

Brinklow
Site Allocations Development Pack

10th June 2016

Brinklow Site Allocations Development Pack

Introduction

The following document has been produced to aid discussions between the Development Strategy team and Brinklow Parish Council, on the Local Plan site allocation selection process for the settlement of Brinklow. The document sets out the background of the Local Plan process to date; the framework for site selection; next steps for the Local Plan; and appendix one contains the site assessment tables.

Background

The Local Plan Preferred Options consultation document (December 2015), consulted upon during 14th December 2015 to the 19th February 2016, set out the Council's preferred strategy to meet the housing target of 12,400 dwellings to be delivered during the plan period 2011- 2031.

Relevant to Brinklow Parish Council, the preferred strategy to meet the housing target included the proposals for seven of the Borough's main rural settlements (MRS) to accommodate approximately 100 dwellings each.

The Local Plan Preferred Options consultation document did not identify any site allocations for the MRS, with it stating that the sites will be identified in the Submission Local Plan informed by partnership working with the Parish Council. The submission Local Plan which is the next consultation stage of the Local Plan (timetable for Local Plan is set out in the next step section of this document) is the document that the Council considers ready for independent examination by the Planning Inspectorate on behalf of the Secretary of State.

The Local Plan Preferred Option highlighted that in accommodating growth at the MRS, amendments to the Green Belt boundary might be required. National Planning Policy Framework paragraph 83 highlights that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.

During the Local Plan Preferred Options consultation period responses were received and discussions were held with a number of statutory consultees who are responsible for infrastructure provision. In reviewing the responses received and holding further discussions with the consultees, it is considered that at this point in time there are no constraints present which would prevent the delivery of 100 dwellings within Brinklow.

The table below provides a summary of the responses and discussions held with the statutory consultees that are relevant to Brinklow:

Warwickshire County Council Education

The proposed housing growth in the Borough will put pressure on the provision of school places. The County Council will continue to monitor school places, provide further evidence, clarify where pressure for school places exists and the pressure points that are likely to occur.

Primary School: Fluctuating birth cohort sizes over this large rural area has resulted in varying capacity levels across year groups and schools. Short term accommodation may be needed to alleviate in year pressures and/or spike in pupil numbers at the usual point of transfer into primary education that can occur as a result of new housing in an area.

Secondary School: Growth in rural area, particularly as the larger primary cohorts transfer in secondary, will need to be factored into sufficiency in the town. Home to school transport cost implications for the Local Authority.

Warwickshire County Council Highways

Local Plan Preferred Option response provided no comment on proposal for Brinklow to accommodate approximately 100 dwellings.

WCC Highways currently producing a Strategic Transport Assessment for the Local Plan which takes account of the allocation of 100 dwellings within each of the 7 main rural settlements.

WCC Highways have provided advice on site access as part of this document.

WCC Minerals

Note that there are several Rural Area Allocations proposed in some of the major villages in the Borough. Again these may be within Safeguarding Areas of Sand and Gravel and in the case of Brinklow may be close to the existing quarry. Any new proposed Rural Areas Sites should be assessed against the existing and proposed sites in the Warwickshire Minerals Plan and the associated Safeguarding Areas.

Environment Agency

In relation to Brinklow, the response highlighted that the extent of the flood zone around Brinklow and advice as to work that needs to be undertaken if a site selected that is within flood zone 2/3.

Natural England Response

No specific concern was raised by Natural England due to their being no Sites of Special Scientific Interest (SSSI) in close proximity to the settlement.

NHS England and Clinical Commissioning Group Response

The response highlights that using an average occupancy of 2.4 people per home and an average list size of 1,750 registered patients per whole time equivalent GP, each of these settlements will need an additional 0.14 whole time equivalent GP, equivalent to one session a week. There are GP practices in Brinklow, Stretton-on-Dunsmore and Wolston that can accommodate the very small increase in demand at those locations and the remaining additional patients can also be served by the existing GP infrastructure. There is therefore no need for the development of new GP premises to provide services to the residents of the new homes planned in the main rural settlements.

National Grid

In reviewing the consultation document no comment was made by National Grid. Further discussions were held with National Grid highlighting that there is sufficient capacity on the grid and that discussions should be held with the local electricity distributor which for Rugby is Western Power.

Western Power

No consultation comment was received by Western Power. However, discussions are ongoing and Western Power have stated that there is always capacity, albeit at a certain price. It has been indicated that there are currently certain limitations within the Rugby area and where additional demand connections are requested these will trigger network reinforcement. The scale of development proposed at the main rural settlements is connectable without any major reinforcements.

Western Power also indicated that they have a medium and long term strategy for reinforcement within the wider area which will unlock additional capacity taking account of planned growth.

Severn Trent

No consultation comment has been received though the Council are in the process of undertaking a Water Cycle Study which will inform if there is sufficient water capacity and additional sewerage treatment work infrastructure required. Severn Trent, Environment Agency and the Warwickshire County Council as local lead flood authority will be involved in this study and Parish Council's will be informed of the outcome

Framework for Site Selection

In order to ensure that decisions about the Local Plan site selection are undertaken in a transparent and objective way, a process of assembling relevant information and then considering this information in a consistent manner has been undertaken. This approach will determine whether the promoted sites within Brinklow Parish could be considered suitable for allocation.

Site Identification

The starting point for site selection is identifying potential sites that could be considered for allocation.

