Work:	
When will you require alternative accommodation? (please tick)	Immediately <input type="checkbox"/>	Within the next 2 years <input type="checkbox"/>	2 - 5 years <input type="checkbox"/>
How long do you think you will need this accommodation for? (please tick)	0-1 year <input type="checkbox"/>	1-2 years <input type="checkbox"/>	3-5 years <input type="checkbox"/>
	5-10 years <input type="checkbox"/>	10-15 years <input type="checkbox"/>	15 years + <input type="checkbox"/>
What is your current housing situation? (please tick)	Owner occupier-mortgage <input type="checkbox"/>	Owner occupier-no mortgage <input type="checkbox"/>	
	Private renting <input type="checkbox"/>	Housing Association renting <input type="checkbox"/>	
	Rented Council house <input type="checkbox"/>	Housing Assoc. shared ownership <input type="checkbox"/>	
	Living with parents <input type="checkbox"/>	Accommodation tied to employment <input type="checkbox"/>	
	Other (please specify).....		
Do you live in: (please tick)	House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat/apartment <input type="checkbox"/>
	Mobile home <input type="checkbox"/>		
	Other (please specify).....		
	Number of bedrooms:	1 <input type="checkbox"/>	2 <input type="checkbox"/>
		3 <input type="checkbox"/>	4 <input type="checkbox"/>
			5+ <input type="checkbox"/>

**Q7 - HOUSING NEED**

Please indicate why you feel you will need alternative accommodation  (please tick all boxes that apply)	Need larger accommodation	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
	Need independent accommodation	<input type="checkbox"/>	Need first home	<input type="checkbox"/>
	Need to be closer to employment	<input type="checkbox"/>	Need to change tenure	<input type="checkbox"/>
	Need to be closer to carer/dependent	<input type="checkbox"/>	Need cheaper home	<input type="checkbox"/>
	Need to move to sheltered housing	<input type="checkbox"/>	Need to avoid harassment	<input type="checkbox"/>
	Need to change for physical reasons	<input type="checkbox"/>	Need security of tenancy	<input type="checkbox"/>
	Other .....			

ADDITIONAL COMMENTS .....



Do you:  (please tick all boxes that apply)	Currently live in the parish <input type="checkbox"/> (If so, for ..... years) Have previously lived in the parish <input type="checkbox"/> (If so, for ..... years) Have permanent work in the parish <input type="checkbox"/> (If so, for ..... years) Have immediate family in the parish <input type="checkbox"/> (If so, for ..... years) Have another strong connection to the parish (please specify) .....
---	---

**Q9 - FAMILY DETAILS (IF THEY WOULD LIVE WITH YOU)**

Title	Surname	First name	Relationship to you	Date of Birth

**Q10 - SPECIAL REQUIREMENTS**

Please state if there are any specific housing needs (e.g. mobility / disability requirements including sensory, learning disabilities)	
---	--

**Q11 - HOUSING REQUIREMENTS**

What would be the most suitable type of housing for you?  (please tick)	Open market / private sale housing * <input type="checkbox"/> Affordable / social rented housing * <input type="checkbox"/> Retirement housing* <input type="checkbox"/>	Open market / private rented housing * <input type="checkbox"/> Affordable Shared Ownership housing * <input type="checkbox"/>																								
What type/size of accommodation would be suitable?  (please tick all boxes that apply)	<table border="0" style="width: 100%;"> <tr> <td></td> <td style="text-align: center;">House</td> <td style="text-align: center;">Bungalow</td> <td style="text-align: center;">Flat</td> </tr> <tr> <td>1 bed</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>2 bed</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>3 bed</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>4 bed</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>5 bed+</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>		House	Bungalow	Flat	1 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5 bed+	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	House	Bungalow	Flat																							
1 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																							
2 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																							
3 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																							
4 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																							
5 bed+	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																							

**Q12 - FINANCIAL INFORMATION (THIS INFORMATION ENSURES THAT THE HOUSING IS SUITABLE/AFFORDABLE)**

What is the basic annual household income (pre tax)?  (please tick)	<table border="0" style="width: 100%;"> <tr> <td>Below £14,999 <input type="checkbox"/></td> <td>£15-£19,999 <input type="checkbox"/></td> <td>£20-£24,999 <input type="checkbox"/></td> </tr> <tr> <td>£25-£29,999 <input type="checkbox"/></td> <td>£30-£39,999 <input type="checkbox"/></td> <td>£40-£49,999 <input type="checkbox"/></td> </tr> <tr> <td>£50-£59,999 <input type="checkbox"/></td> <td>£60-£69,999 <input type="checkbox"/></td> <td>£70-£79,999 <input type="checkbox"/></td> </tr> <tr> <td>£80-£89,999 <input type="checkbox"/></td> <td>£90-£99,999 <input type="checkbox"/></td> <td>£100-£125,000 <input type="checkbox"/></td> </tr> <tr> <td>£126-£150,000 <input type="checkbox"/></td> <td>£151-£175,000 <input type="checkbox"/></td> <td>£176-£200,000 <input type="checkbox"/></td> </tr> <tr> <td>£201-£225,000 <input type="checkbox"/></td> <td>£226-£250,000 <input type="checkbox"/></td> <td>£251,000 + <input type="checkbox"/></td> </tr> </table>	Below £14,999 <input type="checkbox"/>	£15-£19,999 <input type="checkbox"/>	£20-£24,999 <input type="checkbox"/>	£25-£29,999 <input type="checkbox"/>	£30-£39,999 <input type="checkbox"/>	£40-£49,999 <input type="checkbox"/>	£50-£59,999 <input type="checkbox"/>	£60-£69,999 <input type="checkbox"/>	£70-£79,999 <input type="checkbox"/>	£80-£89,999 <input type="checkbox"/>	£90-£99,999 <input type="checkbox"/>	£100-£125,000 <input type="checkbox"/>	£126-£150,000 <input type="checkbox"/>	£151-£175,000 <input type="checkbox"/>	£176-£200,000 <input type="checkbox"/>	£201-£225,000 <input type="checkbox"/>	£226-£250,000 <input type="checkbox"/>	£251,000 + <input type="checkbox"/>
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£201-£225,000 <input type="checkbox"/>	£226-£250,000 <input type="checkbox"/>	£251,000 + <input type="checkbox"/>																	
How is this income earned? (please tick all boxes that apply)	Salary <input type="checkbox"/> Means tested benefits <input type="checkbox"/>																		
What savings do you have? (please tick)	<table border="0" style="width: 100%;"> <tr> <td>Below £1,000 <input type="checkbox"/></td> <td>£1-£4,999 <input type="checkbox"/></td> <td>£5-£9,999 <input type="checkbox"/></td> </tr> <tr> <td>£10-£19,999 <input type="checkbox"/></td> <td>£20-£29,999 <input type="checkbox"/></td> <td>£30,000 + <input type="checkbox"/></td> </tr> </table>	Below £1,000 <input type="checkbox"/>	£1-£4,999 <input type="checkbox"/>	£5-£9,999 <input type="checkbox"/>	£10-£19,999 <input type="checkbox"/>	£20-£29,999 <input type="checkbox"/>	£30,000 + <input type="checkbox"/>												
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£10-£19,999 <input type="checkbox"/>	£20-£29,999 <input type="checkbox"/>	£30,000 + <input type="checkbox"/>																	
If you require Shared Ownership or open market housing what is the maximum amount that you could afford?  (please complete)	<table border="0" style="width: 100%;"> <tr> <td>Maximum mortgage (assume 3 x joint income)</td> <td>£ .....</td> </tr> <tr> <td>Equity in existing property</td> <td>£ .....</td> </tr> <tr> <td>Savings</td> <td>£ .....</td> </tr> <tr> <td>Other</td> <td>£ .....</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>£ .....</b></td> </tr> </table>	Maximum mortgage (assume 3 x joint income)	£ .....	Equity in existing property	£ .....	Savings	£ .....	Other	£ .....	<b>TOTAL</b>	<b>£ .....</b>								
Maximum mortgage (assume 3 x joint income)	£ .....																		
Equity in existing property	£ .....																		
Savings	£ .....																		
Other	£ .....																		
<b>TOTAL</b>	<b>£ .....</b>																		

ADDITIONAL COMMENTS .....

If you require rented housing (social, market or private) what is the maximum rent you could afford to pay per week?  (please tick)	£65-£69 <input type="checkbox"/>	£70-£74 <input type="checkbox"/>	£75-£79 <input type="checkbox"/>
	£80-£84 <input type="checkbox"/>	£85-£89 <input type="checkbox"/>	£90-£94 <input type="checkbox"/>
	£95-£99 <input type="checkbox"/>	£100-£109 <input type="checkbox"/>	£110-£119 <input type="checkbox"/>
	£120-129 <input type="checkbox"/>	£130-£139 <input type="checkbox"/>	£140-£149 <input type="checkbox"/>
	£150-159 <input type="checkbox"/>	£160-£169 <input type="checkbox"/>	£170 + <input type="checkbox"/>

**Q13 - HOUSING REGISTER**

Are you enlisted on Housing Registers?  (please tick all boxes that apply)	Yes <input type="checkbox"/> No <input type="checkbox"/>  Local Authority Housing Register <input type="checkbox"/>  (please supply your Local Authority Housing Register number .....)  Housing Association Register <input type="checkbox"/>
	<b><i>If you are not enlisted on a housing register we would recommend that you do so. Please contact Rugby Borough Council on 01788 533 533 or www.rugby.gov.uk</i></b>

**Q14 - LOCATION OF HOUSING**

If a property became available in one village in the Parish, please indicate where you would be happy (not prefer) to live?  (please tick one box)	Only Brandon <input type="checkbox"/>
	Only Bretford <input type="checkbox"/>
	Either village <input type="checkbox"/>

**THANK YOU FOR TAKING THE TIME TO COMPLETE THIS FORM**

**PLEASE RETURN IT IN THE FREEPOST ENVELOPE PROVIDED BY 26<sup>TH</sup> OCTOBER**

**\*Additional Information on Property Types and Tenures**

Any small scale housing scheme *could* include a mix of property sizes, types and tenures. The following explains the various tenures.

**Open market / private sale housing** is private housing where prices are set according to the open market.

**Open market / private rent** are properties let on assured shorthold tenancies where the level of rent would be set according to the open market.

**Affordable / social rented housing** properties are made available at an affordable rent (up to 80% of market rent) to those who cannot afford to rent or purchase on the open market and are considered to be in housing need by the Local Authority.

**Shared Ownership** is an alternative to renting or full ownership of a home. It is particularly suitable for people who have a regular income and want to buy their own home but cannot currently afford to do so. Shared owners can buy a share of their home and pay a small rent on the remaining share but are not able to buy the property outright when it is in a rural area. If the property is sold, it would be valued and the shared owner would receive their proportion of the sale price. In this way they would benefit/suffer from any increase/decrease in the value of the property, should this occur.

**Retirement housing** is for people over the age of 55 who do not require nursing care but whose day-to-day independent living would benefit from surroundings more capable of adapting to their needs and lifestyle. Retirement housing can be for sale, lease or rent.

**If you have any questions regarding this survey please contact Richard Mugglestone at:**

Midlands Rural Housing, Whitwick Business Centre, Stenson Road, Coalville, Leicestershire LE67 4JP  
 t: 0300 1234 009 | w: www.midlandsruralhousing.org | e: enquiries@midlandsrural.org.uk

ADDITIONAL COMMENTS .....



# A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF BRANDON



PRODUCED BY  
**MIDLANDS RURAL HOUSING**  
MARCH 2016



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## 1. Summary

- A Housing Needs Survey was carried out in the village of Brandon in October and November 2015.
- Results obtained showed there was a need in the next 5 years for 1 open market (sale) home and 4 affordable homes for local people enabling them to be suitably housed within the community. A further 2 households were found to be in affordable housing need in Bretford but they would move to Brandon if a home was available.
- If an affordable need was found in the future, local needs affordable homes could be developed on a 'rural exception site'<sup>1</sup>, if available, and subject to local support some open market sale homes could be used to cross-subsidise the affordable homes.
- The alternative to this is that the local homes that are needed are developed as part of a larger development if the opportunity arises and if the needs cannot be met by existing properties.
- The housing needs that have been identified along with the potential ways to meet them, if desired and necessary will be explored further by Rugby Borough Council and Midlands Rural Housing in consultation with the Parish Council and the local community.

## 2. Introduction

Midlands Rural Housing (MRH) is one of the leading providers of rural housing services in the UK. MRH works with government organisations, developers, architects, builders, parish councils, local authorities, and housing providers to assess the needs for as well as enable access to excellent affordable homes in the Midlands. More details of the work of MRH can be found on the web site ([www.midlandsrural.org.uk](http://www.midlandsrural.org.uk)).

In Rugby, MRH carry out rural housing enabling services for the Borough Council. Rugby Borough Council instructed MRH to investigate the local housing needs of the residents of Brandon as part of the programme of Housing Needs Surveys that is taking place across the area to understand the housing needs of rural communities. MRH worked with Brandon & Bretford Parish Council to agree and arrange the Housing Needs Survey of the village.

<sup>1</sup> An exception site is a piece of land outside but touching the village boundary that can be developed as an exception to normal planning policy. Planning permission is only granted on sites where it has been demonstrated that housing is needed and the homes provided will be affordable and reserved for local people as a priority in perpetuity i.e. now and in the future.

### 3. Rural housing and the Housing Needs Survey

Average property prices in rural areas have increased more than urban areas in monetary terms over the past 5 years<sup>2</sup> forcing many local residents to move away from their towns and villages in order to find suitable and affordable homes. House prices in the countryside are now from £20,000 to £50,000 higher than in urban areas, despite average wages being lower.

The number of people on waiting lists for affordable homes in rural England has soared to around 750,000<sup>3</sup>. New household formation is outstripping supply by 3 to 1 (source: CLG). Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community and this may be happening in Brandon.

The Brandon village Housing Needs Survey questionnaires were delivered to every household in the village in mid October. The return date for the survey was 16<sup>th</sup> November and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households in the village as well as to those who contacted MRH to say that they had moved away from Brandon or had a strong connection to the village and wished to complete a form. In total 256 survey forms were distributed. An identical survey was also conducted in Bretford at the same time so a picture for the whole Parish could be ascertained.

The Housing Needs Survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Brandon residents. This evidence will be made available to Rugby Borough Council; Brandon Parish Council; used to inform Housing Strategy; and provide clarity on what type and tenure of housing is required to meet local needs.

In addition, the information can be used positively in the planning process. It provides a foundation on which to negotiate 'planning gain' opportunities with developers. In short, it gives planners and parish organisations evidence that can be used to obtain an element of 'local needs' housing in negotiations with house builders, should such situations arise in the village.

The information obtained from a Housing Needs Survey is also invaluable at the local level, particularly in relation to local authority, parish council and neighbourhood planning activities. Such information can be acted upon locally and taken on board in the decision making process when housing issues arise.

<sup>2</sup> Halifax Rural Housing Review 2015- "a house in a rural area costs £206,423 on average, which is 13 per cent more than the typical cost of a property in an urban area at £182,710."

<sup>3</sup> National Housing Federation, Rural housing research report 2015

## 4. Conclusion

MRH has conducted a detailed study of the housing needs of Brandon up to 2020. This study has not only investigated the affordable housing need of the village, but also for market rent level housing and open market housing.

The survey has identified a need for affordable and open market properties in need in the next 5 years for those with a connection to Brandon.

Of the 5 respondents who indicated a housing need in the next 5 years:

- **1 were assessed as being in need of open market housing (for local people) to purchase**  
1 x 3 bed bungalow - open market purchase
- **4 were assessed as being in need of affordable housing for rent or shared ownership**  
2 x 2 bed house - affordable rented  
1 x 3 bed house - affordable rented  
1 x 3 bed house - shared ownership

The Rugby Borough Council Housing Register was also cross referenced and 17 households with a connection to the Parish are on the register with an interest to live in affordable housing in Brandon/Bretford. None of these applicants have current Parish residency and we cannot access the detailed local connection to qualify for this report and for 'local needs housing'. However, further investigation of these needs is advisable as it may mean that the affordable housing needs are greater than the ones found through this survey.

**THERE IS AN IDENTIFIED NEED FOR**  
**1 OPEN MARKET HOME AND 4 AFFORDABLE HOMES**  
**IN BRANDON FOR THOSE WITH A LOCAL CONNECTION**

**A FURTHER 2 AFFORDABLE HOMES ARE NEEDED IN**  
**BRETFORD BUT THOSE HOUSEHOLDS WOULD MOVE TO**  
**BRANDON IF A SUITABLE HOME WAS AVAILABLE**

## Appendix 1 - Housing Need Analysis

Of the 54 returns, 49 were from people who felt that they were adequately housed at present. These respondents completed a form primarily to offer their support, objection or thoughts towards 'local needs' housing and comments on life in the village. It was, therefore, not necessary to process these in the 'housing needs analysis' as they had not indicated a housing need for the next 5 years.

### i) Respondent analysis

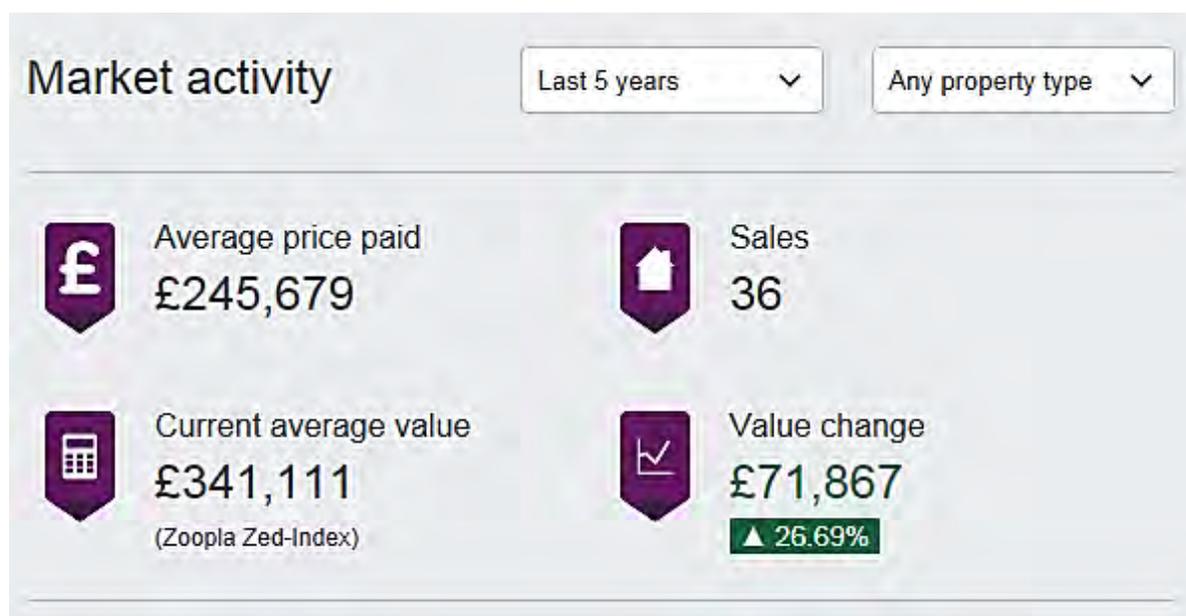
The following table lists details of the 5 respondents who stated that they are in housing need in the next 5 years. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred tenure type. In reality it may not be possible to meet the aspirations of each respondent. Incomes and likely property prices are considered in order to ensure that any proposed future homes would indeed meet the needs of those to be housed. Therefore a 'likely allocation/purchase' is suggested to outline realistic provision.

RESPONDENTS BELOW HAVE A NEED THAT IN THE NEXT 5 YEARS						
Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
2	Yes	Yes	Family living with extended family	Need independent home	3 bed house - Affordable rented  Want to remain in Brandon	3 bed house - Affordable rented
17	Yes	No	Family living with extended family	Need independent home	1 / 2 bed house - Affordable rented  Would live in Brandon or Bretford	2 bed house - Affordable rented

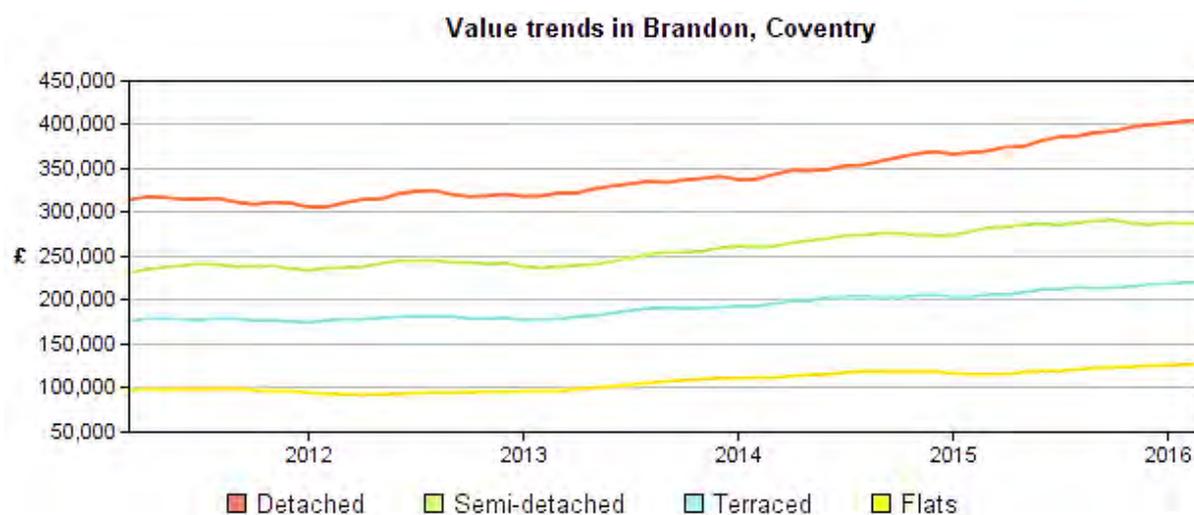
Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
30	Yes	No	Family living in privately rented home	Need first home	2 / 3 bed house - Shared ownership  Would live in Brandon or Bretford	3 bed house - Shared ownership
46	Yes	No	Couple living in own home	Need smaller home	2 / 3 bed house / bungalow - Open market  Want to remain in Brandon	3 bed bungalow - Open market
54	Yes	No	Family living in privately rented home	Need cheaper home with security of tenancy	2 / 3 bed house / bungalow - Affordable rented  Want to remain in Brandon	2 bed house - Affordable rented

The Rugby Borough Council Housing Register was also cross referenced and 17 households with a connection to the Parish are on the register with an interest to live in affordable housing in Brandon/Bretford. None of these applicants have current Parish residency and we cannot access the detailed local connection to qualify for this report and for 'local needs housing'. However, further investigation of these needs is advisable as it may mean that the affordable housing needs are greater than the ones found through this survey.

ii) House price trends



Property prices in the Brandon have, overall, increased over the past 5 years. During that period prices have increased by an average of 26.69% (£71,867).



### iii) Local context - properties for sale

By way of local context, the tables below shows prices of properties that were for sale or private rent in Brandon in March 2016 (source: [www.zoopla.com](http://www.zoopla.com)).

#### Current asking prices in Brandon, West Midlands

Average: **£325,000**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	-	<b>£325,000</b> (1)	-
Flats	-	-	-	-	-
All	-	-	-	<b>£325,000</b> (1)	-

#### Current asking rents in Brandon, West Midlands

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	-	-	-
Flats	-	-	-	-	-
All	-	-	-	-	-

There is currently only one property for sale in Brandon which is a four bed home with an asking price of £325,000. There are currently no properties to rent in the village.

### iv) Local context - properties sold

#### Property value data/graphs for Brandon, West Midlands

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	<b>£404,397</b>	£262	3.7	£323,333
Semi-detached	<b>£287,118</b>	-	3.1	£200,000
Terraced	<b>£219,918</b>	£210	2.5	£157,917
Flats	-	-	-	-

Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 20% deposit.

The average property price for actual sales since March 2015 (total 10 sales) can be seen on the right hand column of the chart above. The average current value for each property type can be seen in the left hand column. Based on the affordability criteria explained above, to purchase the 'cheapest' property type at the average price paid over the last 12 months (a terraced home at £157,917) would require a deposit of £31,500 and income of over £36,000 per annum.

## Appendix 2 - Respondent details

A total of 256 survey forms were distributed and 54 were received in return, giving a return rate of 21% against the number distributed. In our experience this is an average level of response for a survey of this kind. It is only those who have a housing need or are interested in a local development and general village life that are likely to respond.

### i) Household type

The questionnaire asked village residents to indicate the type of household they are. This enabled the charts below (fig 1.1), to be produced:

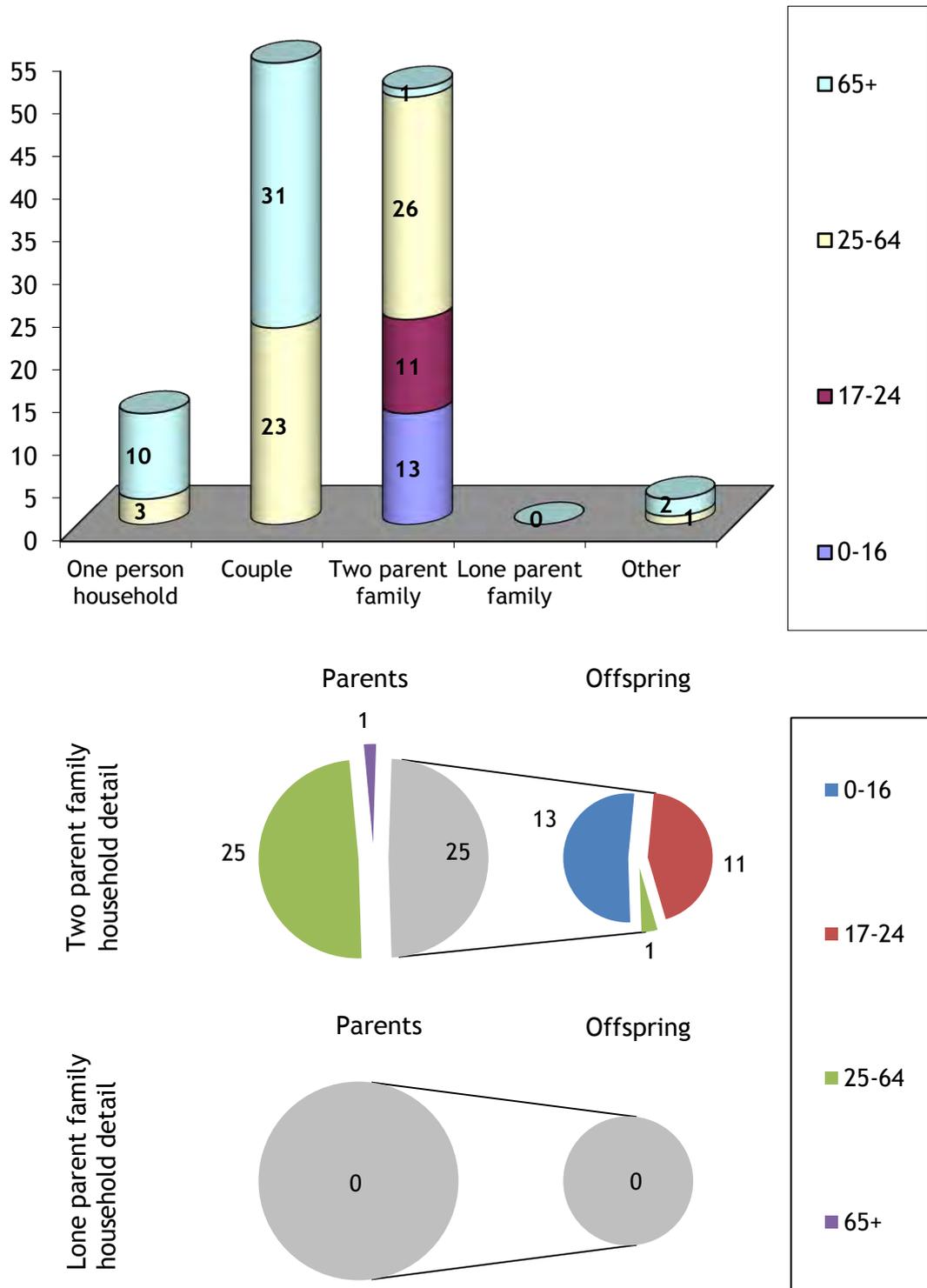


Fig 1.1 - Household type

Fig 1.1, above, shows the age range breakdown of households that responded to the survey.

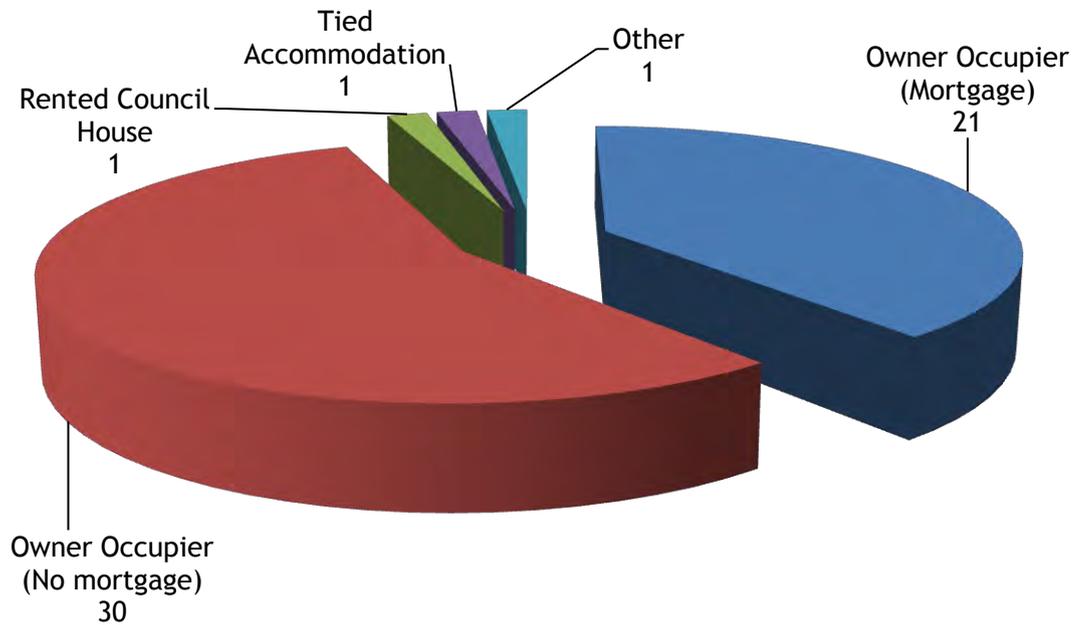
The largest number of responses (27) was from those living in from couple only households. 57% of people in those households were 65 years and over and 43% were aged between 25-64 years old.

13 responses were received from two parent family households. The parents of these households were mostly aged between 25-64 years old and the offspring living in the two parent family households were of varying ages. 52% of the offspring were under 16 years old; 44% were 17-24 years old and 4% were aged between 25-64 years old. These 12 cases of people aged 17 years and over could point to ‘concealed households’ where young adults and adults are still living with parents when they may like to live elsewhere in the near future.

There were 13 responses from one person households (77% of which were aged 65+ years old, with 23% being aged between 25-64 years old) and 1 responses from a household defined as ‘other’.

**ii) Tenure of all respondents**

The current household tenure of respondents is given in the chart below (fig 1.2):



*Fig 1.2 - Tenure of respondents*

It shows that owner-occupiers were by far the largest tenure group accounting for 94% of replies (56% of total survey respondents have no outstanding mortgage on their property and 39% have a mortgage on their home).

2% of responses came from those living in a rented council house; 2% from those in accommodation tied to employment; and 2% from households defined as ‘other’.

### iii) Property Types

The following chart (fig 1.3) details the type of property that respondents currently reside in:

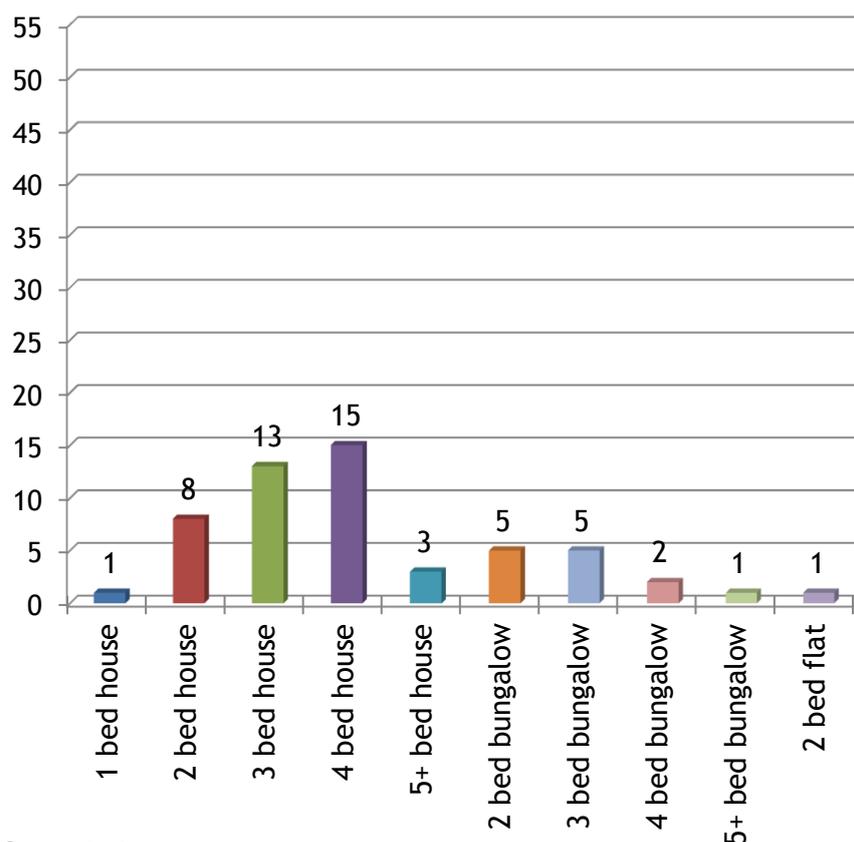


Fig 1.3 - Property types

Those living in 4 bedroom houses were the largest group (28% of responses), followed by those living in 3 bedroom houses (24%). 26% of responses were from people living in a bungalow.

**iv) Length of residence in village**

The length of time that respondents have lived in the village is given in the chart below (fig 1.4):

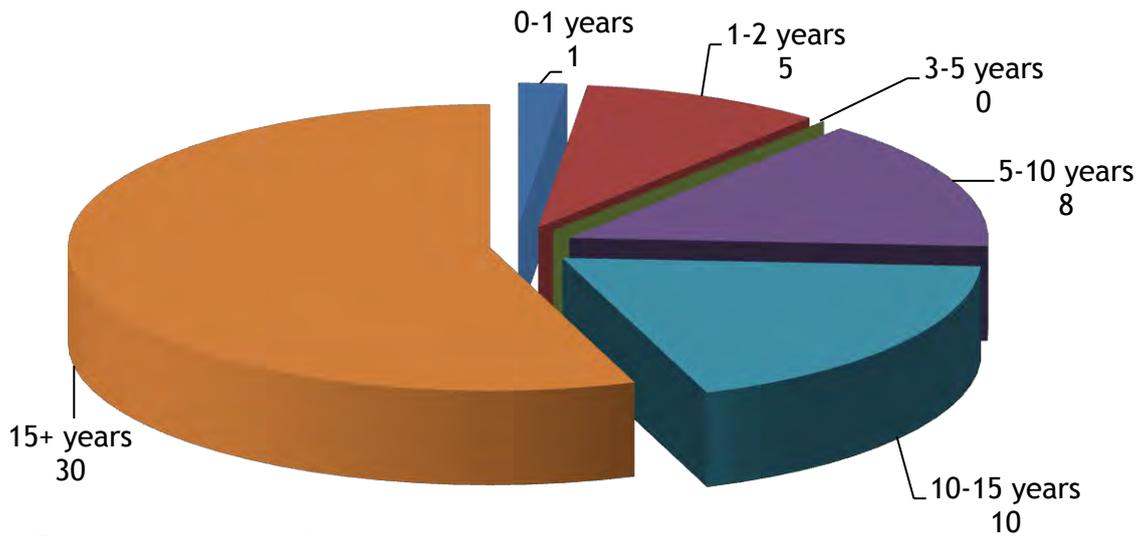


Fig 1.4 - Length of residence in village

It shows that over half of respondents (56%) have lived in the village for in excess of 15 years.

19% of respondents have lived in Brandon for between 10 and 15 years, and 15% have been there for between 5 and 10 years. 11% of responses came from those who have lived in the village for less than 5 years.

**v) Anticipated next home move - tenure**

The following chart (fig 1.5) shows the tenure that respondents expect to move into in their next home move:

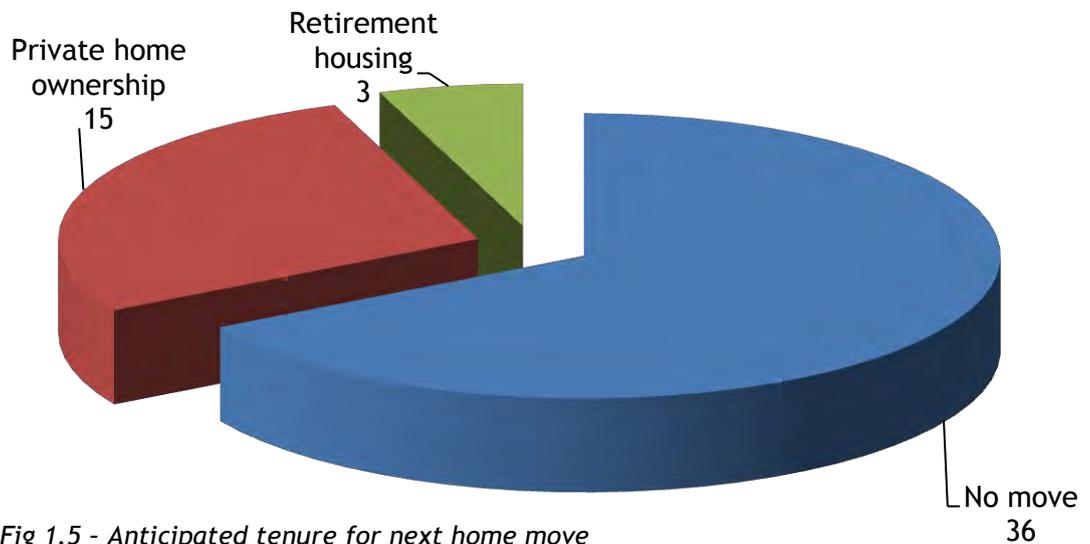
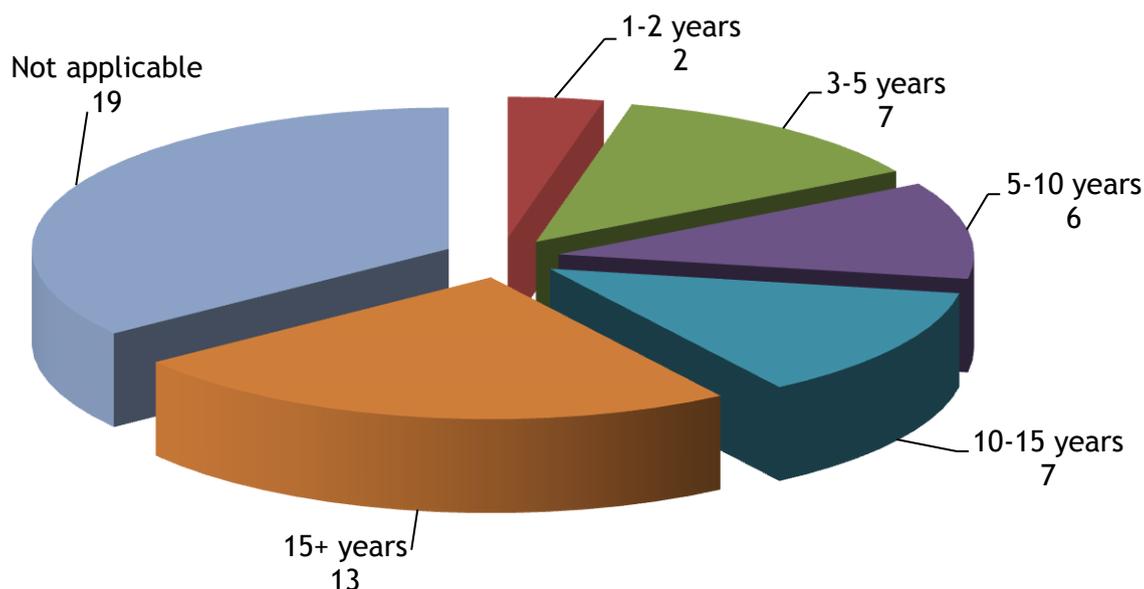


Fig 1.5 - Anticipated tenure for next home move

Two thirds (67%) of completed questionnaires came from villagers who do not expect to move home again. 28% of people anticipate their next property being a privately owned home and 6% believe they will move into retirement housing.

**vi) Anticipated next home move - time**

The timescale for the anticipated next move for respondents is detailed below (fig 1.6):



*Fig 1.6 - Anticipated tenure for next home move*

59% of responses came from households that do not expect to move again or expect any move to be at least 15 years away. 13% of respondents expect their next home move to be in 10-15 years and 11% anticipate moving in 5-10 years time.