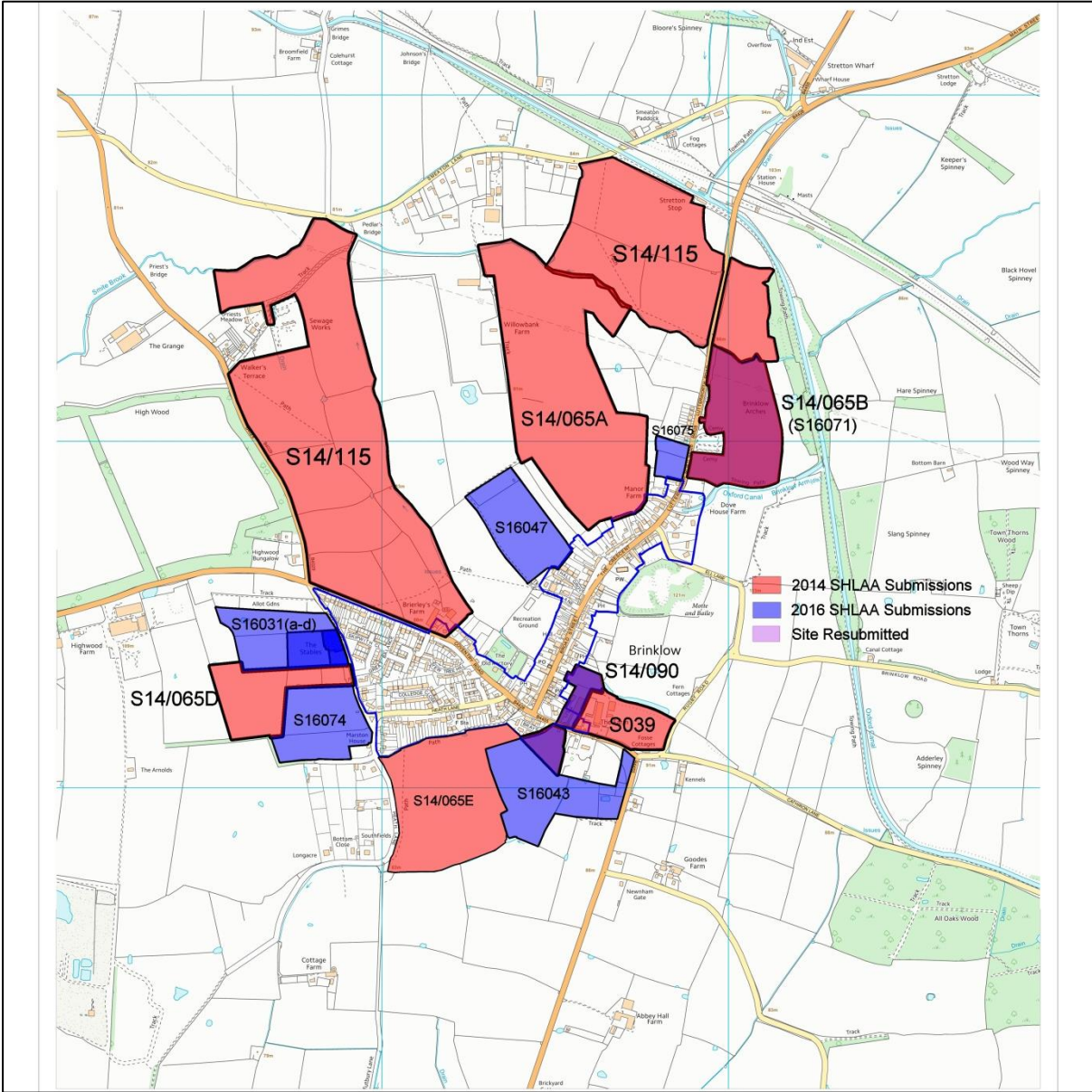
The sites within this document have been identified from two sources namely the Strategic Housing Land Availability Assessment (SHLAA) report published in December 2015 and from the recent call for sites exercise, which coincided with the consultation on the Local Plan Preferred Options document.

These sites, in view of Planning Officers, warrant consideration in order to ensure that sufficient regard has been had to all of the 'reasonable alternative' options, for site allocation.

The 'reasonable alternatives' have been developed using the following criteria:

| | |
|---|--|
| Location | Sites are within, adjacent to or close to the existing settlement boundary of Brinklow enabling access to its services. Sites which are in isolated locations are not included. |
| Size | Sites need to be capable of accommodating 5 dwellings or more in accordance with SHLAA guidance. This ensures that there are not an unmanageable number of sites being included, impacting upon the delivery of houses. It also helps to prevent double counting of windfall sites (sites less than five dwellings, not allocated within the Local Plan). |
| SHLAA 2015 and preliminary assessment of 2016 call for sites | Sites that have been assessed as suitable, available and achievable or suitable if policy changes are included. |

In total there are 11 sites around Brinklow that have been considered within this document (displayed in the map below). Only one of the sites is partially contained within the settlement boundary of Brinklow and it would be incapable of delivering 100 dwellings, therefore to meet the Local Plan preferred strategy for housing delivery the Local Plan will be required to make amendments to the Green Belt boundary.



Approach to Site Selection

Having identified a list of sites, it is necessary to consider the approach to take in assessing the sites. Making decisions about whether sites can and should be allocated requires information from a range of sources in order to come to a balanced decision.

Information has been sourced from a range of evidence used to inform the Local Plan Preferred Option such as the Green Belt Review, SHLAA and the Local Plan Sustainability Appraisal¹. Further to this, new evidence has been commissioned by the Council in relation to landscape character and advice sought from WCC Highways with regard to the accesses of the sites.

To present this information it was decided to use a series of site assessment tables. The format of the table covers a range of considerations identified within the NPPF which would impact the suitability of the sites (providing further detail than that contained within the SHLAA 2015 report).

The table below sets out the information used in the site assessment table, the reason it has been used and its source.

| Information | Reason | Source |
|---|--|--|
| Number of Dwellings | To identify the level of development that is being considered on the site. | SHLAA December 2015 Call for sites form |
| Site Area | To show the extent of the site being promoted for development; and to identify potential area of land that could act as a buffer for example for landscape purposes or to protect heritage assets. | SHLAA December 2015 Call for sites form |
| Deliverability | To identify if the sites could be delivered within the first 5 years of plan period to help the Council demonstrate a five year housing supply at the point of adoption. | SHLAA December 2015 Call for sites form |
| Local Planning Policy Designation | To identify any local policy constraints which could be amended to allow development | Core Strategy and Saved Local Plan Policies |
| Site Location, Characteristics and Constraints | To identify the area and factors that could affect the site such as flood risk, historic assets, agricultural land classification and biodiversity assets. | SHLAA December 2015 Sustainability Appraisal (2015) Habitat Biodiversity Audit Flood Risk Mapping Historic Environment Records |

¹ The new 2016 call for sites will be subject to a Sustainability Appraisal

| | | |
|---|---|--|
| Green Belt and Landscape Character | To identify the least sensitive Green Belt parcel for release whilst taking account of landscape sensitivity (other factors such as those highlighted in the constraints section will be taken account in the overall site conclusion). | Green Belt Review (2015) Draft Landscape Character Assessment (2016) |
| Accessibility - Proximity to Services | To ensure opportunities to use transport modes other than the private car such as public transport, public rights of way, access to jobs and services, such as shops, community facilities and open space | Sustainability Appraisal (2015) In house measurement from the site proposed access to a range of services within the settlement were undertaken for each site |
| Accessibility – Highways and Site Access | To ensure safe suitable access to the site can be achieved for all people | Site Visit Assessment from WCC Highways |
| Layout (where provided) | To provide an indication of how the site could be developed in consideration of any identified constraints identified | Site Promoter Submission |
| Conclusion | To balance the considerations within the site table and provide a view on the suitability of the site for allocation in the Submission Local Plan | |

Site assessment findings

Each of the 11 sites has been assessed in line with the criteria set out above. The assessments are contained within appendix 1 of this document.

What next?

This document identifies Planning Officers views of each site (appendix 1), taking account of a range of factors and draws a conclusion as to their suitability for allocation in the Local Plan.

The purpose of this document is to enable discussion on the conclusion drawn for each of the sites and understand the Parish Councils' view on the most appropriate site for allocation, based on the information before you.

It should be noted that the Local Plan deals with the principle of the site being developed whilst any application for the selected site(s) would provide the detail of the proposed development. Planning applications would therefore need to take account of planning policy matters contained within the Local Plan such as design, drainage; provision of open space,

infrastructure and affordable housing. These policies will help improve the quality and sustainability of the development.

Local Plan Timescales

As stated above it is only through the Local Plan that amendments can be made to the Green Belt boundary. Therefore the proposed allocation will be required to be identified in the Local Plan Submission Document. The Local Plan Submission document is scheduled to be consulted upon for a 6 week period during September - October 2016. This means that the allocation(s) must be identified by the end of June to enable a report to be completed by the 29th June for the Local Plan Submission to go Full Council on the 19th July 2016, which will determine if the document can go out to public consultation.

During the Local Plan Submission document consultation local residents, landowners, developers, businesses, organisations and any other individual or group can make representations on whether they support or object to the sites proposed to be allocated; comments can include support for the allocation of other sites not proposed for allocation. The comments received will be submitted alongside the Publication Draft for examination by an independent Planning Inspector appointed by the Secretary of State. This examination will include Hearing Sessions run by the Inspector who may invite people who have made comments to participate.

Following the examination the Inspector will issue a report into whether the Local Plan is sound and legal and recommend whether it can be adopted as part of the statutory Development Plan for Rugby Borough Council. The Inspector may recommend that it be adopted with number of modifications. Once adopted as part of the Development Plan the sites will be allocated for development.

The timescales for this consultation and the subsequent stages of the plan making process is set out in the below table:

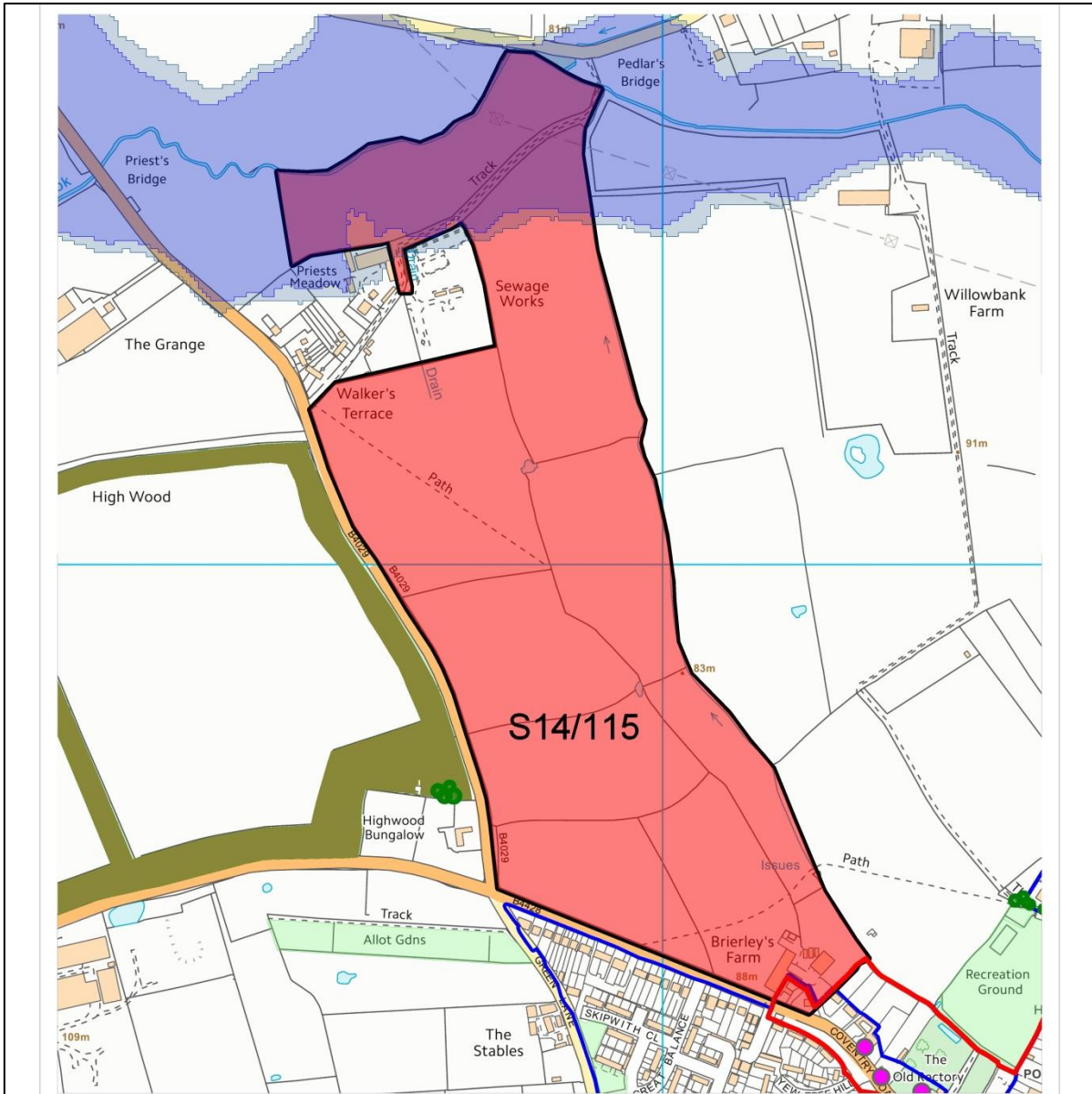
| Stage | Dates |
|--|--------------------------|
| Submission consultation | September - October 2016 |
| Submission to the Planning Inspectorate | December 2016 |
| Examination | April 2017 |
| Adoption | July 2017 |

SITE ASSESSMENT TABLES

APPENDIX ONE

| Site S14/115 Brierleys Farm, Brinklow | |
|---------------------------------------|---|
| Capacity | 902 dwellings |
| Site Area | 36 hectares (excludes area further east to the north of the settlement due to it not adjoining the settlement boundary) |
| Deliverability | >5 years |
| LP Policy | Green Belt Designation |

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

| | | |
|---------------------|--|-------------------------------|
| Flood Zones 2 and 3 | Open Space | Tree Preservation Order (TPO) |
| Listed Buildings | Ancient Woodland / Local Wildlife Site | |
| Site S14/115 | Brinklow Village Boundary | |

The site that adjoins the settlement boundary off Coventry Road is approximately 38 hectares and is elongated in shape. The site is currently in agricultural use and is classified as being grade 3 quality and the northern section of the site is within flood zone 2 and 3. To

the north of the site is the Smite Brook and farmland; to the east is farmland; to the south are residential properties; to the west is High Wood local wildlife site; and adjoining the site to the north west there are residential properties. Public rights of ways run through the site to the south and diagonally from the south east across to the north west. The site is bounded predominantly by hedgerows, though it is quite open in character due to its elongated shape and the adjacent farm uses.

The Conservation Area Appraisal highlights that to the south of the site the Brierley farm buildings are important unlisted buildings with it occupying a traditional outer village location. The farm buildings influence the approach towards the village and it is identified as being a key view/vista.

Green Belt and Landscape Character

The site is located within Green Belt parcel BR1. The parcel helps to prevent ribbon development from Brinklow along Lutterworth Road and Coventry Road. There is development in the parcel such as farms (adjoining site S14/115) and a few isolated dwellings on the roads surrounding the parcel. While these buildings compromise the openness of the Green Belt within their immediate vicinity the majority of the Green Belt in the parcel is open. Land within this parcel has characteristics of countryside with no urbanising influences. A railway line and the M6 are located to the north of the parcel, protecting the wider countryside from encroachment. However, their significance is diminished by their significant distance from the edge of the village, i.e. a large area of countryside would need to be developed before these barriers would perform any role in containing development.