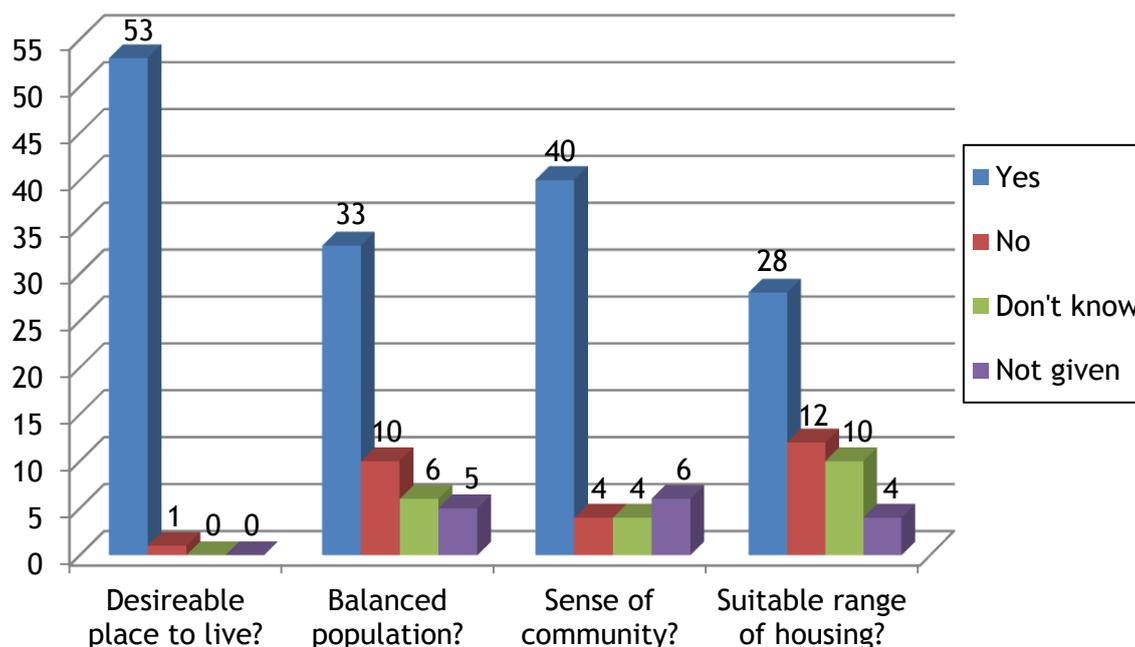
13% believe they will move in 3-5 years whilst 4% of respondents expect to move within 2 years.

**vii) Life in the village**

The following two charts detail respondents' answers to the 'life in the village' questions.

The views expressed allow a picture of life within the village to be built up. This information can help assess whether any homes that are subsequently provided in the village will be 'sustainable.' Ensuring that people will want to take up tenancies and live in a village both now and in the future are important factors when considerations around the provision of new homes take place.

The first question asked village residents how they felt about the 'positive' factors of life in Brandon.



*Fig 1.7 - Life in the village - positive factors*

From fig 1.7, above, it can be seen that the majority of respondents are very positive about life in Brandon village. 98% believed that the village is a desirable place to live and 74% thought that it enjoys a sense of community.

61% of completed questionnaires came from those who believed that the village has a balanced population (19% did not). 52% of responses said that the village had a suitable range of housing whilst 22% said that it did not.

The second question sought village residents’ perceptions on the potentially negative aspects of life in the village.

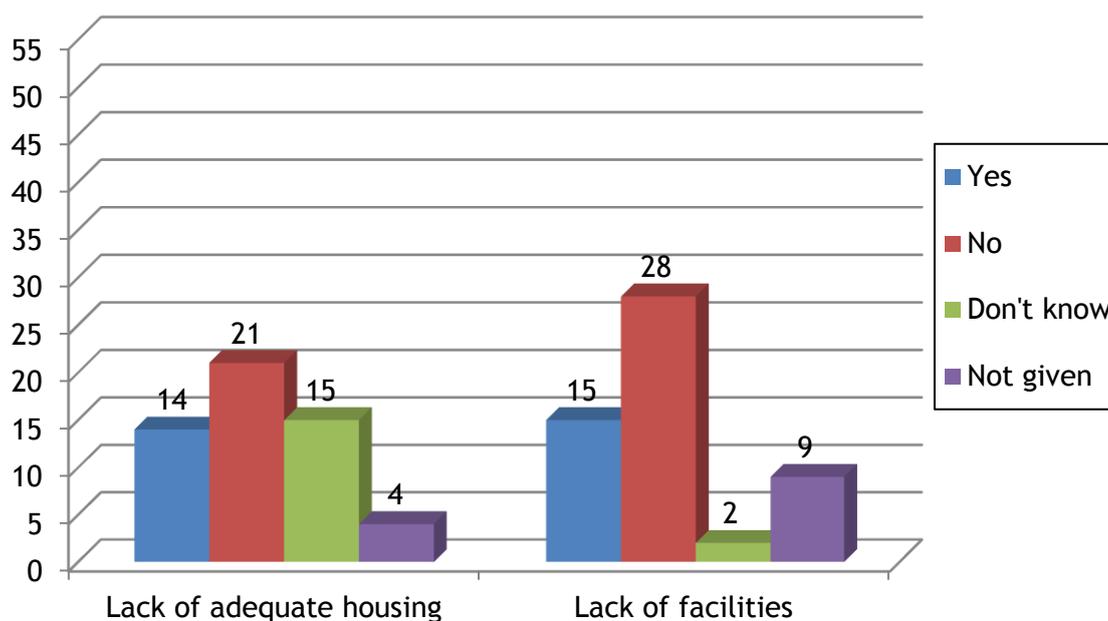


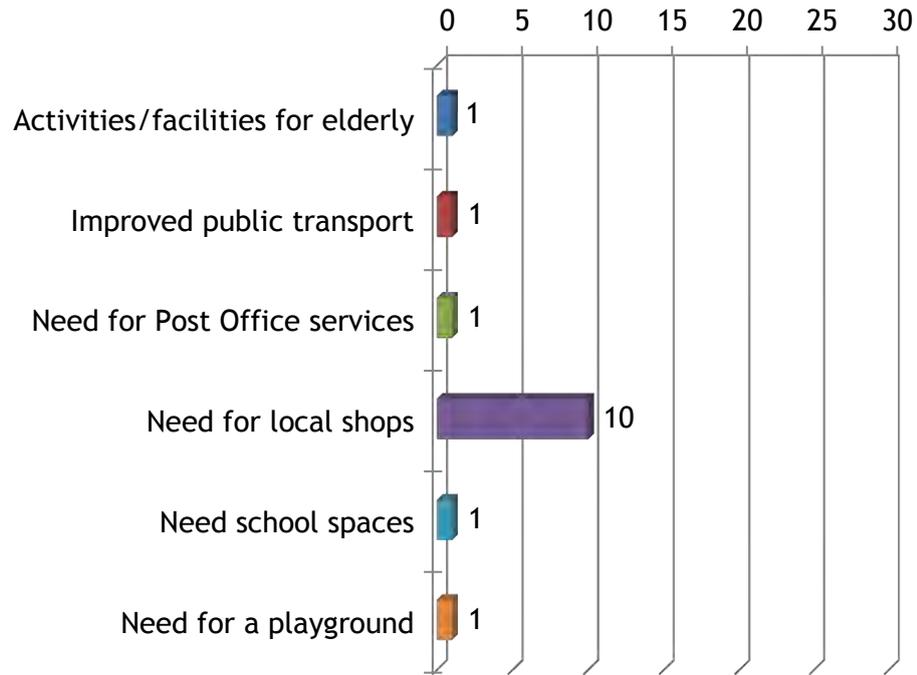
Fig 1.8 - Life in the village - negative factors

As can be seen from fig 1.8, above, 39% of respondents believed that there is not a lack of adequate housing in Brandon whilst 26% of returned surveys felt that there is.

Respondents’ perception on whether the village is well served by facilities saw 28% of respondents stating that there is a lack of facilities in the village whilst 52% felt that there is not.

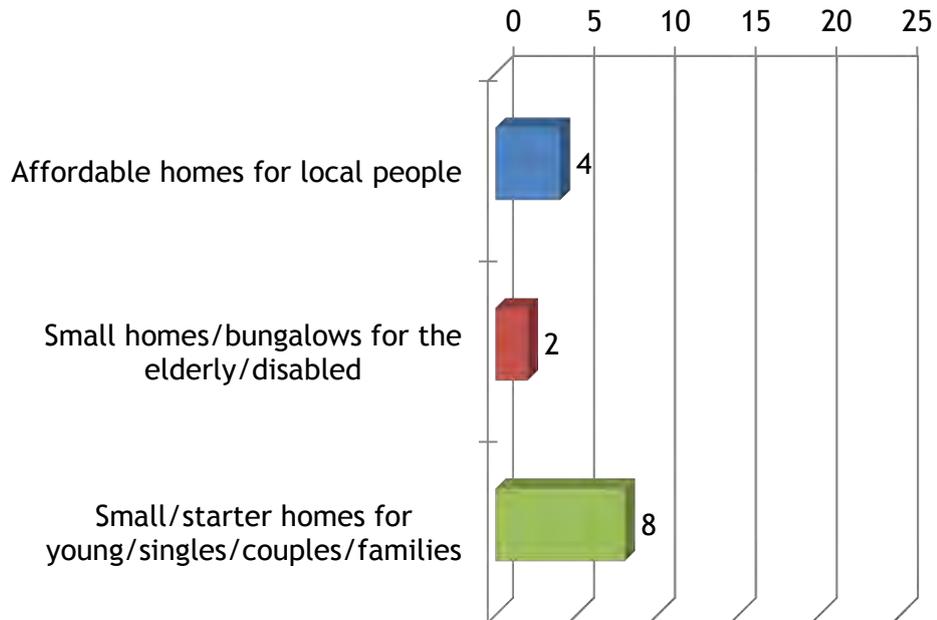
Some respondents provided further details around their thoughts on this question. These can be found on the following two pages.

**Do you feel that the village suffers from a lack of facilities? Those that answered ‘yes’ and provided a comment can be summarised as:**



Of the 15 responses (28%) who felt that the village lacked facilities the majority of these were focused around the requirements for local shops.

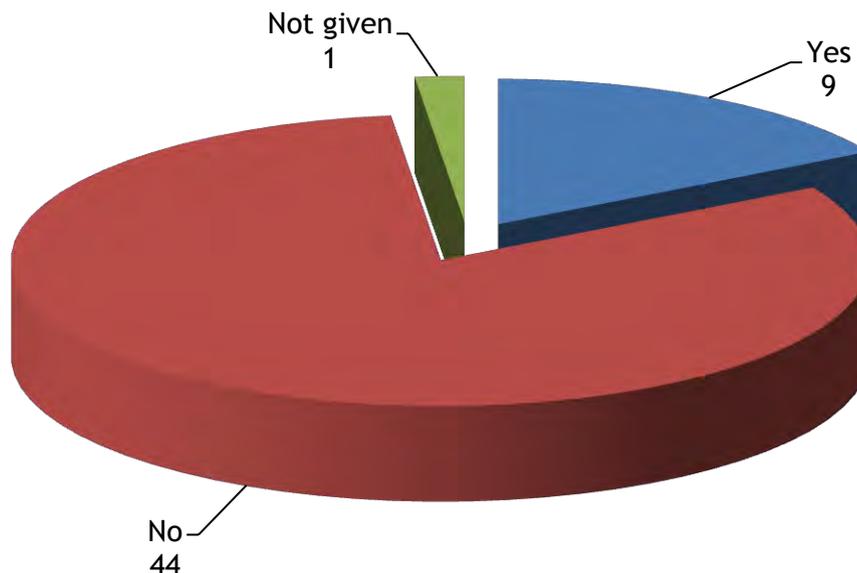
**Do you feel that the village suffers from a lack of adequate housing? Those that answered ‘yes’ and provided a comment can be summarised as:**



Of the 14 responses (26%) who felt that the village had a lack of adequate housing, most responses felt that small, starter homes were missing or needed as well as affordable homes for local people.

**viii) Migration**

The survey also asked whether respondents knew of people who had been forced to leave the village because of a lack of suitable or affordable accommodation.



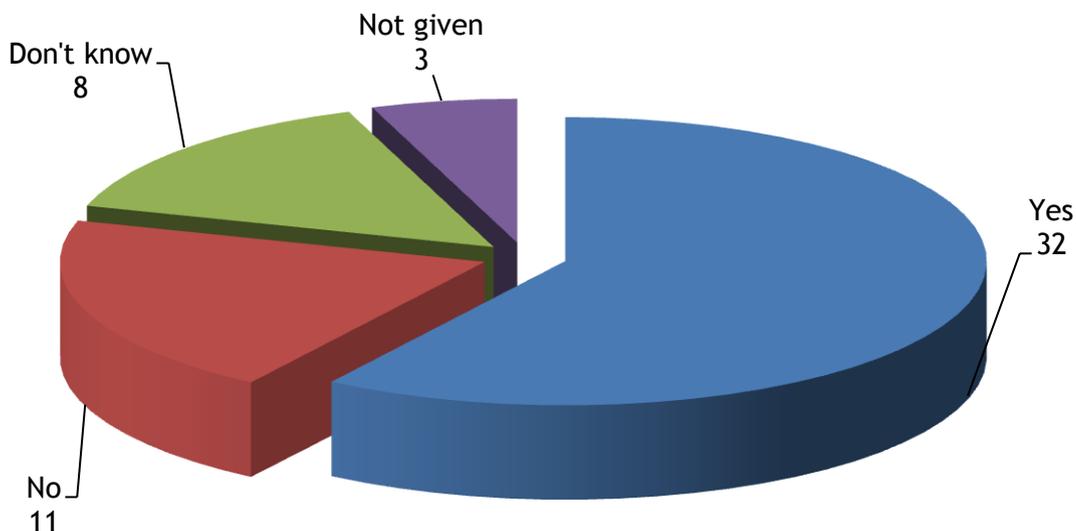
*Fig 1.9 - Migration*

Fig 1.9 shows that 17% of village residents who returned questionnaires were aware of others who have had to leave the village in the last 5 years due to a lack of suitable or affordable accommodation.

These ‘leaving’ people/families may have been ‘double counted’ within this figure, but the number is still noteworthy considering the size of the village and the timescale involved.

**ix) Support for an affordable housing scheme for local people**

One of the fundamental questions in the survey is that which asks whether people are in favour of a small scheme of affordable homes in the village for local people.



*Fig 2.0 - Support for affordable homes for local people*

Fig 2.0, above, shows that over half of respondents (59%) stated that they are in favour of an affordable housing scheme for local people and would support such development while 20% said that they are not in favour. 15% of respondents were not sure at this stage.

## Appendix 3 - Contact information

### Midlands Rural Housing

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Stenson Road  
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@MidlandsRural

# A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF BRETTFORD



PRODUCED BY  
**MIDLANDS RURAL HOUSING**  
MARCH 2016



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## 1. Summary

- A Housing Needs Survey was carried out in the village of Bretford in October and November 2015.
- Results obtained showed there was a need in the next 5 years for 0 open market (sale) homes and 2 affordable homes for local people enabling them to be suitably housed within the community. Both of the households in need of affordable housing would move to Brandon if a suitable home was available.
- If an affordable need was found in the future, local needs affordable homes could be developed on a 'rural exception site'<sup>1</sup>, if available, and subject to local support some open market sale homes could be used to cross-subsidise the affordable homes.
- The alternative to this is that the local homes that are needed are developed as part of a larger development if the opportunity arises and if the needs cannot be met by existing properties.
- The housing needs that have been identified along with the potential ways to meet them, if desired and necessary will be explored further by Rugby Borough Council and Midlands Rural Housing in consultation with the Parish Council and the local community.

## 2. Introduction

Midlands Rural Housing (MRH) is one of the leading providers of rural housing services in the UK. MRH works with government organisations, developers, architects, builders, parish councils, local authorities, and housing providers to assess the needs for as well as enable access to excellent affordable homes in the Midlands. More details of the work of MRH can be found on the web site ([www.midlandsrural.org.uk](http://www.midlandsrural.org.uk)).

In Rugby, MRH carry out rural housing enabling services for the Borough Council. Rugby Borough Council instructed MRH to investigate the local housing needs of the residents of Bretford as part of the programme of Housing Needs Surveys that is taking place across the area to understand the housing needs of rural communities. MRH worked with Brandon & Bretford Parish Council to agree and arrange the Housing Needs Survey of the village.

<sup>1</sup> An exception site is a piece of land outside but touching the village boundary that can be developed as an exception to normal planning policy. Planning permission is only granted on sites where it has been demonstrated that housing is needed and the homes provided will be affordable and reserved for local people as a priority in perpetuity i.e. now and in the future.

### 3. Rural housing and the Housing Needs Survey

Average property prices in rural areas have increased more than urban areas in monetary terms over the past 5 years<sup>2</sup> forcing many local residents to move away from their towns and villages in order to find suitable and affordable homes. House prices in the countryside are now from £20,000 to £50,000 higher than in urban areas, despite average wages being lower.

The number of people on waiting lists for affordable homes in rural England has soared to around 750,000<sup>3</sup>. New household formation is outstripping supply by 3 to 1 (source: CLG). Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community and this may be happening in Bretford.

The Bretford village Housing Needs Survey questionnaires were delivered to every household in the village in mid October. The return date for the survey was 16<sup>th</sup> November and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households in the village as well as to those who contacted MRH to say that they had moved away from Bretford or had a strong connection to the village and wished to complete a form. In total 48 survey forms were distributed. An identical survey was also conducted in Bretford at the same time so a picture for the whole Parish could be ascertained.

The Housing Needs Survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Bretford residents. This evidence will be made available to Rugby Borough Council; Bretford Parish Council; used to inform Housing Strategy; and provide clarity on what type and tenure of housing is required to meet local needs.

In addition, the information can be used positively in the planning process. It provides a foundation on which to negotiate 'planning gain' opportunities with developers. In short, it gives planners and parish organisations evidence that can be used to obtain an element of 'local needs' housing in negotiations with house builders, should such situations arise in the village.

The information obtained from a Housing Needs Survey is also invaluable at the local level, particularly in relation to local authority, parish council and neighbourhood planning activities. Such information can be acted upon locally and taken on board in the decision making process when housing issues arise.

<sup>2</sup> Halifax Rural Housing Review 2015- "a house in a rural area costs £206,423 on average, which is 13 per cent more than the typical cost of a property in an urban area at £182,710."

<sup>3</sup> National Housing Federation, Rural housing research report 2015

## 4. Conclusion

MRH has conducted a detailed study of the housing needs of Bretford up to 2020. This study has not only investigated the affordable housing need of the village, but also for market rent level housing and open market housing.

The survey has identified a need for affordable and open market properties in need in the next 5 years for those with a connection to Bretford.

Of the 2 respondents who indicated a housing need in the next 5 years:

- 0 were assessed as being in need of open market housing (for local people) to purchase
- 2 were assessed as being in need of affordable housing for rent or shared ownership:
  - 1 x 2 bed house - shared ownership
  - 1 x 3 bed house - affordable rented

Both of these households would live in a suitable house in Bretford or Brandon.

The affordable housing need results were cross referenced with the Rugby Borough Council Housing Register to ensure a true picture of local housing need can be reported. These connections were to the Parish as a whole so these housing needs were added to the Brandon Housing Needs Survey report.

**THERE IS AN IDENTIFIED NEED FOR**  
**0 OPEN MARKET HOMES AND 2 AFFORDABLE HOMES**  
**IN BRETTFORD FOR THOSE WITH A LOCAL CONNECTION**

**THOSE IN HOUSING NEED WOULD MOVE TO BRANDON**  
**IF A SUITABLE HOME WAS AVAILABLE**

## Appendix 1 - Housing Need Analysis

Of the 15 returns, 13 were from people who felt that they were adequately housed at present. These respondents completed a form primarily to offer their support, objection or thoughts towards 'local needs' housing and comments on life in the village. It was, therefore, not necessary to process these in the 'housing needs analysis' as they had not indicated a housing need for the next 5 years.

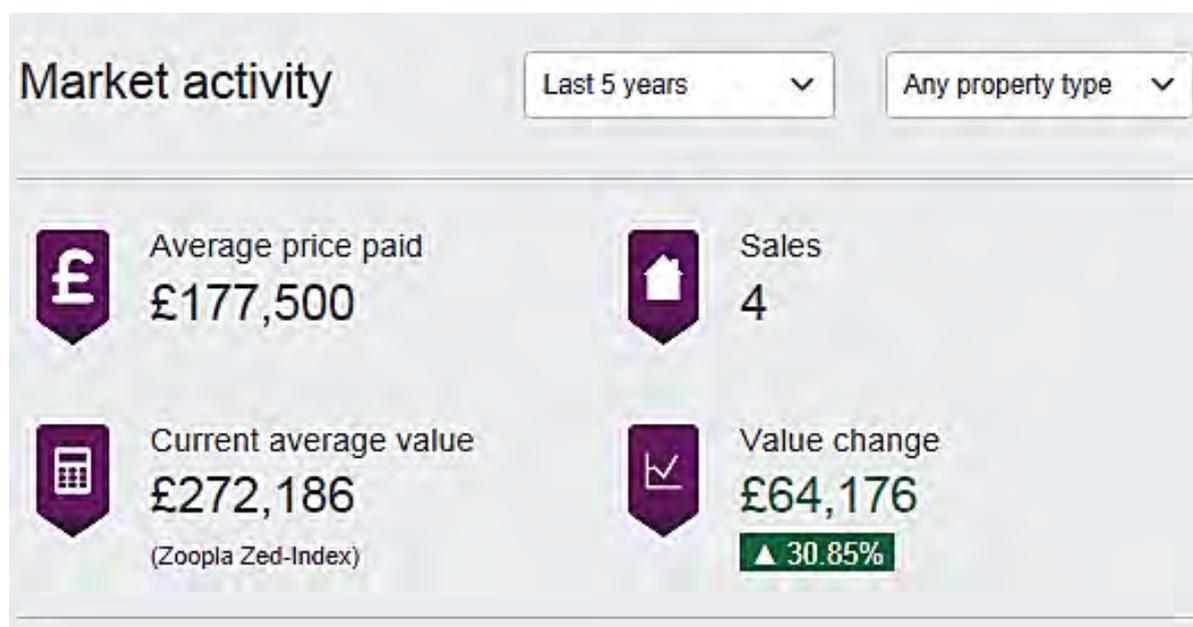
### i) Respondent analysis

The following table lists details of the 2 respondents who stated that they are in housing need in the next 5 years. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred tenure type. In reality it may not be possible to meet the aspirations of each respondent. Incomes and likely property prices are considered in order to ensure that any proposed future homes would indeed meet the needs of those to be housed. Therefore a 'likely allocation/purchase' is suggested to outline realistic provision.

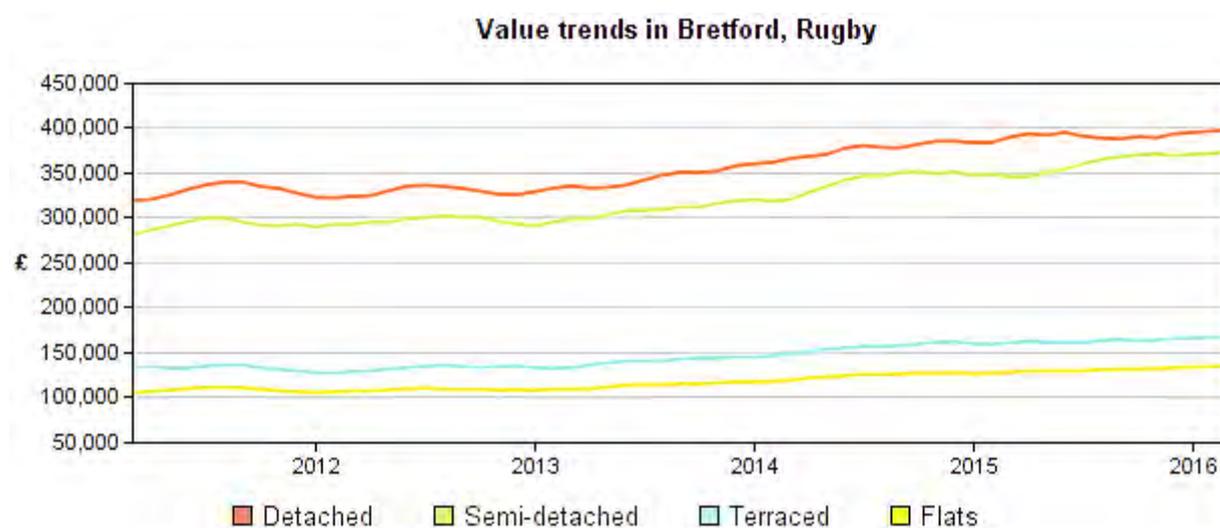
RESPONDENTS BELOW HAVE A NEED THAT IN THE NEXT 5 YEARS						
Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
3	Yes	No	Single person living with family	Need independent home (first home)	1 / 2 / 3 bed house / bungalow / flat - Open market purchase  Would live in Brandon or Bretford	2 bed house - Shared ownership
10	Yes	Yes	Family living in private rented home	Need cheaper home	3 / 4 bed house - Affordable rented / shared ownership  Would live in Brandon or Bretford	3 bed house - Affordable rented

The Rugby Borough Council Housing Register was also cross referenced and households with a strong local connection on the register with an application to live in affordable housing in Brandon or Bretford were added to the Brandon Housing Needs Survey report.

ii) House price trends



Property prices in the Bretford have, overall, increased over the past 5 years. During that period prices have increased by an average of 30.85% (£64,176).



### iii) Local context - properties for sale

By way of local context, the tables below shows prices of properties that were for sale or private rent in Bretford in March 2016 (source: [www.zoopla.com](http://www.zoopla.com)).

#### Current asking prices in Bretford

Average: **£125,000**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	<b>£125,000</b> (1)	-	-	-	-
Flats	-	-	-	-	-
All	<b>£125,000</b> (1)	-	-	-	-

#### Current asking rents in Bretford

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	-	-	-
Flats	-	-	-	-	-
All	-	-	-	-	-

There is currently only one property for sale in Bretford which is a one bed home with an asking price of £125,000. There are currently no properties to rent in the village.

### iv) Local context - properties sold

#### Property value data/graphs for Bretford

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£397,360	-	3.6	-
Semi-detached	£373,568	-	2.7	-
Terraced	£166,667	-	2.0	-
Flats	-	-	-	-

Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 20% deposit.

The average property price for actual sales since March 2015 (no sales) can be seen on the right hand column of the chart above. The average current value for each property type can be seen in the left hand column. Based on the affordability criteria explained above, to purchase the 'cheapest' property type at the average current value (a terraced home at £166,667) would require a deposit of £33,300 and income of over £38,000 per annum.

## Appendix 2 - Respondent details

A total of 48 survey forms were distributed and 15 were received in return, giving a return rate of 31% against the number distributed. In our experience this is a good level of response for a survey of this kind. It is only those who have a housing need or are interested in a local development and general village life that are likely to respond.

### i) Household type

The questionnaire asked village residents to indicate the type of household they are. This enabled the charts below (fig 1.1), to be produced:

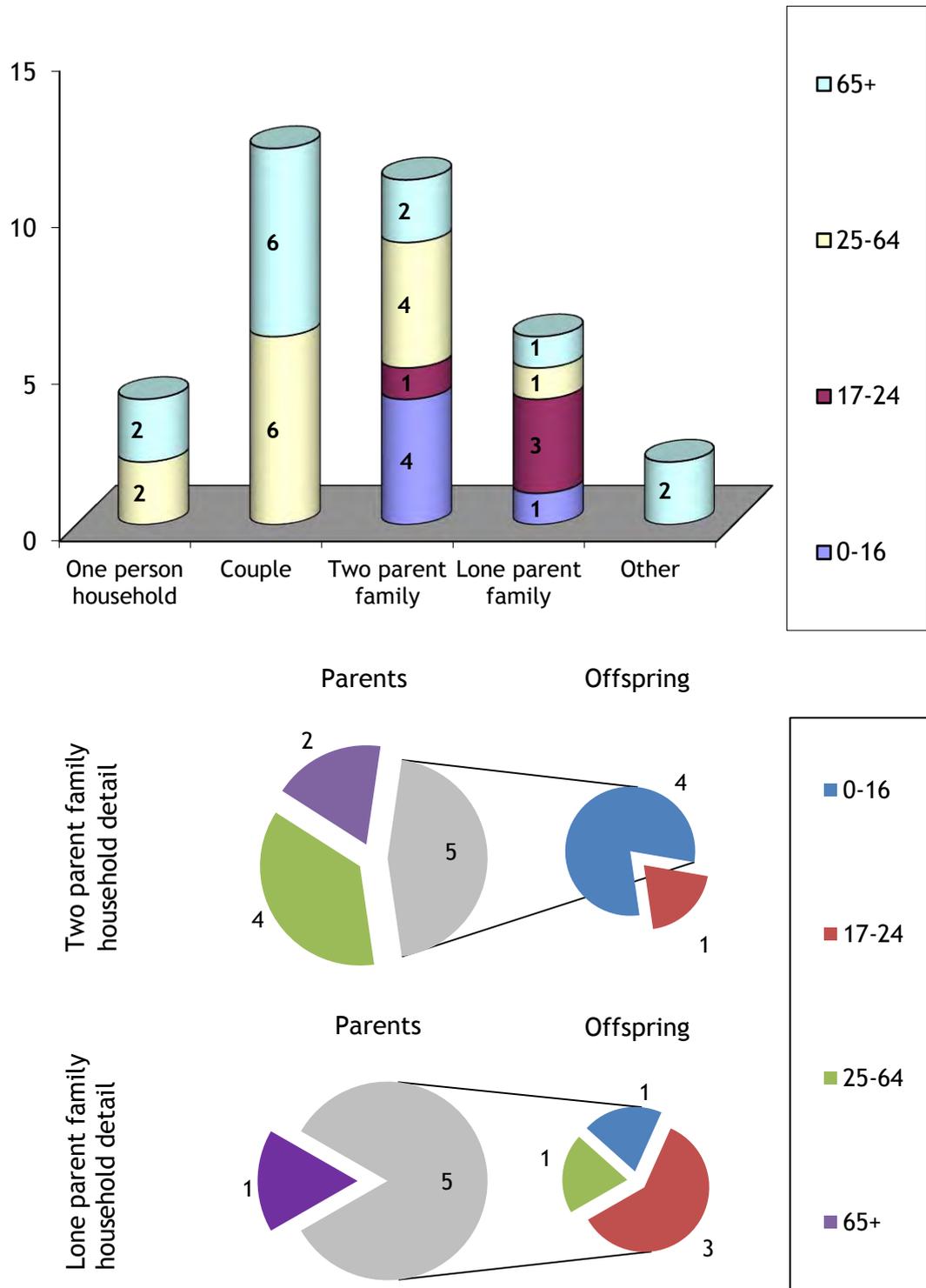


Fig 1.1 - Household type

Fig 1.1, above, shows the age range breakdown of households that responded to the survey.

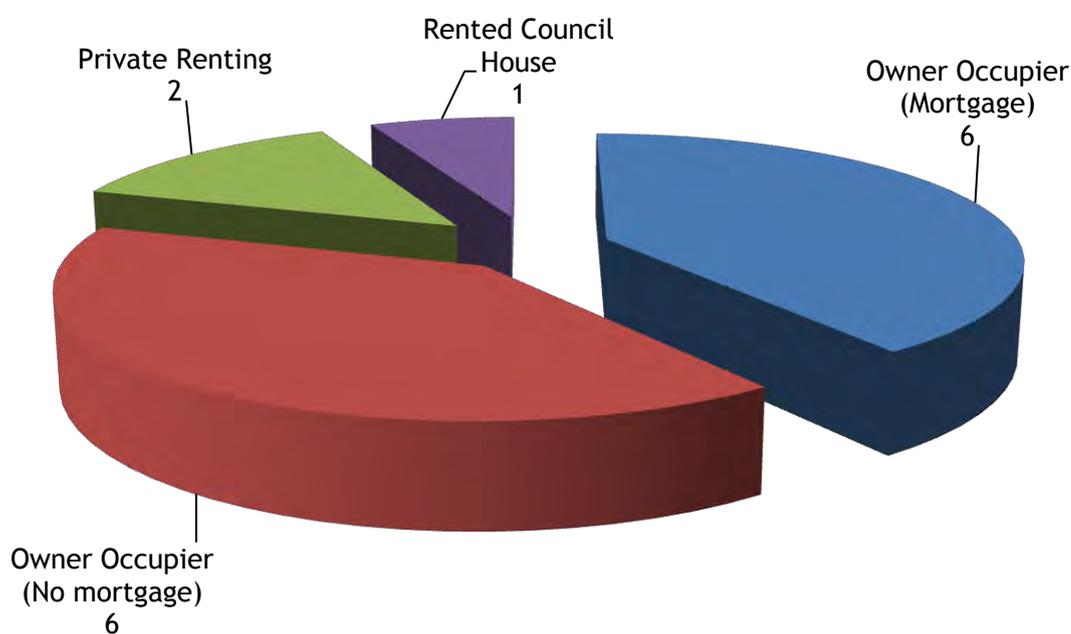
The largest number of responses (6) was from those living in from couple only households. 50% of people in those households were 65 years and over and 50% were aged between 25-64 years old.

4 responses were received from family households. The parents of these households were all aged between 25 years and over and the offspring living in the family households were of varying ages. 50% of the offspring were under 16 years old; 40% were 17-24 years old and 10% were aged between 25-64 years old. These 5 cases of people aged 17 years and over could point to ‘concealed households’ where young adults and adults are still living with parents when they may like to live elsewhere in the near future.

There were 4 responses from one person households (50% of which were aged 65+ years old, with 50% being aged between 25-64 years old) and 1 response from a household defined as ‘other’.

**ii) Tenure of all respondents**

The current household tenure of respondents is given in the chart below (fig 1.2):



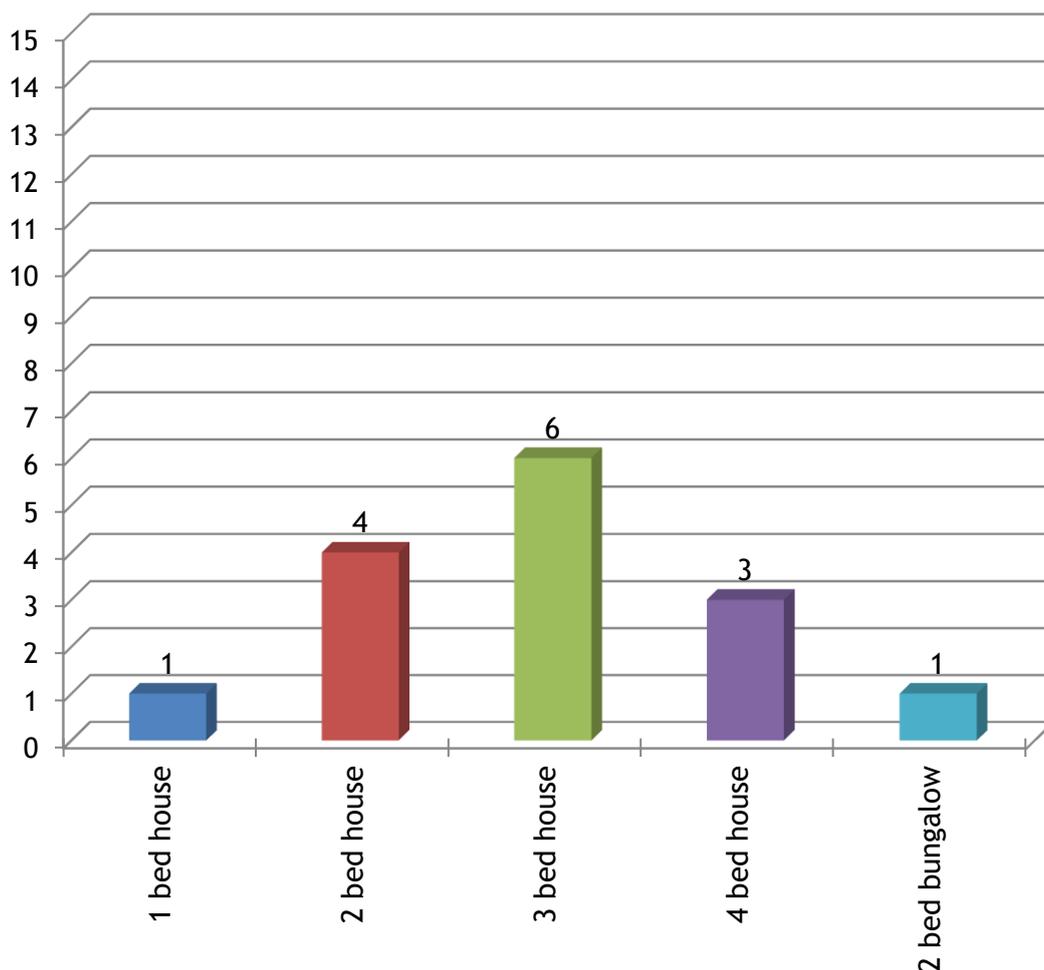
*Fig 1.2 - Tenure of respondents*

It shows that owner-occupiers were by far the largest tenure group accounting for 80% of replies (40% of total survey respondents have no outstanding mortgage on their property and 40% have a mortgage on their home).

13% of responses came from households that are privately renting their homes and 7% of responses came from those living in a rented council house.

**iii) Property Types**

The following chart (fig 1.3) details the type of property that respondents currently reside in:



*Fig 1.3 - Property types*

Those living in 3 bedroom houses were the largest group (40% of responses), followed by those living in 2 bedroom houses (27%). 7% of responses were from people living in a bungalow.

**iv) Length of residence in village**

The length of time that respondents have lived in the village is given in the chart below (fig 1.4):

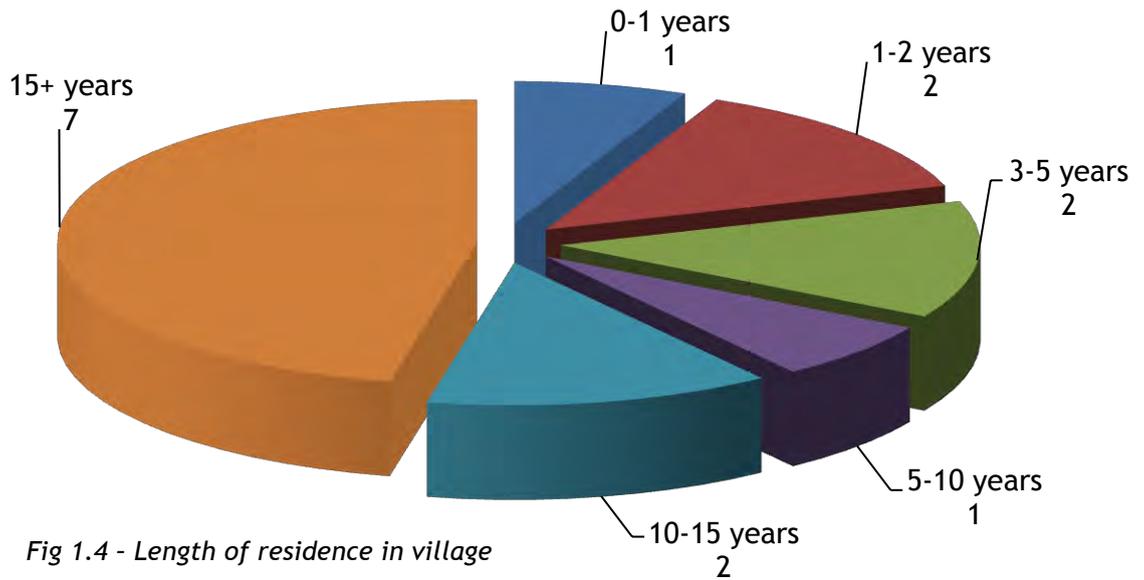


Fig 1.4 - Length of residence in village

It shows that almost half of respondents (47%) have lived in the village for in excess of 15 years.

13% of respondents have lived in Bretford for between 10 and 15 years, and 7% have been there for between 5 and 10 years. A third of responses (33%) came from those who have lived in the village for less than 5 years.

**v) Anticipated next home move - tenure**

The following chart (fig 1.5) shows the tenure that respondents expect to move into in their next home move:

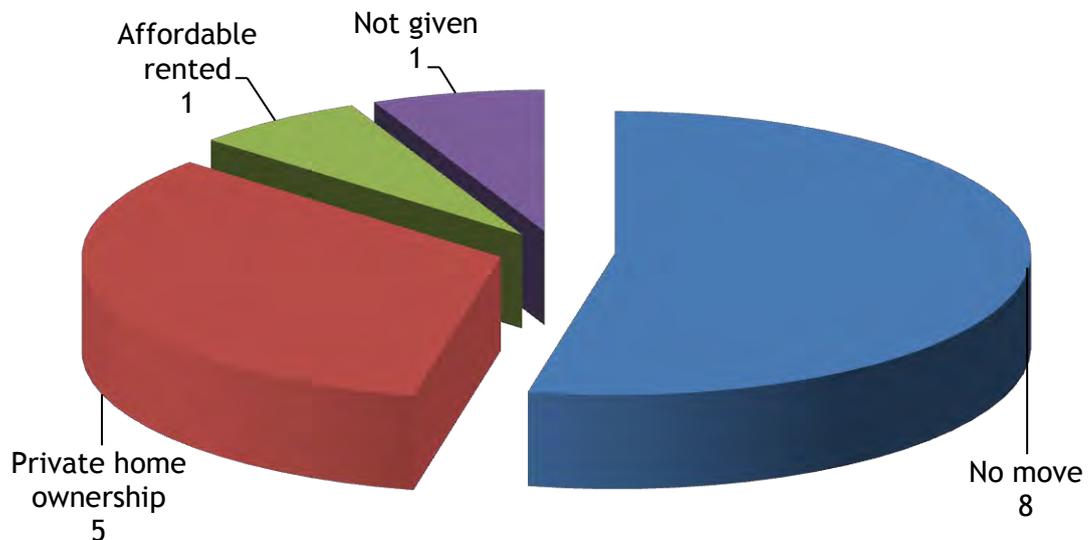
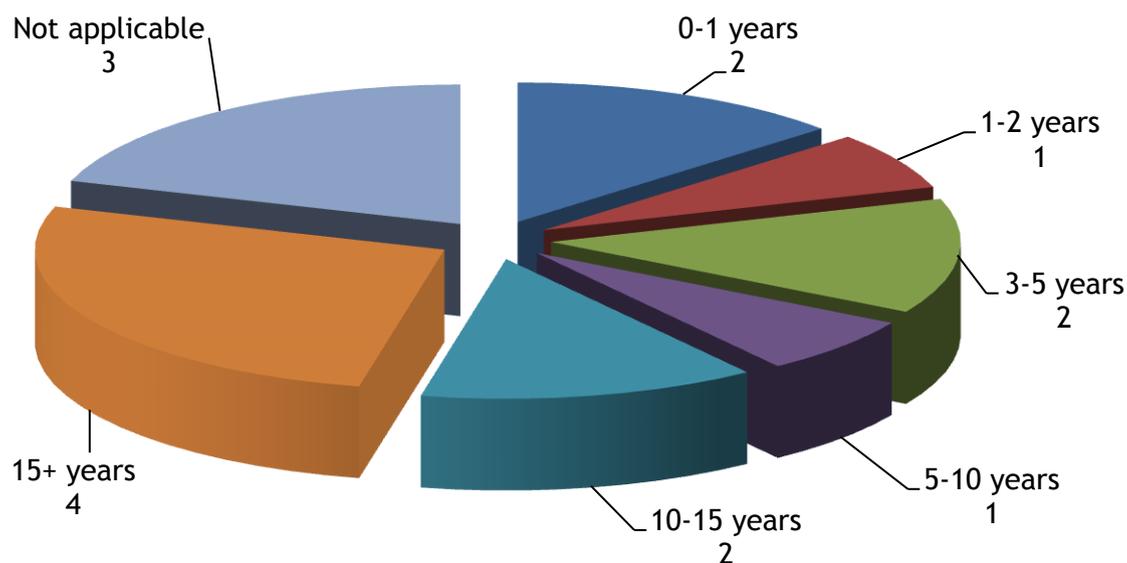


Fig 1.5 - Anticipated tenure for next home move

53% of completed questionnaires came from villagers who do not expect to move home again. 33% of people anticipate their next property being a privately owned home and 7% believe they will move into affordable rented housing.