The Draft Landscape Character Assessment 2016 considers the developable section of site S14/115 i.e. excluding the flood zone within its assessment of landscape parcel BK_09. This parcel is south of the stream corridor of Smite Brook and abuts meadows and marshland which form Local Wildlife Sites. It also abuts part of the Conservation Area and the ghost of an ancient woodland block, High Wood, (also a Local Wildlife Site) lies to the west of the zone. This zone generally comprises medium to large scale mixed open farmland. However, there is a surviving small scale field pattern adjacent to the settlement edge in the west of the village, with some ridge and furrow. Here hedgerows are in decline and need to be strengthened since this small scale field pattern is a special feature of the landscape around Brinklow. Otherwise hedgerows are in relatively good condition with scattered to insignificant overmature hedge trees.

The zone is on rising ground with some prominent skylines, particularly from the Coventry Way PRoW looking west, and has a prominent settlement edge along the Coventry Road. There are wide open views across the zone. Tree cover includes a single line of field trees which appears to be a remnant hedge line, recently planted trees along a farm track and hedge trees. A fenced area is managed as paddocks. The church forms a landmark feature in several views, especially from PRoWs R76a and R76b.

The assessment considers that site S14/115 including the northern part which lies within flood zone, is inappropriate for development. This is because of prominent skylines and openness of views, and in order to retain the small scale field pattern around the settlement edge.

Accessibility - Proximity to Services

| SITE REF | DISTANCE TO SERVICE (metres) | | | | | |
|----------|------------------------------|------------------|----------------|---------|-------------|----------|
| | Village Hall | Convenience Shop | Primary School | Surgery | Post Office | Bus Stop |
| S14115 | 580 | 510 | - | 760 | 510 | 70 |

NB. The distances above are a guide for walking distance along pavements or public footpaths, and are not 'as the crow flies' distances from site boundaries.

Site S14/115 is within walking distance of the village services; the furthest service is the doctor's surgery at 760 metres walking distance from the site which means the site is within a ten minute walk time to all services.

Accessibility – Highways and Site Access

From the information submitted by the site promoter no site access information was provided. The site however could be accessed from the existing farm access off Rugby Road (B4027) although this may require demolition of existing buildings. The site adjoins the highway to a 30 mph zone.

Photo1 – Looking west to site access (Brierleys Farm) and along adjoining B4027



WCC Highway Authority state that the site fronts onto both the B4027 Coventry Road which is subject to a 30mph speed limit and the B4029 which is subject to a 50mph speed limit. The Highway Authority is concerned that the scale of development proposed will have a substantial impact upon the safe and efficient operation of the highway network. Significant modelling would be required to understand the impact of the development on the operation of both the local and wider area of the highway network before the Highway Authority could comment further.

Layout

No site layout was provided for the site.

Conclusion

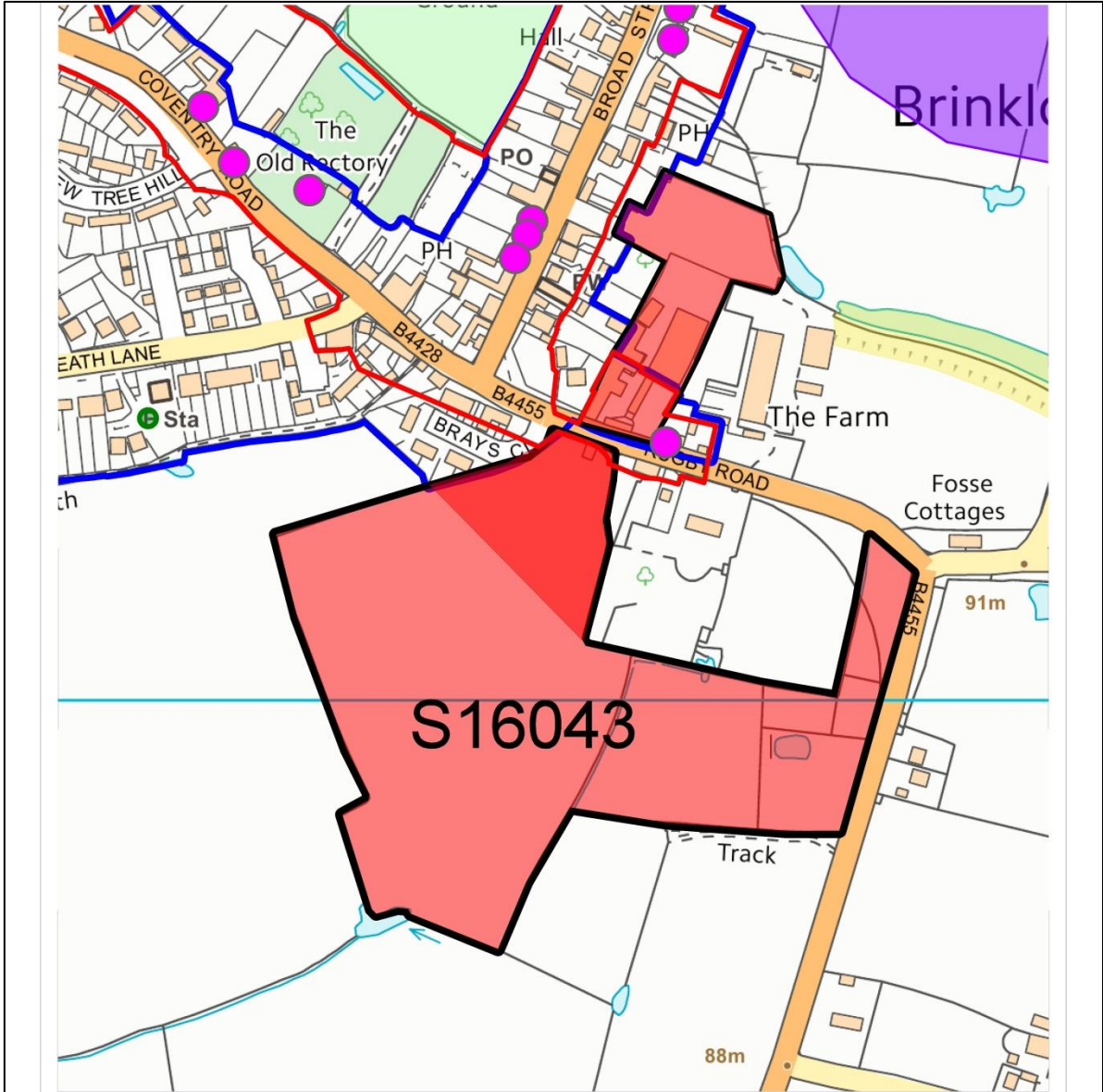
The site makes an important contribution to the functions of the Green Belt and the

irregular shape of the site would result in encroachment into the open countryside with no defensible boundaries being present. Development of the site would also have an unacceptable landscape because of the prominent skylines and openness of views, and in order to retain the small scale field pattern around the settlement edge. The use of the existing farm access off Rugby Road could have an impact on the Conservation Area which highlights the farm buildings being important unlisted buildings that occupy a traditional outer village location. The farm buildings are also highlighted in the conservation area appraisals as influencing the approach towards the village and identified as being a key view/vista. The scale of the site also exceeds the level of housing required and would have a significant impact on infrastructure provision within Brinklow.








Site is not considered suitable for allocation.

| Site S14/090 and S16/043 Home Farm, Brinklow | |
|--|---|
| Capacity | 64 Dwellings (informed by site promoter submission 2016). |
| Site Area | 2.63 hectares |
| Deliverability | 1 – 5 years |
| LP Policy | Green Belt Designation |

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

| | | | |
|---|---------------------------------|---|-------------------------------|
|  | Scheduled Ancient Monument Zone |  | Open Space |
|  | Listed Buildings |  | Potential local wildlife site |
|  | Brinklow Village Boundary |  | Conservation Area Boundary |
|  | Site S16043 (including S14/090) | | |

The site forms two parcels either side of the B4455. Land to the north of B4455 falls partly within the settlement boundary and conservation area. The site is approximately 1.10ha in size and contains a residential dwelling, number of agricultural buildings and a paddock to

the north of the site.

The Brinklow Conservation Area Appraisal highlights that the farmhouse building within this section of the site contributes to the conservation area within it being a robust red brick farm building that occupies a traditional location on the outer edges of the village. The agricultural buildings reinforce the agriculture character of the area and the importance of farming to the village. The site is bordered by residential dwellings to the north and west; to the north east and east agricultural land; to the south east the site adjoins 5-7 Rugby Road which are Grade II Listed Buildings; and to the south is the remaining section of the site which is in agricultural use.

Land to the south of the B4455 is 1.53 ha in size and is in agricultural use, classified as being of grade 3 quality. The site adjoins the settlement boundary and has residential dwellings to the east and west; and to the south is agricultural land. The Brinklow Conservation Area Appraisal highlights that there is a key view from the southern section of the site towards the village green located on the corner of Rugby Road/Broad Street.

Green Belt and Landscape Character

The site is located within Green Belt parcels BR2 and BR3. Land north of the B4455 is located within Green Belt parcel BR2 which contains limited development, including some farm buildings and isolated dwellings at the edge of the parcel which compromise openness but do not have an urbanising influence. However, the vast majority of the parcel is open and free from development. The M6 to the north and the railway line found to the north and east will help prevent encroachment of development into the wider countryside beyond the parcel. However, their significance is diminished by their significant distance from the edge of the village, i.e. a large area of countryside would need to be developed before these barriers would perform any role in containing development.

Land south of the B4455 is located within Green Belt parcel BR3 which contains a number of buildings along Heath Lane/ Green Lane, that impact on the openness of the Green Belt within its immediately setting. However, where the site is located the parcel is open and free from development. There are no boundaries within or in close proximity to the parcel which help to prevent encroachment of the wider countryside in the Green Belt.

The Draft Landscape Character Assessment 2016 considers land north of the B4455 within its assessment of landscape parcel BK_06. The parcel is a very rural zone comprising small to medium scale pastoral fields with extensive ridge and furrow connected with Brinklow Castle. Brinklow Castle is a good example of a motte and bailey construction and with adjacent ridge and furrow being a Scheduled Ancient Monument. The ridge and furrow extends to the south, south-east and east of the castle and also extends south of the disused canal arm. These fields provide the setting to the motte and bailey. Smaller hedged fields are a special feature of the landscape around Brinklow.

The parcel abuts a Conservation Area which is noted for its Medieval street pattern, including plots. Hedges are generally trimmed with some internal hedges outgrown. Other trees are apparent and of mixed age and occur around the base of the earthworks of Brinklow Castle, which are a dominant feature in views. Water features include field ponds and a 'canal pool' part of the Brinklow arm to the Oxford Canal (a potential Local Wildlife Site), which formed the original canal. The parcel is considered to be inappropriate for development in order to preserve Brinklow Castle, its setting and important views. The disused canal arm and the earthworks to the south feature within this landscape setting.

Therefore the site is considered inappropriate for development.

Land south of the B4455 is considered within the assessment of landscape parcel BK_13. The parcel comprises small to medium scale pastoral farmland with ridge and furrow. The zone relates to other small pockets of pasture around the settlement edge and functions as a transition between settlement and wider farmland. These smaller hedged fields are a special feature of the landscape around Brinklow. There are also key interrupted views of Brinklow Castle from the Fosse Way. Due to the small scale fields of pasture and important views to Brinklow Castle this zone is inappropriate for development. Therefore the site is inappropriate for development.

Accessibility – Highways and Site Access

| SITE REF | DISTANCE TO SERVICE (metres) | | | | | |
|--------------------|------------------------------|------------------|----------------|---------|-------------|----------|
| | Village Hall | Convenience Shop | Primary School | Surgery | Post Office | Bus Stop |
| S14090 (S16043) | 310 | 240 | - | 490 | 240 | 170 |

NB. The distances above are a guide for walking distance along pavements or public footpaths, and are not 'as the crow flies' distances from site boundaries.

Site S14/090 is within walking distance of the village services; the furthest service is the doctor's surgery at only 490 metres walking distance from the site which means the site is well within a ten minute walk time to all services.

Accessibility – Highways and Site Access

The site promoter has stated that access to Home Farm (north of B4455) to be gained directly off B4455. Demolition of existing buildings would be required to improve visibility (demolition of buildings would be required for development in any event). Access to land south of B4455 to be gained through existing field entrance immediately opposite to Home Farm yard access. In order to achieve access to both the site to the north and the south further highways works may be required. The site adjoins the highway to a 30mph zone.

Photo1 – Access to north of site off B4455 (existing Home Farm buildings)



Photo2 – Access to south of site off B4455



WCC Highway Authority state that the development would have to be supported by a Transport Assessment and would need to consider junctions within the proximity of the development. Consideration would need to be given to infrastructure improvements to the existing footway together with improvements to provide access arrangements to a suitable standard to support the development proposals.

Layout

No layout has been provided for the site.