**vi) Anticipated next home move - time**

The timescale for the anticipated next move for respondents is detailed below (fig 1.6):



*Fig 1.6 - Anticipated tenure for next home move*

47% of responses came from households that do not expect to move again or expect any move to be at least 15 years away. 13% of respondents expect their next home move to be in 10-15 years and 7% anticipate moving in 5-10 years time.

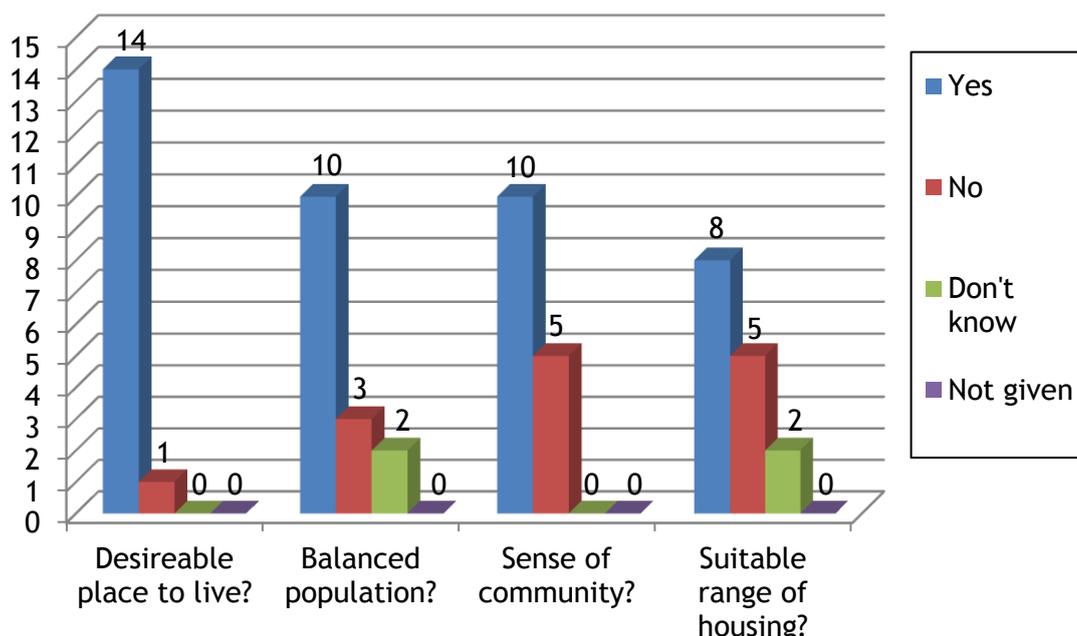
13% believe they will move in 3-5 years whilst 20% of respondents expect to move within 2 years.

**vii) Life in the village**

The following two charts detail respondents’ answers to the ‘life in the village’ questions.

The views expressed allow a picture of life within the village to be built up. This information can help assess whether any homes that are subsequently provided in the village will be ‘sustainable.’ Ensuring that people will want to take up tenancies and live in a village both now and in the future are important factors when considerations around the provision of new homes take place.

The first question asked village residents how they felt about the ‘positive’ factors of life in Bretford.



*Fig 1.7 - Life in the village - positive factors*

From fig 1.7, above, it can be seen that the majority of respondents are very positive about life in Bretford village. 93% believed that the village is a desirable place to live and 67% thought that it enjoys a sense of community.

67% of completed questionnaires came from those who believed that the village has a balanced population. 53% of responses said that the village had a suitable range of housing whilst 33% said that it did not.

The second question sought village residents’ perceptions on the potentially negative aspects of life in the village.

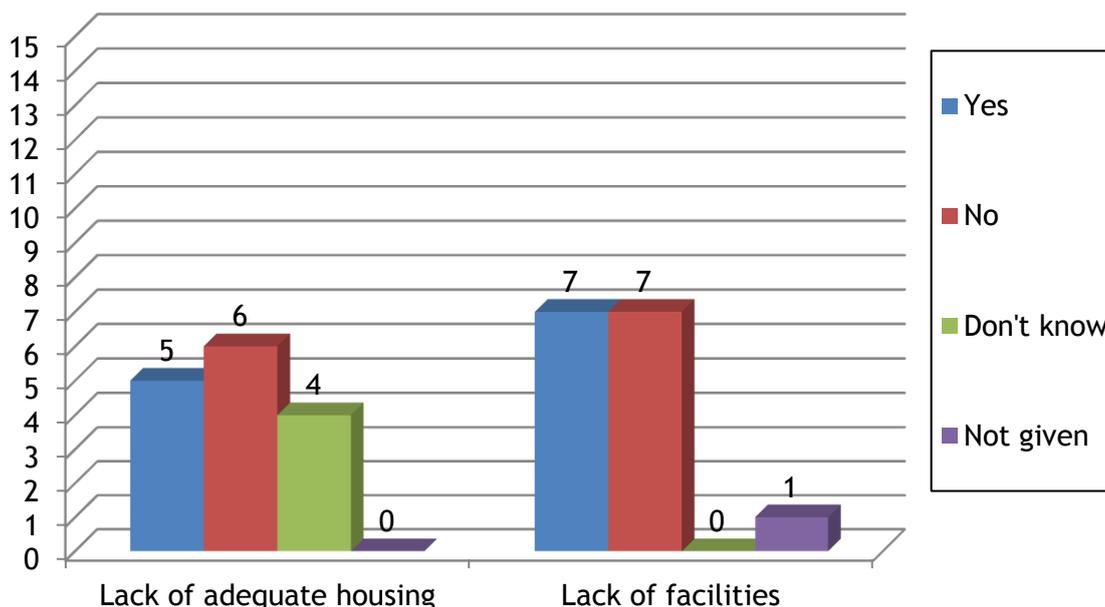


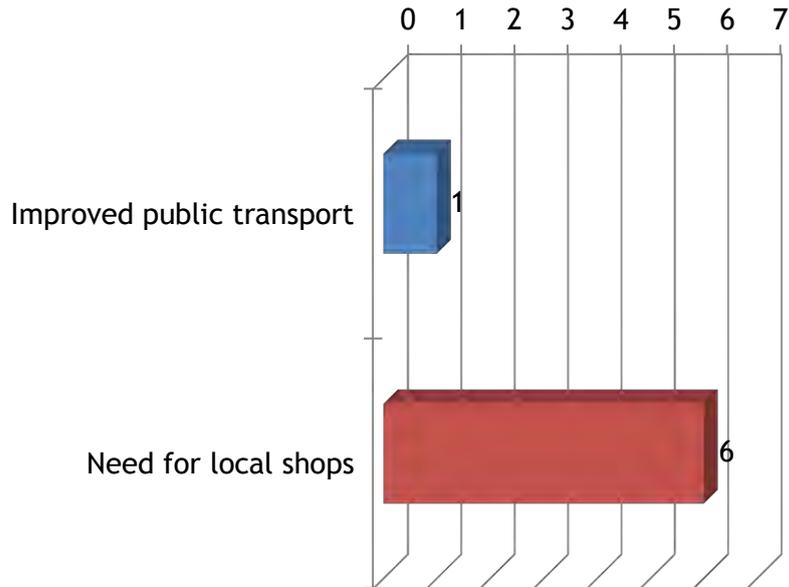
Fig 1.8 - Life in the village - negative factors

As can be seen from fig 1.8, above, 40% of respondents believed that there is not a lack of adequate housing in Bretford whilst 33% of returned surveys felt that there is.

Respondents’ perception on whether the village is well served by facilities saw 47% of respondents stating that there is a lack of facilities in the village whilst 47% felt that there is not.

Some respondents provided further details around their thoughts on this question. These can be found on the following page.

**Do you feel that the village suffers from a lack of facilities? Those that answered ‘yes’ and provided a comment can be summarised as:**



Of the 7 responses (47%) who felt that the village lacked facilities the majority of these were focused around the requirements for local shops.

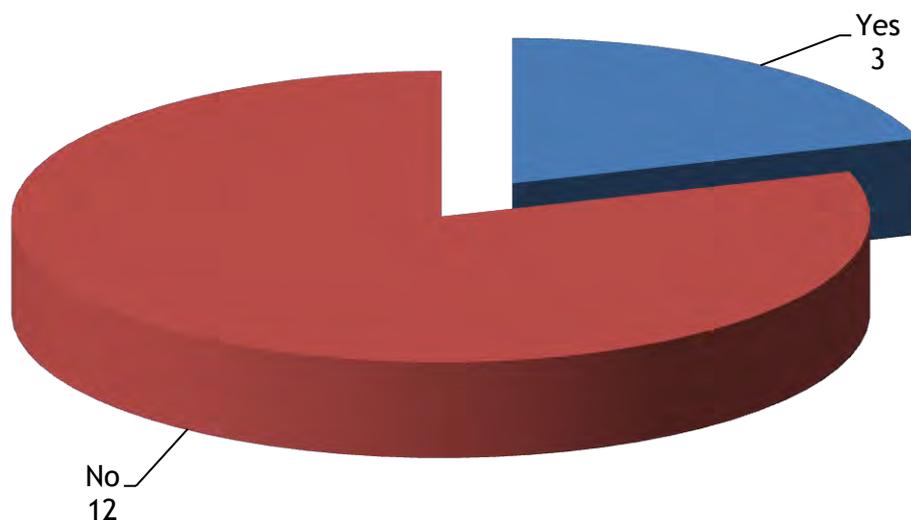
**Do you feel that the village suffers from a lack of adequate housing? Those that answered ‘yes’ and provided a comment can be summarised as:**



Of the 5 responses (33%) who felt that the village had a lack of adequate housing, responses were split between the perceived need for small, starter homes for the young as well as small homes for the elderly and some larger homes.

**viii) Migration**

The survey also asked whether respondents knew of people who had been forced to leave the village because of a lack of suitable or affordable accommodation.



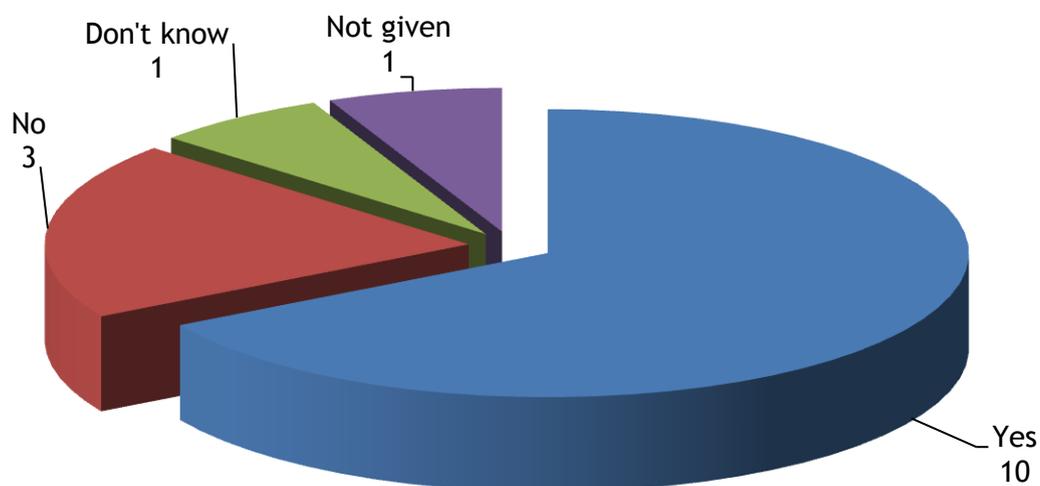
*Fig 1.9 - Migration*

Fig 1.9 shows that 20% of village residents who returned questionnaires were aware of others who have had to leave the village in the last 5 years due to a lack of suitable or affordable accommodation.

These ‘leaving’ people/families may have been ‘double counted’ within this figure, but the number is still noteworthy considering the size of the village and the timescale involved.

**ix) Support for an affordable housing scheme for local people**

One of the fundamental questions in the survey is that which asks whether people are in favour of a small scheme of affordable homes in the village for local people.



*Fig 2.0 - Support for affordable homes for local people*

Fig 2.0, above, shows that two thirds of respondents (67%) stated that they are in favour of an affordable housing scheme for local people and would support such development while 20% said that they are not in favour. 13% of respondents were not sure at this stage or did not provide an answer.

## Appendix 3 - Contact information

### Midlands Rural Housing

Whitwick Business Centre  
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Email: [richard.mugglestone@midlandsrural.org.uk](mailto:richard.mugglestone@midlandsrural.org.uk)

web: [www.midlandsrural.org.uk](http://www.midlandsrural.org.uk)



@MidlandsRural

## **APPENDIX 3**

### Summary of consultation on Pre-Submission Brandon and Bretford Neighbourhood Development Plan

- List of businesses and organisations consulted
- List of formal consultees
- Consultation response form
- Publicity material and posters
- Presentation material
- Consultation responses

Contacted via post:

## Brandon & Bretford Parish Council

16 Easenhall Road,  
Harborough Magna,  
Rugby,  
Warwickshire.  
CV23 0HU

Braunston Parish Council  
The Green/Welton Road  
Braunston  
Daventry  
Northamptonshire  
NN11 7HW

Dear Colleague

Brandon & Bretford Parish Council have submitted their Neighbourhood Plan for Public Consultation, Valid from Friday 23<sup>rd</sup> March to Friday 11<sup>th</sup> May.

All documentation can be viewed on the Parish Councils Website at the following address

<http://www.parish-council.com/brandonandbretford/>

Paper copies of the main document are available to view at

**Brandon Club (including all appendices)**

**Wolston Library**

**Royal Oak**

**Brandon Hall Hotel**

**Queens Head**

Any comments are welcome, please state the policy it refers to, your name and postcode to validate response. All responses must be received by 5pm on Friday 11<sup>th</sup> May 2018.

Kind regards

*Lizz Clarke*

Lizz Clarke

Clerk to Brandon & Bretford Parish Council

---

Lizz Clarke. Clerk to Brandon & Bretford Parish Council.  
Tel/fax 01788 833910  
email:brandonandbretfordclerk@gmail.com

Coombe Fields	Parish Council
Long Lawford	Parish Council
Withybrook	Parish Council
Bitteswell with Bittesby	Parish Council
Catthorpe	Parish Council
Ramblers Association	
ReThink	
British Gas,	The Asset Front Desk,
Scottish Power,	Cathcart Business Park,
EON,	Westwood Way,
Npower,	Oak House,
SSE,	Inveralmond House,
Robert Deanwood - AMEC Foster Wheeler	National Grid
EDF Energy,	Osprey House,
Coventry and Warwickshire Partnership NHS Trust	Wayside House
British Telecom,	81 Newgate Street,
Central Acquisition & Planning Manager O2,	Unit 4,
Mr Tony Lyons	Principal Planning Officer
Dr Simmonds	Leicestershire County Council
Mr Palmer	Head of Planning Policy
David Barber	Warwick District Council
David Nash	Planning Policy
Mr Bovey	Daventry District Council
Mr Qureshi	Harborough District Council
Mark Andrews	Coventry City Council
Planning Policy	Council Offices
Mr Clark	Blaby District Council
Planning Policy	Nuneaton and Bedworth Borough Council
Braunston Parish Council	The Green

## Contacted via e-mail



Sun 03/06/2018 08:59

Lizz Clarke <[brandonandbretfordclerk@gmail.com](mailto:brandonandbretfordclerk@gmail.com)>

Fwd: Brandon & Bretford Neighbourhood Plan Consultation Period

To: Phil and Ann

Message NHDP - Submission To PC 06-Dec-17 - Update 16-Mar-18.pdf (8 MB)

----- Forwarded message -----

From: **Lizz Clarke** <[brandonandbretfordclerk@gmail.com](mailto:brandonandbretfordclerk@gmail.com)>

Date: 24 March 2018 at 07:38

Subject: Brandon & Bretford Neighbourhood Plan Consultation Period

To: Lizz Clarke <[brandonandbretfordclerk@gmail.com](mailto:brandonandbretfordclerk@gmail.com)>

Dear Colleague

Brandon & Bretford Parish Council have submitted their Neighbourhood Plan for public consultation from 23rd March to the 11th May 2018.

The main document has been attached for your perusal, all appendices can be viewed on the Website at the following address

<http://www.parish-council.com/brandonandbretford/>

If you wish to comment, please ensure you stipulate the policy you are commenting on, your name and postcode, all comments to be received by 5pm on the 11th May 2018.

Regards

Ansty Parish Council
Binley Woods Parish Council
Birdingbury Parish Council
Brinklow Parish Council
Cawston Parish Council
Church Lawford Parish Council
Churchover Parish Council
Clifton Upon Dunsmore Parish Council
Dunchurch Parish Council
Grandborough Parish Council
Harborough Magna Parish Council
Marton Parish Council
Monks Kirby Parish Council
Newton Parish Council
Pailton Parish Council
Princethorpe Parish Council
Ryton On Dunsmore Parish Council
Shilton Parish Council

Stretton On Dunsmore Parish Council
Thurlaston Parish Council
Wibtoft Parish Council
Willoughby Parish Council
Wolston Parish Council
Wolvey Parish Council
Cubbington Parish Council
Stoneleigh Parish Council
Claybrooke Parish Council
Ullesthorpe Parish Council
Lutterworth Town Clerk
Burbage Council
Napton Parish Council
Kilsby Parish Council
Barby and Onley Parish Council
Braunston Parish Council
Staverton Parish Council
Sibbertoft Parish Council
Crick Parish Council
Lilbourne Parish Council
Catesby Parish Council
Natural England
Environment Agency
Historic England
Highways England
Homes England

Leaflet drop to every resident and various notice boards within the villages.

**BRANDON AND BRETTFORD  
NEIGHBOURHOOD DEVELOPMENT PLAN  
HAVE YOUR SAY ON DEVELOPMENT IN YOUR PARISH**

**PUBLIC CONSULTATION  
STARTS FRIDAY, 23 MARCH 2018  
ENDS FRIDAY, 4 MAY 2018**

**WHERE CAN YOU VIEW THE PLAN?**

**Online at [www.parish-council.com/brandonandbretford/](http://www.parish-council.com/brandonandbretford/)  
(including appendices such as Transport)**

**PLAN ONLY  
(ie not including appendices)  
Facebook @brandonandbretford  
Brandon Club  
Wolston Library  
Royal Oak  
Brandon Hall Hotel  
Queens Head**

**YOU MUST STATE YOUR NAME, POSTCODE AND POLICY  
REFERENCE ON YOUR COMMENT FOR IT TO BE CONSIDERED**

**WHO DO YOU RESPOND TO?**

**Via email to: [bandbnhp@gmail.com](mailto:bandbnhp@gmail.com)  
[brandonandbretfordclerk@gmail.com](mailto:brandonandbretfordclerk@gmail.com)**

**or write to  
Clerk to the Neighbourhood Plan  
16 Easenhall Road  
Harborough Magna  
Rugby, CV23 0HU**

<b>RESPONSES RECEIVED DURING THE CONSULTATION PERIOD AND THE RESPONSE FROM THE NEIGHBOURHOOD PLAN STEERING GROUP</b>						
<b>ID No.</b>	<b>Name</b>	<b>Position/Role</b>	<b>Policy No or Plan Chapter</b>	<b>Summary of Representation</b>	<b>Neighbourhood Plan Steering Group Response</b>	<b>Action</b>
01	Louise Steele	Framptons on behalf of Brandon Estates Limited	Comment on Basic Conditions	<p>With regard to the content of the Neighbourhood Plan Policies the Localism Act and the Regulations further require that neighbourhood plans meet a number of ‘basic conditions’. These are explained further in the PPG. The key basic conditions are summarised as:</p> <ul style="list-style-type: none"> <li>- To have regard to Framework - the Plan must not constrain the delivery of important national objectives, should plan positively to support local development and should not promote less development than set out in the Local Plan or undermine its strategic policies.</li> <li>- To contribute to sustainable development – including provision of sufficient and proportionate evidence on how the plan guides development to sustainable solutions. Consideration should be given to the use of a sustainability appraisal.</li> <li>- To conform with the strategic policies of the Local Plan - PPG notes however that where there is no up to date Local Plan (as is the case in Rugby Borough), a draft Neighbourhood Plan is not to be tested against the policies of the emerging plan, although the evidence base behind it may be relevant. Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and local planning authority should however discuss and aim to agree the relationship between the two emerging documents and seek to minimise any conflicts.</li> </ul>	<p>The plan supports housing development within the village boundary (Policy H1). The plan does not promote less development than the Core Strategy or the Emerging Local Plan.</p>	

			<p>PPG makes clear that throughout the process of developing a Neighbourhood Plan a qualifying body should consider how it will meet the basic conditions.</p> <p>In that immediate background, we turn to consider the text of the Draft Neighbourhood Plan and its appendices (it is noted that there are no other supporting documentation other than the appendices).</p> <p>The Framework contains at its core the presumption in favour of sustainable development and a requirement to significantly boost housing. Paragraphs 16 and 184 of the Framework make clear that the application of the presumption in favour has implications for how communities engage in neighbourhood planning. Critically, it means that neighbourhoods should:</p> <ul style="list-style-type: none"> <li>- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and</li> <li>- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.</li> </ul> <p>It is within the context of these basic conditions set by the Regulations that we consider the Neighbourhood Plan Policies Section of the draft Neighbourhood Plan</p>	<p>The production of the plan has considered both the existing Core Strategy and its saved policies and the new Local Plan. A statement explaining how the plan meets the 'basic conditions' is required to be submitted when the plan is submitted to the LPA.</p>	
			<p>Overall, the text of the Regulation 14 document still reads in many places as being a draft document with an overall very informal character to the drafting (even allowing for the neighbourhood plan context). There are a number of sentences</p>	<p>The plan will be modified prior to submission to the LPA to acknowledge its change from a consultation draft to a submission document.</p>	<p>Amend to Submission Document</p>

				and phrases that do not have the requisite formal character and precision required of a plan document of this nature.		
				<p>We do not intend at the present time to comment on the text line-by-line exhaustively.</p> <p>There are multiple errors in the description of the legislative and policy position, and omissions in respect of the applicable evidence base documents that routinely inform documents of this nature.</p> <p>We therefore reserve the right to address any further drafting issues in subsequent correspondence with both the Parish Council and Rugby Council. For present purposes, the major deficiencies highlighted below are sufficient to demonstrate that there have been fundamental errors in respect of the preparation undertaken to date.</p>		
			Consultation	<p><b>Consultation</b></p> <p>Brandon Estates are a major stakeholder in the area and has a significant land interest in the area.</p> <p>The Localism Act 2011 and the Neighbourhood Planning Regulations 2012 set out the requirements for the preparation of Neighbourhood Plans. The advice is further expanded upon in National Planning Practice Guidance (PPG).</p> <p>Regulation 14 of the 2012 Regulations requires that prior to submitting a plan to the local planning authority a pre-</p>		

			<p>submission consultation and publicity must be undertaken. This Pre-Submission stage must include:</p> <ul style="list-style-type: none"> <li>- Publicity sufficient to bring the plan to the attention of people who live, work or carry on business in the neighbourhood plan area;</li> <li>- Details of the development plan proposals; and</li> <li>- Details of how to inspect the plan and how to make representations.</li> </ul> <p>At the outset it should be stated that Brandon Estates consider that the current consultation on the plan does not comply with Regulation 14 of the Neighbourhood Plan Regulations and this should be addressed before the plan moves any further forward to Submission stage if it is to ultimately meet the legal requirements at Examination. The reasons for this are as follows:</p> <ul style="list-style-type: none"> <li>- The draft plan has been inadequately consulted on or publicised. The regulations provide a minimum requirement of who should be consulted at Pre-Submission Stage and no evidence has been published to demonstrate this has been met. Assuming however that the statutory consultees have been notified, PPG states that other public bodies, landowners and the development industry should also be involved in preparing a draft</li> </ul>	<p>The consultation statement will detail all of those who were directly consulted throughout the stages involved in producing the Neighbourhood Plan. In summary:</p> <ul style="list-style-type: none"> <li>• A questionnaire seeking views on a variety of issues was sent out to all households in the Parish in Autumn 2016 and to all operating businesses.</li> <li>• A public consultation and exhibition of emerging policies was held at Brandon Club on 16<sup>th</sup> August 2017. The meeting was publicised by flyers, notices and on the Parish Council website and was attended by over 60 people.</li> </ul>	
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				<p>neighbourhood plan, and that by doing so qualifying bodies will be better placed to produce plans that provide for sustainable development. PPG notes that at submission stage the Parish Council will have to demonstrate that quality and effective consultation has been undertaken. Despite being a major landowner in the Neighbourhood Plan area and being involved in some important current developments within the Rugby Borough area, the Parish Council has made no attempt to consult with Brandon Estates in preparing the draft plan. Furthermore no direct notification was issued to advise Brandon Estates of the current consultation and notice was only received as a result of Framptons checking Rugby Borough Council's web site.</p> <ul style="list-style-type: none"> <li>- It is not clear as to the extent that the draft Plan has been subject to any discussion with the local planning authority. It is unclear what efforts have been made by the Parish Council to assess the degree to which there is conflict with the emerging Local Plan. This lack of consultation with the local planning authority is a clear breach of the advice provided in the PPG.</li> </ul>	<ul style="list-style-type: none"> <li>• In March 2018 flyers were sent out to all households and operating businesses within the Parish to notify that the Regulation 14 Pre-submission consultation was taking place.</li> </ul> <p>All of the statutory bodies have been contacted in line with para 1 of Schedule 1 of the 2012 regulations.</p> <p>The Consultation Statement sets out the extent to which the formulation of the Neighbourhood Plan has been opened to public consultation. Throughout the process extensive consultation and notification has been undertaken and wherever possible residents and businesses have been consulted and informed. The production of the Neighbourhood Plan has been regularly up-dated on the Parish Council's website and it has been open to Brandon Estates through its planning consultants Framptons to monitor progress of the Neighbourhood Plan as it was made aware of its formulation when Framptons organised a public consultation in Brandon prior to the submission of a planning application.</p>	
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				<p>In view of the above it is considered that Parish Council should review its processes to date and undertake a properly compliant process of consultation and site assessment including all stakeholders before moving the plan forward. No Consultation Statement has been provided, this is somewhat unusual at the Regulation 14 stage, as the statutory consultation statement should record all consultation responses. It would have been more appropriate in the present circumstances to provide a Draft Basic Conditions Statement as that would have forced the plan authors to identify the obvious problems with the proposed approach.</p> <p>It should then prepare a clear and complete Pre-Submission Consultation plan and re-advertise it for consultation in a transparent and fully compliant way.</p> <p>It is noted that when trying to open '<a href="#">Appendix 2 - Survey/questionnaire and responses</a>' and '<a href="#">Appendix 3 - Business survey/questionnaire and responses</a>', the text is not in English. It is therefore requested that the consultation period is recommenced with the correct appendices. It is also noted that this survey has never been sent to Brandon Estates to complete.</p>	<p>The draft plan has been discussed extensively with the LPA at numerous stages of its production. This has involved meetings with the Development Strategy Manager, telephone conversations, written feedback and a meeting at Brandon Club on 14<sup>th</sup> February 2018 with the Senior Development Strategy Officer.</p> <p>The only statutory consultation statement is to be produced following the regulation 14 consultation and will be submitted to the LPA with the submission Neighbourhood Plan.</p>	
			SEA Screening and the Habitats Directive	<p><b><i>SEA Screening and the Habitats Directive</i></b></p> <p>As stated above to be 'made', a neighbourhood plan must meet certain Basic Conditions. These include that the making of the plan "does not breach, and is otherwise compatible with, EU obligations." One of these obligations is Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'. This is often referred to as the strategic environmental assessment (SEA) Directive. The SEA Directive "seeks to provide a high level of protection of the</p>		

			<p>environment by integrating environmental considerations into the process of preparing plans and programmes.” The SEA Directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations (the ‘SEA Regulations’) and it is these regulations that the plan will need to be compatible with. A key stage in the neighbourhood planning process is determining whether or not SEA is required. There is no evidence that this screening has been undertaken.</p> <p>Another key obligation is Directive 92/43/EEC ‘on the conservation of natural habitats and of wild fauna and flora’, often referred to as the Habitats Directive. There is no evidence if the steering group has checked whether an assessment under the Habitats Directive is required.</p>	<p>The screening has been undertaken. Responses have been received from all three statutory bodies and a determination has been published shortly. This will also be covered in the basic conditions statement submitted to the LPA with the submission plan.</p> <p>HRA screening was also undertaken.</p>	
		<p>Section 1 Introduction and Section 2 the Neighbourhood Development Plan</p>	<p><b>Section 1 Introduction and Section 2 the Neighbourhood Development Plan</b></p> <p>These two sections commence with a few short statements as to the level of public interest. It does not provide a complete or adequate summary of the current development plan position and the emerging development plan document position. This is generally essential in Neighbourhood Plan documents of this kind. This section also contains a number of what can best be described as shortcuts through the relevant policy framework and this needs to be rectified.</p> <p>Gaps soon emerge in the explanation of the practical position in Rugby, for example it is not set out that Rugby Local Plan has been subject of an Examination in Public. We regret to observe that this would have the effect of misinforming members of the public as to the actual position.</p>		

			<p>The “basic conditions”, against which the Examiner will assess the Neighbourhood Plan, once appointed only following a <i>lawful</i> Regulation 15 submission and Regulation 16 consultation are set out in paragraph 8(2) of Schedule 4B:</p> <p style="text-align: center;"><i>“(2) A draft order meets the basic conditions if—</i></p> <p style="text-align: center;"><i>(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,</i></p> <p style="text-align: center;"><i>...</i></p> <p style="text-align: center;"><i>(d) the making of the order contributes to the achievement of sustainable development,</i></p> <p style="text-align: center;"><i>(e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),</i></p> <p style="text-align: center;"><i>(f) the making of the order does not breach, and is otherwise compatible with, EU obligations...”</i></p> <p>The basic conditions, and especially 8(2)(a) and (d), have been considered in a significant number of High Court and Court of Appeal cases in the past 3 years, including (1) <i>BDW Trading Ltd (t/a Barratt Homes) v Cheshire West and Chester BC</i> [2014] EWHC 1470 (Admin), (2) <i>R(Gladman Developments Ltd) v Aylesbury Vale DC</i> [2014] EWHC 4323 (Admin), (3) <i>R (Larkfleet Homes Ltd) v Rutland CC</i> [2015] EWCA Civ 597; (4) <i>R(DLA Delivery Ltd) v Lewes DC</i> [2015] EWHC 2311 (Admin); [2017]</p>	<p>This was not the case when the consultation plan was prepared. A statement on how the plan is in general conformity with the strategic policies in the Local Plan is required to be submitted to the LPA within the basic conditions statement when the plan is submitted.</p> <p>This has been discussed between RBC and the Steering Group.</p>	
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			<p>EWCA Civ 58; (5) <i>Woodcock Holdings Ltd v Secretary of State for Communities and Local Government</i> [2015] EWHC 1173 (Admin); (6) <i>R (Maynard) v Chiltern DC</i> [2015] EWHC 3817 (Admin) (QBD (Admin)); (7) <i>R(Kebbell Developments) v Leeds City Council</i> [2016] EWHC 2664 (Admin); (8) <i>R(Crownhall Estates) v Chichester BC</i> [2016] EWHC 73 (Admin); (9) <i>R(Stonegate Homes) v Horsham BC</i> [2016] EWHC 2512 (Admin); (10) <i>R(Swan Quay LLP) v Swale BC</i> [2017] EWHC 420 (Admin). There is further ongoing litigation, including in respect of basic condition 8(2)(e) and situations of conflict between neighbourhood plan policies and those in emerging Local Plan documents.</p> <p>In short, basic condition 8(2)(a), (e) and (f) are tests which require considerable care on the part of Neighbourhood Plan Steering Groups and LPAs in supervising them under paragraph 3 of Schedule 4B.</p> <p>We regret to observe that in this case, the documentation does not begin to grapple with that legal complexity. It omits relevant legislative and policy references, ignores the higher level policy context and attempts to replace the technical site assessment process with a free-ranging reliance on community “concerns”.</p> <p>The Framework is a mandatory material consideration for the purposes of paragraph 8(2)(a) and must be considered in full, and not selectively. However, there is no reference to Framework 16 and 184-186, the main neighbourhood planning paragraphs in the Framework. They also provide no reference to Framework 47 within the Framework Housing chapter, and what the Secretary of State, Inspectors and the courts have recognised as the national planning policy imperative of significantly boosting the supply of housing.</p>		
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				<p>The Core Strategy is also a central document for the purposes of 8(2)(e), and it must be interpreted correctly (<i>Tesco v Dundee</i> [2012] UKSC 13).</p> <p>The draft Neighbourhood Plan proceeds on the basis that there is no need for further market and affordable housing in this area. That is the hallmark of a closed attitude to the plan-making exercise. There is a very well-documented housing crisis, which Rugby Borough accepts gives rise to very pressing issues justifying further site allocations around Rugby. To talk in highly generalises terms about the needs of the Borough only shows a deficit of understanding of the Council’s own evidence.</p>	<p>The plan does not contain site allocations and so site specific assessments are not required. The plan is underpinned by a proportionate evidence base. Changes to the Submission Plan will make more frequent reference to the evidence base.</p> <p>This is incorrect. There are no sites allocated, although support is given to redevelopment of sites subject to specified criteria. Neither the Core Strategy nor the emerging Local Plan contain any housing allocations within the Parish and therefore the Plan conforms with policies in the Core Strategy, the new Local Plan and the NPPF on housing.</p>	
			Chapter 4	<p><b>4. Present Day Character Appraisal of the Parish</b></p> <p>Chapter 4 contains a number of assertions as to the geographical context that are at odds with the best available professional evidence, comprised within the Design and Access Statement and the Landscape and Visual Appraisal (LVA) submitted with the Planning Application.</p> <p>It is noted that paragraph 4.4 acknowledges the close proximity of other relatively large villages of Wolston and Binley Woods, however, paragraph 4.15 tries to claim that there are relatively few facilities in the area. It is a failure to not recognise that the</p>		

			<p>Coventry Stadium site is in a sustainable location close to the amenities provided at Binley Woods including public transport and a primary school.</p> <p>It is clear from this summary that the protection of Coventry Stadium has proved a motivating force for the Neighbourhood Plan, however there is no analysis provided here and the impression is again one of a rather hurried approach to supporting text composition, without real engagement with the evidential position.</p> <p>There is no reference in this section that there is an outstanding planning application on the Stadium site. We regret to observe that this would have the effect of misinforming members of the public as to the actual position.</p> <p>This section reveals severe methodological problems with the plan preparation exercise, stemming from a misunderstanding of the neighbourhood plan preparation process. It appears to have been presumed that the evidence base could be approached in a selective fashion, prioritising material generated from the community consultation (meetings/questionnaires).</p> <p>That is directly contrary to PPG 41-009 which makes direct reference to the need for evidence sharing in respect of the most up-to-date housing information, contrary to PP 41-040 which re-states the need for a robust evidence base. None of these paragraphs are referred to in the text, or any supporting documentation. There is therefore no evidence that the Neighbourhood Plan Steering Group had regard to them in advance of publishing the present document.</p>	<p>As the site is not being allocated by the Plan an assessment of this is not carried out. The omission of this assessment is not the same as stating that it is not a sustainable location. This Neighbourhood Plan does not do this.</p> <p>The criteria put forward with which a redevelopment of the Stadium site would have to comply is in line with the Core Strategy and the new Local Plan.</p> <p>It isn't the role of the Neighbourhood Plan to highlight or comment upon individual planning applications.</p> <p>Mentioning a single, current planning application wouldn't future proof the Plan whilst consultation on planning applications is a role for development management through the Local Planning Authority.</p>	
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				<p>There is no reference to the SHLAA work which has informed the emerging Local Plan that is again a very surprising omission in a document of this kind.</p> <p>In summary, this section attempts to replace the technical site assessment process with a free-ranging reliance on community “concerns”.</p>		
				<p><b>H1: Brandon – Green Belt Inset Area</b></p> <p>The fundamental starting point is that the text on page 25 and 26 is drafted on a highly restrictive and exclusionary basis. The terms of such policy would require the most robust evidence and precise correlation with local and national policy provisions. The policy fails to recognise that there is a previously developed brownfield site in the Parish, namely Coventry Stadium.</p> <p>As stated above, the planning application submission confirms that judgement has been formed that the development would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, as such the proposal complies with national policy relating to Green Belt in the Framework and is compliant with Core Strategy policy CS1.</p>	<p>The policy is focused exclusively on sites within the Green Belt Inset boundary and has no implications on sites outside of the Green Belt Inset boundary.</p>	
			Policy H2	<p><b>Policy H2: Development of Brownfield Land</b></p> <p>This policy should be combined with Policy H1. This proposal does recognise that redevelopment of brownfield land to create new homes could be supported.</p>	<p>Criteria a) in H2 clearly supports housing where it is compatible with neighbouring uses.</p>	

			<p>This policy then attempts to set criteria as to when such a proposal could be acceptable, for example that ‘the proposal would not result in the loss of sports and leisure uses’. The supporting text then refers to the Stadium. There is no definition of sports use but then the supporting text is then clear that the policy has been written in an attempt to stop the proposed residential development at the Stadium. Notably the Stadium is currently vacant so there is no sports use at the site.</p> <p>The supporting text states:  <i>“The redevelopment of either or both of these sites for housing led proposals could have a significant impact upon the character of the surrounding area and on traffic generation, residential amenity and other material planning considerations and therefore specific policies to consider the future redevelopment of these two sites are contained in policies BS1 and BS2 of this Plan.”</i></p> <p>These assertions on why the proposals are not acceptable are not based on any tangible evidence.</p> <p>The supporting text of the includes an extract of a plan titled ‘Brandon On The Hill – Landscape Sensitivity To Housing Development’ there is no reference to where this plan is from and how it relates to the text quoted above. Again there is no reference to the LVA submitted as part of the Stadium planning application. The site is identified as having ‘medium’ sensitivity, the remainder of the sites shown on the plan have medium or higher sensitivity.</p> <p>In fact, the extract is from the Rugby Borough Council Landscape Sensitivity Study (2016). In February 2016</p>	<p>This is incorrect. The policy does not stop housing use of the site where the benefit can be demonstrated.</p> <p>The text specifically uses the words ‘could have’ and not ‘will have’- it is prudent to consider the potential Impacts of redevelopment as these would need to be considered as part of a planning application</p> <p>This is from the 2016 Landscape Sensitivity Study.</p>	
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			<p>Warwickshire County Council Landscape Architects were appointed by Rugby Borough Council to undertake a landscape sensitivity assessment of the landscape adjoining seven settlements within the borough - Binley Woods; Brinklow; Long Lawford; Ryton-On-Dunsmore; Stretton-On-Dunsmore; Wolston, and Wolvey. The study was published in August 2016. The aim of this study was to provide an analysis of landscape character (including historic) for the areas around each settlement, identifying areas of low, moderate and high quality.</p> <p>The landscape assessment further defines the Landscape Description Units (LDUs) which were identified in the Warwickshire Landscape Character Assessment (published in 1993) into an appropriate number of Land Cover Parcels (LCPs). The LCPs are referred to as 'zones' in this report.</p> <p>The study assigned a landscape sensitivity rating for each 'zone' for both housing and commercial development. The focus for this landscape sensitivity assessment is on identifying the landscape value as well as potential development opportunities for housing.</p> <p>The Site is located within LCP BR_01, the parcel has been further divided into areas of landscape sensitivity to housing development. Much of the central portion of the Site is covered by a medium sensitivity rating. A Medium Sensitivity is defined as a; Landscape and / or visual characteristics of the zone are susceptible to change and / or its intrinsic values are moderate but the zone has some potential to accommodate the relevant type of development in some situations without significant character change or adverse effects. Thresholds for significant change are intermediate. Therefore a medium sensitivity suggested development could be acceptable on the site.</p>		
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			<p>A High-Medium is defined as; Landscape and / or visual characteristics of the zone are vulnerable to change and / or its intrinsic values are medium-high and the zone can accommodate the relevant type of development only in limited situations without significant character change or adverse effects. Thresholds for significant change are low.</p> <p>A site description for Zone BR_01 is as follows: <i>“The zone forms part of the urban area to the periphery of Binley Woods and includes a derelict garden nursery plot to the south of the Rugby Road and a row of roadside properties and Coventry Stadium to the north. Further to the north are a small number of individual properties set in large gardens and a farm accessed from Speedway Lane. Roadside hedgerows adjacent to the derelict garden nursery include ornamental species, otherwise hedgerows are predominantly thorn and outgrown with scattered hedge trees. Other trees are apparent, with a thin mixed tree belt to the frontage of the stadium that continues along the lane, and a wooded backdrop to the stadium. Trees within the adjacent Brandon Hall gardens are visible from this zone, as are nearby blocks of ancient woodland.”</i></p> <p>Notably the supporting text fails to refer to Rugby Borough Council’s Strategic Housing Land Availability Assessment (SHLAA) published in 2015 two potential allocations (S14/051 and S14/050) were identified on the Site. Zone BR_01 potential for housing development is described/assessed as follows:  <i>“As this zone is already partially developed <b>there is potential for some additional development, but this should extend no further east than the stadium.</b> Therefore application site S14/051 could be developed provided that the existing roadside vegetation to Speedway Lane and Gossett Lane, and around the</i></p>	<p>A SHLAA is part of the evidence base which was used to assist in the formulation of housing allocations in the Core Strategy and the new Local Plan neither of which have Allocated Brandon Stadium for housing.</p>	
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			<p><i>perimeter of the stadium, is retained and strengthened. It is essential that a landscape buffer of a minimum of 30m is provided between the edge of the ancient woodland and any new development. The southern end of Twelve O’Clock ride can be accessed from Gossett Lane and this historic route should be respected and remain accessible to the public. <b>Application site S14/050 could be partially developed</b> provided that the existing trees along Gossett Lane are retained in order to preserve the setting to the ancient woodland and the Twelve O’Clock ride. A landscape buffer of minimum 30m width should be provided adjacent to the ancient woodland. The row of properties on the Rugby Road appears to be a standalone group and read as much a part of Binley Woods as Brandon. In order to retain this separation the mature trees along Rugby Road should be retained and strengthened and any development should be significantly set back from the Rugby Road.”</i></p> <p>Policy suggestions for zone are to:  <i>“Retain existing trees along Gossett Lane in order to preserve the setting to the ancient woodland and the Twelve O’Clock ride. Retain existing roadside vegetation to Speedway Lane, and around the perimeter of the stadium.”</i></p> <p>Views into the zone are identified as being very limited with a low level of intervisibility, with a visual relationship with the settlement, key views within the zone are described as:  <i>“...urban in character, comprising housing, the Coventry stadium, the A428 and a run-down disused plant nursery.”</i></p> <p>Notably the only other attempt of providing any evidence is at Appendix 4 of the draft Neighbourhood Plan which includes a Transport Appraisal prepared on behalf of the Steering Group. The appendix cannot be relied on as evidence as the appraisal</p>		
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				<p>is out of date (August 2017) and does not reflect the current proposals at the Stadium (it refers to an incorrect proposed number of dwellings at double the amount actually proposed) and it does not take account of the Transport Assessment submitted as part of the Stadium planning application. There has been ample time since the submission of the application for the Steering Group to request that the Transport Appraisal is updated.</p>		
			Policy H3	<p><b><i>Policy H3 – Affordable Housing</i></b></p> <p>The 2016 Housing Needs Survey document is based upon data that was initially collected in the summer of October and November 2015, and is therefore nearly two and a half years out of date with only a 21% response rate or 54 replies. These views cannot be representative of the full village population. They shed no light at all on the needs of those in the Parish.</p> <p>The data is therefore somewhat rudimentary. Turning to households in need of Affordable Housing, the survey identified a total need of 6 affordable dwellings.</p> <p>It is noted that this policy states support will be given affordable housing as part of the future redevelopment of a previously developed land. Therefore the Stadium site should be supported by the Neighbourhood Plan as it will contribute to providing affordable housing. The supporting text should also refer to the fact that the Coventry Warwickshire HMA have published three assessments in the past 5 years, the Strategic Housing Market Assessment (SHMA) in 2013, an Annex 2014, and the Strategic Housing Market Assessment (SHMA) Update 2015.</p>	<p>H3 is not looking for affordable housing to meet a need identified in this survey but is supporting the targets in the Core Strategy and the new Local Plan.</p>	

				<p>The 2015 SHMA found that there is a total need for 29,244 affordable homes in the HMA (Coventry, North Warwickshire, Nuneaton and Bedworth, Rugby and Stratford on Avon) from 2011 to 2031 year period, equivalent to 1,462 affordable homes per annum (Table 42). On a Borough level, there is annual need for 171 affordable homes over the 20 year period (Table 43).</p> <p>The Council's most recent Annual Monitoring Report (2015-2016) states that in 2015-2016 only 46 affordable dwellings were delivered (Paragraph 4.15, Figure 4m). The delivery of affordable housing since 2011 (Paragraph 4.16, Figure 4n) has been an average of just 88 completions per annum (although it is not clear as to whether this figure represents gross completions i.e. takes account of houses lost through right to buy, therefore in reality the figure may be lower). This should be viewed in the context of the 2015 SHMA identifying a need for at least 171 net affordable homes per annum in Rugby between 2011 and 2031.</p>		
			Policy BNE 8	<p><b><i>Policy BNE 8 – Valued Open Spaces and Vistas</i></b></p> <p>This policy seeks protect open, spaces, vistas and sensitive area, although the policy does not define where these areas are (for example on a proposal map. The supporting text to the policy states:</p> <p><i>“ In addition to the protection afforded to statutorily designated heritage assets such as Local Wildlife Sites, the SSSI and Brandon Conservation Area, open spaces and vistas play a crucial role in defining the character of areas within the Parish which have their own identity and character.</i></p>		

			<p><i>This is particularly the case for the cluster of housing known locally as “Brandon Hill” where properties fronting Rugby Road and along Speedway Lane adjacent to Brandon Stadium form a discrete residential enclave that is separated from the much larger village of Binley Woods by New Close Wood to the north of Rugby Road (A428) and by the open grounds of Binley Woods School and the adjoining gardens of residential properties to the south of the A428. To the south of “Brandon Hill” open fields to the north and south of the A428 together with the open areas within the now vacant Oakdale Nursery to the south of the A428, form an important visual separation between “Brandon Hill” and Brandon village. <b>To protect the unique and distinct character of “Brandon” Hill it is important that key open spaces and vistas are protected to ensure that any new development will integrate with the existing built form and its setting.</b></i></p> <p>The paragraph above suggests Brandon Hill is an isolated housing estate surrounded by fields This is misleading as the paragraph fails to mention the unattractive brownfield sites of the Stadium and Oakdale Nursery which surround Brandon Hill and the proximity of the site to Binley Woods. For the reason set out on paragraphs 3.41 to 3.50 above, the draft policy is not supported by any evidence base and should be deleted</p>		
		Policy INF 1	<p><b>INF 1 – Highway Safety</b></p> <p>This policy fundamentally fails to reflect paragraph 32 of the Framework which states: “Development should only be prevented or refused on transport grounds <b>where the residual cumulative impacts of development are severe</b>” and needs to be rewritten.</p>	<p>Brandon Hill is a cluster of ribbon development on Rugby Road and Speedway Lane and not a housing estate. It is visually separated from Brandon Village and Binley Woods and the Policy is aimed at maintaining its separate identity and avoiding coalescence.</p>	<p>Accept that bullet point (b) of Policy INF 1 should be deleted.</p> <p>Delete bullet point (b).</p>

			<p>Policy PDS 1</p> <p><b>Policy PDS 1 – Brandon Stadium</b></p> <p>As stated previously it is clear that the intention of the policy is to try to prevent residential development coming forward on this sustainable brownfield site.</p> <p>Again it is noted that the supporting text for this policy is:</p> <ul style="list-style-type: none"> <li>- out of date and does not reflect the current planning application on the site.</li> <li>- Fails to recognise that the site is vacant.</li> <li>- Fails to recognise that the previous use of the site was not viable.</li> </ul> <p>There also appear to be severe error in paragraph 12.6 which states:</p> <p><i>“In the survey circulated to residents for the development of the Neighbourhood Plan, residents were asked what uses they would like to see included as part of the future redevelopment of the Stadium site. An overwhelming majority of responses wanted to see the site retained for sporting use or for the development of community facilities. There was some support for the development of small business uses, but only a handful of responses supported any form of residential development with those responses favouring either affordable housing or specialist housing for the elderly.”</i></p> <p>The Steering Group has in fact misquoted its own evidence. Appendix 2 of the Neighbourhood Plan (page 28) confirms 28% of respondents stated they wanted see housing on the site/or on part of the site, this is certainly more than ‘only a handful’ and shows an aspiration from the local community to have</p>	<p>These are issues to be addressed in the planning application process not through the Neighbourhood Plan. Policy PDS1 reflects paragraph 74 in the NPPF in supporting the retention of the site in sports use unless redevelopment proposals satisfy the criteria set out within paragraph 74. The assertions regarding the site being vacant and the previous use not being viable do not in themselves satisfy the requirements of Paragraph 74 to substantiate the loss of the sports facility.</p>	
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			<p>housing on the site. This is also significantly more than those who wanted to see community use (20%) or business units (9%). Therefore the above paragraph is misleading and should be updated.</p> <p>Looking at the policy itself it is important to note that the draft policy accepts that development of the site is acceptable but states that this should only be for sport use, or if not a sports use <b>only</b>: accommodation for the elderly, community buildings of public open space (criteria e). Therefore precluding residential uses on the site. It is noted that the draft policy states that community uses on the site would be acceptable, however as stated in the paragraph above, more respondents aspired to have housing on the site than community uses.</p> <p>The policy makes reference to paragraph 74 of the Framework, however, there is no Core Strategy policy which seeks to protect this site as a recreation venue and the development plan is silent on this site. There is obviously a need to have regard to national policy and it is acknowledged that the use of this site for housing should have regard to national planning policy regarding 'existing open space, sports and recreational buildings and land' (Framework 74). The planning circumstances do not comprise the development for 'alternative sports and recreational provision' (third bullet point) or the replacement of facilities that amount to 'equivalent or better provision in terms of quantity and quality in a suitable location' (second bullet point). The remaining criterion is an 'assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements' (first bullet point). It is acknowledged that there is a tension with paragraph 74 of the Framework. Of note, the use of the stadium ceased in 2016.</p>	<p>The submission document will be revised to reflect the limited support for housing with comments about affordable housing and housing for the elderly. The majority of respondents favoured the retention of sporting / community use.</p> <p>This is not accurate. The policy is simply stating a preference for uses it would like to see onsite and does not state that housing is not supported</p>	<p>Update text.</p>
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			<p>Paragraph 6 of the Framework states that the <i>“The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system.”</i> In this context the Framework needs to be read as a whole, including considerations as to 'ensuring viability and deliverability', paragraph 174 states: <i>“Pursuing sustainable development requires careful attention to viability and costs in plan making <b>and decision taking</b>. Plans should be deliverable.”</i></p> <p>It is submitted that the buildings are surplus to requirements. The Viability Assessment submitted with the planning application confirms that the challenges and general decline in the speedway, stock car and greyhound sector has led to a substantial number of closures of stadia nationally, with financial difficulties in the face of falling attendances and revenues the primary driver cited. In order to share the operational costs, it is common that stock car race grounds are used for other sports including speedway and greyhound racing.</p> <p>On the evidence base, there is no realistic prospect of the former uses operating a viable venue at this site. Furthermore, on the evidence submitted, there is no realistic propensity for an alternative recreational use. An effective use of this site should be settled in the wider public interest. In the absence of a beneficial use of the site, the site will be prone to dilapidation, deterioration and anti-social behaviour.</p>	<p>Modifications based following the publication of the Inspector’s Letter will provide explicit reference in the new Local Plan to ensure conformity to Paragraph 74 in order to make the Local Plan sound.</p>	
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			<p>The supporting text for the policy suggests that the stadium provided local employment, the site is now vacant so no employment is provided on the site and any employment on the site is the past would have been minimal in numbers, part time and sporadic.</p> <p>Interestingly the supporting text does suggests that some new housing may be acceptable on the site and states that “new housing must be of a scale that does not exceed the current built form”. This acknowledgment that new housing should be included in the main policy itself (in criteria e).</p> <p>The Framework promotes a presumption in favour of sustainable development to ensure positive economic growth and promoting rather than stifling development. The proposed development represents sustainable housing development.</p> <p>The site will be able to deliver much needed housing in an accessible location to facilities in Binley Woods and Brandon, including affordable provision (in an area of housing need) for the Borough in the near future in the context of the challenging housing target.</p> <p>The provision of new market housing, and the provision of new affordable housing – for those people who have a housing need is a material consideration. These are real people whose voices are rarely heard within the planning process, whose lives are affected daily by the inadequacy of housing accommodation to meet their domestic needs.</p> <p>The proposals on the site will make use of previously developed land. It will complement the existing residential community and</p>	<p>This is a consideration for the determination of the planning application which will examine whether the evidence submitted on viability is consistent with policies</p> <p>In the NPPF and especially paragraph 74 which the Local Plan Inspector has asked to be reflected in a policy in the new Local Plan in order to make the Plan sound. The requirements of Paragraph 74 extend beyond the single consideration of whether the former use of the stadium is viable.</p> <p>Policy H2 supports this stating that evidence should be provided to show the benefits of housing over the sporting use.</p>	
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				<p>provide new public open space and will improve the quality of the surrounding environment.</p> <p>The site is located within a sustainable location, close to a range of services and facilities in Binley Woods with good connections to public transport modes.</p> <p>In conclusion, the policy breaches basic condition 8(2)(d) because for the same reasons such an approach would be frustrate the achievement of sustainable development.</p>		
02	Mr J Cannon	CV8 3HW	H5 & E1	<p>I would like to make the following comments on the above draft document and in Particular in regard to Policy references H5 &amp; E1:</p> <p>Page 24 of the main document sets out the Vision statement for the parish of Brandon and Bretford and 6 “Strategic Objectives” that support the delivery of the stated vision.</p> <p>It is the first two of these to which my comments relate and in particular how the document itself is contradictory in supporting these objectives and the Housing Needs Survey Conclusion in Appendix 6, policies H5 &amp; E1 do not support the stated objectives.</p> <p>Stated Objectives:          "Housing - To support new residential development in locations that meet the social needs of the Parish and surrounding village communities without compromising the character, nature and setting of the built and natural environment within which the new housing is to be located."</p>		

			<p>"Economy - To support new businesses to locate within the Parish in appropriate and sustainable locations, and the retention and acceptable expansion of existing businesses." In the context of Appendix 6 "Housing Needs Survey" conducted in October and November 2015 there is a clearly stated need for additional housing within the Parish of Brandon for 1 "Open Market" and 4 Affordable housing homes to be built within 5 years, i.e before the end of 2021 in order to prevent people who already have an association with the village from needing to leave the village to find suitable housing.</p> <p>Page 25 section 6.1 clearly states that "Opportunities to develop new housing within the Parish are limited by the application of Green belt policies except within the inset boundary of the village of Brandon"</p> <p>Page 25 section 6.3 clearly states that "Support will be given to expanding the housing stock in the village"</p> <p>Given the statements in 6.1 and 6.3, the only opportunity to achieve 6.3 and to therefore deliver the two Strategic Objectives stated on Page 24 in support of the Parish Vision and meet the needs of the Housing Needs Survey is to support development within the "Inset Boundary" of the Village of Brandon.</p> <p>Consequently and as the only land potentially available to achieve the objective are either "Use of Garden Land" or Land owned and utilised by existing businesses by change of use to residential development land.</p>	<p>The Neighbourhood Plan recognises that there are limited development opportunities to promote residential or economic development but this does not negate the strategic objectives from being worded to positively encourage residential and economic development where National and Development Plan policies allow. Whilst opportunities are limited by Green Belt policy and other policy considerations, Policy H3 specifically refers to support for rural exception sites that come forward in accord with the policy.</p>	
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			<p><b>Policy H5 “Use of Garden Land within the inset boundary of Brandon Village” states:</b></p> <p>"Development of garden Land will not be supported unless it can demonstrate that the proposals will:</p> <ul style="list-style-type: none"> <li>a) Preserve or enhance the character of the area</li> <li>b) Not introduce inappropriate form of development which is at odds with the established settlement pattern</li> <li>c) Preserve the amenities of the host dwelling and neighbouring properties</li> <li>d) Provide satisfactory arrangements for vehicular access and off road parking”</li> </ul> <p><b>Given that all four of the above points are taken into account in considering an individual planning application and points a) &amp; b) are intrinsic within the restrictions laid down in the “Conservation Area” of which the vast majority of the “Inset Area” falls, this renders policy H5 superfluous and it should be removed as neither appropriate or supportive of the Housing Needs Survey conclusions or the Neighbourhood plans own stated objectives for housing.</b></p> <p><b>Policy E1 “Protecting and supporting existing businesses” states:</b></p> <p>"Proposals for the change of use or the redevelopment of land or premises that are in employment use or which were last used for employment uses will not be supported unless it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a) The site is no longer capable of meeting employment needs or where there is no reasonable prospect of the site being</li> </ul>	<p>Policy H5 is consistent with Paragraph 53 in the NPPF. The character of Brandon Village could be impaired if inappropriate development is allowed to come forward within established residential gardens and Policy H5 reflects this concern. If the criteria set out in Policy H5 are satisfied then appropriate development could come forward. The criteria set out in a-d all accord with the objective of Policy H5 and are specific to the development of garden land. Similar criteria will apply to other policies in the Plan, but this does not render Policy H5 as being superfluous.</p>	
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			<p>used or re- used for employment uses.</p> <p>b) The development of the site for a non-employment use will facilitate the relocation of an existing business onto a more suitable site.</p> <p>c) The site is inappropriate for employment uses because of unacceptable environmental issues which will be removed if the site is redeveloped for a more sustainable use.</p> <p>The limited expansion of existing commercial buildings within the Plan area will be supported providing there is no conflict with other policies in the Plan or with adopted development plan policies and policies within the NPPF.</p> <p>Given that in - a) there are no timescales associated with determining being a "reasonable prospect of being re-used for employment uses" this should not be a subjective statement and needs to be objective and time bound to prevent land becoming stagnant and ultimately an eyesore affecting the village amenity.</p> <p>b) there is no potential land available within the inset village of Brandon that could facilitate a relocation of a business, this statement should be removed</p> <p>Therefore, I would comment that policy E1 is re-written to make statement a) more objective in assessing timescale and remove b) as not relevant.</p> <p><b>Again if this Policy remains in it's current format then it neither supports the Housing Needs Survey conclusions or the Neighbourhood plans own stated objectives for both "Housing" and "Economy"</b></p>	<p>The policy is consistent with paragraph 22 of the NPPF which doesn't refer to specific timescales but uses the term "avoiding long-term protection." A future review of the NP could re-examine any employment sites which have become vacant and consider whether an alternative use should be considered.</p> <p>b) does not refer specifically to the alternative provision having to be within the inset area of Brandon.</p>	
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				I hope that you will take my comments into consideration and agree to make the proposed amendments prior to seeking approval via referendum.		
03	Rebecca McClean	STWA	General Comments	<p><b>Position Statement</b></p> <p>As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.</p> <p><b>Sewage Strategy</b></p> <p>Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.</p>	Noted	Noted





				<ul style="list-style-type: none"> <li>• Hand wash basin taps with low flow rates of 4 litres or less.</li> <li>• Water butts for external use in properties with gardens.</li> </ul> <p>To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website <a href="https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/">https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/</a> We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.</p>		
04	Jasbir Kaur	Warwickshire County Council  LLFA comments		As a general comment, this is a clear a coherent document and those involved in its development should be congratulated. I trust our few comments are seen in this context.	Noted.	
			Housing – Strategic Objective	You could add to your objective a specific point about new developments needing to consider their flood risk and sustainable drainage systems when building on greenfield and brownfield sites	This objective is supported but is covered specifically in Policy INF 4. It is not considered necessary to repeat it under the Housing Strategy Objective as Policy INF 4 would apply to all new development including housing on greenfield or brownfield sites.	

			<p>Policy H2 Building on Brownfield Land</p>	<p>You could add a point about the Lead Local Flood Authority requires the use of above ground SUDS designed in accordance with CIRIA 753 SUDS manual, providing attenuation to greenfield runoff rates (inclusive of developing on brownfield land), and include that 5 l/s is NOT the minimum possible discharge rate achievable, especially if there is already identified potential major development sites within the parish.</p> <p>In relation to this point, the requirements set out in the following documents should also be adhered to in all cases:</p> <ul style="list-style-type: none"> <li>• The National Planning Policy Framework</li> <li>• Paragraphs 030 - 032 of the Planning Practice Guidance (PPG)</li> <li>• Defra’s Non-statutory technical standards for sustainable drainage systems</li> </ul>	<p>Noted. Suitable wording will be added to Policy H2 to address the point raised.</p>	<p>Update text.</p>
			<p>Policy BNE 6</p>	<p>You could include an additional point that encourages new developments to open up any existing culverts on a site providing more open space/green infrastructure for greater amenity and biodiversity; and the creation of new culverts should be kept to a minimum.</p>	<p>Noted. Suitable wording will be added to Policy BNE 6 to address the point raised</p>	<p>Update text.</p>

			Infrastructure Strategic Objective	You could include that the area is at risk from surface water flooding, as well as river flooding; specifically that the parish council is in Flood Zones 2 and 3.	Noted . Suitable wording will be added to the strategic objective for infrastructure.	Update text.
			Policy INF 4	<p>This is a well-developed policy, and includes all the main points and concerns that the LLFA would have looked to review.</p> <p>Including the flood maps is really useful; maybe make the images slightly larger so they're easier to view. The Environment Agency have recently updated their flood mapping online, so we would suggest that you revisit the website below to obtain more update, detailed maps of the parish.</p> <p><a href="https://flood-warning-information.service.gov.uk/long-term-flood-risk/map">https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</a></p> <p>The adoption and maintenance of all drainage features is a key consideration to ensure the long term operation and efficiency of SuDS. As part of the planning procedure the LLFA will expect to see a maintenance schedule, at detailed design stages. All SuDS features should be monitored and cleaned regularly as a matter of importance.</p> <p>As mentioned before, greenfield runoff rates (inclusive of developing on brownfield land), and include that 5 l/s is NOT the minimum possible discharge rate achievable. In relation to this point, the requirements set out in the</p>	Noted	Flood maps updated.

				<p>following documents should also be adhered to in all cases:</p> <ul style="list-style-type: none"> <li>• The National Planning Policy Framework</li> <li>• Paragraphs 030 - 032 of the Planning Practice Guidance (PPG)</li> <li>• Defra’s Non-statutory technical standards for sustainable drainage systems</li> </ul>		
05	Jasbir Kaur	Warwickshire County Council  Highway comments	General Comment	<p><b>Highway Safety matters</b></p> <p>Any changes to the highway i.e. speed limits, traffic calming measures, will need to meet the relevant criteria and receive any required consultation. The Parish Councils will then need to seek additional funding.</p> <p>Warwickshire County Council is pleased that the Neighbourhood Plan has placed emphasis on ensuring safety for pedestrians, cyclists and horse riders. The County Council supports projects placing the needs of pedestrians and cyclists at the forefront.</p> <p>We would also recommend that projects such as car share schemes or car clubs be considered for further investigation in order to reduce car usage in the area covered by the Neighbourhood Plan.</p> <p>Our specific comments on specific polices are as follows:</p> <p><b>Policy H5 Use of Garden Land within the inset Boundary of Brandon Village (d)</b></p>	Noted	

				<ul style="list-style-type: none"> <li>• We support new developments that will also look at the impacts such as providing new or improved sustainable travel, traffic calming measures or pedestrian improvements, the stipulations for allowing new developments as stated under this policy comes under the jurisdiction of Rugby Borough Council. Any improvements to accessibility which impact the public highway will be subject to County Council approval.</li> <li>• The County Council along with many other parts of the country has sought to control the amount of parking provision within new developments in recent years. The generally low provision is to make sure that new developments are: sustainable and make best use of the land available; they do not encourage additional car trips; and trips that are to be made are done so through non-car based modes where possible.</li> <li>• The County Council supports new developments providing adequate amounts of parking subject to the criteria set out in the Local Transport Plan (2011-2026) and the parking standards as set by Rugby Borough Council's Appendix 5 Car Parking Standards.</li> <li>• We expect the County Council will be consulted on major new developments these will be assessed on their own merits. This will include assessing any impact to existing road networks or introducing new or increasing existing public and community transport.</li> </ul>	<p>Noted</p>	
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				<p><b>Policy E2 Fostering New Employment Opportunities (d)</b></p> <ul style="list-style-type: none"> <li>The County Council is a statutory consultee this would include commenting on any schemes which impact the existing road networks or introduce on-street parking.</li> </ul> <p><b>Policy BNE 5 Replacement Dwellings (c)</b></p> <ul style="list-style-type: none"> <li>As stated above, parking standards are set by Rugby Borough Council.</li> </ul> <p><b>Policy INF 1 Highway Safety</b></p> <ul style="list-style-type: none"> <li>Warwickshire supports this policy in principle and would comment on individual developments as and when they emerge.</li> <li>Any new developments are subject to planning approval by the local authority, in this case Rugby Borough Council and Warwickshire is a statutory consultee on the approval process. This would include commenting on any schemes which impact the existing road networks or introducing new or increasing existing public and community transport.</li> <li>Warwickshire requires developers to provide transport statements or assessments as set by planning policy and regulations according to the size of the development in question. The policy should make this position clear.</li> <li>Warwickshire supports the principle of new developments providing adequate amounts of parking subject to the parking standards as set by</li> </ul>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	
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				<p>Rugby Borough Council's Supplementary Planning Document: Vehicle Parking Standards and those in the County Council's Local Transport Plan (2011-2026).</p> <ul style="list-style-type: none"> <li>Warwickshire would require further information on this policy before providing comment.</li> </ul> <p><b>Policy INF 2 Traffic Management Improvements</b></p> <ul style="list-style-type: none"> <li>The County Council requires further information on this policy before commenting further.</li> </ul> <p><b>Policy INF 3 Reducing Traffic Speed</b></p> <ul style="list-style-type: none"> <li>The County Council requires further information on this policy before commenting further.</li> </ul> <p><b>Policy LF 2 Safe Walking, Cycling &amp; Horse Riding</b></p> <ul style="list-style-type: none"> <li>The County Council supports this policy in principle but would require further information before commenting.</li> </ul>	<p>Noted</p> <p>Noted.</p> <p>Noted</p>	
06	Juliet & Christopher Carter, Lyn Warner, Michael Raynes, Jenny Chapelle and	Brandon Village Matters	INF 1; INF 2; INF 3	<p>Brandon Village Matters wish to respond to the public consultation on the Neighbourhood Development Plan.</p> <p>Policy references INF 1, INF 2 &amp; INF 3 apply.</p> <p>BVM endorses Appendix 5, on Section 10, Infrastructure and especially the remedial measures suggested for a 20 mph speed limit and traffic control measurements.</p>	<p>Noted</p>	

	Colin Lane.					
07	Nic Thomas Oxalis Planning	Rural Development Holdings Ltd		<p>The Oakdale Nursery site sits on the edge of Binley Woods, a little over 600m from the village of Brandon. Any development on the site in functional terms will form part of Binley Woods and have a better physical association than it does with the smaller settlement of Brandon. This is important to note as any development of the site will have functional and physical linkages with Binley Woods but will help to support local facilities of benefit to both villages. It would be helpful if the NDP recognised this.</p> <p>The NDP raises concerns throughout the document about traffic congestion and safety on the route between Brandon and Coventry (the A428). RDH is sensitive to these concerns and is working with the Borough Council (Local Planning Authority), the County Council (Local Highway Authority) and local community to seek to mitigate any impacts and improve safety, where possible, as part of any development proposals.</p> <p>RDH welcomes the provision of a specific policy relating to the redevelopment of the former Oakdale Garden Centre site. However, there are concerns that policy PDS2 does not take the opportunity to be positive about development. Policy DPS2 ought to grasp the benefits that development will bring, which are:</p>	<p>The Neighbourhood Plan Area excludes the adjoining settlement of Binley Woods. Neither the Core Strategy nor the emerging Local Plan allocate The Oakdale Nursery site for development with the latter favouring an alternative site in Binley Woods for housing development as part of the emerging Local Plan strategy.</p> <p>Noted</p> <p>Policy PDS 2 supports the redevelopment of the site as a garden centre in accordance with the planning permission previously granted which is reflective of the positive benefits that this form of development would have brought to the local</p>	



				<p>benefits associated with the site’s proximity to Brandon Wood</p> <ul style="list-style-type: none"> <li>• A sensitive redevelopment, concentrating development towards the west of the site, will help to preserve function of the Green Belt</li> <li>• The site lends itself to uses that are compatible with its quiet and peaceful location.</li> </ul> <p>RDH supports the need to protect the openness of the Green Belt (criteria a). That protection is already in place within the National Planning Policy Framework and through policies in the Rugby Local Plan. It is therefore unnecessary for policy PDS2 to repeat those provisions.</p> <p>The need to respect the sensitivity of the landscape is important (criteria b) and that must form part of any development proposals. However, there are a number of ways in which development can be sensitively designed and impacts can be mitigated. It is therefore recommended that the wording of criteria b be amended to require that development takes account of the Landscape Sensitivity Study and that any harm to the landscape should be mitigated.</p> <p>The NDP includes two supporting paragraphs to policy PDS2. RDH would like to highlight the following concerns based around compliance with national planning policy and the need to take a positive approach to re-development:</p>	<p>The recognition of Green Belt policy within Policy PDS 2 is applicable as the Policy needs to accord with Green Belt policy within the NPPF and in the Development Plan.</p> <p>The Landscape Sensitivity Study explains why development should not extend into areas deemed as having high sensitivity to development. It is a matter for individual planning applications to justify any incursions into such areas of high sensitivity to development.</p>	
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				<p>Paragraph 12.19 suggests that Very Special Circumstances can only be demonstrated if the site is developed for a new garden centre broadly in line with the 2015 planning permission. This text does not align with paragraphs 87-89 of the NPPF which do not limit the ability to demonstrate Very Special Circumstances to any specific form of development. This requirement is too restrictive and could result in the site remaining derelict. It is a matter for developers to prove that there are Very Special Circumstances as part of any planning application, irrespective of the type of use being proposed. The Local Planning Authority will then make a judgement about whether these Circumstances exist. Providing specialist housing or other facilities for people with care or medical needs, for example, may contribute towards Very Special Circumstances</p> <p>Paragraph 12.20 suggests that the development of the site for uses other than as a garden centre would be unlikely to realise the package of benefits that would amount to Very Special Circumstances. RDH is concerned that this wording predetermines the benefits that could be brought by other uses. The wording of paragraph 12.20 could be more positive to support development that delivers appropriate community, environmental and highway benefits. It should be noted that the development of a garden centre at this location is not considered to be viable by the site owners</p>	<p>The written explanation to Policy PDS2 sets out the justification for supporting the redevelopment of Oakdale Nursery site as a garden centre in accordance with the proposals and the benefits that were advanced with the planning permission granted in March 2015. National Green Belt policy as set out in paragraphs 87-88 deals with very special circumstances and it is for the development management process to consider whether or not very special circumstances exist to set aside the harm to the Green Belt from inappropriate development. Policy PDS2 identifies the form of development that was considered to amount to very special circumstances and it is for the development management process to determine whether other forms of redevelopment could also constitute very special circumstances.</p> <p>The wording of Policy PDS2 and the supporting explanation will be amended accordingly.</p>	<p>Update text.</p>
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08	Sharon Jenkins / Victoria Kirkham	Natural England	<p>Dear Ms Clarke,</p> <p>Brandon &amp; Bretford Neighbourhood Plan</p> <p>Thank you for your consultation on the above dated 24 March 2018.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>For any further consultations on your plan, please contact: <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>.</p> <p>Yours sincerely</p>	Noted.	
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				Victoria Kirkham Consultations Team		
09	Martin Ross	Environment Agency		<p>Apologies for the delay in responding.</p> <p>We concur that the plan is unlikely to have any adverse effects in relation to the criteria set out in Schedule 1 of the SEA Regulations. We also agree that there will be no adverse effects on any internationally designated sites.</p> <p>Send all future ones SEA Screenings to myself and I will endeavour to respond in a more timely manner.</p> <p>Regards,</p> <p>Martin</p>	Noted.	
10	Peter Boland	Historic England		<p>BRANDON AND BRETTFORD NEIGHBOURHOOD PLAN - REGULATION 14 CONSULTATION.</p> <p>Historic England is supportive of both the content of the document and the vision and objectives set out in it. We are very pleased to note that the Plan evidence base is well informed by reference to the Warwickshire Historic Environment Record.</p> <p>The emphasis on the conservation of local distinctiveness through good design and the protection of heritage assets, archaeological remains and landscape character including green spaces and important views is to be applauded. The earlier production of the Village Design Statement is also</p>	Noted.	

				<p>commendable and will no doubt prove invaluable as a context and evidence base for the current Plan. Overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish.</p> <p>Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning.</p> <p>I hope you find this advice helpful.</p>		
11	Dr Philip Scullion and Mrs Jill Scullion	Avondale Road		<p>We have read the plan via online and paper version located at the Royal Oak and would like to make the following comments.</p> <p>The hard work of officials and local residents volunteering their engagement with this important initiative is very much appreciated.</p> <p>This is thorough and has captured our concerns and those of other residents.</p> <p>The strategic objectives and explanations are generally clear and inline with our desires.</p> <p>We are pleased to note housing and other developments will be considered within stated restrictions and the driving vision.</p>	Noted.	
			H2	<p>There appears to be some scope for debate around large and damaging proposals regarding the stadium but we would support green belt preservation and maintaining sport and recreation amenities as its primary function.</p>	Noted.	

			<p>INF 2</p> <p>INF 4</p>	<p>Living in Avondale road and supporting cycling in particular the plan captures concerns about traffic issues, our house vibrates due to heavy traffic, and Policy INF4</p> <p>...the increasing flooding of our street is of serious concern. This must be considered in relation to any proposals, I.e. to prevent deterioration, but urgent action is needed to reduce the current problem. The A428 leading to Binley Woods from Brandon is often a wide stream of water. While it will soon enhance the wildlife of the area, I expect ducks and fish shortly, I would prefer measures to make into a well drained road. Cycling is particularly hazardous at such times.</p>	<p>Noted.</p>	
			<p>INF 1</p>	<p>Parking in Avondale road is increasingly difficult. Recent changes to road markings has encouraged drivers to park across drives of 34 (our house) and 32.</p>	<p>Noted.</p>	
<p>12</p>	<p>Mr Tim Harvey-Smith</p>	<p>Chairman – Wolston Parish Council</p>		<p>Can I just say that I found it very interesting to be able to read the Brandon and Bretford Neighbourhood Plan draft document.</p> <p>It kept my interest throughout and made me want to go all the way through it.</p> <p>Congratulations to all involved and best wishes for the rest of the process.</p>	<p>Noted.</p>	

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# **BASIC CONDITIONS STATEMENT**

## **BRANDON and BRETTFORD NEIGHBOURHOOD DEVELOPMENT PLAN**

## 1.0 Introduction

1.1 This Basic Conditions Statement has been prepared to accompany the Brandon & Bretford Neighbourhood Development Plan (BBNDP).

### The Basic Conditions

- 1.2 Paragraph 8, sub-paragraph (2), of Schedule 4B to the Town and Country Planning Act 1990 requires a Neighbourhood Development Plan (NDP) to meet the following basic conditions:
- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
  - (b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
  - (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
  - (d) the making of the order contributes to the achievement of sustainable development,
  - (e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
  - (f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and
  - (g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.
- 1.3 This Basic Conditions Statement addresses these requirements in four sections:
- Section 2 Demonstrates conformity with the National Planning Policy Framework (NPPF).

Section 3 Shows how the BBNDP will contribute to sustainable development and the various designated heritage assets throughout the Neighbourhood Area.

Section 4 Demonstrates conformity with the strategic policies contained within the Rugby Borough Council Core Strategy; and

Section 5 Demonstrates compliance with the appropriate EU obligations.

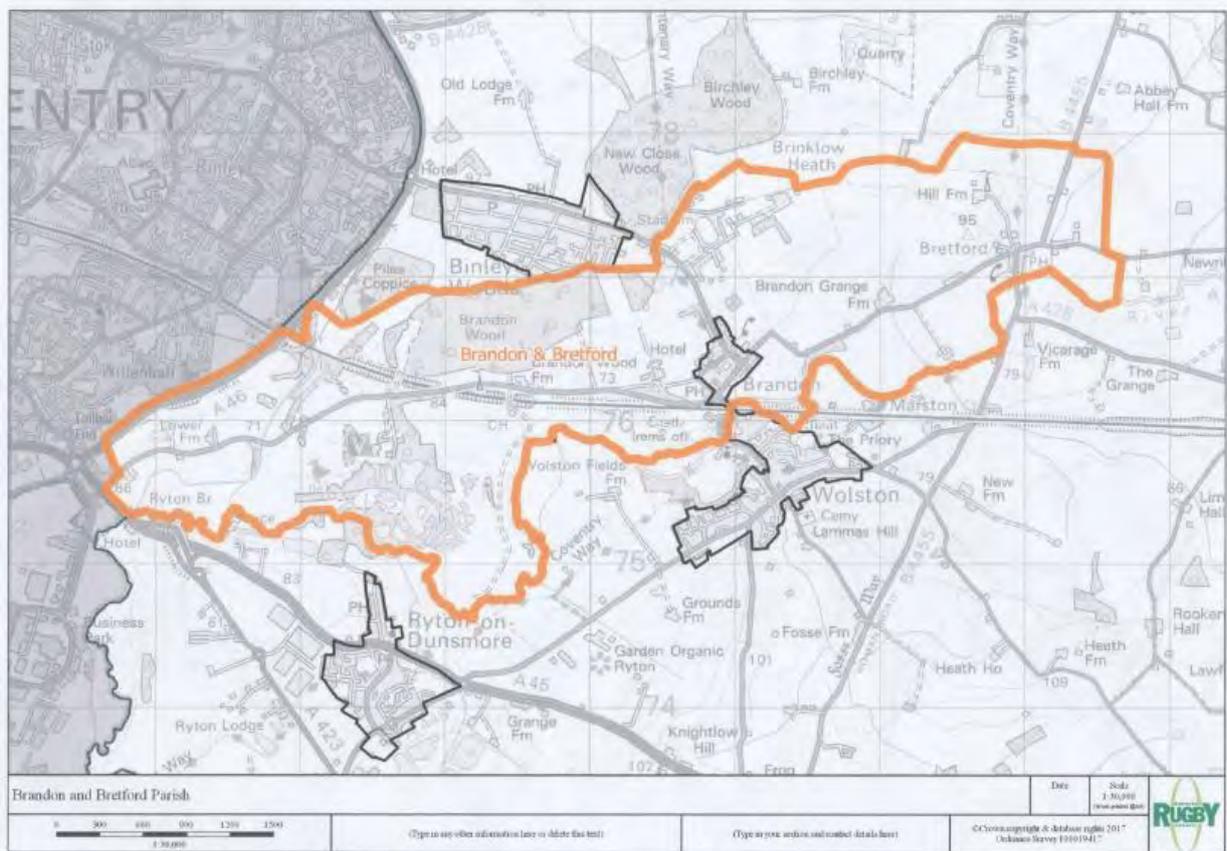
#### The Qualifying Body

- 1.4 The BBNDP is submitted by Brandon & Bretford Parish Council, which is a qualifying body as defined by the Localism Act 2011.

#### The Neighbourhood Area

- 1.5 The BBNDP applies to the Parish of Brandon & Bretford which is within the Borough of Rugby. In accordance with Part 2 of the Regulations, RBC, as the Local Planning Authority, publicised the Neighbourhood Area application from Brandon & Bretford Parish Council to designate their Parish for the purposes of producing a NDP and advertised it accordingly for the statutory period of 6 weeks.
- 1.6 The application was approved by RBC on 12th May 2016 and consequently the Parish of Brandon & Bretford was designated as a Neighbourhood Area.
- 1.7 Brandon & Bretford Parish Council confirms that the BBNDP:
- a) Relates only to the Parish of Brandon & Bretford and to no other Neighbourhood Area/s; and
  - b) Is the only NDP within the designated area and no other NDP exists nor is in development for part or all of the designated area.

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



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

- 1.8 The Parish forms a linear wedge of countryside to the east of Coventry stretching from the A46 in the west to the village of Bretford in the east with the river Avon forming the southern boundary. The northern boundary adjoins the parish boundaries of Binley Woods and Brinklow.

Within the Parish are the two villages of Brandon and Bretford. Brandon is the largest village in the Parish and is centred upon the junction between the A428 and the junction with Main Street, which forms the northern section of the road leading to Wolston to the south. To the north west of the main village lies a small area of housing at the top of Brandon Hill which is an integral part of Brandon village. The village of Bretford is a much smaller settlement clustered around the junction of the A428 where it meets The Fosse and then crosses the river Avon to the south of the village. Beyond the settlements of Brandon and Bretford, the Parish is predominantly rural in character and is dotted with individual houses and farms plus a small gypsy site along Brandon Lane close to its junction with the A45.

#### Timeframe

- 1.9 The BBNDP identifies that the period which it relates to is to 2031. The period has been chosen to align with the dates of the emerging Rugby Local Plan which has just completed its examination stage and is proceeding to main modifications following the Inspector having published his initial letter of findings. The adopted Core Strategy covers the period 2011-2026 and although the BBNDP has to be in conformity to the adopted Core Strategy it is considered prudent to bring the time period for the BBNDP into alignment with the emerging Local Plan given it is at an advanced stage.

## 2.0 National Planning Policy Framework

2.1 The BBNDP must have appropriate regard to National Planning Policy. The following section describes how the BBNDP relates to the National Planning Policy Framework (NPPF) March 2012.

### Sustainable Development

2.2 The central theme throughout the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

2.3 The NPPF uses three 'dimensions' to describe sustainable development: economic, social and environmental, and requires the planning system, and thus the BBNDP, where appropriate:

- to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supporting infrastructure;
- to support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality-built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- to contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

- 2.4 Paragraph 6 of the NPPF makes it clear that paragraphs 18-219 of the NPPF should be taken as a whole as constituting the Government's view of what sustainable development means in practice.
- 2.5 For neighbourhood planning this means planning positively to support local development while at the same time respecting the local environment by seeking to protect valued green spaces and historic assets

#### The Core Planning Principles

- 2.6 The NPPF specifies that delivery of sustainable development by the planning system is to be through the application of 12 Core Planning Principles and the pursuit of 13 sustainability objectives supporting the three economic, social and environmental dimensions described above.
- 2.7 The table below illustrates how the BBNDP addresses the 12 Core Planning Principles of sustainable development.