Conclusion

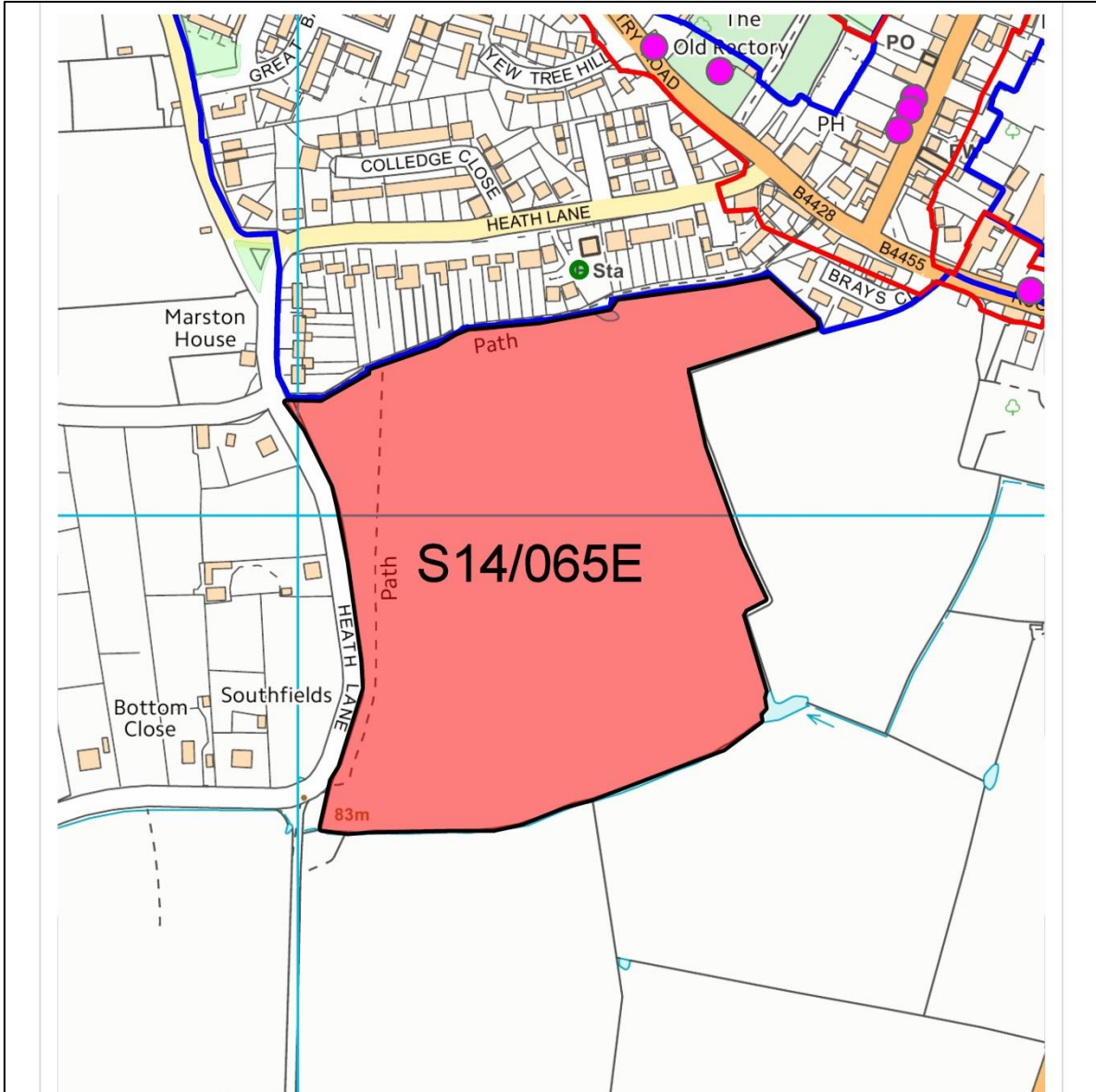
The site makes an important contribution to the functions of the Green Belt. The fields within the sites are open in nature and free from development. There are also no boundaries present that would help to prevent encroachment of the wider countryside in the Green Belt. The site is considered to have an inappropriate landscape impact and there would also be an impact on the conservation area through the demolition of the farm buildings, which reinforce the agriculture character of the area and the importance of farming to the village, to enable access to the land north of the B4455.

Site is not considered suitable for allocation.







Site S14/065E Land off Heath Lane, Brinklow.

| | |
|----------------|------------------------|
| Capacity | 293 Dwellings |
| Site Area | 11.7 ha |
| Deliverability | 1 – 5 years |
| LP Policy | Green Belt Designation |

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

| | | | | | |
|---|--------------|---|----------------------------|--|-------------------------------|
|  | Open Space |  | Listed Buildings |  | Tree Preservation Order (TPO) |
|  | Site S14065E |  | Conservation Area Boundary |  | Brinklow Village Boundary |

The site is irregular in shape, adjoins the settlement boundary and is approximately 11.7 ha in size. The site is in agricultural use and is classified as being of grade 3 quality. The site is bounded by agricultural fields with the exception being to the north of the site where there are residential dwellings. A promoted footpath runs to the north of the site and to the east of the site.

Green Belt and Landscape Character

The site is located within Green Belt parcel BR3, which contains a number of buildings along Heath Lane/ Green Lane that impact on the openness of the Green Belt within its immediately setting. However, where the site is located the parcel is open and free from development. There are no boundaries within or in close proximity to the parcel which help to prevent encroachment of the wider countryside in the Green Belt.

The Draft Landscape Character Assessment 2016 considers the site in its assessment of landscape parcel BK_12. The parcel abuts the southern edge of the settlement comprising recent development to the south of the Coventry Road. The church tower forms a landmark feature. The combination of low trimmed hedges with insignificant hedge trees and wide open views across the zone increases the sense of scale. Internal hedges are becoming gappy and appear redundant within this arable landscape.

There is scope for some development in this zone providing it is sensitively designed so as not to create a hard urban edge or be visually intrusive. Therefore the western-most field of application site S14/065E would be appropriate for development but not the small pastoral fields to the east. There should be a strong landscape buffer along the southern boundary of any development.

Accessibility - Proximity to Services

| SITE REF | DISTANCE TO SERVICE (metres) | | | | | |
|----------|------------------------------|------------------|----------------|---------|-------------|----------|
| | Village Hall | Convenience Shop | Primary School | Surgery | Post Office | Bus Stop |
| S14/065E | 810 | 740 | - | 990 | 740 | 430 |

NB. The distances above are a guide for walking distance along pavements or public footpaths, and are not 'as the crow flies' distances from site boundaries.

Site S14/065E is within a ten minute walking distance along Heath Lane to most the village services; the furthest service is the doctor's surgery at 990 metres walking distance which does make this beyond a ten minute walk time unless pedestrian access could be achieved to the village from the north or east of the site, as opposed to along Heath Lane.

Accessibility – Highways and Site Access

The site promoter indicated that access will be gained from the existing highway. Access therefore would be required off Heath Lane which will require significant improvements to the highway and the creation of footpaths to enable safe pedestrian access. Further to this Green Lane is also a rural lane with a limited carriageway width and no footway provision. Its alignment at the junction with the B4027/B4029 is very poor and would require significant improvement which would appear to require third party land. Green Lane connects with Heath Lane which is a typical estate road that has a junction with the B4027. With Heath Lane serving approx. 100 units (including the cul-de-sacs) to accommodate the full potential of development more than one access point would be required including onto the wider highway network.