<p>1. Be genuinely plan led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.</p> <p>Plans should be kept up to date and based on joint working and cooperation to address larger than local issues.</p> <p>They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The BBNDP has been prepared by the local community for the local community and addresses important local issues identified through extensive consultations.</p> <p>The BBNDP provides potential developers with an up-to-date local policy framework which takes account of the latest Government policy and advice.</p> <p>The land use policies contained within the BBNDP are designed to be used for the purposes of Development Management and have been written clearly and concisely to remove any ambiguity.</p>
<p>2. Not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The BBNDP recognises the importance of maintaining and enhancing the special qualities of the built and natural environment which makes the parish a desirable place to live, work and play.</p>
<p>3. Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land price and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>The BBNDP has been positively prepared to seek to encourage sustainable development whilst protecting the heritage of the built environment and the areas of importance within the natural environment within the context that the majority of the Parish is subject to Green Belt policy.</p> <p>Neither the adopted Core Strategy nor the emerging Local Plan require the Parish to accommodate any commercial or residential allocations.</p> <p>The adopted Core Strategy identifies Brandon as a Local Needs Settlement inset within the Green Belt. The remainder of the Parish is within the West Midlands Green Belt including the village of Bretford. The emerging Local Plan proposes no changes to the Green Belt boundary for the Parish but refers to Brandon as a Rural Village where development is limited to settlement boundaries.</p>

	<p>The Parish contains two sites within the Green Belt where development is being proposed for housing. The BBNDP has included policies for both of the sites currently being promoted to guide future development proposals to ensure that they meet the needs of the Parish whilst respecting Green Belt policy and other policies promoting sustainable development.</p>
<p>4. Always seek to secure a high-quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The BBNDP includes a policy on promoting high quality design for all new built development (Policy BNE2).</p>
<p>5. Take account of the different roles and character of the different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and the beauty of the countryside and supporting thriving rural communities with it.</p>	<p>Policy BNE1 requires development proposals to respond to the local character and context.</p> <p>The focus of development within the Neighbourhood Area is therefore towards limited infilling within the defined village boundary of Brandon (Policy H1) with scope for replacement housing (Policy BNE 5) thereby preserving the Green Belt from inappropriate forms of development.</p> <p>Policy BNE 6 affords protection to the Natural Environment including areas of important landscape and ecologically important sites.</p>
<p>6. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example by development of renewable energy).</p>	<p>Policy BNE 2 (Design Principles) will assist in achieving a transition to a low carbon future.</p> <p>Policy IN4 (Drainage and Flooding) will address flood risk issues within the Parish.</p> <p>Policy H2 (Development of Brownfield Land) supports the principle of redevelopment and the reuse of previously developed land and buildings subject to conformity with Green Belt policy and the protection of local amenity.</p>

<p>7. Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this framework.</p>	<p>Protection of Natural Features, (BNE 6); Local Green Space (BNE 7) and Valued Open Spaces and Vistas (BNE 8) are all important components of the BBNDP.</p>
<p>8. Encourage the effective use of land by reusing land that has been previously developed (brownfield land). Provided it is not of high environmental value.</p>	<p>Policy H2 seeks to promote the reuse of brownfield land subject to conformity with Green Belt policy and the protection of local amenity</p>
<p>9. Promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas, recognizing that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).</p>	<p>The Parish is principally rural and subject to Green Belt policy, other than Brandon village which is inset within the Green Belt and where limited opportunities for new development are possible.</p> <p>Policies E1 and E2 seek to protect and encourage existing and new businesses to develop within the Parish.</p> <p>Policy LF2 seeks to protect and promote safe walking, cycling and horse riding within the Parish.</p>
<p>10. Conserve heritage assets in a manner appropriate to their significance so they can be enjoyed for their contribution to the quality of life of this and future generations.</p>	<p>Policy CON 1 addresses the protection of all designated heritage assets in the Neighbourhood Area</p>
<p>11. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable.</p>	<p>Given the limitations of the Green Belt which covers the majority of the Parish, opportunities to steer growth to sustainable locations are limited. However Policy INF 1 specifically requires new development proposals to encourage and protect more sustainable modes of transport.</p> <p>Policy LF1 provides the mechanism for protecting and enhancing existing community facilities and promoting new community facilities within the Neighbourhood Area.</p>

	<p>Policy LF2 seeks to encourage safe walking, cycling and horse riding.</p>
<p>12. Take account of and support local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs.</p>	<p>There is a direct link between health, social and cultural wellbeing and community facilities and amenities.</p> <p>Policy BNE7 Local Green Space), Policy LF2 (Safe Walking, Cycling &amp; Horse Riding) and Policy LF1(Community Facilities) will help promote the long-term health, social and cultural wellbeing of the local community.</p>

2.8 The BBNDP includes a number of policies which positively address the key national and strategic policies contained in the NPPF. The following chapters of the NPPF are particularly relevant.

- Building a strong and competitive economy
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

The tables below provide a description of how the sustainability policies of the NPPF relate to the policies contained within the EFNDP.

### Building a strong and competitive economy

Policy E1 supports the protection of existing employment uses against their loss and Policy E2 seeks to foster new employment opportunities.

### Conserving and enhancing the historic environment

Policy CON1 of the Plan affords the highest protection to the numerous designated heritage assets in the Neighbourhood Area

### Ensuring the vitality of town centres

The Parish Area contains no recognisable “town or village centre” but LF1 seeks to protect existing community facilities and promote the development of new community facilities.

### Promoting sustainable transport

Policy INF1 seeks to promote highway safety and alongside LF2 encourage more sustainable modes of transport.

### Delivering a wide choice of high quality homes

Given the policy limitations for encouraging new residential development within the Neighbourhood Area, Policies H1, H2, H3, H4 and Policy BNE2 seek to ensure that any new housing will help provide a wide variety of choice to meet the needs of the local community and ensure high quality design and accommodation.

### Requiring good design

Policy BNE2 sets out the standard of design expected of new development in the Parish. Policy BNE1 requires applications to demonstrate how local character has been taken into account in the design of any new development.

**Promoting healthy communities**

The Neighbourhood Area does not benefit from existing health facilities and opportunities to encourage new health facilities are limited. Policy LF2 promotes walking, cycling and horse riding as sustainable and healthy modes of travel.

**Meeting the challenge of climate change, flooding and coastal change**

Policy IN4 seeks to ensure that all relevant development proposals incorporate suitable and sustainable means of drainage where site conditions are favourable and have special regard to the prevention of fluvial and pluvial flooding.

**Conserving and enhancing the natural environment**

Policy BNE6 affords protection to natural features. Policy CON2 afford protection to Environmental Heritage assets.

**Conserving and enhancing the historic environment**

Policy CON1 of the Plan affords the highest protection to the numerous designated heritage assets in the Neighbourhood Area

2.10 The table below provides a matrix of the BBNDP policies against the relevant paragraphs of the NPPF

Neighbourhood Plan (March 2018) Policy Ref.	NPPF (March 2012) Paragraph Ref.
H1 – Brandon Greenbelt Inset Area	86, 55
H2 – Development Of Brownfield Land	17, 55, 89
H3 – Affordable Housing	50, 54
H4 – Specialist Accommodation For The Elderly And Infirm	50
H5 – Use Of Garden Land Within Inset Boundary Of Brandon Village	53
E1 – Protecting And Supporting Existing Businesses	19, 28
E2 – Fostering New Employment Opportunities	28
CON1 – Built Heritage Assets	17,126,128,131,132
CON2 – Environmental Heritage Assets	17,117,118
BNE1 – Respecting Local Character	17,58
BNE2 – Design Principles	58,63,95
BNE3 – Designing Out Crime	58
BNE4 – Lighting	125
BNE5 – Replacement Dwellings	53,63,89,95
BNE6 – Protection Of Natural Features	7,117,118
BNE7 – Local Green Space	70,73,76,77,78
BNE8 – Valued Open Spaces And Vistas	81,109,113,115
INF1 – Highway Safety	32,35,36
INF2 – Traffic Management Improvements	184
INF3 – Reducing Traffic Speed	32
INF4 – Drainage And Flooding	100,101,102,103
INF5 – Digital Communications	42,43
LF1 – Community Facilities	70, 28
LF2 – Safe Walking, Cycling And Horse Riding	17, 70,75
PDS1 – Brandon Stadium	50,74,80,87,88,89
PDS2 – Oakdale Nursery	80,87,88,89

### 3.0 Delivering Sustainable Development

3.1 The keys ways that the BBNDP will help contribute to meeting the objectives of sustainable development are detailed below:

- The BBNDP has been produced to be in conformity with the spatial and sustainable community objectives of the Core Strategy and to reflect emerging policies in the Local Plan.
- The BBNDP sets out policies to ensure that any development in the Parish is supported by additional facilities and infrastructure in order to make the Parish more sustainable.
- Requiring each developer to provide a detailed explanation of the design rationale to enable full consideration of the transport, heritage and open space implications, the public benefits and other material planning considerations.
- The BBNDP identifies the need for the provision of affordable homes that can meet the needs of older people and those with disabilities.
- The BBNDP identifies the need to address drainage, flooding and traffic issues and to ensure the preservation of the existing businesses.
- The BBNDP identifies the special historical and cultural value of the many built and natural heritage assets within the Neighbourhood Area.

### 4.0 General Conformity with Strategic Local Policy

- 4.1 The BBNDP has been prepared with regard to national policies set out in the NPPF as outlined above. It must also be in general conformity with strategic policies of the local Development Plan.
- 4.2 The Development Plan for the Neighbourhood Area consists of the Rugby Core Strategy adopted June.
- 4.3 Paragraphs 183-185 of the NPPF describe how neighbourhood planning can be used to give communities direct power to develop a shared vision for their

neighbourhood and deliver the sustainable development they need. It goes on to state that Neighbourhood Plans must be in general conformity with strategic policies of the Local Plan. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them.

4.4 The table below provides a matrix of the BBNDP policies against the equivalent Core Strategy policies.

Neighbourhood Plan (March 2018) Policy Ref.	Core Strategy (July 2016) Policy Ref.
H1 – Brandon Greenbelt Inset Area	CS1, CS20
H2 – Development Of Brownfield Land	
H3 – Affordable Housing	CS19
H4 – Specialist Accommodation For The Elderly And Infirm	
H5 – Use Of Garden Land Within Inset Boundary Of Brandon Village	
E1 – Protecting And Supporting Existing Businesses	
E2 – Fostering New Employment Opportunities	
CON1 – Built Heritage Assets	CS16
CON2 – Environmental Heritage Assets	CS14
BNE1 – Respecting Local Character	CS16
BNE2 – Design Principles	CS16
BNE3 – Designing Out Crime	
BNE4 – Lighting	
BNE5 – Replacement Dwellings	
BNE6 – Protection Of Natural Features	CS14
BNE7 – Local Green Space	CS14
BNE8 – Valued Open Spaces And Vistas	
INF1 – Highway Safety	
INF2 – Traffic Management Improvements	

INF3 – Reducing Traffic Speed	
INF4 – Drainage And Flooding	
INF5 – Digital Communications	
LF1 – Community Facilities	
LF2 – Safe Walking, Cycling And Horse Riding	
PDS1 – Brandon Stadium	
PDS2 – Oakdale Nursery	

## 5.0 European Union Obligations

### Strategic Environmental Assessment

- 5.1 A Strategic Environmental Assessment (SEA) screening exercise was undertaken by the Parish Council in Feb / Mar 2018. The screening process has confirmed that an SEA is not required for the BBNDP.
- 5.2 The screening exercise involved consultation with the statutory environmental bodies (Historic England, Natural England and the Environment Agency).
- 5.3 All three bodies have returned consultations which confirm they are in agreement that the BBNDP does not require an SEA.

### Habitat Regulations Assessment

- 5.4 It is considered that a Habitat Regulations Assessment would not be required as long as the Neighbourhood Plan makes reference to or includes a link to the RBC HRA.
- 5.5 It is considered that an Environmental Impact Assessment would not be required as the Neighbourhood Plan does not propose any projects which fall under the criteria set out in either Annex I or Annex II of the EIA Directive.

### Human Rights

- 5.6 The BBNDP has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.

## **THE ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES REGULATIONS 2004 REGULATION 9 SCREENING DETERMINATION**

### **Brandon and Bretford Neighbourhood Plan**

#### **Introduction**

European Union Directive 2001/42/EC requires a Strategic Environmental Assessment to be undertaken for certain types of plans or programmes that would have a significant environmental effect. It is for the Parish Council to determine whether an SEA is required. The Environmental Assessment of Plans and Programmes Regulations 2004 (the regulations) require that this is determined by a screening process, which should use a specified set of criteria (set out in Schedule 1 of the Regulations). The results of this process must be set out in an SEA Screening Statement, which must be publicly available. Before the Council make a formal determination, there is a requirement to consult three statutory consultation bodies designated in the regulations (Historic England, Environment Agency & Natural England) on whether an environmental assessment is required.

This document is the Screening Determination of the need to carry out a Strategic Environmental Assessment for the Brandon and Bretford Neighbourhood Plan and is made in accordance with the regulations. Within 28 days of making its determination, the Parish Council will publish a statement, setting out its decision. If it determines that an SEA is not required, the statement must include reasons for this

#### **Determination**

In accordance with Regulation 9 of the SEA Regulations 2004, the Parish Council, as the responsible authority, has determined that an environmental assessment of the emerging Brandon and Bretford Neighbourhood Plan is not required as it is unlikely to have significant environmental effects. In making this determination, the Parish Council has had regard to Schedule 1 of the Regulations and has carried out consultation with the consultation bodies. An assessment against Schedule 1 of Regulations for **Appendix 1** to this determination and comments made by the Consultation bodies form **Appendix 2**.

This determination has been made on **Wednesday 23rd May 2018**.

#### **Further Information**

A copy of this determination will be sent to the Consultation Bodies and made available on the Parish Council's website and the Rugby Borough Council website.

**Appendix 1- SEA and HRA Screening Report**

Brandon and Bretford Neighbourhood Plan  
Strategic Environmental Assessment and Habitat Regulations  
Assessment  
Screening Report

07 February 2018

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## **INTRODUCTION**

- 1.1. This screening report has been prepared to determine whether the Brandon & Bretford Neighbourhood Development Plan (BBNDP) should be subject to a Strategic Environmental Assessment (SEA), in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.2. A SEA is required for all plans which may have a significant effect on the environment. This particularly relates to plans which designate sites for development
- 1.3. The purpose of a SEA is to provide a high level of protection of the environment and to integrate considerations of the environment into the preparation and adoption of plans with a view to promoting sustainable development.
- 1.4. The SEA process sets out criteria for assessing the significance of the impact of a plan on the environment. For example, if a plan proposes a housing development, it may have an impact on the wildlife of the area or have an impact on the landscape. If a significant effect is possible, the assessment requires the consideration of options and for the evaluation of the potential effects on the environment.
- 1.5. To ascertain if a SEA is required, a 'screening' exercise is undertaken which looks at the proposals in a Neighbourhood Plan to see if a significant effect is likely. The criteria for this screening are set out in the relevant legislation (Annex II of the SEA Directive and Schedule I of Regulations as set out in Table 2 of this report).
- 1.6. A Habitats Regulations Assessment (HRA) is a process which looks at the potential impact of proposals within a plan on internationally designated wildlife sites. For the purposes of HRA, internationally designated wildlife sites are Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar wetland sites.
- 1.7. The initial stage of the HRA process involves consideration of the reasons for designation and the conservation objectives of each internationally designated wildlife site within a reasonable distance of the Neighbourhood Plan Area and the potential impact of the proposals within the Plan on these sites.
- 1.8. This report details the assessment of the BBNDP against the need for an SEA or HRA to be produced to accompany the Plan.
- 1.9. This report has been sent to the three statutory consultees of the Environment Agency, Historic England and Natural England to elicit their views on its contents. The results of this consultation and a screening determination will be issued indicating the outcome of the screening stage.

## **EUROPEAN DIRECTIVES**

- 2.1. The basis for Strategic Environmental Assessment legislation is the European Directive 2001/42/EC. It is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or the SEA Regulations. The Government has published detailed guidance on the SEA regulations in 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM, 2005).
- 2.2. Under the requirements of the European Union Directive 2001/42/EC (Strategic Environmental Assessment (SEA) Directive) and the Environmental Assessment of Plans and Programmes Regulations (2004), specific types of plans that set the framework for the future development consent projects, must be subject to an environmental assessment.
- 2.3. The 2008 Planning Act requires that plan making bodies to comply with the SEA Directive by screening the plan's potential effects on the environment

## **BRANDON & BRETTFORD NEIGHBOURHOOD DEVELOPMENT PLAN**

- 3.1. Neighbourhood planning was initiated following the enactment of the Government's Localism Act 2012. The Act sets out a series of measures to shift power away from central government towards local communities. A key component of the Localism Act is neighbourhood planning; as a new tier of planning policy which enables local people to have a greater say about future development in their communities.
- 3.2. The neighbourhood planning process for the Parish of Brandon and Bretford began in May 2016 when the Brandon and Bretford Parish Council application for the designation of the area defined by the Civil Parish of Brandon and Bretford as a Neighbourhood Area for the purpose of neighbourhood planning was approved. A steering group was formed and the plan has subsequently been informed by numerous consultation events with the local community.
- 3.3. The consultation findings have been used to develop the vision, objectives and policies of the draft plan.
- 3.4. After the pre-submission consultation on the draft plan, any responses will be taken into account and used to develop the 'submission' draft of the Neighbourhood Plan. This version of the plan will be submitted to Rugby Borough Council for consultation prior to inspection by an independent examiner. If the examiner approves the BBNDP, it will be subject to a local referendum. If 50% or more of people voting in the referendum support the plan, the NDP will be adopted by Rugby Borough Council as part of its development plan.

### **Size**

- 3.5. The Parish of Brandon and Bretford is located within the Borough of Rugby in Warwickshire. The majority of the parish is rural, with the main settlements being the villages of Brandon and the smaller village of Bretford. The estimated total population for the Parish is 650 (2011 census). There are approximately 272 dwellings situated in the plan area.
- 3.6. The villages of Brandon and Bretford have been designated as rural villages within the settlement hierarchy of the Borough Council's emerging Local Plan.
- 3.7. The neighbourhood plan area for Brandon & Bretford covers the administrative boundary of Brandon & Bretford Parish as indicated on the map in Appendix 1.
- 3.8. The village of Brandon is situated at the western edge of the Borough within proximity to the City of Coventry. The River Avon runs to the south of the village and separates Brandon from the neighbouring settlement of Wolston. Bisecting the northern part of the village, the A428 runs between Coventry to the west and Rugby to the east. Towards Coventry, the A428 rises as it approaches the neighbouring settlement of Binley Woods, before which is a small enclave of houses centred around the junction between the A428 and Speedway Lane and continuing along Speedway Lane. Speedway Lane forms the southern boundary to the now vacant stadium that was used for speedway and other sporting events until 2016. On the opposite side of the A428 is a former garden nursery site that has been vacant for several years.

- 3.9. The village of Bretford is smaller rural settlement some 2 miles to the east of Brandon centred upon the junction of the A428 / B4455 and the bridge crossing the River Avon.
- 3.10. Outside of the settlements of Brandon and Bretford the character of the Parish is a mixture of agricultural fields and woods, the largest of which is Brandon Wood which dates back to the time of the Domesday Book and extends to some 178 acres. Brandon Wood is one of 4 designated local wildlife sites (LWS) within the Parish with others being Brandon Little Wood, an area of grassland adjacent to Brandon Wood and Brandon Marsh Sheep Field. Brandon Marsh itself is an area of former gravel pits and settling pools alongside the River Avon that is now a nature reserve and is a designated Site of Special Scientific Interest (SSSI). The adjoining River Avon is also a designated LWS.
- 3.11. In addition to the afore-mentioned sites of natural heritage, the Parish has a Conservation Area (Brandon Village) and contains a total of 7 listed buildings as well as the site of Brandon Castle which is a Scheduled Ancient Monument and which lies within the grounds of the Castle Hill Riding School.

#### **Nature**

- 3.12. The BBNDP is a land use plan, prepared for town and country planning and land use and sets out a framework for future development within the BBNDP area. The NDP is a lower tier of the planning hierarchy, and it must conform with the upper tier plans such as the Rugby Borough Local Plan and national policy set out in the National Planning Policy Framework (NPPF).
- 3.13. The BBNDP steering group produced a consultation draft Plan in 2017 setting out the overall aims and objectives to be addressed in the BBNDP. The overall aims were identified as:

**Housing** To promote and encourage new residential development in locations that meet the social needs of the Parish and surrounding village communities without compromising the character, nature and setting of the built and natural environment within which the new housing is to be located.

**Economy** To support new businesses to locate within the Parish in appropriate and sustainable locations, and the retention and acceptable expansion of existing businesses.

**Conservation** To protect and enhance the heritage assets within the Parish and to support initiatives which would make a positive contribution to improving the quality of the built and natural environment.

**Environment** To support the protection and improvement of the built and natural environment, together with the needs of local residents and businesses.

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

**Local Facilities** To support the establishment of new community facilities, local services, open spaces and recreation within the Parish in locations that are sustainable and accessible to local residents. It should protect and maintain existing community facilities, open spaces and recreation and leisure facilities.

- 3.14. At this stage of the Plan making process, the BBNDP includes draft policies to meet the objectives identified by the local community.

## **STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING**

- 4.1. The process for determining whether or not a SEA is required is described as screening. In order to screen, it is necessary to determine whether a plan would have significant environmental effects by using the criteria set out in Annex II of the Directive and Schedule I of the Regulations. A determination cannot be made until the three statutory consultation bodies have been consulted, comprising English Heritage, Natural England and The Environment Agency.
- 4.2. The plan makers must publish a statement with the decision within 28 days of the determination of the screening. If it is determined that a SEA is not required, the statement should include the reasons for this decision.

## **THE SCREENING PROCESS**

- 5.1 The Localism Act requires Neighbourhood Plans to be in general conformity with the strategic policies of the Local Plan. Rugby Borough Council's emerging Local Plan was submitted to the Secretary of State on 14<sup>th</sup> July 2017 and the Local Plan Examination is scheduled to commence in January 2018. The current Development Plan is the Rugby Core Strategy adopted in June 2011 which will remain in force until its policies are superseded by the emerging Rugby Borough Local Plan. The BBNDP must be in general conformity with the adopted Core Strategy and the emerging local Plan.
- 5.2. Neither the adopted Core Strategy nor the emerging Local Plan contain housing or employment allocations affecting any part of the Parish. This reflects the fact that the majority of the Parish including the settlement of Bretford are within the defined Green Belt and the emerging Local Plan contains no proposals to alter the Green Belt boundary within the parish of Brandon and Bretford. As a consequence the BBNDP contains no proposals to allocate sites for development thus being in general conformity with the Core Strategy and the emerging Local Plan.
- 5.5. The emerging Local Plan was subject to a Sustainability Appraisal. This integrated the SEA Directive's requirements to assess the plan for significant effects on the environment, and provided mitigation measures recommendations, where relevant.
- 5.6. Figure 1 shows a flow diagram prepared by ODPM (2005), setting out the sequential approach to the application of the SEA process to plans and programmes. This is used to screen the BBNDP.

Figure 1. Application of the SEA Directive to plans and programmes

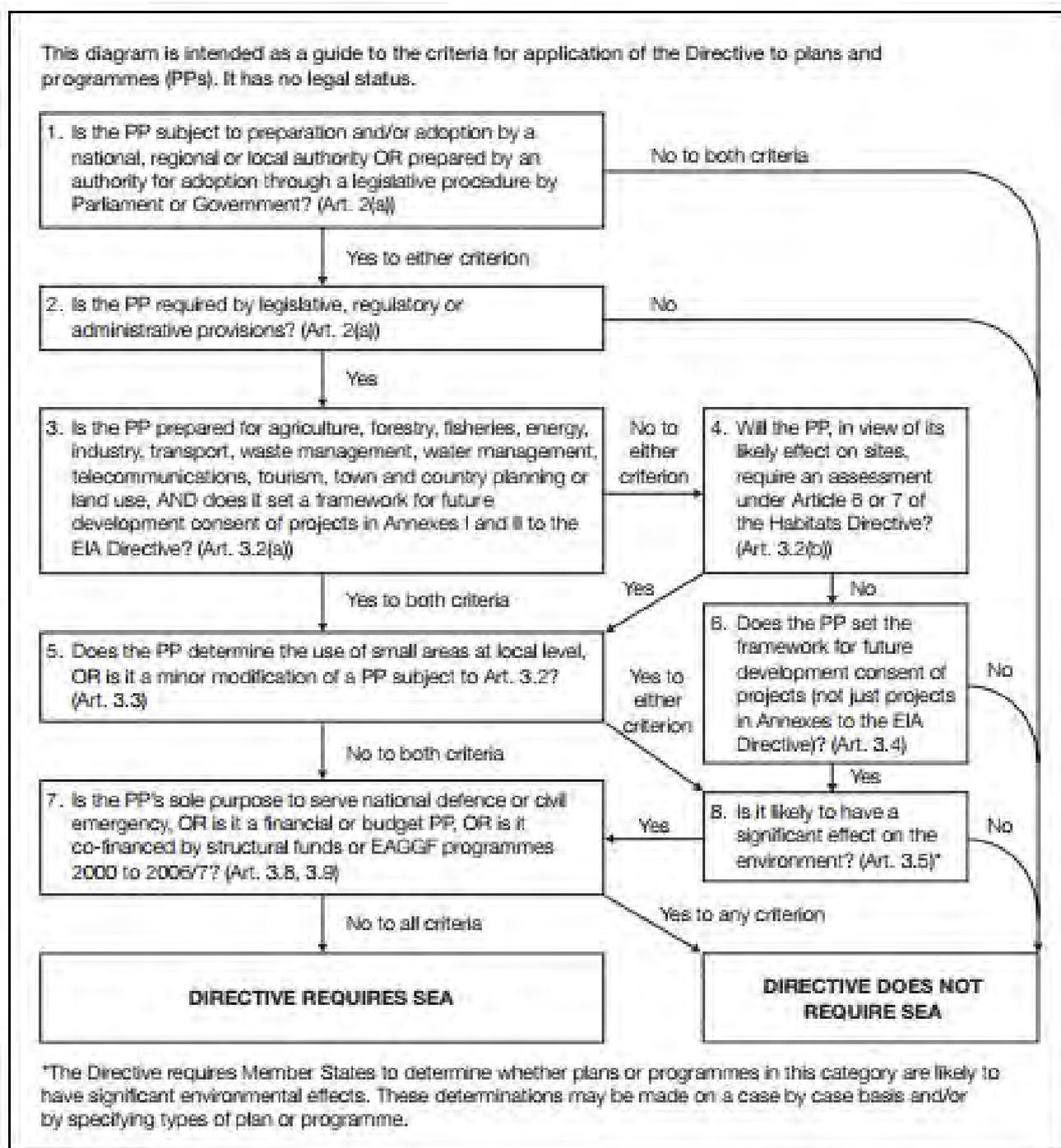


Table 1 shows the assessment of whether the BBNHP will require a full SEA. The questions in table 1 are drawn from the diagram above which sets out how the SEA Directive should be applied.

The process in Figure 1 has been undertaken and the findings can be viewed in Table 1.

Table 1 – Establishing the need for an SEA.

STAGE	Y/N	REASON
1. Is the pp (plan or programme) subject to preparation and /or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament of Government? (Art.2 (a))	Y	The plan constitutes a NDP, which is prepared by a qualifying body under the Town & Country Planning Act 1990 (as amended). If the final Neighbourhood Plan is successful at referendum and is subsequently Made by the Local Planning Authority it will become a Development Plan Document with equal status to the Local Plan.
2. Is the PP required by legislative, regulatory or administrative provisions? Art.2 (a)	N	The Localism Act 2012 enables communities to prepare a NDP. However, it is not required by legislative, regulatory or administrative provisions. On successful adoption by Rugby Borough Council, it will form part of the development plan for the area, and as such, it should continue to be screened under the SEA Directive.
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning and land use, AND does it set a framework for future development consents of projects in Annexes I and II to the EIA Directive? (Art. 3.2 (a))	?	The BBNDP is a land use plan and sets the framework for future development consents within the plan area. It is unlikely that development projects contained in Annex I are to take place in the Parish. However, it may be possible that the NDP could contain infrastructure projects, listed in Annex II of the Directive 97/11/EC, such as urban development, which is subject to an EIA if it is considered to have significant effects on the environment.
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	HRA screening was undertaken for the Rugby Local Plan and has been screened out of further assessment. The BBNDP is not likely to have significant effects on any European site and therefore the NDP is unlikely to require a HRA.

5. Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art 3.3)	N	The NDP does not contain any development allocations.
6. Does the PP set the framework for future development consents of projects (not just projects in the annexes of the European Directive)? (Art. 3.4)	Y	A NDP forms part of the Development Plan and will be used in the decision making process on planning applications. Therefore, it sets the framework for future developments at a local level.
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it co-financed by structural funds of EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	A NDP does not deal with these issues.
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	A NDP could potentially have an effect on the environment. However, whether it is significant depends upon the proposals within the NDP. This requires individual assessment (see Section 6, below).

### **DETERMINATION OF SIGNIFICANT EFFECTS**

- 6.1. The criteria from Annex II of the SEA Directive and Schedule I of the Environment Assessment of Plans and Programmes Regulations (2004) can be used to determine whether the plan would result in likely significant effects. Question 8 with the ODPM guidance (see Table.1) refers to whether the NDP would have a significant effect on the environment. Table 2 below discusses the likely effects of the BBNDP.

Table 2 – Likely Effect Of The BBNDP

Criteria (from Annex I of SEA Directive and Schedule I of the Regulations)	Response
<i>Characteristics of the plans and programmes</i>	<i>Characteristics of the plans and programmes</i>
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The BBNDP will establish the development control framework for the parish of Brandon & Bretford. The NDP is prepared for town and country planning and land use and sets out a framework for future development for settlements in the BBNDP area. Policies within the BBNDP look to control additional housing, protect the wider environment (including heritage) and employment opportunities. However, it is unlikely that the projects would fall under 10 a) of Annex II of the EIA Directive.
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	The NDP is the lowest tier of the planning hierarchy and as such must conform to plans in the upper tiers rather than influence them. In this case, the BBNDP must conform with the Rugby Core Strategy and the NPPF as well as having regard to the submission version of the Borough Council's Local Plan. It is not considered to have significant influence on other plans and programmes or their effects on the environment.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	The BBNDP contributes, as required, to the achievement of sustainable development at the neighbourhood area level. Policies set out in the BBNDP are planned to have a positive impact on the local environmental assets and places valued by local people in the NDP area. The likelihood of significant effects on the environment is therefore minimised.

Brandon and Bretford Neighbourhood Plan- SEA & HRA Screening Report

<p>(d) environmental problems relevant to the plan or programme</p>	<p>Key issues taken from the draft Rugby Local Plan relevant to the plan include:</p> <ol style="list-style-type: none"> <li>1. The risk of flooding from the Rivers Avon is a concern and climate change is likely to increase this risk, resulting from heavier and more intense periods of rain fall during future winters.</li> <li>2. The protection and enhancement of biodiversity landscapes.</li> <li>3. The effects of development on the historic environment from inappropriate and poor quality design and layout of housing given the Conservation Area and the number of listed buildings and a Schedule Ancient Monument.</li> <li>4. Areas of landscape sensitivity surrounding the villages of Brandon &amp; Bretford.</li> <li>5. The protection of best and most versatile agricultural land.</li> <li>6. Increased levels of housing in the village and surrounding area.</li> </ol> <p>Any existing environmental problems could be tackled through the implementation of the plan.</p>
<p>(e) relevance of the plan or programme to the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection)</p>	<p>The BBNDP is a land-use plan and sets the framework for future development consents in the Brandon &amp; Bretford Neighbourhood Plan Area. The BBNDP sets out policies which planning applications within Brandon &amp; Bretford NDP area must adhere to. The BBNDP has to be in conformity with the Local Plan. The Local Plan has had regard to European community legislation on the environment and therefore this legislation will not be relevant for the BBNDP.</p>
<p><i>Characteristics of the effects and of the area likely to be affected</i></p>	<p><i>Characteristics of the effects and of the area likely to be affected</i></p>
<p>(a) probability, duration, frequency and reversibility of the effects</p>	<p>1. Any future development in the neighbourhood plan area is likely to lead to increased traffic generation albeit the BBNDP contains no development allocations. Any such effect is not likely to be reversible and would constitute a long-term effect.</p>

## Brandon and Bretford Neighbourhood Plan- SEA & HRA Screening Report

	<p>2. Any effects on biodiversity are likely to be long-term and irreversible.</p> <p>3. Areas of the Parish are of high and high/medium sensitivity to commercial and housing development and any development in these areas could detract from the setting of the village and have potential long-term, irreversible effects.</p> <p>4. Any increase in the number of dwellings within the parish may result in an increase in waste and carbon emissions. Any effects of an increase in housing may result in long term effects that could exacerbate climate change.</p> <p>5. The historic environment is an important receptor. There is one Conservation Areas within the NDP area and a number of listed buildings which could be adversely affected by inappropriate development. Any adverse effects are likely to be irreversible, meaning historic assets will require protecting through sensitive and appropriate design and sensitive location of new development.</p> <p>6. The areas of open space, the recreation area and other green areas in the NDP area are examples of Green Infrastructure (GI) and are vital to the health and wellbeing of residents as well as providing a stronghold for biodiversity in the area. These features provide an opportunity for improvement in the long term.</p> <p>7. Climate change predictions forecast that the frequency, probability and duration of flood events are likely to increase in the long term. Climate change is an important receptor to consider. Whilst the River Avon and runs close to the villages of Brandon and Bretford, the majority of the built-up-areas do not lie within the flood plain and as such, flood risk is unlikely.</p> <p>8. Apart from the existing built-up areas, almost the entire NDP area is classified as Grade 2 or 3 agricultural land. How this important natural resource is used is vital to sustainable development. This</p>
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	includes taking the right decisions about protecting it from inappropriate development.
(b) the cumulative nature of the effects	Given that there are no development allocations proposed in the BBNDP, the cumulative effects of the proposals are unlikely to be significant on the local environment.
(c) the transboundary nature of the effects	Given the objective of the policies contained in the BBNDP, any effects would be localised in nature and are unlikely to have a significant impact on neighbouring areas.
(d) the risks to human health or the environment (for example, due to accidents)	Given the objective of the policies contained in the BBNDP it is unlikely to cause a health risk to the local population, to the degree to which it would require a SEA or EIA to avoid and mitigate the effects.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The BBNDP is concerned with development within the neighbourhood area. Given the objective of the policies contained in the BBNDP, the potential for wide-reaching environmental impacts are likely to be limited and minimal.
(f) the value and vulnerability of the areas likely to be affected due to:  (i) special natural characteristics or cultural heritage  (ii) exceeded environmental quality standards or limit values  (iii) intensive land use	<p>(i) There is 1 Conservation Area and a number of listed buildings located within the NDP area. The area surrounding the village is generally farmland. Given the objective of the policies contained in the BBNDP any effects would be unlikely to have a significant impact on natural characteristics or cultural heritage.</p> <p>(ii) There is no AQMA in place in the parish. Given the objective of the policies contained in the BBNDP it is unlikely to exceed any environmental quality standard or limit values.</p>

	(iii) Brandon & Bretford Parish has areas of potential best and most versatile agricultural land. Development outside of existing residential/built-up-areas could lead to the loss of agricultural land.
(g) the effects on areas or landscapes which have a recognised national, community or international protection status	The NDP area is predominantly covered by a recognised national landscape protection status (Green Belt,). There are no internationally designated wildlife sites within the NDP area. There are a number of areas of woodland of local importance within and on the periphery of the BBNDP area together with two SSSI's, but there are no policies to earmark development to be located close to these local assets or within areas of Green Belt. The NDP also seeks to protect open and green spaces. As such, given the objective of the policies contained in the BBNDP any effects would be unlikely to have a significant impact on areas of landscape with protected status.

### **HABITATS REGULATIONS ASSESSMENT**

- 7.1. The Habitats Regulations Assessment (HRA) refers to the assessment required for any plan or project to assess the potential implications for European wildlife sites. The HRA therefore looks at whether the implementation of the plan or project would harm the habitats or species for which European wildlife sites are designated. European wildlife sites are:
- Special Protection Areas (SPA) designated under the Birds Directive (79/409/EEC)
  - Special Areas of Conservation (SAC) designated under the Habitats Directive (92/43/EEC)
- 7.2. In addition to SPAs and SACs sites, Ramsar sites are designated under the Ramsar Convention (Iran 1971 as amended by the Paris Protocol 1992). Although they are not covered by the Habitats regulations, as a matter of Government policy, Ramsar sites should be treated in the same way as European wildlife sites. European wildlife sites and Ramsar sites are collectively known as internationally designated wildlife sites.
- 7.3. The legislation sets out a process to assess the potential implications of a plan on internationally designated sites. The first stage of this process is a “screening” exercise where the details of nearby internationally designated sites are assessed to see if there is the potential for the implementation of the Plan to have an impact on the site.

- 7.4. There are no European wildlife or Ramsar sites within the NDP area or within 20km of the NDP area

### **SCREENING OUTCOME AND REASONS FOR DETERMINATION**

- 8.1. The BBNDP will conform to the strategic influence of the Rugby Local Plan. The BBNDP will influence the location of any new housing and employment and its design in the plan area. These factors can have significant environmental determinants.
- 8.2. This screening report has explored the potential effects of the proposed BBNDP with a view to determining the likely requirement for an environmental assessment under the SEA directive. Results of the screening process indicate that due to the objective of the policies contained in the BBNDP, significant environmental impacts are not expected to occur since the BBNDP includes a number of policies to protect the environment or mitigate the effects of any new development such that there would be no residual adverse effects.

### **SEA Assessment**

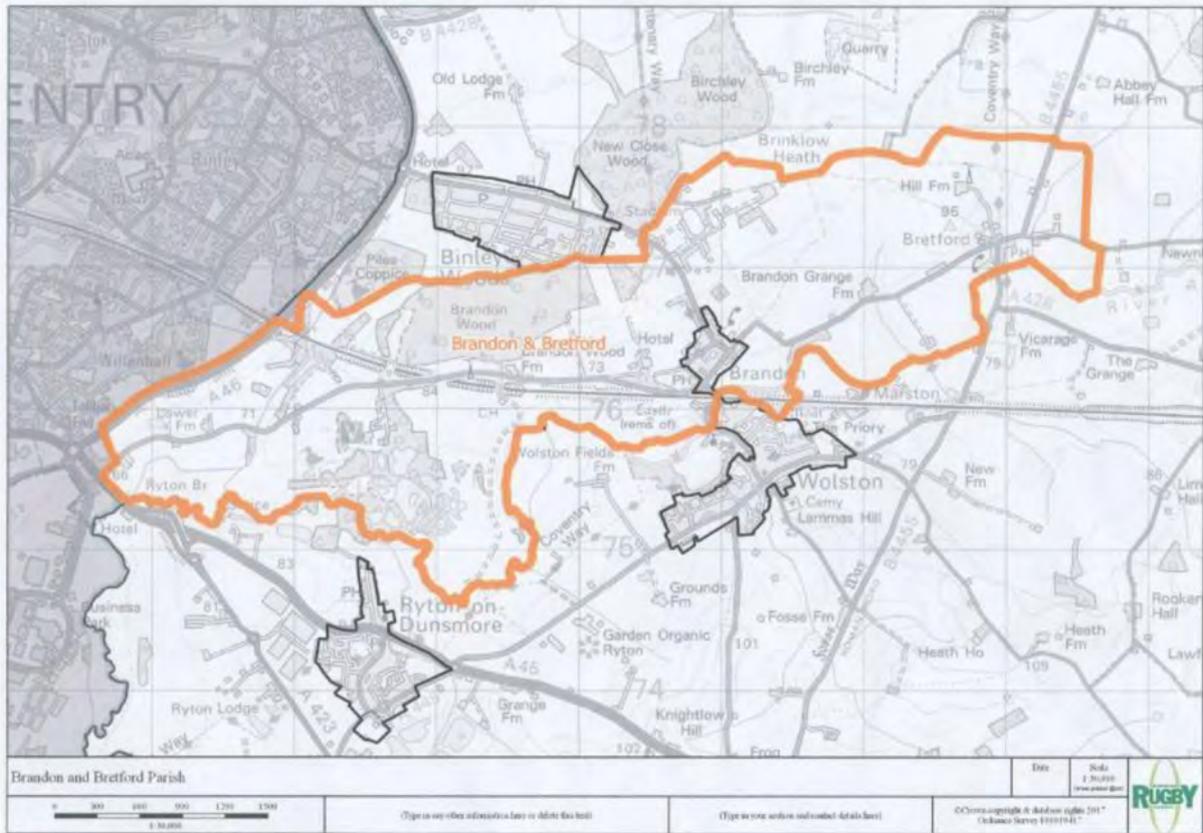
- 8.3. On the basis of the SEA Screening Assessment set out in Table 2 above, it is concluded that the BBNDP will not have significant effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore does not need to be subject to a SEA report.

### **Habitats Regulations Assessment**

- 8.4. There are no internationally designated wildlife sites within the Neighbourhood Area or within 20km of it. The BBNDP will not, therefore, have an adverse effect on the integrity of internationally designated sites either on its own or in combination with other plans and does not need to be subject to a Habitats Regulations Assessment.

Appendix 1

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



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

## Appendix 2- Responses from Statutory Consultees

02/05/18

Good Afternoon Sophie,

Apologies for the delay in responding.

We concur that the plan is unlikely to have any adverse effects in relation to the criteria set out in Schedule 1 of the SEA Regulations. We also agree that there will be no adverse effects on any internationally designated sites.

Send all future ones SEA Screenings to myself and I will endeavour to respond in a more timely manner.

Regards,

Martin

**Martin Ross**

**Senior Planning Advisor**– Sustainable Places | West Midlands Area  
Environment Agency | Sentinel House, 9 Wellington Crescent, Fradley Park, Lichfield,  
Staffordshire, WS13 8RR

Date: 21 February 2018

Our ref: 239477

Your ref: Brandon and Bretford NDP

The logo for Natural England, featuring the words "NATURAL ENGLAND" in a bold, sans-serif font. "NATURAL" is in white and "ENGLAND" is in a dark red color, both set against a bright yellow rectangular background.

Sophie Leaning  
Rugby Borough Council

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**

T 0300 060 3900

Dear Ms Leaning,

**Planning consultation: Brandon and Bretford Neighbourhood Plan – Strategic Environmental Assessment and Habitat Regulations Assessment.**

Thank you for your consultation on the above dated 15/02/2018 .

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**Strategic Environmental Assessment Screening**

We welcome the production of this SEA Screening report. Natural England notes and concurs with the screening outcome i.e. that no SEA is required.

Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the [National Planning Practice Guidance](#).

**Habitats Regulations Assessment Screening**

Natural England notes the screening process applied to this Neighbourhood plan. We agree with the Council's conclusion of no likely significant effect on European designated sites.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Tom Amos on 02080 260961. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service

Yours Choose salutation

Tom Amos  
Planning for a Better Environment  
West Midlands Team



## WEST MIDLANDS OFFICE

Ms Sophie Leaning  
Rugby Borough Council  
Town Hall  
Evreux Way  
Rugby  
CV21 2RR

Direct Dial: 0121 625 6887

Our ref: PL00316842

26 February 2018

Dear Ms Leaning

### **BRANDON AND BRETTFORD NEIGHBOURHOOD PLAN- SEA SCREENING**

Thank you for your consultation and the invitation to comment on the SEA Screening Document for the above Neighbourhood Plan.

For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage.

Our comments are based on the information supplied with the screening request. On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of the 'SEA' Directive], Historic England concurs with your view that the preparation of a Strategic Environmental Assessment is not required.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that English Heritage has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at: <https://historicengland.org.uk/images-books/publications/strategic-environmental-assessment-sustainability-appraisal-historic-environment/>

I trust the above comments will be of help in taking forward the Neighbourhood Plan.

Yours sincerely,

Peter Boland  
Historic Places Advisor  
peter.boland@HistoricEngland.org.uk

cc:



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Historic England

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[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



*Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.*

# EQUALITY IMPACT ASSESSMENT (EqIA)

## Context

1. The Public Sector Equality Duty as set out under section 149 of the Equality Act 2010 requires Rugby Borough Council when making decisions to have due regard to the following:
  - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
  - advancing equality of opportunity between people who share a protected characteristic and those who do not,
  - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
  - age
  - disability
  - gender reassignment
  - marriage/civil partnership
  - pregnancy/maternity
  - race
  - religion/belief
  - sex/gender
  - sexual orientation
3. In addition to the above-protected characteristics, you should consider the crosscutting elements of the proposed policy, such as impact on social inequalities and impact on carers who look after older people or people with disabilities as part of this assessment.
4. The Equality Impact Assessment (EqIA) document is a tool that enables RBC to test and analyse the nature and impact of what it is currently doing or is planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. The questions will enable you to record your findings.
6. Where the EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. Once completed and signed off the EqIA will be published online.
8. An EqIA must accompany all **Key Decisions** and **Cabinet Reports**.
9. For further information, refer to the EqIA guidance for staff.
10. For advice and support, contact:  
Minakshee Patel  
Corporate Equality & Diversity Advisor  
[minakshee.patel@rugby.gov.uk](mailto:minakshee.patel@rugby.gov.uk)  
Tel: 01788 533509

## Equality Impact Assessment

<b>Service Area</b>	Development Strategy
<b>Policy/Service being assessed</b>	Brandon and Bretford Neighbourhood Plan
<b>Is this is a new or existing policy/service? If existing policy/service please state date of last assessment</b>	This is a new policy document
<b>EqIA Review team – List of members</b>	Sophie Leaning Victoria Chapman
<b>Date of this assessment</b>	6 <sup>th</sup> August 2018
<b>Signature of responsible officer (to be signed after the EqIA has been completed)</b>	

**A copy of this Equality Impact Assessment report, including relevant data and information to be forwarded to the Corporate Equality & Diversity Advisor.**

**If you require help, advice and support to complete the forms, please contact Minakshee Patel, Corporate Equality & Diversity Advisor via email: [minakshee.patel@rugby.gov.uk](mailto:minakshee.patel@rugby.gov.uk) or 01788 533509**

### Details of Strategy/ Service/ Policy to be analysed

<b><u>Stage 1 – Scoping and Defining</u></b>	
(1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)?	The Brandon and Bretford Neighbourhood Plan contains policies which, once the document is adopted or 'made' will form part of the Development Plan for the Borough and will be used alongside local and national policies to determine planning applications in the Parish.
(2) How does it fit with Rugby Borough Council's Corporate priorities and your service area priorities?	<p>This Plan has the potential to contribute towards several corporate priorities:</p> <ul style="list-style-type: none"> <li>• Enable our residents to live healthy independent lives;</li> <li>• Ensure that the council works efficiently and effectively;</li> <li>• Ensure residents have a home that works for them and is affordable;</li> <li>• Understand our communities and enable people to take an active part in them;</li> <li>• Promote sustainable growth and economic prosperity; and</li> <li>• Encourage healthy and active lifestyles to improve wellbeing within the borough.</li> </ul> <p>All Parish Councils have the right to produce a Neighbourhood Plan if they choose to. The Local Planning Authority has a statutory duty to assist in their production and follow the Regulations in dealing with these. Once adopted or 'made' the Local Planning Authority has a statutory duty to use the policies in the determination of planning applications.</p>
(3) What are the expected outcomes you are hoping to achieve?	That the document can be used in the determination of planning applications.
(4) Does or will the policy or decision affect: <ul style="list-style-type: none"> <li>• Customers</li> <li>• Employees</li> <li>• Wider community or groups</li> </ul>	The policy may affect customers or the wider community. Specifically it will affect those living or working in the Parish of Brandon and Bretford.

<b><u>Stage 2 - Information Gathering</u></b>	As a minimum you must consider what is known about the population likely to be affected which will support your understanding of the impact of the policy, eg service uptake/usage, customer satisfaction surveys, staffing data, performance data, research information (national, regional and local data sources).		
(1) What does the information tell you about those groups identified?	2016 Mid-Year Population Estimates from the ONS state that the total population of the Parish is 617. Over 67% of the population is aged 35 or over with over 26% of residents being aged 65 or over.		
(2) Have you consulted or involved those groups that are likely to be affected by the strategy/ service/policy you want to implement? If yes, what were their views and how have their views influenced your decision?	<p>Brandon and Bretford Parish Council have carried out their own statutory consultation on their draft Plan. They received comments back which have been summarised in their consultation statement.</p> <p>This document has now been submitted to Rugby Borough Council. If approved by Cabinet it will undergo a further consultation by the Council who will contact directly all parties who have previously registered an interest as well as statutory bodies. The consultation will be widely publicised to ensure other interested parties have the chance to respond. The representations made will be passed on to an Independent Examiner who will take these representations into account when producing an examination report.</p>		
(3) If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary.	N/A		
<b><u>Stage 3 – Analysis of impact</u></b>			
(1) <u>Protected Characteristics</u> From your data and consultations is there any positive, adverse or negative impact identified for any particular group, which could amount to discrimination?	<b>RACE</b> No	<b>DISABILITY</b> No	<b>GENDER</b> No
	<b>MARRIAGE/CIVIL PARTNERSHIP</b> No	<b>AGE</b> No	<b>GENDER REASSIGNMENT</b> No

If yes, identify the groups and how they are affected.	<b>RELIGION/BELIEF</b> No	<b>PREGNANCY MATERNITY</b> No	<b>SEXUAL ORIENTATION</b> No
<p><u>(2) Cross cutting themes</u></p> <p>(a) Are your proposals likely to impact on social inequalities e.g. child poverty, geographically disadvantaged communities? If yes, please explain how?</p> <p>(b) Are your proposals likely to impact on a carer who looks after older people or people with disabilities? If yes, please explain how?</p>	No.		
(3) If there is an adverse impact, can this be justified?	N/A		
(4) What actions are going to be taken to reduce or eliminate negative or adverse impact? (this should form part of your action plan under Stage 4.)	N/A		
(5) How does the strategy/service/policy contribute to the promotion of equality? If not what can be done?	<p>The policies have been developed taking into account the thoughts and ideas from a wide cross section of those living and working within the Parish. The Consultation Statement which accompanies the document states the ways in which the community were consulted on several occasions with consultation being widely publicised and accessible.</p> <p>Policies within the plan support affordable housing provision, specialist accommodation for the elderly and infirm, protection of businesses and fostering new employment opportunities, protection of community facilities and safe walking, cycling and horse riding. Together these help to protect and promote sustainable ways of life across the community.</p>		

(6) How does the strategy/service/policy promote good relations between groups? If not what can be done?	Good relations were promoted throughout the process of creating the Neighbourhood Plan with everyone given the chance to be involved and have their say. Once adopted or 'made', the policies within the Neighbourhood Plan will be applied across the whole of the Neighbourhood Area
(7) Are there any obvious barriers to accessing the service? If yes how can they be overcome?	No

<b><u>Stage 4 – Action Planning, Review &amp; Monitoring</u></b>																														
<p>If No Further Action is required then go to – Review &amp; Monitoring</p> <p>(1) Action Planning – Specify any changes or improvements that can be made to the service or policy to mitigate or eradicate negative or adverse impact on specific groups, including resource implications.</p>	<p>EqlA Action Plan</p> <table border="1" data-bbox="875 871 2110 1102"> <thead> <tr> <th data-bbox="875 871 1122 948">Action</th> <th data-bbox="1122 871 1368 948">Lead Officer</th> <th data-bbox="1368 871 1615 948">Date for completion</th> <th data-bbox="1615 871 1861 948">Resource requirements</th> <th data-bbox="1861 871 2110 948">Comments</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Action	Lead Officer	Date for completion	Resource requirements	Comments																				
Action	Lead Officer	Date for completion	Resource requirements	Comments																										
(2) Review and Monitoring State how and when you will monitor policy and Action Plan	After the draft Neighbourhood Plan has been to examination the examiner may recommend some further changes. At this stage the EqlA will be reviewed and an amended version will be taken back to Cabinet before the Neighbourhood Plan is adopted or 'made'.																													

Please annotate your policy with the following statement:

**'An Equality Impact Assessment on this policy was undertaken on (date of assessment) and will be reviewed on (insert review date).'**



<b>Please ask for</b>	<b>Sophie Leaning</b>
Direct Line	(01788) 533734
E-mail Address	<a href="mailto:Sophie.leaning@rugby.gov.uk">Sophie.leaning@rugby.gov.uk</a>
Date	14 <sup>th</sup> August 2018

Dear Mr Wilson,

**Submission of Neighbourhood Development Plan for Brandon and Bretford (Brandon and Bretford Neighbourhood Development Plan to 2031). Submitted 5 July 2018: Consideration of proposal under Schedule 4B of the Town and Country Planning Act 1990.**

I write to you on behalf of Rugby Borough Council (RBC) to confirm our receipt of the submission version of your neighbourhood development plan (the Brandon and Bretford Neighbourhood Development Plan, for the period to 2031), along with accompanying supporting documentation. Firstly, I would like to congratulate your neighbourhood planning group on successfully reaching the submission stage in the neighbourhood planning process.

Under Paragraphs 5 and 6 of Schedule 4B of the Town and Country Planning Act (TCPA) 1990 there is a requirement for RBC, as the local planning authority, to undertake a check of the compliance of the plan. The relevant tests are set out in the 1990 TCPA and relevant sections of the Planning and Compulsory Purchase Act (PCPA) 2004. It is then an obligation of the local planning authority to issue a written statement clarifying the compliance (or otherwise) of the plan.

Accordingly, this letter comprises the formal view of RBC and recommends whether it should be submitted for independent examination. At this stage it is not a duty of the local planning authority to consider the plan proposal against the 'basic conditions' tests set out under Paragraph 8(2) of the TCPA 1990 (this is the role of the independent examiner). I note that your submissions include the Basic Conditions Statement, which provides your detailed consideration of the plan submission against the requirements of the TCPA 1990 and the PCPA 2004.

In a similar manner, I am pleased to confirm the following on behalf of RBC:

- The plan DOES accord with all relevant provisions of the PCPA 2004 in that it: specifies a plan period; does not include any provision for excluded development; and does not relate to more than one neighbourhood area;
- The plan DOES NOT comprise a 'repeat proposal' as defined under Paragraph 5 of the TCPA 1990;
- The plan HAS been prepared by a qualifying body (Brandon and Bretford Parish Council) who are authorised to deliver a neighbourhood plan;

- The submission DOES comprise the relevant documentation required under Paragraph 1 of Schedule 4B of the TCPA 1990 and as prescribed by Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ('the Regulations');
- The statutory consultation undertaken to date DOES comply with the requirements and regulations set out under Paragraph 4 of the TCPA 1990 and as prescribed by Regulation 14 of the Regulations; and
- The plan DOES comply with all other provisions under section 61E(2), 61J and 61L of the TCPA 1990.

The Brandon and Bretford Neighbourhood Development Plan will now be taken to Cabinet on Monday 3 September for approval to continue to Regulations 16 and 17.

If approval is granted the Neighbourhood Development Plan and supporting documentation will be publicised under Regulation 16 of the 2012 Neighbourhood Planning (General) Regulations, as amended. RBC is now required to publicise the Neighbourhood Plan along with details of how to make representations to it on its website for a minimum of 6 weeks. In accordance with Regulation 16, consultation, if approved by Cabinet, will take place from Tuesday 4 September until Tuesday 16 October 2018 inclusive (6 weeks). The consultation will be carried out in line with the Regulations and the Councils Statement of Community Involvement.

Following this, the plan will be made available for independent examination. We are currently arranging for the appointment of an independent examiner for the Brandon and Bretford Neighbourhood Plan, who will start the examination following the close of the consultation period. The appointment of the examiner will have to be agreed by Brandon and Bretford Parish Council.

Finally, on behalf of RBC this letter represents the Council's formal view that the draft Brandon and Bretford Neighbourhood Development Plan to 2031, as submitted, complies with all of the relevant statutory requirements. Please do not hesitate to contact me if you have any further queries regarding the neighbourhood planning process from hereon.

Yours sincerely

Sophie Leaning  
Senior Planning Officer

<b>Consultation Strategy</b>	
<b>Document title: Brandon and Bretford Neighbourhood Development Plan Regulation 16 Consultation and Regulation 17 Examination</b>	
<b>Nature of Plan being prepared:</b>	This document is the submission version of the Brandon and Bretford Neighbourhood Development Plan. Once adopted, or 'made', it will form part of the development plan for Rugby and the policies contained within it will be used to make decisions on planning applications within the Neighbourhood Area alongside local and national policy.
<b>Purpose of consultation</b>	This consultation is required under Regulation 16 of The Neighbourhood Planning (General) (As Amended) Regulations 2012.
<b>Nature of issues that need to be consulted upon</b>	<p>The focus of the consultation and subsequent examination will be on whether the plan meets the basic conditions. These require that the plan:</p> <ul style="list-style-type: none"> <li>• Has regard to national policy and guidance from the Secretary of State;</li> <li>• Contributes to sustainable development;</li> <li>• Is in general conformity with the strategic policy of the development plan for the area or any part of that area;</li> <li>• Doesn't breach or is otherwise compatible with EU obligations- this includes the SEA Directive of 2001/42/EC; and that</li> <li>• The making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species regulations 2010(d)) either alone or in combinations with other plans or projects.</li> </ul>
<b>Who should be consulted</b>	<p>All individuals and organisations referred to in the consultation statement will be notified directly in accordance with the Regulations. Other statutory bodies and individuals will be notified directly in line with the SCI.</p> <p>The consultation will also be publicised on the Rugby Borough Council website and with a press notice in line with the Regulations and the SCI. Hard copies will be available at Rugby Borough Council and local libraries.</p>

<b>Why are we consulting</b>	The consultation is to obtain views on whether the Neighbourhood Development Plan meets the basic conditions.
<b>When will the consultation take place</b>	Consultation will take place between Tuesday the 4 <sup>th</sup> September and Tuesday 16th October 2018.
<b>Accessible Inclusive Consultation</b>	Notifications will be made in the local newspaper, online and by email and post. Electronic copies of the documents will be available to download with hard copies available in local libraries. Hard copies can also be provided to individuals on request. Representation can be received in several formats; via an online form, via email or by post.
<b>How comments will be taken into account</b>	All comments received will be passed on to the Examiner and be used in examining the Neighbourhood Plan.
<b>How will comments be reported</b>	Responses received will be considered by the Examiner. The representations will be made public by the Council following the close of the consultation.

**AGENDA MANAGEMENT SHEET**

**Report Title:** Finance & Performance Monitoring 2018/19 – Quarter 1

**Name of Committee:** Cabinet

**Date of Meeting:** 3 September 2018

**Report Director:** Head of Corporate Resources

**Portfolio:** Corporate Resources

**Ward Relevance:** All Wards

**Prior Consultation:** None

**Contact Officer:** Mannie Ketley- Head of Corporate Resources & Chief Financial Officer

**Public or Private:** Public

**Report Subject to Call-In:** Yes

**Report En-Bloc:** No

**Forward Plan:** Yes

**Corporate Priorities:** This report relates to the following priority(ies):

**(CR) Corporate Resources**  To provide excellent, value for money services and sustainable growth

**(CH) Communities and Homes**  Achieve financial self-sufficiency by 2020

**(EPR) Environment and Public Realm**  Enable our residents to live healthy, independent lives

**(GI) Growth and Investment**  Optimise income and identify new revenue opportunities (CR)

Prioritise use of resources to meet changing customer needs and demands (CR)

Ensure that the council works efficiently and effectively (CR)

Ensure residents have a home that works for them and is affordable (CH)

Deliver digitally-enabled services that residents can access (CH)

Understand our communities and enable people to take an active part in them (CH)

Enhance our local, open spaces to make them places where people want to be (EPR)

Continue to improve the efficiency of our waste and recycling services (EPR)

- Protect the public (EPR)
- Promote sustainable growth and economic prosperity (GI)
- Promote and grow Rugby's visitor economy with our partners (GI)
- Encourage healthy and active lifestyles to improve wellbeing within the borough (GI)

**Statutory/Policy Background:** Section 6.1 of the Council's Financial Standing Orders states that the Head of Corporate Resources:

Be responsible, in conjunction with the Executive Director and Heads for submitting periodic reports to Cabinet and Council during the year, indicating the anticipated financial position compared to original revenue and capital budgets indicating where expenditure is anticipated to exceed or income fall short of the budgeted amount by the margins agreed corporately for the purpose of budget monitoring.

**Summary:** This report sets out the 2018/19 Quarter 1 (Q1) financial and performance position for the Council based on Q1 actual expenditure and income, plus any known risks or opportunities that have developed subsequently.

The report also presents proposed budget adjustments as required by Financial Standing Orders

**Financial Implications:** As detailed in the main report.

**Risk Management Implications:** This report is intended to give Cabinet an overview of the Council's spending and performance position for 2018/19 to inform future decision-making.

**Environmental Implications:** There are no environmental implications arising from this report.

**Legal Implications:** There are no legal implications arising from this report.

**Equality and Diversity:** No new or existing policy or procedure has been recommended.

**Options:**

Members can elect to approve, amend or reject the supplementary budget requests listed at recommendations 2 to 5.

**Recommendation:**

- 1) The Council's anticipated financial position for 2018/19 be considered;
- 2) A supplementary General Fund capital budget of £15,000 for 2018/19 be approved for the enhancement of lighting at Caldecott Park, to be funded from s.106 developer contributions;
- 3) A supplementary General Fund capital budget of £46,440 be approved for the provision of Disabled Facilities Grants to be funded from additional external grant awarded in 2018/19.
- 4) A net nil Supplementary General Fund revenue budget of £30,340 be approved for the cost of services provided by external organisations to deliver Universal Credit support in 2018/19, wholly funded from external funding received from DWP in support of Universal Credit roll out.

IT BE RECOMMENDED TO COUNCIL THAT:

- 5) A net nil supplementary General Fund revenue budget of £108,750 in 2018/19 and £36,250 in 2019/20 be approved for the Family Weight Management Scheme, to be met from external funding; and
- 6) Performance summary and performance data included in Appendix 4 be considered and noted.

**Reasons for Recommendation:**

A strong financial and performance management framework, including oversight by Members and senior management, is an essential part of delivering the Council's priorities and statutory duties

**Cabinet - 3 September 2018**

**Finance & Performance Monitoring 2018/19 – Quarter 1**

**Public Report of the Chief Financial Officer**

**RECOMMENDATION**

- 1) The Council's anticipated financial position for 2018/19 be considered;
- 2) A supplementary General Fund capital budget of £15,000 for 2018/19 be approved for the enhancement of lighting at Caldecott Park, to be funded from s.106 developer contributions:
- 3) A Supplementary General Fund capital budget of £46,440 be approved for the provision of Disabled Facilities Grants, to be funded from additional external grant awarded in 2018/19.
- 4) A net nil Supplementary General Fund revenue budget of £30,340 be approved for the cost of services provided by external organisations to deliver Universal Credit support in 2018/19, wholly funded from external funding received from DWP in support of Universal Credit roll out.

**IT BE RECOMMENDED TO COUNCIL THAT:**

- 5) A Supplementary General Fund revenue budget of £108,750 in 2018/19 and £36,250 in 2019/20 be approved for the Family Weight Management Scheme, to be fully financed through external funding; and
- 6) Performance summary and performance data included in Appendix 4 be considered and noted.

**1. INTRODUCTION**

This is the first of the quarterly finance and performance monitoring reports for 2018/19, which combines both finance (revenue and capital) and performance monitoring. This is based on actual expenditure and budgets to Quarter 1, plus any other known changes or risks that have developed subsequently. The purpose of the report is to inform Cabinet of the Council's overall financial and performance position for the year-to-date and the year-end projections as supplied by officers. A final report will be presented to Cabinet in June 2019 for year-end.

The key sections of the report are laid out as follows:

- General Fund (GF) Revenue Budgets - Section 3 and Appendix 1;
- Housing Revenue Account (HRA) Revenue Budgets - Section 4 and Appendix 2;
- Capital Budgets - Section 5 and Appendix 3;
- Performance – Section 6 and Appendix 4

Throughout the report, from a financial perspective, adverse variances to budget, expenditure overspends, and income shortfalls are shown as positive values. Favourable variances, such as expenditure underspends and additional income, are shown as negative values.

## **2. BACKGROUND**

The 2018/19 General Fund revenue budget was balanced with net expenditure reduced by almost £850,000 or 7%. To achieve this, the budget approved in February 2018 included increased savings and income through Council Tax and Business rates. These together addressed the shortfall in government funding and anticipated growth requirements to meet on-going inflation and service demand pressures over the coming year.

In summary;

The impact of Government Funding changes has resulted in reduced income of £915,000 which was successfully mitigated through excess Business Rates income in addition to the Council approving a £5 in the Band D equivalent council tax.

There is an increased income budget for Garden Waste, following a higher than anticipated take up of the service in 2017/18, in addition to savings achieved from reconfiguration of the waste collection rounds which provided a net budget reduction of £443,000.

The Fees and Charges Review also provided an overall benefit in setting the budget, more specifically a 20% increase was applied to planning fees following a change in legislation totalling £150,000.

The budget includes savings of £160,000 from the implementation of digitalisation programme, which is underway.

Existing and future service pressures have also been incorporated and these were mainly due to reduced income surrounding the Hall of Fame, anticipated further demand from homelessness and ongoing inflationary commitments.

Whilst the Council continues to make efficiencies and drive forward the key Corporate priority of self-sufficiency, this does not take away from the significant challenges that are faced in future years as reported in the Medium Term Financial Strategy in April.

### 3. GENERAL FUND (GF) REVENUE BUDGETS

#### 3.1 Overview and key messages

- There is an adverse variance to date of **£129,000** based on actual spend to the end of the Quarter 1 against profiled budgets.
- GF portfolios show an anticipated adverse forecast variance of **£294,000** expected by 31<sup>st</sup> March 2019.
- After offsetting for the portfolio overspend against the MRP and the Net Cost of Borrowing underspend, total General Fund Revenue is forecast to come in largely on budget for 2018/19 with a slight adverse variance of **£4,000**.

#### Hall of Fame

There is an adverse variance of **£192,100** due to anticipated reduction in income. As reported in the 2017/18 Year-end report to Cabinet, the Service continues to implement a range of marketing activities to promote the attraction and encourage visitor attendance. These include a community partnership with Wasps RFC, train station signage, national distribution of leaflets, attendance at travel trade shows, social media, radio advertising and the production of a video with Rugby FM involving local rugby clubs. However, the Service is continuing to face challenges in meeting the anticipated income target for 2018/19, as reported in section 3.2 with the Q1 adverse variance of £29,900. As such, the current forecast reflects the impact of current and previous trends and will continue to be monitored closely to ensure any financial benefit of the actions taken during the year are reflected in future forecasts.

#### Community Advice and Support Team

The current forecast anticipates an adverse variance of **£294,200** relating to Bed and Breakfast (B&B) and Temporary Accommodation use for homelessness. Since February demand has increased from 15 households to a peak of 36 households in June. The on-going decant of existing tenants from Biart Place has further reduced the number of available properties for temporary accommodation within the Council's Housing Revenue Account (HRA) stock, meaning that existing homeless people have remained in B&B/Temporary Accommodation for longer periods before finding settled accommodation. To mitigate this:

- the number of properties sourced through the Council's Private Sector Leasing Scheme (PSLS) has increased from 31 units in February to a current stock of 51 units;
- 10 units at Rounds Gardens will be released back into use for temporary accommodation licenses from September 2018, following the completion of survey work; and
- Over the coming months, officers will prioritise suitable open market acquisitions for either temporary accommodation or as additions to the Council's HRA stock base.

In addition to the above, the introduction of the Homelessness Reduction Act in April 2018 means that the Council has a duty to provide temporary accommodation for a

longer period than was previously the case. Demand upon the service is therefore anticipated to remain high. As well as the measures noted above, HRA stock will increase during 2018/19 and 2019/20 by 37 homes, as properties at Cawston Meadows and Rugby Gateway become operational.

### **Vacancies**

These pressures have been offset against underspends created from vacancies across several Council services.

### **Minimum Revenue Provision**

There is a **£214,000** underspend against the Minimum Revenue Provision (MRP) for the repayment of debt. The Council is required to make revenue provision for the repayment of all capital expenditure financed from borrowing in the year following the related capital expenditure. The repayment period is linked to the useful economic life of the asset.

Significant slippage on capital schemes in financial year 2017/18, notably vehicle purchases (£1,264,000) means that £214,000 set aside for 2018/19 is not currently required. The majority of the underspent 2017/18 budgets were slipped forwards into 2018/19 and are currently forecast to be spent in this financial year. Therefore, the underspend on MRP is expected to be a one-off saving for 2018/19 only.

### **Corporate Savings Target**

The Corporate Savings Target has been set at **£200,000** for 2018/19, to include all savings achieved through more efficient working and savings realised through vacant posts.

A further **£160,000** target has been set to find on-going efficiency savings through digitalisation. An initial review has identified **£47,300** of the **£360,000** target which represents 13% delivered at Q1 with progress updates to be reported in later reports.

### 3.2 Major Variances

A summary of the key variances is included within the table below:

Portfolio/Service	Variance at Q1	Variance at Year-End
<b>Growth &amp; Investment</b>	£	£
<b>Art Gallery &amp; Museum-</b> The overspend is mainly due to backdated pay following the regrading of posts. The on-going commitment will be considered as part of the budget setting process for 2019/20.	+13,700	+25,600
<b>Hall of Fame-</b> The is an anticipated underachievement of income against budget. The total projected income is £135,000, which is at a similar level to income collected in 2017/18 outturn position.  The Service continues to implement a range of activities and initiatives to promote the attraction and encourage visitor attendance	+29,900	+192,100
Other variances	+68,500	+14,300
<b>Subtotal</b>	<b>+112,100</b>	<b>+232,000</b>
<b>Environment &amp; Public Realm</b>		
<b>Cemeteries-</b> Anticipated overachievement of burial and licence income. This mirrors the trend seen in 2017/18 and it will be considered to increase the income budgets for 2019/20.	-29,700	-32,200
<b>Parks &amp; Open Spaces-</b> The variance relates to vacancies within Parks and Grounds Maintenance. Whilst, previous vacancies would have required immediate agency cover, the current weather has resulted in the Service being delivered within existing resources. The Service is currently reviewing future resource requirements and any residual underspends will be considered for transfer to the Corporate Savings Target.	-29,800	-35,700
<b>Domestic Waste &amp; Recycling-</b> There is a projected overspend on agency costs, based on spend at Quarter 1, which is due to covering long-term sickness and vacant posts. There is currently a service review taking place to introduce a new route optimisation process. The outcome of this work will determine future permanent resource requirements with the necessary appointments made to fill vacancies. In the interim agency use will be required and monitored.	+40,600	+37,500
<b>Regulatory Services-</b> There is a review and service redesign currently taking place within the Licensing team. As such, several posts have been vacant throughout Quarter 1 but are in the process of being recruited to. Consequently, salary underspends of £14,000 are expected, which will be considered for transfer to the Corporate Savings Target after the review has been completed.	-22,000	-34,200

The Council is also now generating approximately £15,000 annually from the provision of services provided to other local authorities. This income was not factored into the 2018/19 budget but will be considered for inclusion as part of 2019/20 budget setting.		
<b>Works Services Unit Garage-</b> The underspend relates to a vacant post. Whilst it is anticipated that the post will be filled by Quarter 2 the forecast reflects the recent recruitment difficulties in this service area. Consequently, the Service is also reviewing existing resource requirements and looking at apprenticeship options.	-12,300	-23,800
Other variances	-47,200	-24,900
<b>Subtotal</b>	<b>-100,400</b>	<b>-113,300</b>
<b>Communities &amp; Homes</b>		
<b>Community Advice &amp; Support-</b> An increase in demand (from 15 households in February to 36 households in June) coupled with the decanting of Biart Place reducing the number of available properties for homeless provision. This has meant that existing homeless people have remained in Bed and Breakfast accommodation for longer periods.	+190,000	+294,200
<b>Customer &amp; Information Services-</b> The projected underspend at year-end relates to vacancies within the Service. The vacant ICT manager's post is forecast to be filled by mid-September, with two further trainee positions to be filled by December. Any residual one-off underspends will be considered for transfer to the Corporate Savings Target later in the year.	+5,300	-25,600
<b>Customer Support Services-</b> There are existing vacancies within the service that are forecast to be filled over coming weeks and months.	-16,400	-35,600
Other variances	+16,100	+11,700
<b>Subtotal</b>	<b>+195,000</b>	<b>+244,700</b>
<b>Corporate Resources</b>		
<b>Legal Services-</b> The reported variance is mainly due to vacancies. The newly appointed Legal, Democratic and Electoral Services Manager will join the Council in October and will review the Legal Service resourcing requirements moving forward.	-33,300	-24,600
Other variances	+17,100	0
<b>Subtotal</b>	<b>-16,200</b>	<b>-24,600</b>
<b>Executive Directors Office</b>		
<b>Electoral Services -</b> The variance mainly relates to an unanticipated one-off contribution of income of £44,000 in relation to 2017/18 parliamentary elections.	-55,700	-53,800
Other variances	-5,800	+8,900
<b>Subtotal</b>	<b>-61,500</b>	<b>-44,900</b>
<b>Total</b>	<b>+129,000</b>	<b>+293,900</b>

<b>Other Corporate Items</b>	
<p><b>Minimum Revenue Provision (MRP)</b> – The variance is a result of underspends on several capital schemes in 2017/18, mainly on vehicle procurement.</p> <p>The majority of the underspent 2017/18 capital budgets were slipped forwards into 2018/19 and are forecast to be spent in this financial year. Therefore, this underspend on MRP is expected to be a one-off saving for 2018/19 only.</p>	-214,300
<p><b>Net Cost of Borrowing</b> – The slippage mentioned above has resulted in a lower borrowing requirement. In addition, there are higher yields on investments as market expectations changed ahead of the Bank Rate rise in August 2018</p>	-75,600
	<b>+129,000</b>
	<b>+4,000</b>

Positive Figures (+): Overspend/Underachievement of income  
Negative Figures (-): Underspend/Additional income

### 3.3 Anticipated General Fund Balances

	£	£
<b>GF Balance at 31<sup>st</sup> March 2018</b>		<b>-3,069,000</b>
Contribution from balances 2018/19	+13,240	
Supplementary budget approvals/pending	+19,600	
Anticipated variance to the end of 2018/19	+4,000	
<b>Amount to be taken from balances</b>		<b>+36,840</b>
<b>Anticipated GF Balance at 31<sup>st</sup> March 2019</b>		<b>-3,032,160</b>

Positive Figures (+): Contribution from Balances  
Negative Figures (-): Contribution to Balances

The table above shows that GF balances are forecast to be just over £3.032 million at the end of 2018/19, after considering the projected variance and other budget adjustments.

### 3.4 Corporate Savings Target

As part of the Budget Setting process for 2018/19, a Corporate and Salary Savings Target of £200,000 was set. A further £160,000 was also budgeted to reflect the on-going efficiencies that it is anticipated will be realised through digitalisation of services.

	End of Q1 £	To Year-End £
Corporate Savings	-20,000	-100,000
Salary Savings	-27,300	-100,000
Digitalisation Savings	0	-160,000
<b>Total</b>	<b>-47,300</b>	<b>-360,000</b>

### 3.5 General Fund Risks

The main financial risks to the delivery of the forecast year-end position for 2018/19 are:

- **Community Advice and Support** – As reported there are significant financial and operational pressures with regards to costly temporary accommodation and the impact of decanting residents from Biart Place. In addition, this is exaggerated by the impact of Universal Credit and the amount of income that can be recovered from temporary accommodation, however, the Council is currently working through options to mitigate this risk.
- **Recycling Gate Fee** – The current charges for recycling are higher than the average costs received in 2017/18 by 55% (annual average for 2017/18 was £26.53 per tonne compared to £41.21 per tonne for Q1 2018/19). For Quarter 1, costs of £105,000 have been incurred against a profiled budget of £103,000. The level of fee paid is heavily influenced by the prevailing market conditions for the sale of recycled materials. The actual fee paid at year-end could vary significantly depending on the market conditions for the remainder of the year.
- **Digitalisation**- £160,000 was budgeted to be saved recurrently from base budgets during 2018/19. The digitalisation programme is on-going from 2017/18 with the focus this year including further implementation of the route optimisation for all areas of waste collection, the replacement of housing management system and introduction of a new planning system. However, full impact of any financial benefit is not currently known. This will be monitored and reviewed alongside the budget setting process.
- **Economic Development** – The service is currently scoping the resources required to deliver the Local Plan. There is a risk that the service will overspend as the full cost of Inspection are not known at this point. The final forecast amount of attributable costs will be reported when they have been confirmed.

### 3.6 Supplementary Budget Requests

#### Family Weight Management Scheme – Recommendation 4

The Council has been successful in its bid to extend the contract of the Family Weight Management scheme, which will see the project continue for a further a year until June 2019. The extension of the scheme will be wholly funded from contracted income from Warwickshire County Council.

## 4 HOUSING REVENUE ACCOUNT (HRA) REVENUE BUDGETS:

### 4.1 Context

Housing Rents were set by Council on 7<sup>th</sup> February 2017, in the context of rent policy changes from government, most notably the imposition of 1% rent reductions for the period 2016/17 until 2019/20. The impact upon income generation as a consequence of this change is estimated at £5.107m over the 4-year period.

#### Biart Place

On 24<sup>th</sup> April 2018, Council considered a report concerning the need to repair or regenerate two of our high-rise sites in the borough

- Biart Place (comprising two blocks with a total of 124 flats)
- Rounds Gardens (comprising three blocks with a total of 189 flats).

The focus of the report was on Biart Place because intrusive structural surveys were commenced at an earlier date for this site meaning more is understood about the blocks. The surveys identified a potential risk to the structure of the buildings in a shock event (fire or explosion), as well as potential issues of fire resistance between individual flats.

In respect of Biart Place, the total estimated cost of a new development scheme is in the region of £25m, which includes costs over and above construction, for example decant and design costs. No refurbishment or redevelopment costs for Rounds Gardens are included in the £25m estimate.

The report recommended supplementary HRA revenue budgets totalling £1.512m for increased security costs/risk measures and establishing a guarantor/indemnity reserve to mitigate potential losses arising from the increase in private sector allocations that are included within the monitoring information that follows.

A further report updating the structural surveys and indicative costs of redevelopment and/or refurbishment at Biart Place and Rounds Gardens will be presented to Council in the Autumn.

### 4.2 Overview and key messages

- There is an overspend to date of **£62,380**, based on actual spend to the end of the Quarter 1 and monitored against profiled budgets.
- HRA services show an anticipated underspend of **£25,690** at year-end.

### 4.3 Major Variances

A summary of the key variances follows:

<b>HRA Income and Expenditure</b>	<b>Variance at Quarter 1 £</b>	<b>Variance Forecast to Year-End £</b>
<b>Rent income from dwellings</b> – Void levels have increased from an estimated 1% to 3.2% as a result of the decanting of properties at Biart Place.	+11,190	+71,910
<b>Staffing costs</b> Forecast variance arising from: <ul style="list-style-type: none"> <li>Salary and employment costs relating to 4 vacant posts (-£181,700, predominantly within the Property Maintenance and Housing Management-Tenancy Sustainment teams); offset by:</li> <li>Use of agency staff within Property Maintenance and Estate Management teams (+£41,740)</li> </ul>	-34,990	-139,960
<b>Biart Place/Rounds Gardens</b> - Additional security costs and risk measures at Biart Place and Rounds Gardens (24/7 floor walking, inspection of void properties, structural surveys, etc.) to minimise potential of a shock event. The forecast is based on the current timing of the decant process at Biart Place and ongoing risk measures at Rounds Gardens, but may be subject to revision based on actual moves during Quarter 2 and Quarter 3.	+37,860	+56,150
<b>Rent, rates, taxes, and other charges</b> – Council tax charges payable by the Housing Revenue Account in its landlord function as the owner of empty premises at Biart Place.	+28,870	+72,320
<b>Interest &amp; Investment income</b> – Slippage within the HRA capital programme in 2017/18 has resulted in higher HRA cash balances within the year for investment, coupled with higher investment rates available as markets anticipated the rise in Bank of England base rate in August 2018.	-	-109,970
<b>Other minor variances</b>	+19,450	+23,860
<b>Net Variance</b>	<b>+62,380</b>	<b>-25,690</b>

Positive Figures (+): Overspend/Underachievement of income

Negative Figures (-): Underspend/Additional income

#### 4.4 Anticipated HRA Balances

	£	£
<b>HRA Balance at 31<sup>st</sup> March 2018</b>		<b>-6,692,550</b>
Supplementary Budget Approvals (Council 24 <sup>th</sup> April 2018: increased security costs/risk measures for Biart Place and establishing a guarantor/indemnity reserve – see 4.1)	+1,511,500	
Anticipated underspend to the end of 2018/19	-25,690	
<b>Amount to be taken from balances</b>		<b>+1,485,810</b>
<b>Anticipated HRA Balance at 31<sup>st</sup> March 2019</b>		<b>-5,206,740</b>

Positive Figures (+): Contribution from Balances  
 Negative Figures (-): Contribution to Balances

#### Major Repairs Reserve

The Major Repairs Reserve is an earmarked reserve for the capital financing of the planned element of replacement expenditure on council houses. The reserve earns interest on all balances which must also be used for this purpose. Significant expenditure to be charged to the reserve in 2018/19 includes:

- Disabled Adaptations (£200,000);
- Electrical rewiring (£237,000); and
- Bathroom replacements (£350,000)

	£	£
<b>Balance at 31<sup>st</sup> March 2018</b>		<b>-1,579,450</b>
Depreciation on non-current assets	-2,287,000	
Interest Received	-18,910	
Capital Financing	+1,114,400	
<b>Amount to be added to balances</b>		<b>-1,191,510</b>
<b>Balance at 31<sup>st</sup> March 2019</b>		<b>-2,770,960</b>

#### Housing Repairs Account

The Housing Repairs Account is an earmarked reserve for the financing of reactive and planned maintenance on council houses.

	£	£
<b>Balance at 31<sup>st</sup> March 2018</b>		<b>-1,089,080</b>
Contributions during the year	-3,675,610	
Repairs and maintenance charged	+3,675,610	
<b>Amount to be added to balances</b>		<b>0</b>
<b>Balance at 31<sup>st</sup> March 2019</b>		<b>-1,089,080</b>

### HRA Balances (Capital)

HRA Balances (Capital) are utilised to fund acquisitions (in tandem with a proportion of retained Right to Buy receipts) and other capital expenditure not financed via the Major Repairs Reserve, for example Housing Management System software, CCTV and Lifeline replacement equipment.

Further to Council approval (24 April 2018) £1.040m of decanting costs, surveys, and structural modelling expenditure will be charged against balances in 2018/19 in respect of Biart Place. Subject to further approvals, capital costs for this project will be charged against HRA Balances (Capital) and RTB Capital Receipts where applicable.

	£	£
<b>Balance at 31<sup>st</sup> March 2018</b>		<b>-14,024,700</b>
Contributions during the year	0	
Expenditure charged	+2,720,000	
<b>Amount to be taken from balances</b>		<b>+2,720,000</b>
<b>Balance at 31<sup>st</sup> March 2019</b>		<b>-11,304,700</b>

### Right-to-Buy (RTB) Capital Receipts

The Council entered a 1-4-1 retention agreement with Ministry of Housing Communities and Local Government (MHCLG) in 2012 allowing it to retain a greater proportion of receipts upon the condition that they are utilised in provision of replacement housing within 3 years. Receipts under the 1-4-1 retention agreement that are not utilised must be returned to Her Majesty's Treasury (HMT) and incur an interest charge of Bank of England Base Rate plus 4%. Only 30% of the expenditure incurred on replacement housing may be financed from RTB receipts.

25 homes were sold under RTB in 2017/18 producing an average receipt of £85,000 (prior to pooling). 8 homes were purchased in 2017/18, including 3 at the Cawston Meadows site. A further 31 homes will be added to the portfolio from this development in 2018/19 in addition to an estimated 12 open market purchases.

	£	£
<b>Balance at 31<sup>st</sup> March 2018</b>		<b>-6,606,320</b>
Net contributions (after pooling)	-1,286,120	
Expenditure charged	+1,577,000	
<b>(Increase) / decrease in RTB Receipts</b>		<b>+290,880</b>
<b>Balance at 31<sup>st</sup> March 2019</b>		<b>-6,315,440</b>

## 5 CAPITAL:

### 5.1 General Fund Capital – Overview

- The General Fund capital programme is currently budgeted at £5.819 million for 2018/19 (including £3.657m carry forwards from 2017/18.)
- At the end of Quarter 1, the General Fund capital programme shows an overspend of **£136,800** against profiled budgets.
- There is currently a projected overspend to year-end of **£215,010**, of which £199,830 is expected to be wholly funded by contributions from reserves or other external sources.

### 5.2 General Fund Capital – Major Variances

A summary of the variances by portfolio is included within the table below:

Portfolio / Service Area	Variance at Quarter 1 £	Variance Forecast to Year-End £
<b>Growth and Investment</b>	0	0
<b>Communities and Homes</b>		
<b>Capital Digitalisation Work</b> – a supplementary capital budget will be requested at year end to be met from the Digitalisation and Trading reserve. Expenditure to date relates to the ‘My Account’ interface for Council Tax and Housing Benefits.	+30,820	+30,820
<b>Disabled Facilities Grant</b> – a supplementary capital budget is requested for approval to be met from additional grant funding awarded in 2018/19.	0	+46,440
<b>Other minor variances</b>	+5,300	0
<b>Subtotal</b>	+36,120	+77,260
<b>Environment and Public Realm</b>		
<b>s.106 capital expenditure</b> – a supplementary capital budget will be requested at year end against Section106 funding. This is mainly for Cawston Community Hall.	+107,570	+107,570
<b>Other minor variances</b>	-9,260	+15,000
<b>Subtotal</b>	+98,310	+122,570
<b>Corporate Resources</b>	+2,370	+15,180
<b>Net Variance</b>	+136,800	+215,010

Positive Figures (+): Overspend  
Negative Figures (-): Slippage / Underspend

### 5.3 HRA Capital – Overview

- The HRA capital programme is currently budgeted at £13.253 million for 2018/19 (including £7.258m carry forwards from 2017/18).
- The following scheme is held under review pending further information regarding the high-rise sites (see section 4.1 of this report)
- Roof Refurbishments – Rounds Gardens (£283,930)
- At the end of Quarter 1, the HRA capital programme shows an underspend of **£28,110** against the profiled budget.
- There is currently a projected underspend to year-end of **£8,680**.