Layout

No layout has been provided for the site

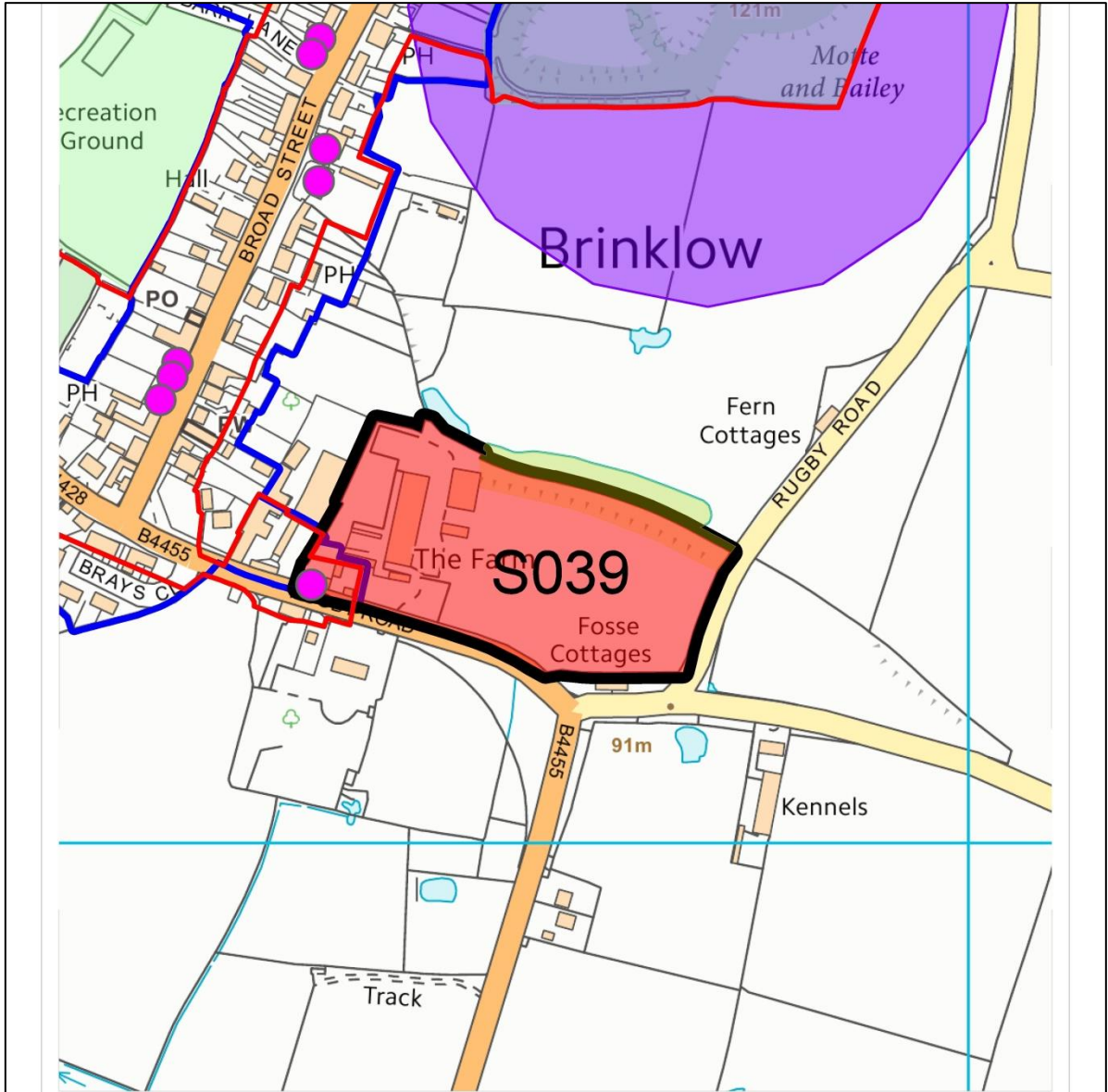
Conclusion

The site makes an important contribution to the functions of the Green Belt. The fields within the sites are open in nature and free from development. There are also no boundaries present that would help to prevent encroachment of the wider countryside in the Green Belt. In landscape terms the western field boundary of the site could take some form of development providing that there is a significant landscape boundary to the south of the site. However, access to the site and towards the settlement will require significant enhancements and this which would appear to require third party land. The scale of the site also exceeds the level of housing required and would have a significant impact on infrastructure provision within Brinklow








Site is not considered suitable for allocation.

| Site SO39 West Farm, Brinklow | |
|-------------------------------|------------------------|
| Capacity | 73 dwellings |
| Site Area | 2.9 hectares |
| Deliverability | 1 – 5 years |
| LP Policy | Green Belt Designation |

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

-  Scheduled Ancient Monument Zone
-  Open Space
-  Listed Buildings
-  Potential local wildlife site
-  Conservation Area Boundary
-  Brinklow Village Boundary
-  Site SO39

The site is approximately 2.9ha in size and contains 5-7 Rugby Road which is a Grade II Listed Building, a number of agricultural buildings and a field. A very small proportion of the site falls within the settlement boundary and the conservation area, with remaining area

adjoining the boundaries. The Brinklow Conservation Area Appraisal highlights that the farmhouse building within the site contributes to the conservation area within it being a robust red brick farm building, which are a key characteristic in the conservation area, which occupies a traditional location on the outer edges of the village. The agricultural buildings reinforce the agriculture character of the area and the importance of farming to the village.

The agricultural land is considered by the site promoter to be classed as being of 3b quality. The site is bounded by agricultural fields with the exception being to the west of the site where there is a residential Farmhouse dwelling. To the north of the site there is a potential local wildlife site. A promoted footpath runs through the site which connects to the paths by the Brinklow Castle ancient monument.

Green Belt and Landscape Character

The site is located within Green Belt parcel BR2 which contains limited development, including some farm buildings and isolated dwellings at the edge of the parcel which compromise openness but do not have an urbanising influence. However, the vast majority of the parcel is open and free from development. The M6 to the north and the railway line found to the north and east will help prevent encroachment of development into the wider countryside beyond the parcel. However, their significance is diminished by their significant distance from the edge of the village, i.e. a large area of countryside would need to be developed before these barriers would perform any role in containing development.

The Draft Landscape Character Assessment 2016 considers the site within its assessment of landscape parcel BK_06. The parcel is a very rural zone comprising small to medium scale pastoral fields with extensive ridge and furrow connected with Brinklow Castle. Brinklow Castle is a good example of a motte and bailey construction and with adjacent ridge and furrow being a Scheduled Ancient Monument. The ridge and furrow extends to the south, south-east and east of the castle and also extends south of the disused canal arm. These fields provide the setting to the motte and bailey. Smaller hedged fields are a special feature of the landscape around Brinklow. The parcel abuts a Conservation Area which is noted for its Medieval street pattern, including plots. Hedges are generally trimmed with some internal hedges outgrown. Other trees are apparent and of mixed age and occur around the base of the earthworks of Brinklow Castle, which are a dominant feature in views. Water features include field ponds and a ‘canal pool’ part of the Brinklow arm to the Oxford Canal (a potential Local Wildlife Site), which formed the original canal.

The parcel is considered to be inappropriate for development in order to preserve Brinklow Castle, its setting and important views. The disused canal arm and the earthworks to the south feature within this landscape setting. Therefore the site is considered inappropriate for development.