## **6. PERFORMANCE SUMMARY**

This is the monitoring report for the first quarter of 2018/19 and the reported data can be seen in Appendix 4.

The Councillor's section of the Rugby Performance Management System (RPMS) is currently being updated to show performance against the priorities of the Corporate Strategy. The project plans agreed upon in the Action Planning Workshops at the beginning of this year are now visible.

### **PERFORMANCE HEADLINES**

Unemployment levels are below both the regional and national averages and the Borough's business growth rates are above the regional and national averages.

The provision of affordable homes is improving quarter on quarter.

Last year saw more preventions of homelessness in the Borough than the year previous.

Benefits Claims are being processed faster in this first quarter.

There has been an increased uptake of the Green Waste service this year having made around £18K more already than in 2017/18.

When logging into the RPMS you should be using the link on the SharePoint home page. You should not need a username or password due to the single-sign-on process. If you are not able to access the RPMS it means you have not attended a training session and you will need to attend a training session which you can request by contacting [RPMSsupport@rugby.gov.uk](mailto:RPMSsupport@rugby.gov.uk)

**Name of Meeting:** Cabinet  
**Date of Meeting:** 3 September 2018  
**Subject Matter:** Finance & Performance Monitoring 2018/19- Quarter 1  
**Originating Department:** Corporate Resources

**DO ANY BACKGROUND PAPERS APPLY**       YES       NO

**LIST OF BACKGROUND PAPERS**

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

**General Fund****Revenue Budget Monitoring 2018/19 April 2018 to June 2018****Key:**

+ = over spend / income shortfall

- = under spend / additional income

	Profiled Budget to Qtr 1	Actual Spend to Qtr 1	Variance to Profile Qtr 1	Current Budget	Projection to Year-End	Variance to Year-End
	£'000	£'000	£'000	£'000	£'000	£'000
<b>Portfolio Expenditure :-</b>						
Growth & Investment	1,950	2,062	112	3,051	3,283	232
Corporate Resources	-1,222	-1,238	-16	1,036	1,011	-25
Environment & Public Realm	2,504	2,404	-100	7,125	7,012	-113
Communities & Homes	2324	2519	195	1,981	2,226	245
<b>Portfolio Expenditure</b>	<b>5,556</b>	<b>5,747</b>	<b>191</b>	<b>13,193</b>	<b>13,532</b>	<b>339</b>
Executive Director's Office	1,109	1047	-62	1,961	1,916	-45
	<b>6,665</b>	<b>6,794</b>	<b>129</b>	<b>15,154</b>	<b>15,448</b>	<b>294</b>
Less Corporate Savings and Digitalisation Target				-313	-313	0
Less IAS 19 Pension Adjustment				-317	-317	0
Less Capital Charge Adjustment				-2,591	-2,591	0
<b>Net Expenditure</b>				<b>11,933</b>	<b>12,227</b>	<b>294</b>
Net Cost of Borrowing				465	389	-76
MRP Adjustment				1,929	1,715	-214
Revenue Contribution to Capital Outlay				88	88	0
Contribution to Business Rate Equalisation Reserve				553	553	0
<b>Total Expenditure (before Parish Precepts)</b>				<b>14,968</b>	<b>14,972</b>	<b>4</b>
Parish Council Precepts & Council Tax Support				761	761	0
<b>Total Expenditure</b>				<b>15,729</b>	<b>15,733</b>	<b>4</b>

## Housing Revenue Account (HRA)

### Revenue Budget Monitoring 2018/19 April 2018 to June 2018

Appendix 2

**Key:**  
+ = over spend / income shortfall  
- = under spend / additional income

Description	Profiled Budget to Qtr 1 £'000	Actual Spend to Qtr 1 £'000	Variance to Profile Qtr 1 £'000	Current Budget £'000	Projection to Year-End £'000	Variance to Year-End £'000
<b>Income</b>						
Rent income from dwellings	-3,618	-3,607	+11	-15,808	-15,736	72
Rent income from land and buildings	-37	-33	+4	-150	-145	5
Charges for services	-295	-293	+2	-1,286	-1,261	25
Contributions towards expenditure	-40	-46	-6	-215	-213	2
<b>Total Income</b>	<b>-3,990</b>	<b>-3,979</b>	<b>+11</b>	<b>-17,459</b>	<b>-17,355</b>	<b>+104</b>
<b>Expenditure</b>						
Transfer to Housing Repairs account	0	0	0	3,676	3,676	0
Supervision and Management	2,888	2,910	22	5,629	5,537	-92
Rents, Rates, Taxes and other charges	3	32	29	3	75	72
Depreciation & Impairment	0	0	0	2,287	2,287	0
Debt Management Cost	0	0	0	15	15	0
Provision for Bad or Doubtful Debt	0	0	0	193	193	0
Amounts set aside for the repayment of debt	0	0	0	5,839	5,839	0
<b>Total Expenditure</b>	<b>2,891</b>	<b>2,942</b>	<b>+51</b>	<b>17,642</b>	<b>17,622</b>	<b>-20</b>
<b>Net Cost of Services</b>	<b>-1,099</b>	<b>-1,037</b>	<b>62</b>	<b>183</b>	<b>267</b>	<b>84</b>
HRA Share of Corporate & Democratic Core Costs	0	0	0	214	214	0
Interest Payable & Similar Charges	0	0	0	1,171	1,171	0
Interest & Investment Income	0	0	0	-112	-222	-110
<b>Net Operating Expenditure</b>	<b>-1,099</b>	<b>-1,037</b>	<b>62</b>	<b>1,456</b>	<b>1,430</b>	<b>-26</b>
Contributions to (+) / from (-) Reserves	0	0	0	56	56	0
<b>Surplus(-)/Deficit(+)</b> for year	<b>-1,099</b>	<b>-1,037</b>	<b>62</b>	<b>1,512</b>	<b>1,486</b>	<b>-26</b>

**Capital Budget Monitoring 2018/19**  
**April 2018 to June 2018**

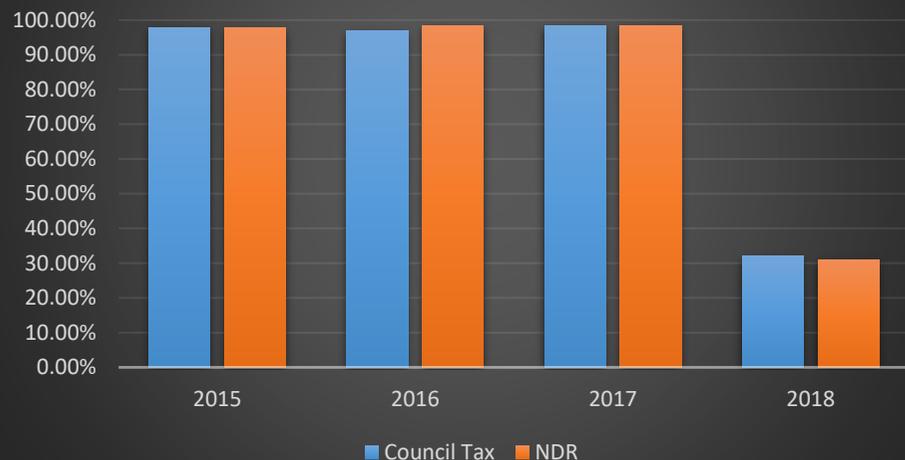
**Appendix 3**

<p><b>Key:</b>          + = over spend / income shortfall          - = under spend / additional income</p>
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<b>Portfolio</b>	<b>Profiled Budget to Qtr 1 £'000</b>	<b>Actual Spend to Qtr 1 £'000</b>	<b>Variance to Profile to Qtr 1 £'000</b>	<b>Current Budget £'000</b>	<b>Projection to Year-End £'000</b>	<b>Variance to Year-End £'000</b>
Growth & Investment	0	0	0	0	0	0
Corporate Resources	15	17	+2	883	899	+16
Environment & Public Realm	134	232	+98	3,625	3,747	+122
Communities & Homes	73	109	+36	1,311	1,388	+77
<b>Sub Total General Fund</b>	<b>222</b>	<b>358</b>	<b>+136</b>	<b>5,819</b>	<b>6,034</b>	<b>+215</b>
Housing Revenue Account	1,163	1,135	-28	13,253	13,244	-9
<b>Overall Total</b>	<b>1,385</b>	<b>1,493</b>	<b>+108</b>	<b>19,072</b>	<b>19,278</b>	<b>+206</b>

## Value for Money & Sustainable Growth

**Comparing the collection rates of Council Tax and Non-Domestic Rates over a 4 year period.**



**Displaying the variance in total collection rates of Council Tax and Non-Domestic Rates for 2015/16 to 2017/18.**

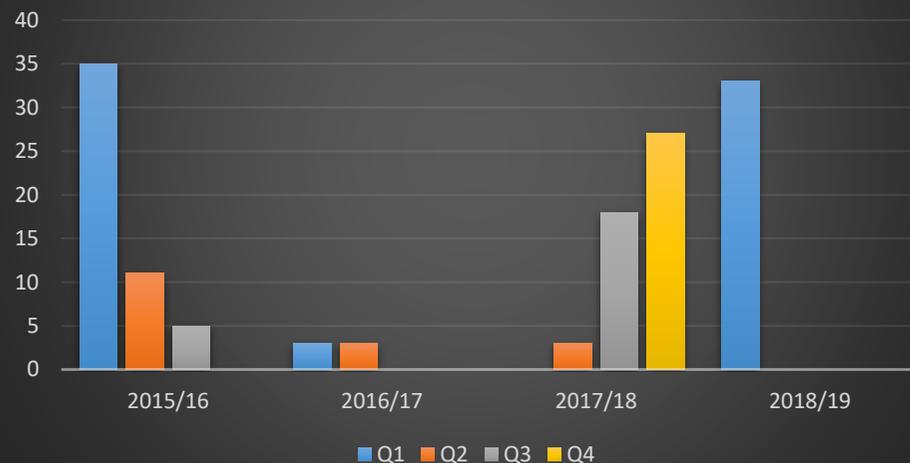


The 2018/19 column is showing data for Q1 and shows that around a third of the previous years collections have already been attained.

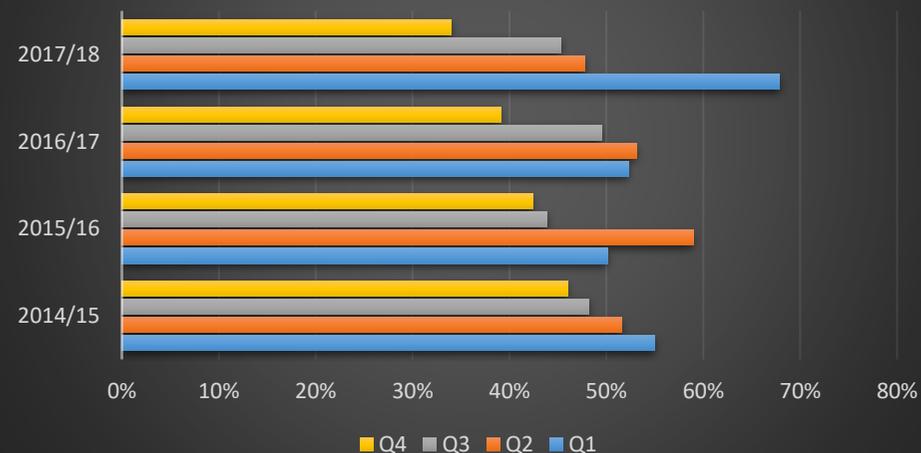
The total collection rates haven't dipped below 96% in the last three years.

## Value for Money & Sustainable Growth

Number of affordable homes delivered per quarter over a 4 year period.



% of household waste sent to recycling, reuse and composting per quarter over a 4 year period.

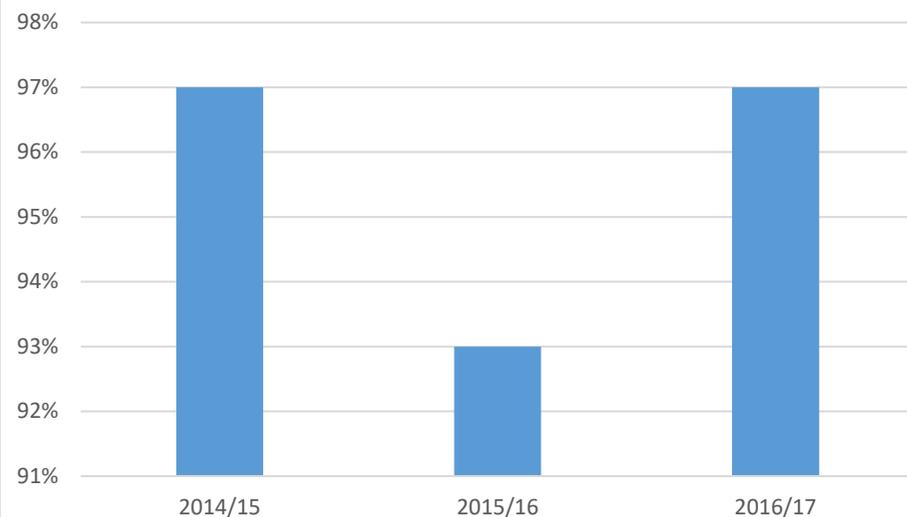


2018/19 data is showing an increased provision of affordable housing.

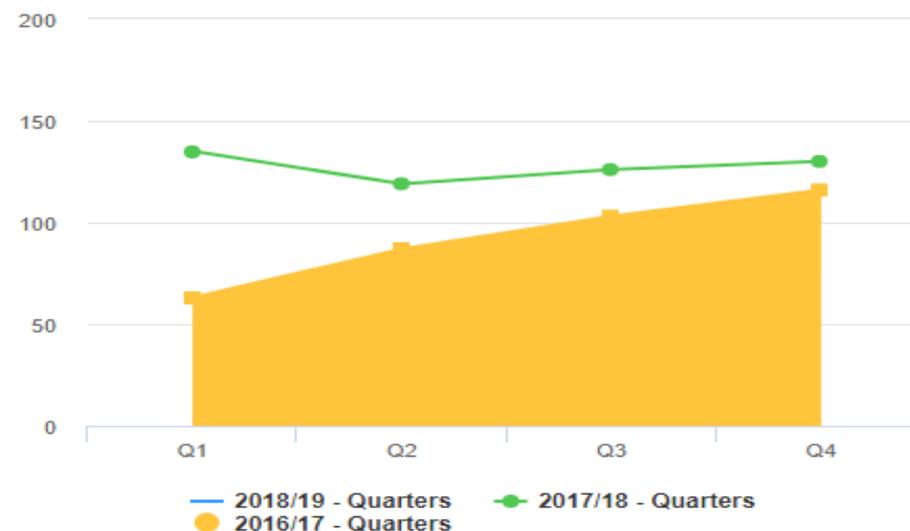
Q1 data for 2018/19 currently unavailable. The 2017/18 data shows an increase in household waste sent to recycling, although not as high as in 2014/15 it is an improvement on the previous 2 financial years.

## Enabling our Residents to Live Healthy and Independent lives

Electoral registrations within the borough of Rugby as a percentage of eligible population



Total number of homeless preventions made in the Borough of Rugby

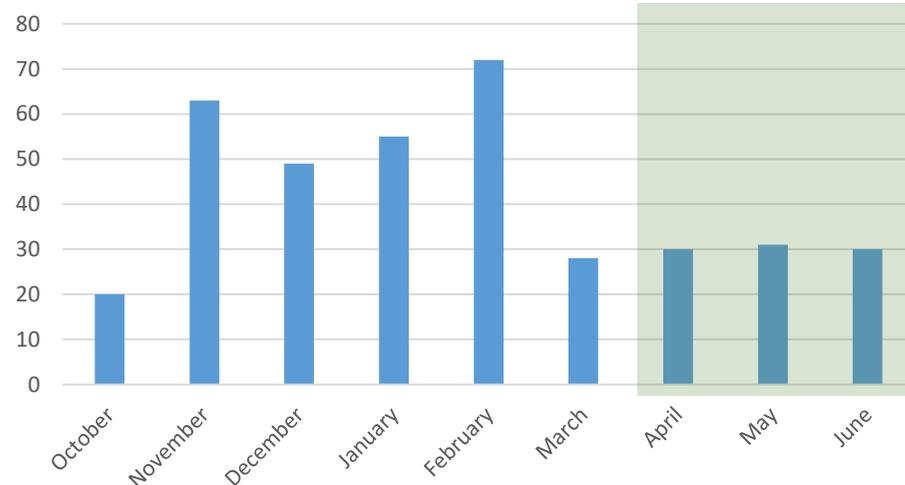


2017/18 data is currently unavailable. The chart above is focused on the 90% range in order to better show the variance. All three years come in at over 90% of eligible voters having registered.

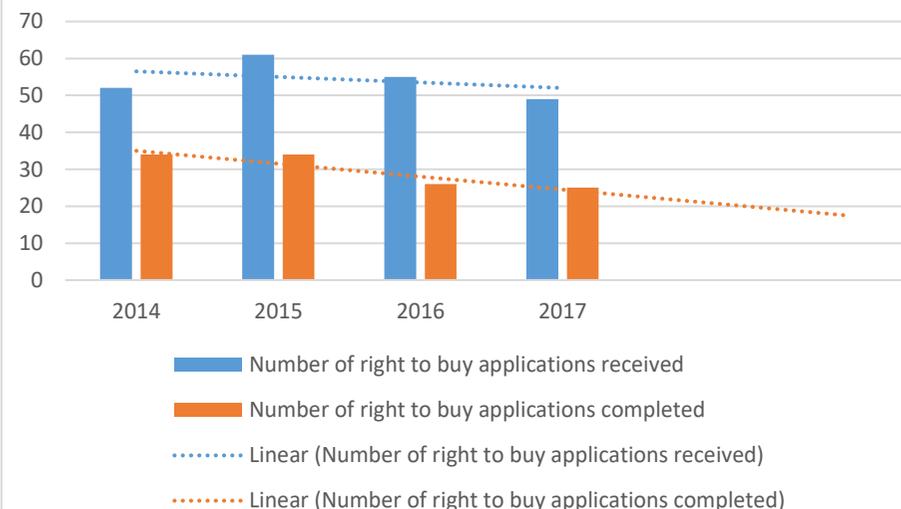
The need for financial advice remains ever present in the Borough with the data suggesting that households in some sectors are struggling to meet financial obligations.

## Enabling our Residents to Live Healthy and Independent lives

Average time to process Benefit Claims (in days)



The number of right to buy applications received against applications completed



A lower value is positive and for Q1 2018/19 shows the days taken to process benefits claims has reduced considerably from the time taken in the previous 2 quarters.

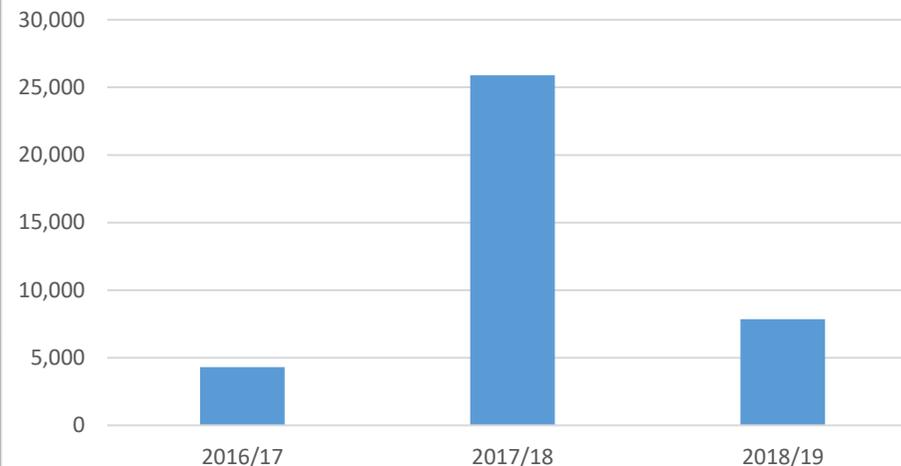
The current linear trend based on data from four complete years shows that although the number of right to buy applications will gradually reduce, the number of completed applications will drop more drastically.

## Achieve Financial Self Sufficiency By 2020

**Benn Hall total income generated over a 3 year period (in £s)**



**Hall of Fame Income on World Rugby merchandise and ticket sales (in £s)**

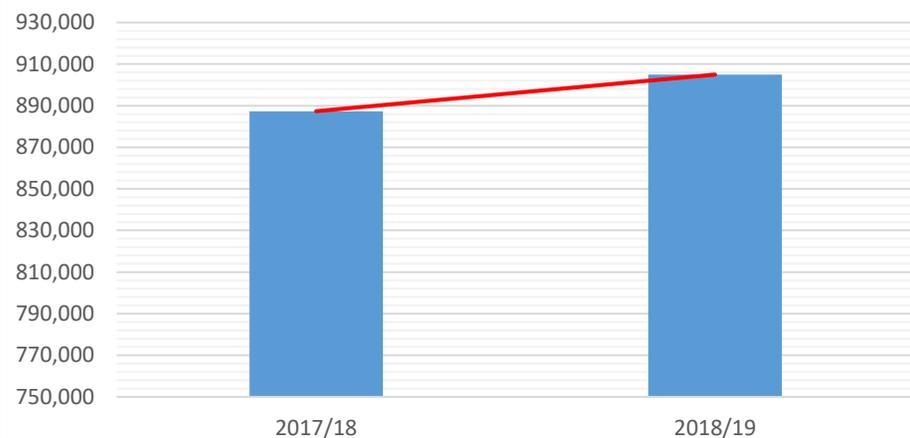


The Benn Hall generated a total income £16K higher than the previous quarter.

The 2017/18 and 2018/19 data is inclusive of ticket sales. The 2018/19 data is showing for Q1 and July and has already surpassed 2016/17's merchandise only sales. The 18/19 sales to date comes in at just under a third of the previous financial year's total.

## Achieve Financial Self Sufficiency By 2020

Annual Green Waste Income  
(in £s)



There has been an increased uptake for the green waste service in 2018/19 to date.

**AGENDA MANAGEMENT SHEET**

**Report Title:** Visitor Economy Cabinet Working Party -  
Amendment to Membership for 2018/19

**Name of Committee:** Cabinet

**Date of Meeting:** 3 September 2018

**Report Director:** Executive Director

**Portfolio:** Corporate Resources

**Ward Relevance:** N/A

**Prior Consultation:** N/A

**Contact Officer:** Linn Ashmore, Democratic Services Officer  
01788 533522 or linn.ashmore@rugby.gov.uk

**Public or Private:** Public

**Report Subject to Call-In:** Yes

**Report En-Bloc:** No

**Forward Plan:** No

**Corporate Priorities:** This report relates to the following priority(ies):

**(CR) Corporate Resources**  To provide excellent, value for money services and sustainable growth

**(CH) Communities and Homes**  Achieve financial self-sufficiency by 2020

**(EPR) Environment and Public Realm**  Enable our residents to live healthy, independent lives

**(GI) Growth and Investment**  Optimise income and identify new revenue opportunities (CR)

Prioritise use of resources to meet changing customer needs and demands (CR)

Ensure that the council works efficiently and effectively (CR)

Ensure residents have a home that works for them and is affordable (CH)

Deliver digitally-enabled services that residents can access (CH)

Understand our communities and enable people to take an active part in them (CH)

Enhance our local, open spaces to make them places where people want to be (EPR)

Continue to improve the efficiency of our waste and recycling services (EPR)

- Protect the public (EPR)
- Promote sustainable growth and economic prosperity (GI)
- Promote and grow Rugby's visitor economy with our partners (GI)
- Encourage healthy and active lifestyles to improve wellbeing within the borough (GI)

This report does not specifically relate to any Council priorities, but should be considered by Cabinet in order that current members have been appointed to relevant Working Parties.

<b>Statutory/Policy Background:</b>	N/A
<b>Summary:</b>	Cabinet is requested to include Councillor Miss Lawrence as a member of the Visitor Economy Cabinet Working Party in her capacity as Tourism Champion.
<b>Financial Implications:</b>	There are no financial implications for this report
<b>Risk Management Implications:</b>	There are no risk management implications for this report
<b>Environmental Implications:</b>	There are no environmental implications for this report
<b>Legal Implications:</b>	There are no legal implications for this report
<b>Equality and Diversity:</b>	There are no equality or diversity implications for this report
<b>Options:</b>	To review the membership and add an additional Member to the Visitor Economy Cabinet Working Party, or leave the appointed membership unchanged.
<b>Recommendation:</b>	Councillor Miss Lawrence be included as a member of the Visitor Economy Cabinet Working Party for the 2018/19 municipal year in her capacity as Tourism Champion.
<b>Reasons for Recommendation:</b>	To include an additional Member to the Working Party.

**Cabinet - 3 September 2018**

**Visitor Economy Cabinet Working Party - Amendment to  
Membership for 2018/19**

**Public Report of the Executive Director**

**Recommendation**

Councillor Miss Lawrence be included as a member of the Visitor Economy Cabinet Working Party for the 2018/19 municipal year in her capacity as Tourism Champion.

Cabinet on 4 June 2018 considered which Working Parties should be re-constituted for the 2018/19 municipal year and appointed the membership of each group.

Councillors Cade, Lowe, Mistry, Sandison and Mrs Timms were appointed to the Visitor Economy Cabinet Working Party.

A request has been made for Councillor Miss Lawrence to be included as a member of the Working Party in her capacity as Tourism Champion.

**Name of Meeting:** Cabinet

**Date of Meeting:** 3 September 2018

**Subject Matter:** Visitor Economy Cabinet Working Party - Review of Membership for 2018/19

**Originating Department:** Executive Director

**DO ANY BACKGROUND PAPERS APPLY**  YES  NO

**LIST OF BACKGROUND PAPERS**

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

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Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Cabinet
<b>Date of Meeting</b>	3 September 2018
<b>Report Title</b>	Brownsover community room - management arrangements
<b>Portfolio</b>	Communities and Homes
<b>Prior Consultation</b>	<p>Prior to the specification for the internal layout and fit out of the community room being agreed, feedback and aspirations were identified via a discussion with the local community and Ward Members as part of the consultation process for the development of the wider site, including the medical provision.</p> <p>Warwickshire CAVA was asked to assist by advertising the expression of interest (EOI) opportunity and to evaluate the only EOI received, which was from the Brownsover Community Association.</p>
<b>Contact Officer</b>	Michelle Dickson – Communities & Projects Manager tel: (01788) 533843 email: <a href="mailto:michelle.dickson@rugby.gov.uk">michelle.dickson@rugby.gov.uk</a>
<b>Report Subject to Call-in</b>	Yes
<b>Report En-Bloc</b>	No
<b>Forward Plan</b>	Yes
<b>Corporate Priorities</b>	Enable our residents to live healthy, independent lives
<b>Summary</b>	In lieu of a cash receipt for Council owned land needed to facilitate the development of the new medical centre at Brownsover, the Council agreed to the development of a community room, the freehold

of which will be assigned to Council upon completion of the development. The intention is to subsequently lease the management and maintenance of the room to a community or voluntary organisation, as was done for the Oasis facility at the Market Quarter.

In March 2018 officers invited EOI's from community organisations to manage the new Brownsover community room. This piece of work was done in conjunction with Warwickshire CAVA.

The Council received one submission, which was from the Brownsover Community Association (BCA). The submission was subsequently evaluated by Council officers and Warwickshire CAVA.

***Risk Management Implications***

The EOI process has been promoted and managed in a transparent way, to permit early engagement of would be providers. It has also been undertaken well ahead of the completion of the redevelopment to ensure that the managing organisation is able to take on management responsibilities as close to the handover date as possible.

Failure to engage an organisation to manage and maintain the facility will result in the room sitting vacant and therefore failing to fulfill its potential to benefit the wider community. There would also be financial implications for the Council in respect of rates and utilities charges.

***Financial Implications***

The running and maintenance of the new room should be cost neutral to the Council, as the appointed community organisation will be responsible for these.

***Legal Implications***

Should the appointment of BCA be agreed then there would be a formal lease agreement between the BCA and the Council.

***Equality and Diversity***

The expression of interest includes how the BCA will make the room widely accessible to communities, and a copy of their adopted Equality Policy Statement.

***Recommendation***

IT BE RECOMMENDED TO COUNCIL THAT:

1. a formal lease arrangement be agreed with the Brownsover Community Association for them to manage and maintain the Brownsover

- community room;
2. the lease period does not exceed 20 years;  
and
3. regular 6-monthly monitoring meetings be held with the Brownsover Community Association to monitor and evaluate the services being offered from the facility.

***Reasons for  
Recommendation***

The bid received from the Brownsover Community Association was a robust one which demonstrates a commitment to:

- making best use of the facility
- ensuring that it is accessible to residents

**Cabinet – 3<sup>rd</sup> September 2018**

**Brownsover community room - management arrangements**

**Report of the Communities and Homes Portfolio Holder**

IT BE RECOMMENDED TO COUNCIL THAT -

1. a formal lease arrangement be agreed with the Brownsover Community Association for them to manage and maintain the Brownsover community room;
2. the lease period does not exceed 20 years; and
3. regular 6-monthly monitoring meetings be held with the Brownsover Community Association to monitor and evaluate the services being offered from the facility.

**1. INTRODUCTION**

In October 2010, Council agreed to facilitate the delivery of the proposed Brownsover Medical Practice by transferring some Council-owned land to the National Health Service. In lieu of a capital receipt for the land, it was agreed that a purpose-built community room would be delivered, the freehold of which will be transferred to the ownership of the Council.

The room is a self-contained 100m<sup>2</sup> community room which includes kitchen, toilet facilities and storage areas, with a capacity for 60 people. The target date for the completion of the development is Autumn 2018.

**2. EXPRESSION OF INTEREST PROCESS**

In March 2018, officers worked with Warwickshire CAVA to invite expressions of interest from community organisations to manage and maintain the community room. The opportunity was promoted via Warwickshire CAVA's Grapevine newsletter.

It was a requirement that EOI's must:

- Be from a community / voluntary / not for profit organisation (this includes faith organisations where there is wider community benefit to their activity and the project is not looking to promote religious belief / activity)
- Be led by a constituted organisation with its own bank account

The following were required as part of the submission:

- A copy of the constitution of the organisation.
- A copy of the balance sheet / profit and loss from at least one year's recent audited accounts, where available, together with any later financial

information including unaudited accounts and details of any accumulated balances and their intended use.

- Copies of the organisation's health and safety policy, equalities policy and safeguarding policy.
- Details of any important items/events likely to affect the current financial position of the organisation.
- Details of funding from any other local authority or other sources

There was one resulting submission, which was from the Brownsover Community Association (BCA). Their submission forms were evaluated by officers of Warwickshire CAVA and the Council.

This process is the same as the one that was put in place for the engagement of a community organisation to manage the Oasis facility on the Market Quarter, back in 2014.

It should be noted that for the Brownsover Community Association currently receives £7,500 from the Council in the form of a service level agreement, which runs to the end of the 2018/19 financial year.

### **3. EOI SUBMISSION FROM THE BROWNSOVER COMMUNITY ASSOCIATION**

The Brownsover Community Association (BCA) was established in 2002 with a key aim to improve the quality of life for all Brownsover residents. The BCA's objectives include:

- improving the perception of Brownsover
- establish a secure and confident neighbourhood
- establishing a range of effective networks and partnerships,
- working in a variety of ways to identify local needs
- make information and opportunities accessible to Brownsover residents

Current activities include delivering a:

- range of community projects, including, a patient's forum and a community café
- a job club at the Boughton Liegh Children's Centre, which has been running since 2013

The BCA has developed an in-depth understanding of the needs of the Brownsover Community through the delivery of these activities and by carrying out a community survey in March 2018. This knowledge has been reflected in the EOI submission.

Detailed in the expression of interest the BCA have identified the following key areas of service delivery planned for the new community room:

- internet café, so that the local community can access on-line services and a homework club

- hosting / provision of services that tackle a range of social exclusion issues, for example skills gaps, access to work, financial capability and housing support
- improved access to health and wellbeing services in partnership with the new medical centre
- a flexible space that can be hired/used by the local community, for example for children's parties

Noted strengths of the EOI from the BCA:

- it was comprehensive and covered what was requested, including proof of required policies being in place
- it included a detailed budget projection covered by considerable BCA reserves and future hire income
- there was a proven knowledge and understanding of the needs of the local community.
- There was a plan for bringing in new services that will encourage community participation and integration
- Clear links to how the planned management of the facility will contribute to the delivery of the Council's priorities

#### **4. THE LEASE ARRANGEMENT**

Should the Council agree to a lease agreement with the BCA (the lessee), this would be on a formal basis and would not exceed 20 years.

The ongoing costs of running the community room should cost the council nothing. In lieu of rent, which will be one of peppercorn, the lease will be on a full repairing basis, which will mean that the lessee is responsible for:

- all internal and external maintenance and repairs
- utilities
- security of the building
- insurance
- rates
- any other fees and charges

In the case of insurances, the lessee will be required to provide a copy of the required buildings insurance cover to the council on an annual basis.

If the lessee intends to provide hot or cold beverages, sell snacks (even from a vending machine), use external caterers or offer use of the kitchen facility then they must register with the council's Commercial Regulation Team as a new food operator, at least 28 days in advance of becoming fully operational.

#### **5.0 RETAINING AN OVERSIGHT OF WHAT IS BEING DELIVERED**

Should the Council agree to the appointment of the BCA as lessee for the facility, it is proposed that Council officer led 6-monthly monitoring meetings are held with

them to monitor and evaluate the impact of the services being offered from the facility.

## **5. CONCLUSIONS**

The Council has run and managed an open and transparent EOI process. The engagement of Warwickshire CAVA was helpful as they provided additional expertise in the evaluation. The EOI received from the BCA has many strengths and they would appear well-placed to deliver what they have outlined in their EOI.

**AGENDA MANAGEMENT SHEET**

**Report Title:** Review report Public Spaces Protection Order Scrutiny Sub Group

**Name of Committee:** Cabinet

**Date of Meeting:** 3 September 2018

**Report Director:** Head of Environment and Public Realm

**Portfolio:** Environment and Public Realm

**Ward Relevance:** All

**Prior Consultation:** Consultation during review process via engagement of key stakeholders and via public consultation events

**Contact Officer:** David Burrows, Regulatory Services Manager, Tel:( 01788) 5333806

**Public or Private:** Public

**Report Subject to Call-In:** Yes

**Report En-Bloc:** No

**Forward Plan:** Yes

**Corporate Priorities:** This report relates to the following priority(ies):

**(CR) Corporate Resources**  To provide excellent, value for money services and sustainable growth

**(CH) Communities and Homes**  Achieve financial self-sufficiency by 2020

**(EPR) Environment and Public Realm**  Enable our residents to live healthy, independent lives

**(GI) Growth and Investment**  Optimise income and identify new revenue opportunities (CR)

Prioritise use of resources to meet changing customer needs and demands (CR)

Ensure that the council works efficiently and effectively (CR)

Ensure residents have a home that works for them and is affordable (CH)

Deliver digitally-enabled services that residents can access (CH)

Understand our communities and enable people to take an active part in them (CH)

Enhance our local, open spaces to make them places where people want to be (EPR)

- Continue to improve the efficiency of our waste and recycling services (EPR)
- Protect the public (EPR)
- Promote sustainable growth and economic prosperity (GI)
- Promote and grow Rugby's visitor economy with our partners (GI)
- Encourage healthy and active lifestyles to improve wellbeing within the borough (GI)

**Statutory/Policy Background:**

The Anti-Social Behaviour, Crime and Policing Act 2014 enabled Councils to introduce Public Space Protection Orders (PSPOs), which are in effect a more modern and responsive style of local byelaw.

The topic of Dog Control Orders, Public Spaces Protection Orders and their enforcement was originally identified at the overview and scrutiny work programme workshop held on 2 March 2016, and it was subsequently decided that this review should be included in the work programme for 2016/17, with the approval of the Whittle Overview and Scrutiny Committee.

A draft one-page strategy for the original review was agreed by Whittle at its meeting on 13 June 2016 and a task group was subsequently appointed, beginning its work in September 2016.

**Summary:**

A review on the theme of Dog Control Orders and Public Spaces Protection Orders was included in the overview and scrutiny work programme for 2016/17. A number of factors delayed progress and the review was recommenced in October 2017.

The Scrutiny Group reviewed current PSPO provision and engaged partners and the public regarding areas for new PSPOs.

A number of recommendations are brought to Cabinet for consideration.

**Financial Implications:**

The minor costs associated with advertising and publicising PSPOs can be met from existing resource and future fixed penalty notice income.

**Risk Management Implications:**

PSPOs are a key tool in achieving behavioural change required to deliver the corporate strategy. There would be a significant loss of

reputation if tools were not put in place to challenge nuisance behaviour

**Environmental Implications:** This initiative will help to protect Green Spaces for current and future users and as such will make a positive contribution to the environment and public protection.

**Legal Implications:** There is a legal process to be followed to create any new PSPOs or make variations to current PSPOs. Failure to carry this out will make enforcement impossible.

The legal team has been consulted on the draft PSPOs attached as appendices to the review report.

**Equality and Diversity:** There are no equality and diversity implications for this report.

**Options:**

1. To approve the review recommendations as written.
2. To approve the review recommendations with amendments
3. To not approve the review recommendations.

**Recommendation:** Recommendations 1-5 of the Scrutiny Group (as detailed in section 1 of the report) be approved

**Reasons for Recommendation:** The review recommendations are based on evidence gathered by the scrutiny group and endorsed by Whittle Overview and Scrutiny Committee on 16 July 2018.

**Cabinet - 3 September 2018**

**Review report - Public Spaces Protection Order Scrutiny Sub Group**

**Public Report of the Whittle Overview and Scrutiny Committee**

**Recommendation**

Recommendations 1-5 of the Scrutiny Group (as detailed in section 1 of the report) be approved.

**1. BACKGROUND**

The Anti-Social Behaviour, Crime and Policing Act 2014 enabled Councils to introduce Public Space Protection Orders (PSPOs) which are in effect a more modern and responsive style of local byelaw.

A PSPO can be made if the Council is satisfied on reasonable grounds that two conditions are met. Firstly, that:

- (i) activities carried on in a public place within the authority's area have had a detrimental effect on the quality of life of those in the locality; and
- (ii) it is likely that activities will be carried on in a public place within that area and that they will have such an effect.

The second condition is that the effect, or likely effect, of the activities is, or is likely to be, of a persistent or continuing nature, such as to make the activities unreasonable, and therefore justifies the restrictions imposed by the notice.

Any PSPO can only last for a maximum of 3 years and must be renewed, altered prior to its expiration or it will automatically cease to be effective.

The topic of PSPOs and their enforcement was originally identified at the overview and scrutiny work programme workshop held on 2 March 2016, and it was subsequently decided that this review should be included in the work programme for 2016/17, with the approval of the Whittle Overview and Scrutiny Committee.

A draft one-page strategy for the original review was agreed by Whittle at its meeting on 13 June 2016. The one-page strategy posed the following questions:

- How can we encourage a change of behaviour on the part of those dog owners who do not comply with the present dog control orders?
- How effective are the current PSPOs (e.g. dogs, intoxicating drinks in the town centre)?
- What other PSPOs should the council consider introducing?

A task group was subsequently appointed, beginning its work in September 2016.

The sub-group met four times and considered evidence from a range of internal and external sources, including:

- Rugby First Limited
- Warwickshire Police
- Safer Neighbourhood Team, Warwickshire Police
- Green Spaces Team
- Community Protection Warden Team

A public consultation was launched to seek feedback on the current situation and where improvements could be made drawing conclusions about the approaches taken to tackle nuisance behaviours.

A consultation questionnaire was published on the Council website and members of the group held a consultation exercise in the town centre.

The group has now completed its work and the review report is attached.

## **2. FINDINGS AND RECOMMENDATIONS**

The sub group has now completed and the sub-group makes the following five recommendations

- 1) Implement the revised PSPOs relating to Dog Control and Intoxicating Substances, as described in this report
- 2) Begin consultation regarding suggested PSPOs relating to Mounted Cyclists in Town Centre and Newbold Quarry Nature Reserve.
- 3) Review present park signage and other affected or proposed areas of public places. Update RBC website to improve public awareness.
- 4) Review of successes and determination of resources such as regulatory signage and enforcement activities, to provide recommendations. Monitoring system to be put in place and outcomes to be reported to the appropriate committee.
- 5) Further review and refreshed consultation as appropriate as orders lapse, or require renewal, deletion or extension.

The chair of the scrutiny sub-group, Councillor Neil Sandison, will present the report.

**Name of Meeting:** Cabinet  
**Date of Meeting:** 3 September 2018  
**Subject Matter:** Public Space Protection Orders  
**Originating Department:** Environment and Public Realm

**DO ANY BACKGROUND PAPERS APPLY**       YES       NO

**LIST OF BACKGROUND PAPERS**

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A



# **REVIEW OF PUBLIC SPACES PROTECTION ORDERS**

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July 2018

## **CONTENTS**

### **Chair's Foreword**

- 1 Recommendations**
- 2 Objectives**
- 3 Methodology**
- 4 Evidence**
- 5 Findings**
- 6 Conclusions**

### **Appendices**

#### Appendix 1

Copy of amended Present Dog Control Public Space Protection Order

#### Appendix 2

Copy of amended Present Intoxicating Substances Public Space Protection Order

#### Appendix 3

Draft suggested Public Space Protection Order wording for possible inclusion of Prohibiting mounted cyclist in Town Centre (if consultation supports)

#### Appendix 4

Draft suggested Public Space Protection Order wording for possible inclusion for Newbold Quarry Nature Reserve (if consultation supports)

## TASK GROUP MEMBERSHIP

The task group consisted of the following members:

Councillor **Neil Sandison** (Chair)  
Councillor **Tim Douglas**  
Councillor **Sebastian Lowe**  
Councillor **Mrs Noreen New**  
Councillor **Mrs Maggie O'Rourke**

## FOR FURTHER INFORMATION

Please contact:

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Regulatory Services Manager  
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## ACKNOWLEDGEMENTS

The Group would like to thank the following for their valuable contribution to this review:

PS Stuart Powell, Warwickshire Police  
Ryan Webster, BID Manager, Rugby First Limited  
Sam Leighton, BID Supervisor, Rugby First Limited  
PS Allison Wiggin, Warwickshire Police  
PC Stuart Baker, Safer Neighbourhoods Team, Warwickshire Police

The Group are also thankful to the following officers who have supported them throughout the review process:

David Burrows (Regulatory Services Manager)  
Verna Zinclair (Principal Environmental Health Officer)  
Claire Baldwin (Warden Supervisor)  
Colin Horton (Green Spaces Officer)  
Linn Ashmore (Democratic Services Officer)  
Clinton Ramsey (Environmental Protection Technician)

All the members of the public who took time to speak with members during the consultation exercise or made written submissions to the review group.

## CHAIR'S FOREWORD

I would like to thank the residents of the borough who responded to our consultation, those who participated at the joint community forum in November and those who talked to councillors at the on-street have your say session opposite Costa Coffee in Chapel Street.

Partner organisations who supported the review include Rugby First Limited (including the Town Centre Rangers), WCAVA and Warwickshire Police, with special thanks to the Benn and town centre beat officers. Thanks go to my fellow councillors Noreen New, Tim Douglas, Sebastian Lowe and Maggie O'Rourke who heard and contributed significant evidence to support the review.

As the review progressed it was clear to me and my fellow councillors that the implementation of PSPOs should be intelligence led i.e. based on a clear working knowledge of local factors and conditions. The legislation for both PSPOs and Community Protection Notices (CPNs), is underwritten by an important requirement that it must be victim led, meaning that there is clear and demonstrable harm to the individual or community before PSPOs or CPNs are used.

We have no wish to turn our public spaces into 'no go' zones or to impose overly prescriptive conditions in areas with 'do and do not do' signs on every lamp post or railing. We do however want to see some of the current signage refreshed to positively re-enforce good behaviour.

Dog walkers, joggers, keep fitters, cyclists, footballers, cricketers, conservationists, mums, dads and children who use our open spaces are our first line of defence against anti-social or nuisance behaviour, but they need clear guidance on how to report an incident or an abuse of an open space. We would recommend that the new "Report it" function be identified on any new signs with a telephone number, Facebook or email address.

Collaboration and partnership working will be a key factor to successful implementation, for example Rugby First can make better use of the CCTV camera system in tracking those individuals causing anti-social behaviour in the town centre as they move from venue to venue.

Warwickshire Police have praised the current St Andrews Garden PSPO scheme, where there has been substantial reduction in anti-social behaviour due to heavy drinking and substance abuse. Whilst not perfect, community warden patrols have taken pressure off ongoing reductions in town centre police numbers and ensured this open space in the heart of the town centre is still a place the public want to enjoy. We would like to extend these successes to other town centre parks and cemeteries.



Leaving bottles, cans, sharps or gas canisters, dog and human faeces bags or nappies or take-away packaging are all forms of littering and undermine the visual amenity of our open spaces and we would include littering as an enforceable public space protection condition. We are advised by the Community Wardens that they currently enforce littering of this nature and enhanced powers on any littering in public spaces with good signage seems a natural progression of their powers.

**Councillor Neil Sandison**  
**Chair**

# 1. RECOMMENDATIONS

The scrutiny sub-group considers that the proposed renewals to the Public Spaces Protection Orders for Rugby will continue to help to:

- support the police in continuing to tackle intoxicating substance related ASB in public places around the town;
- support authorised officers in tackling dog related issues and assisting in ensuring our public areas remain a safe, clean environment;
- provide the police with an effective tool to tackle groups of people causing alarm, distress, harassment or a nuisance;
- demonstrate that anti-social drinking and anti-social behaviour is not acceptable and will not be tolerated in the boroughs public places;
- residents, businesses and visitors to feel safe in the town; and
- protect the economic viability of the town.

In view of this the scrutiny sub-group proposes the following recommendations to Cabinet:

## IMPROVEMENTS THAT COULD BE MADE QUICKLY AND AT LOW COST

1.	Implement the revised PSPOs relating to Dog Control and Intoxicating Substances, as described in this report
2.	Begin consultation regarding suggested PSPOs relating to Mounted Cyclists in Town Centre and Newbold Quarry Nature Reserve
3.	Review present park signage and other affected or proposed areas of public places. Update RBC website to improve public awareness

## MEDIUM TERM PROPOSALS WHICH WILL REQUIRE SOME COMMITMENT OF TIME OR FINANCIAL RESOURCES

4.	Review of successes and determination of resources such as regulatory signage and enforcement activities, to provide recommendations. Monitoring system to be put in place and outcomes to be reported to the appropriate committee.
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## ASPIRATIONAL PROPOSALS WHICH WILL REQUIRE LONGER TERM COMMITMENT OF TIME OR FINANCIAL RESOURCES

5.	Further review and refreshed consultation as appropriate as orders lapse, or require renewal, deletion or extension
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### 1.1 Alignment with the Corporate Strategy

The review relates to the following corporate priorities:

## **ENVIRONMENT AND PUBLIC REALM: Enhance our local, open spaces to make them places where people want to be**

## **2. OBJECTIVES**

### **2.1 Background**

The topic of Dog Control Orders, Public Spaces Protection Orders and their enforcement was originally identified at the overview and scrutiny work programme workshop held on 2 March 2016, and it was subsequently decided that this review should be included in the work programme for 2016/17, with the approval of the Whittle Overview and Scrutiny Committee.

A draft one-page strategy for the original review was agreed by Whittle at its meeting on 13 June 2016 and a task group was subsequently appointed, beginning its work in September 2016. Several factors delayed the progress of the review including available resources and service delivery demands that required other business activities to take higher priority.

The Anti-Social Behaviour, Crime and Policing Act 2014 enabled Councils to introduce Public Space Protection Orders (PSPOs), which are in effect a more modern and responsive style of local byelaw. They can, in theory, be used to address a very wide range of issues and Councillors have engaged with officers through member conversations to explore what sort of issues this Council might wish to use them for.

At its meeting on 18 July 2017 Council endorsed the recommendation of Cabinet and resolved that the four existing Dog Control Orders be translated into Public Space Protection Orders and be approved for adoption, subject to delegation to the Head of Environment and Public Realm to approve following consultation.

Following changes made to Committee memberships at Annual Council and the appointment of the Mayor, the task group membership was refreshed in 2017 and a revised one-page strategy was agreed by Whittle at its meeting on 11 September 2017.

Work recommenced in October 2017 focusing on the opportunities for changing how we manage behaviours in public spaces and to consider how PSPOs can be used to make a significant contribution towards this Council's commitment to delivering the strategic priorities in the Corporate Strategy.

### **2.2 The One Page Strategy**

The 'one-page strategy' is the name given to the scoping document for the review. It defines the task and the improvements being aimed for and how these are going to be achieved. The review's one-page strategy, revised by Whittle at its meeting on 15 January 2018, is as follows:

**What is the broad topic area?**

How can we encourage a change of behaviour on the part of those dog owners who do not comply with the present dog control orders?

How effective are the current PSPOs (e.g. dogs, intoxicating drinks in the town centre)?

What other PSPOs should the council consider introducing?

To comply with Home Office guidance, the impact on the victims must be considered in determining if to use specific PSPOs.

**How well does the service perform at the moment?**

There is a wide variety of open spaces and these are used in different ways by a range of different people. Consequently, some conflict arises, leading to community tension and complaints. There is limited ability to modify behaviour or enforce change because of limitations in the legislation.

The task group will seek to learn from the experience of the existing PSPO for the control of the anti-social consumption of intoxicating substances in the town centre area.

**Who shall we consult about the current service and about how we can improve it?**

Parish councils, users of parks such as sports clubs, dog club, model engineers and the general public, specific groups identified during the review.

**What other help do we need?**

Information from other councils, Legal Services.

**How long should it take?**

Six months maximum.

**What will be the outcome?**

Establishment of need for regulation to encourage appropriate behaviour in public spaces and to control inappropriate behaviour. Recommendations for implementing and enforcing this.

## 3. METHODOLOGY

The task group tackled the review in several key stages.

Firstly, the group received an introductory presentation to develop an understanding of the successes and failures of the current enforcement of PSPOs, whether they are effective, and whether any alteration was required.

Secondly, the group gathered evidence from external partners on the current situation and where improvements could be made, drawing conclusions about the approaches taken to tackle nuisance behaviours. A consultation questionnaire was published on the Council website and members of the group held a consultation exercise in the town centre and had a 'Listening Post' stand at the Warwickshire CAVA 'Our Rugby, Our Future 2017' event. The press release and questionnaire were shared with the voluntary sector, via WCAVA, and with Warwickshire Police and Rugby First Limited.

The third stage was to consider the responses to the questionnaire and other related feedback received from council officers and partners. Additionally, the group considered a list of all council owned play areas and whether dog-free zones should be created.

From the feedback and responses, the group reviewed the list of identified nuisance behaviours and prepared a shortlist of new PSPOs.

### 3.1 Overview of Current Enforcement

The Anti-Social Behaviour Crime and Policing Act 2014 provides local authorities with powers to make Public Space Protection Orders (PSPOs). These orders are intended to address activities carried out in public spaces which have a detrimental effect on the quality of life of those in the locality. The orders allow the Council to prohibit specified activities, and/or require certain things to be done by people engaged in particular activities, within a defined public area.

Section 59 of the Anti-Social Behaviour, Crime and Policing Act 2014 provides that the Council may make a PSPO, if satisfied, on reasonable grounds that the following two conditions are met:

- a) That activities carried on in a public space within the authority's area have had a detrimental effect on the quality of life of those in the locality or it is likely that such activities will be carried on and will have such an effect.
- b) The effect, or likely effect, of the activities is, or is likely to be, of a persistent or continuing nature, such as to make the activities unreasonable, and justifies the restrictions imposed.

This exercise has provided an opportunity to consult and review the detail of our present PSPOs, enabling an assessment of whether they are still fit for purpose and whether we

need to review and consult on any changes we may need to address related to anti-social behaviour.

### **3.2 Public Space Protection Order (PSPO's): Dog Control**

Rugby Borough Council has a Public Space Protection Order in relation to dog control. This order covers:

- 1. Failing to remove dog faeces** - A person has committed an offence if a dog in its charge fouls on land listed in the order and the person fails to remove the faeces. (This applies borough wide).
- 2. Keeping a dog on a lead** - A person has committed an offence if he/she fails to keep a dog on a lead in designated areas, including public roads and pavements, council-owned cemeteries and Caldecott Park.
- 3. Direction order** - Not putting and keeping, a dog on a lead when directed to do so by an authorised officer. This order applies to the whole borough.
- 4. Dogs banned from certain land** - A person has committed an offence if he/she takes a dog into an enclosed children's play area or the grounds of a school controlled by Warwickshire County Council.

The order came into force on 1 September 2017 for a period of three years and applies to all land in the borough to which the public has access, including:

- all streets and pavements throughout the borough
- all council-owned land including parks, gardens, recreation and sports grounds, cemeteries, open spaces, car parks and parking places
- all land belonging to county and parish councils to which the public has access
- all rights of way which cross land owned by the county, borough and parish councils

This was an automatic and direct conversion of the previously approved borough Dog Control Orders (DCO's). The Anti-Social Behaviour Crime & Policing Act, 2014 (as amended 24 December 2017), made a provision for the orders to automatically convert to Public Space Protection Orders (PSPO's) in September 2017. They had to be "like for like" or a full consultation was required.

The public were advised and informed of this order by posting of information on the council website and signage was placed at park entrances. There was a flurry of information, opinion and debate which provided the consultation for the proposed order.

Fixed Penalty Notices of £100 can be issued to a person committing an offence under the Public Spaces Protection Order.

#### **3.2.1. Successes (from April 2016 to September 2017):**

Some of the successes and results in relation to the current PSPO include:

## Dogs off Leads:

- 136 dogs were seized by officers
- Of these 44 were reclaimed by kennels and 44 Fixed Penalty Notices were issued
- 35 dogs were returned to their owners and 35 Fixed Penalty Notices were issued
- Two prosecutions were made:
  - Mr. B: Fine £100, £627 costs & £20 victim surcharge
  - Miss C: Fine £80, £361 costs & £30 victim surcharge

## The “We are watching you campaign”

Assessments were carried out in the following locations and results included:

### Newton Manor Lane

- May 2017 – faeces count was 211 – posters erected
- Count reduced to 101 in June and 85 in July
- The patrols were reduced in August and the count increased to 200+ in September
- Action was taken to stencil and spray paint areas and the count dropped to 151
- Patrols were continuing.

### Winfield Cemetery

- May 2017 – faeces count was 379 and posters were erected
- The counts reduced to 211 in June
- Action was taken to stencil and spray paint and the count reduced to 85 in July
- Count in August reduced to 71
- Regular patrols were continuing.

The figures above demonstrate that once we have reduced the number of patrols, the offences recur. If wardens do not patrol, then areas quickly become heavily fouled and this can result in immediate clean-up action being required.

For wardens to act, whether this is via an educational route or enforcement, the event or occurrence must be witnessed. Covert surveillance is not permitted. Wardens have limited time to patrol areas and once seen, people’s behaviour changes and they are a little more mindful of their actions.

## 3.3 Public Space Protection Orders (PSPO’s): Intoxicating Substances

Rugby Borough Council has a Public Space Protection Order in relation to Intoxicating Substances. The order covers:

1. The consumption of alcohol and other intoxicating substances and targets anti-social drinking and drug abuse for a specific area within the town centre.

The order does not cover licensed premises and is not a total ban on drinking alcohol in Rugby. It just makes it an offence if somebody doesn’t comply with a police officer’s request to stop drinking alcohol or hand over alcohol in the area covered by the PSPO. It is not intended to stop anyone from drinking sensibly. For example, if someone is drinking

alcohol with a picnic by the riverside and not acting in an anti-social way, they would not be affected. People drinking alcohol responsibly outside licensed premises would also similarly not be affected.

### **3.3.1. Successes (from April 2016 to September 2017):**

Some of the successes and results in relation to the PSPO include:

- Three foreign nationals were deported. Further intelligence indicated that one was imprisoned whilst visiting Poland.
- 105 hours of patrolling took place
- 13 Fixed Place Penalty Notices were issued
- 10 cases were prepared for Court prosecution. Of these eight were dismissed due to issues with false or incorrect addresses.
- Two prosecutions were made with fines of £200 + £250 costs & £30 victim surcharge. Successful applications were made by Criminal Behaviour Orders (CBO).

The results clearly demonstrate the importance of community engagement and partnership working, it is clear there has been a positive impact with measurable outcomes.

## **3.4 Partnership Working**

The Council's Community Warden team work in partnership with a range of key stakeholders, including Warwickshire Police, Rugby BID and other Council Services such as Parks and Open Spaces and Neighbourhood Services. They are perfectly placed to consider if:

- a) The alcohol related restriction is still required and
- b) Any additional requirements are needed to address other relevant ASB issues in the town.

Based on the feedback and evidence gathered from stakeholders and given the lack of suitable existing enforcement tools, PSPO's are considered to be the most effective way of tackling the following two issues in Rugby:

- Alcohol related anti-social behaviour in a public place; and
- Anti-social behaviour causing alarm, distress, harassment or a nuisance in a public space.

## 4. EVIDENCE

The task group met four times between October 2017 and March 2018 building a solid evidence base to supports its conclusions.

### 4.1 Call for Evidence



The task group sought the views of a range of individuals and groups.

A consultation questionnaire was published on the council's website and Members engaged in a consultation exercise in the town centre and a local community partnership event, Our Rugby, Our Future, held at the Benn Hall.

The consultation questionnaire responses were collated as follows:

#### Representative Data Table

<b>Participants of consultation</b>	
• Resident of Rugby	75
• Business owner	2
• Organisation Representative	10
• Age Range 18 – 69	67
• 70+	10
• With disability	9
• Use sports pitch	21
• Use play area	3

Participants were asked to agree or disagree behaviour related questions that most affected them in public spaces near them and rate them on a severity level of 1 -5.

A strong level of support related to the dog controls we currently have in place to be a continued inclusion in the PSPO. Other areas considered and included in the appendices attached were mobile trespassers, unauthorised encampments, unauthorised motor vehicular access including mini-moto's/quad bikes, horse riding and hacking.

Some of the reported behaviours could be addressed effectively by using other legislative enforcement powers. Should future evidence suggest a PSPO will be more effective, then the situation will be reviewed, and a report provided for members.

It is accepted that any achievable ambitions and enforcement needs to be intelligence led and the evidence needs to be robust to meet with government guidance and law. For

example, issues relating to horse riding and hacking are only a problem in a few specific locations and caused by one or two individuals. A blanket ban therefore, is not necessary, and the criminal damage caused can be dealt with by other separate means.

The Home Office Guidance was clear that if alternative and more appropriate legislation was available, then PSPOs should not be used.

#### **4.1.1 Feedback from recent conversion consultation.**

Feedback indicated there was an initial misunderstanding of the change over from Dog Control Orders to the PSPO, which produced some interesting insight:

- Parish Council requests for the addition of 'dogs on lead & dog fouling' in their parks, the aim being to control the level of fouling and loose dogs on their football pitches and play areas.
- Requests for children's play areas not currently enclosed to be considered as future enclosed areas to prevent dog fouling and prevent drinkers contaminating the sandpits with broken glass etc.
- A published list of parks where owners could walk their dogs would be useful.

Other areas highlighted from the consultation are:

- Analysis of parks on a site-by site basis, (the data to be available on our website)
- Consider whether designated areas for dogs should be introduced (permitting/providing an area for dogs to be exercised)
- Signage at park entrances and the type of wording to be considered
- Dog fouling, which was the issue of most concern (present order to continue)

## **4.2 Access to evidence**

The task group considered the types of behaviour and reported problems which the council receive. These included aggressive begging, drug abuse in the town, homeless camping in town centre and tents on public land, vehicular trespass, and parking on verges.

This information helped form the questionnaire review paper; the questions chosen were related to: Dog fouling, Dogs off leads in open spaces, Dogs off leads in cemeteries, Motor bikes or hacking/ horse riding in open spaces , Camping, caravans or trailer use in public spaces , Smoking, drinking or drug use at or near children's play areas, Destruction or vandalism of trees, nature areas or public space equipment and Ball games near housing

In order for a PSPO to be considered these activities must have had a detrimental effect on the quality of life of those in the locality, and it is likely that the activities will be carried out within that area and have such an effect.

The Council is also satisfied that the conditions set out in Section 59 (3) of the Act have been met. Namely, that the effect or likely effect of the activities is, or is likely to be, of a persistent or continuing nature and that these activities are unreasonable and justify the restrictions imposed by this Order and that it is in all the circumstances expedient to make this Order for the purpose of reducing crime and/or anti-social behaviour in a public place.

Using the guidance and balancing the survey results the group decided that priority PSPOs should be dogs; intoxicating substances, Newbold Quarry and cycling in the pedestrianised area of the town centre.

The task group review papers are available online at [www.rugby.gov.uk/meetings](http://www.rugby.gov.uk/meetings) in the section '*agendas, reports and minutes*', and can be found by selecting the Public Spaces Protection Order Scrutiny Sub-Group.

## 5. FINDINGS

### 5.1 Shortlisting of Public Spaces Protection Orders

Following consideration of the consultation responses and discussions with a range of stakeholders, the following topics were selected:

#### 5.1.1 Current PSPO's related to dog control

These are a direct conversion of the previously approved Dog Control Orders. The Anti-Social Behaviour Crime & Policing Act, 2014 (as amended 24 December 2017), made a provision for the orders to convert to PSPO's in September 2017. They had to be "like for like" or a full consultation was required.

Following Whittle Overview and Scrutiny Committee meeting on 16 July 2018 further considerations in relation to encouraging responsible dog ownership were discussed. Members felt that they should explore areas where they could encourage responsible ownership and therefore recommended that consultation is approved on a borough wide requirement that:

- Any person in control of a dog in a public place must carry with them an appropriate means of picking up after their dog (termed as suitably equipped) and responsible disposal. Evidence of this would need to be provided to an authorised officer on request. This would be an introduction of a new PSPO (for consultation) "Requirement to have the means to pick up after their dog and responsible disposal".
- In relation to the requirement that all dogs be excluded from children's play areas it is emphasised that in play areas containing equipment such as slides, swings, climbing frames, whether or not they are open or are enclosed on all sides by fences (or other structures that mark the boundary of the play area) this does apply.

For example Aqua Place play area holds such play equipment within its boundary fenced area. Therefore, the order to place dogs on lead in a designated area would inclusively apply and be enforceable. It is considered providing these clear boundaries will make it easier for people to identify the extent of the 'dog exclusion' and/or 'dog on lead' areas. Registered assistance dogs would be exempt from this form of exclusion.

- Members are mindful that dogs need areas to exercise for their health and wellbeing, as noted within the public consultation feedback. It is recommended that officers provide details of areas where dogs can be exercised 'off lead' by direction (such as St Andrew's Rugby Club) and dogs allowed 'off lead' in designated areas (such as Whitehall Recreation Ground). In such instances, there may be an opportunity to have a mapped area where dogs can be exercised - essentially through a 'dog only' area. This requires further input from our Parks and Open Spaces team due to their extensive knowledge of these areas and members consideration whether it is best to have a common approach of "describing areas where dogs are allowed".
- An additional PSPO question for consultation on "exclusion of dogs from defined recreation areas" may be the most advantageous approach to control dog exclusion from marked and maintained sports areas such as football and rugby pitches, as was requested by our Parish Councils in the Dog PSPO conversion feedback.

### 5.1.2 Current PSPO (intoxicating substances)

These are issued to tackle anti-social drinking and substance misuse in the town centre and mapped area and have proved to be very successful.

There has been an emerging pattern of displacement where the behaviour has continued outside the designated area and extended into public areas, for example Millennium Green Park, Chestnut Fields, Regent Place, alleyways in Benn Ward and Jubilee Gardens.



The proposed replacement extends the area of related anti-social behaviour as detailed above. This extension has subsequently been granted, with consultation in progress.

### 5.1.3 New PSPO for consideration- Newbold Quarry Nature Reserve

The sub-group heard evidence of continuing anti-social behaviour in the vicinity of Newbold Quarry Nature Reserve and the detrimental impact which this was having on individuals' quality of life. To support activity to tackle this, an additional PSPO for Newbold Quarry Nature Reserve should be considered, and should include controls to prevent anti-social behaviour, including:

- no swimming
- no fishing,
- no dogs to enter water,
- no canoes/rafts or inflatables.
- no open fires or bonfires.
- No Barbeques
- Noise- nuisance related behaviour, amplified music

There has been strong support from the local community for this consultation to take place due to increasing levels of anti-social behaviour.

#### **5.1.4 New PSPO for consideration - “No cycling in the town centre pedestrianised area”**

Following feedback heard during the review, an additional PSPO relating to cyclists causing nuisance, alarm, harassment or distress in pedestrianised areas should be considered.

Further consultation would be required with Warwickshire County Council as the responsible body for pedestrianised areas in the town centre; officially a highway and is open to vehicular access at set times and related Traffic Orders.

## **6. CONCLUSIONS**

The task group drew the following conclusions from the evidence that it gathered and further consultation from Whittle Overview and Scrutiny Committee (16 July 2018):

- (1) Recommend that Council consider revising the current PSPOs related to Dog Control and intoxicating substances as detailed in appendix 1 and 2;
- (2) Consult on the proposed changes, including:
  - (i) Dogs to be kept on a lead at all times in all council owned cemeteries.
  - (ii) Add Rainsbrook cemetery to the official legally approved list.
  - (iii) Requirement for owners to have the means to pick up after their dog.
  - (iv) Strengthen the PSPO for exclusion of dogs from defined recreation areas.
  - (v) Add designated areas where dogs can be allowed off lead (outlined on plans at the entrances to the affected parks and on the council website).
- (3) Consult on the proposed new PSPOs for:
  - (i) Newbold Quarry Nature Reserve.
  - (ii) Restriction of cycling in the Town Centre pedestrianised areas, (namely Castle Street, High Street, Chapel Street and Market Place), at suggested times i.e. between 10.00 – 16.00 hours.

Without PSPOs in place, there is a risk that the anti-social behaviour they address will continue and potentially escalate as the police and authorised officers will be unable to effectively address the issues. This would have a detrimental impact on the local community.

One of the key changes made clear in the Home Office guidance was that the use of anti-social behaviour powers should focus on the impact on victims.

Complaints about nuisance behaviour should relate to an affected group rather than an individual, such as a group of local residents, and must be supported by evidence of a sustained affect. This would avoid malicious or vexatious complaints.

There were other types of legislation available to deal with incidents affecting individuals, such as Community Protection Notices.

## Appendix 1



**ANTI-SOCIAL BEHAVIOUR, CRIME AND POLICING ACT 2014  
SECTION 59  
PUBLIC SPACES PROTECTION ORDER  
RUGBY BOROUGH COUNCIL ORDER 2017**

Rugby Borough Council (“the Council”) makes the following Order:  
This Order shall come into force on 1 September 2017 for a period of 3 years

### General provisions:

1. This Order applies to all land in the administrative area of the Council to which the public or any section of the public has access, on payment or otherwise, as of right or by virtue of express or implied permission which includes

- a) All streets and pavements throughout the Borough
- b) All Council owned land including parks, gardens, recreation and sports grounds, cemeteries, open spaces, car parks and parking places
- c) All land belonging to County and Parish Councils to which the public have access
- d) All rights of way that cross land owned by the County, Borough and Parish Councils

2. A person who fails to comply with any obligation imposed by this Order is guilty of a criminal offence by virtue of section 67(1) of the Anti-social Behaviour Crime and Policing Act 2014 and liable to a fine on summary conviction not exceeding level 3 on the standard scale (currently £1000).

### Obligations on persons with dogs:

#### 3. Fouling

If a dog defecates at any time on land to which this Order applies a person who is in charge of the dog at the time must remove the faeces from the land forthwith

A person in charge of a dog must have sufficient means to pick up after their dog and dispose of responsibly unless

- (a) He has reasonable excuse for failing to do so; or
- (b) The owner, occupier or other person or authorities having control of the land has consented (general or specifically) to his failing to do so

#### 4. Leads by order

A person in charge of a dog on land to which this Order applies must comply with a direction given to him by an authorised officer of the Council to put and keep the dog on a lead unless

- (a) He has reasonable excuse for failing to do so; or
- (b) The owner, occupier or other person or authorities having control of the land has consented (general or specifically) to his failing to do so

An authorised officer may only give a direction under this Order if such restraint is reasonably necessary to prevent a nuisance or behaviour by the dog that is likely to cause annoyance or disturbance to any other person, or to a bird or another animal.

#### 5. Leads

A person in charge of a dog must keep the dog on a lead on the following land:

- a) Caldecott Park
- b) The following cemeteries/graveyards at Watts Lane, Winfield, Clifton Road, Croop Hill, St Andrews Gardens (Trinity Graveyard) and Rainsbrook.
- c) All public roads, pavements and footways, the pedestrianised roads and allotments within the Borough of Rugby, or any grass verge which is adjacent to the carriageway or footway and is maintainable at public expense unless:
  - (a) He has reasonable excuse for failing to do so; or
  - (b) The owner, occupier or other person or authorities having control of the land has consented (general or specifically) to his failing to do so

## 6. Exclusion

A person in charge of a dog must not take it into or keep it within a children's play area which are within the administrative area of the Borough of Rugby or any school land which is controlled by the Warwickshire County Council unless

- (a) He has reasonable excuse for failing to do so; or
- (b) The owner, occupier or other person or authorities having control of the land has consented (general or specifically) to his failing to do so

## 7. Fixed Penalty Notice

An authorised person may issue a fixed penalty notice to anyone he or she believes has committed an offence. You will have 14 days to pay the fixed penalty of £100 (discounted to £75 if paid within 10 days).

## 8. Appeals

Any challenge to this order must be made in the High Court by an interested person within six weeks of it being made. An interested person is someone who lives in, regularly works in, or visits the restricted area. This means that only those who are directly affected by the restrictions have the power to challenge. The right to challenge also exists where an order is varied by the Council. Interested persons can challenge the validity of this order on two grounds: that the Council did not have power to make the order, or to include particular prohibitions or requirements; or that one of the requirements of the legislation, for instance consultation, has not been complied with. When an application is made the High Court can decide to suspend the operation of the order pending the Court's decision, in part

## 9. Exemptions

Nothing in this Order shall apply to a person who –

- (a) Is registered as a blind person in a register compiled under section 29 of the National Assistance Act 1948; or
- (b) A person with a disability affecting their mobility, manual dexterity or ability to lift, carry or move everyday objects and who relies upon a dog trained by a prescribed charity for assistance.

### For the purpose of this Order:

- A person who habitually has a dog in his possession shall be taken to be in charge of the dog at any time unless at that time some other person is in charge of the dog;
- Placing the faeces in a receptacle on the land which is provided for the purpose, or for the disposal of waste, shall be sufficient removal from the land;

- Being unaware of defecation (whether by reason of not being in the vicinity of otherwise), or not having a device for or other suitable means of removing the faeces shall not be a reasonable excuse for failing to remove the faeces
- “an authorised officer of the Council” means an employee, partnership agency or contractor of the Council who is authorised in writing by the Council for the purposes of giving directions under the Order

THE COMMON SEAL of Rugby)  
Borough Council was hereunto affixed )  
the day of 2017 )  
in the presence of:- )  
Legal Services Manager

## Appendix 2



**ANTI-SOCIAL BEHAVIOUR, CRIME AND POLICING ACT 2014  
SECTION 59**

**PUBLIC SPACES PROTECTION ORDER  
RUGBY BOROUGH COUNCIL (INTOXICATING SUBSTANCES) ORDER 201518**

**RUGBY BOROUGH COUNCIL** (*“the Council”*) make this Order, being satisfied on reasonable grounds that activities in the location described in paragraph 2 (*restricted area*) of this Order have had or are likely to have a detrimental effect on the quality of life of those in the locality, and that these activities involved various anti-social behaviours. The Council believes that the effect, or likely effect, of the activity described in paragraph 1 of this Order is (or is likely to be) persistent and continuing in nature, such as to make the activity unreasonable and justifies the restriction imposed by this Order.

**1. Restrictions**

Person(s) within the *restricted area* will not – ingest, inhale, inject, smoke or otherwise use intoxicating substances.

*(Intoxicating substances is given the following definition (which includes Alcohol and what are commonly known as ‘Legal Highs’) substances with the capacity to stimulate or depress the central nervous system.*

**2. Location**

This Order applies to the land described in the area shown edged in red on the attached plan, being a public place in the area of the Council, identified for the purposes of Section 59(4) of the *Act*, and in this Order referred to as the *restricted area*.

**3. Offence/penalties**

**Alcohol** – Section 63 of the *Act* says that where a constable or authorised person reasonably believes that you:

- a) Are or have been consuming alcohol in breach of this Order; or
- b) Intends to consume alcohol in circumstances in which doing so would breach this order

The constable or authorised person may require you –

- a) Not to consume alcohol or anything they believe to be alcohol
- b) To surrender anything in your possession which is or reasonably believed to be alcohol or a container for alcohol.

If without reasonable excuse you fail to comply with a requirement imposed in paragraph 1 you commit an offence and are liable on summary conviction to a fine not exceeding level 2 on the stand scale (**currently £500**).

**Other substances** – Section 67 of the *Act* says it is an offence for a person without reasonable excuse to

- a) Do anything that is prohibited by a public place protection order or fail to comply with imposed in paragraph 1 or

b) Fail to comply with a requirement imposed in paragraph 1

A person guilty of an offence under this section is liable on summary conviction to a fine not exceeding level 3 on the stand scale (**currently £1000**).

**Fixed Penalty Notice**

A constable or authorised person may issue a fixed penalty notice to anyone he or she believes has committed an offence. You will have 14 days to pay the fixed penalty of £100 (discounted to £60 if paid within 10 days).

**4. Appeals**

Any challenge to this order must be made in the High Court by an interested person within six weeks of it being made. An interested person is someone who lives in, regularly works in, or visits the restricted area. This means that only those who are directly affected by the restrictions have the power to challenge. The right to challenge also exists where an order is varied by the Council.

Interested persons can challenge the validity of this order on two grounds: that the Council did not have power to make the order, or to include particular prohibitions or requirements; or that one of the requirements of the legislation, for instance consultation, has not been complied with.

When an application is made the High Court can decide to suspend the operation of the order pending the Court’s decision, in part

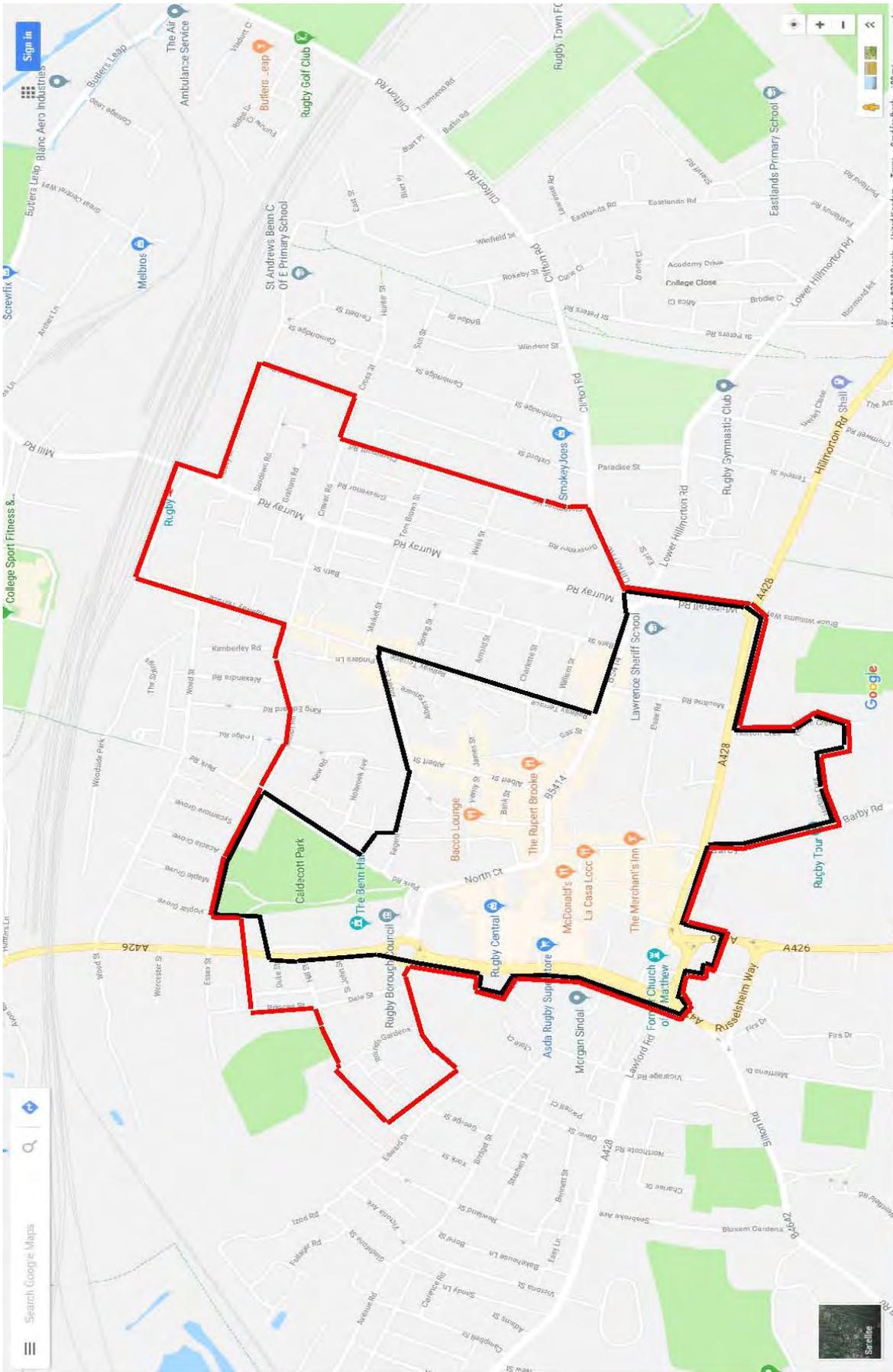
**5. Duration**

The Order will come into force on [21<sup>st</sup> August 2018] remain in place for a period of 3 years.

Restricted Area shown on attached map

THE COMMON SEAL of Rugby )  
Borough Council was hereunto affixed )  
the                            day of                            )  
in the presence of:-                            )

Legal Services Manager



Current PSPO area

Proposed PSPO area

## **Appendix 3**

### **DRAFT**

#### **Example of PSPO wording and restrictions for prevention cycling in town centre**

The Public Spaces Protection Order (PSPO) enables the Council to fulfil its statutory obligations under the Anti-Social Behaviour, Crime and Policing Act 2014 and respond in a positive manner to address the anti-social behaviour of individuals who ride bicycles through the main pedestrianised area of Rugby Town Centre.

**This is an example of PSPO should consultation on this matter go ahead.**

**IMPORTANT:** This will be subject to approval and final drafting by the legal team.

### **DRAFT**

Following extensive consultation, evidence gathered suggests that reckless riding of bicycles by cyclists is being carried out in a public place which is having a detrimental effect on the quality of life of those in the locality and it is likely that activities will be carried out in a continuing nature.

On dd/m/2018 Rugby Borough Council made a decision under section 59 of the Anti-Social Behaviour, Crime and Policing Act 2014 that a PSPO be made to restrict cyclists from riding bicycles through the main pedestrian area of Rugby Town Centre between designated times [this may be a consideration], allowing both authorised Local Authority and Police Officers to enforce the restriction using a fixed penalty notice regime.

The PSPO complements an existing Traffic Regulation Order (TRO) in place which restricts cyclists from riding through the pedestrian area during the same times, however it has the additional benefit of allowing authorised Local Authority staff to enforce the restrictions in the same manner as Police Officers. [this may be a consideration if TRO applies]

The introduction of the PSPO in the main pedestrian area of Rugby Town Centre represents an opportunity to put the victim of anti-social behaviour first and reassure the community that the issues that they are experiencing are being taken seriously. The Order will enable all enforcing officers to have more power to deal with cycling restrictions in the main pedestrianised area of the town Centre.

### **RESTRICTIONS**

*No person shall cycle/ride bicycles through the main pedestrian area of the town centre between the designated times (10:00hrs and 16:00hrs) as specified on the attached map by the grey diagonal shading (see Appendix 1/Map below).*

### **PERIOD FOR WHICH THE ORDER HAS EFFECT**

This order will come into force on xxxx 2018 for a period of three years until xxxx 2021.

At any point before the expiry of this three-year period the Council can review and vary the terms of the Order. As well as varying the Order the Council can also seek to discharge it at any time, subject to their being reasonable grounds to support such a decision.

**WHAT HAPPENS IF YOU FAIL TO COMPLY WITH THIS ORDER?**

Section 67 Anti-Social Behaviour, Crime and Policing Act 2014 states:

- 1) It is an offence for a person without reasonable excuse:
  - a) To do anything that the person is prohibited from doing by a public spaces protection order, or
  - b) To fail to comply with a requirement to which a person is subject under a public spaces protection order.
- 2) A person guilty of an offence under this section is liable on summary conviction to a fine not exceeding level 3 on the standard scale.
- 3) A person does not commit an offence under this section by failing to comply with a prohibition or requirement that the local authority did not have power to include in the public spaces protection order.

Therefore, where a constable or an authorised person reasonably believes that you:

*Are cycling through the main pedestrian area between the designated times (09:00hrs and 18:00hrs) as specified on the attached map by the grey diagonal shading (see Appendix 1/Map below).*

The constable or an authorised person may require you to:

*Stop cycling through the main pedestrian area between the designated times (09:00hrs and 18:00hrs), in breach of the Order.*

**FIXED PENALTY**

A constable or an authorised person may issue a fixed penalty notice to anyone he or she believes has committed an offence. You will have 14 days to pay the fixed penalty of £75. If you pay the fixed penalty within 8 days the amount to pay will be reduced to £50. If you pay the fixed penalty within 14 days, you will not be prosecuted.

[Attach a map] of PSPO designated area:

**DRAFT To be added**

On the .....day of .....2018

THE COMMON SEAL of the COUNCIL

Was hereunto affixed In the presence of:

.....Authorised Officer  
 ..... Designation

## Appendix 4

### **Draft Public Space Protection Order for Newbold Quarry**

#### **PUBLIC SPACES PROTECTION ORDER**

Rugby Borough Council

Section 59, the Anti-Social Behaviour, Crime and Policing Act 2014

Rugby Borough Council (referred to hereafter as 'the authority') hereby makes the following Public Spaces Protection Order that applies to the public space as referred to within the marked boundary in Appendix One: to be attached

#### Restrictions

##### 1. Dogs on leads

- a) Any person in charge of a dog, at any time, must keep the dog on a lead
- b) Any person in charge of a dog, at any time, must not allow it to enter or remain in any children's play park/area, or water
- c) Any person in charge of a dog, at any time, must clean up any faeces deposited by that dog

Unless subject to exemptions listed in Appendix Two: to be attached

These activities are not allowed:

- No swimming or entering the water
- No dogs allowed in the water
- No fishing
- No canoes/rafts or inflatables.
- No open fires or bonfires
- No barbeques
- No excess noise, amplified music

##### 2. Alcohol

Any person shall stop drinking alcohol, or hand over any containers (sealed or unsealed) which are believed to contain alcohol, when required to do so by a constable or an authorised person in order to prevent public nuisance or disorder.

##### 3. Psychoactive Substances

Any person shall hand over any containers (sealed or unsealed) which are believed to contain psychoactive substances, when required to do so by a constable or an authorised person in order to prevent public nuisance or disorder.

##### 4. Nuisance or anti-social behaviour

Any person shall not behave in a manner that causes or is likely to cause nuisance, harassment, alarm or distress to any other person.

#### Requirements

##### 5. Direction to Leave

Any person, when directed to do so by a constable or authorised person in order to prevent public nuisance or disorder, shall leave the designated area.

In issuing the order the authority is satisfied that:

1. (a) The named activities carried out in a public place within the authority's area have had a detrimental effect on the quality of life of those in the locality; or
- (b) it is likely that the named activities will be carried out in a public place within that area and that they will have such an effect

2. The effect, or likely effect, of the named activities:
  - (a) is, or is likely to be, of a persistent and continuing nature;
  - (b) is, or is likely to be, such as to make the activities unreasonable; and
  - (c) justifies the restrictions imposed by the notice
3. It has had particular regard to the rights of freedom of expression and freedom of assembly set out in Articles 10 and 11 of the European Convention on Human Rights.

**DRAFT**

On the .....day of .....2018

THE COMMON SEAL of the COUNCIL

Was hereunto affixed In the presence of:

.....Authorised Officer

..... Designation

**A supporting document is attached**