Accessibility - Proximity to Services

| SITE REF | DISTANCE TO SERVICE (metres) | | | | | |
|----------|------------------------------|------------------|----------------|---------|-------------|----------|
| | Village Hall | Convenience Shop | Primary School | Surgery | Post Office | Bus Stop |
| S039 | 410 | 340 | - | 590 | 340 | 270 |

NB. The distances above are a guide for walking distance along pavements or public footpaths, and are not ‘as the crow flies’ distances from site boundaries.

Site S039 is within walking distance of the village services; the furthest service is the

doctor's surgery at 590 metres walking distance from the site which means the site is within a ten minute walk time to all services.

Accessibility – Highways and Site Access

The site promoter states that the site will be accessed from the existing access off Rugby Road (B4455). The site adjoins the highway to a 30mph zone, with a sharp bend approximately 100-150 metres east of the site access on Rugby Road.

Photo1 – Existing site access from B4455, looking north-east into site



WCC Highway Authority state that the development would have to be supported by a Transport Assessment and would need to consider junctions within the proximity of the development. Consideration would need to be given to infrastructure improvements to the existing footway together with improvements to provide access arrangements to a suitable standard to support the development proposals.

Layout

No layout has been provided for the site.

Conclusion

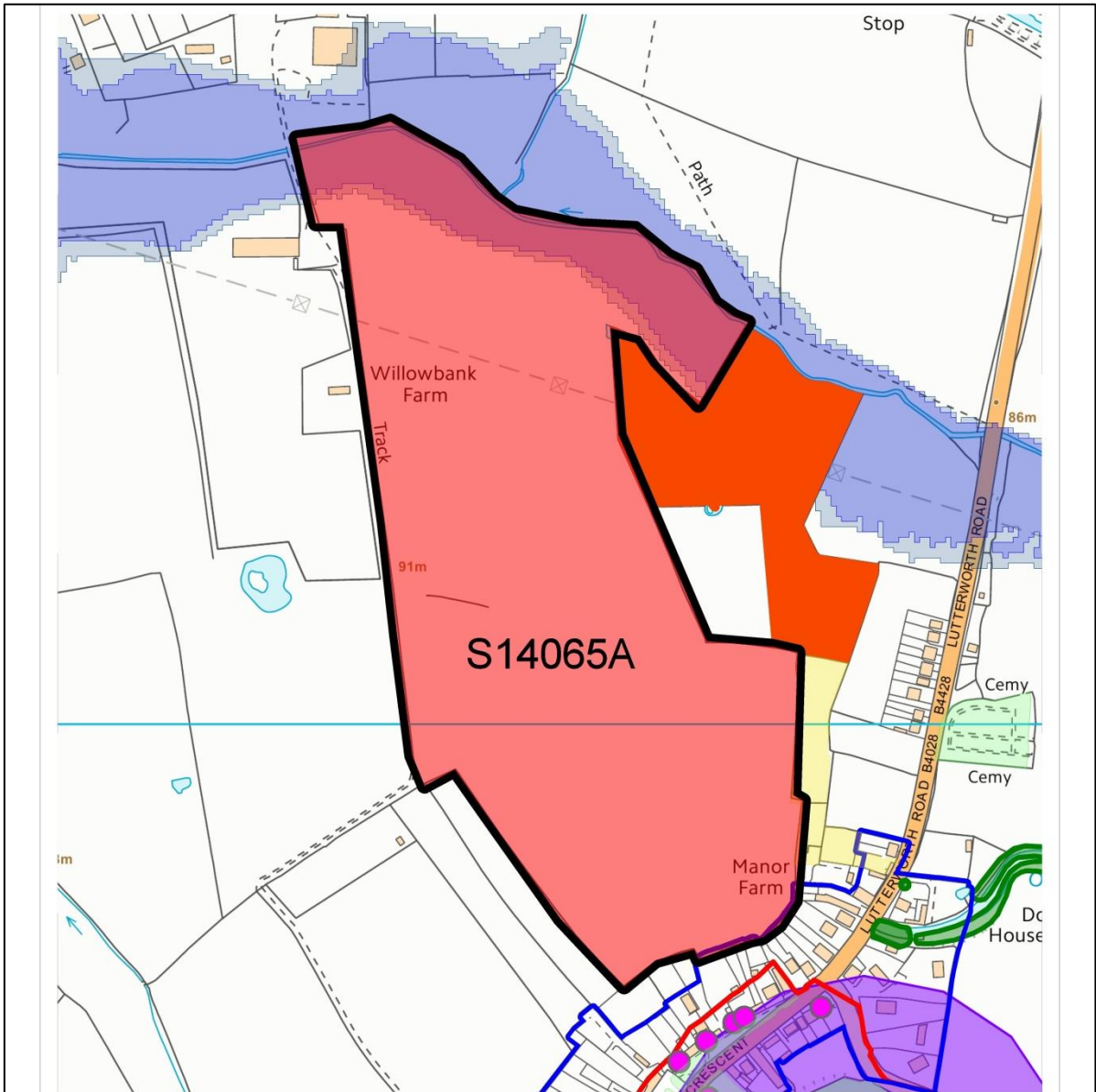
The site is within a 5 minute walking distances to services within the settlement and suitable access could be provided to the site. However, development of the site would have an impact on the setting of the conservation area due to the loss of the agricultural buildings and any proposal of the site would need to consider the impact on setting of the listed building. Development of the site could be contained to the east by Rugby Road and the canal pool to the north. However, development of the site would have an inappropriate landscape impact.

Site is not considered suitable for allocation.

**Site S14/065A (S14/097) Land at Brinklow: cemetery; club field, Heath Lane, and Loveitts ,
Brinklow**

| | |
|-----------------------|-------------------------------|
| Capacity | 581 dwellings |
| Site Area | 23.8 hectares |
| Deliverability | 1 – 5 years |
| LP Policy | Green Belt Designation |

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Flood Zones 2 and 3
- Scheduled Ancient Monument Zone
- Open Space
- Tree Preservation Order (TPO)
- Listed Buildings
- Local Wildlife Site
- Potential local wildlife site
- Brinklow Village Boundary
- Conservation Area
- S14065A

The site is approximately 23.8ha in size and the southern section of the site adjoins the settlement boundary. The site is in agricultural use, with the land being classed as of Grade 3 agricultural quality. The site's northern boundary aligns with Smile Brook and this area of the site falls inside Flood Zone 3, however the majority of the site lies outside of flood zones 3a and 3b. Pylon and lines to north of site and trees and hedgerows border part of site. The site is surrounded by farmland with the exception being to the south where there are residential dwellings. To the east of the site there is a local wild life site and to the south east there is a potential wild life site. Access to the site will be from The Crescent which is within the Conservation Area, the conservation area appraisal identifies that the two buildings adjacent to the potential access as being of important unlisted buildings.

Green Belt and Landscape Character

The site is located within Green Belt parcel BR1 where the majority of the parcel is open and has characteristics of countryside. Development of the site would impact on the openness and there is no boundary to protect the wider countryside from encroachment.

The Draft Landscape Character Assessment 2016 considers the site within its assessment of landscape parcel BK_09. This zone sits south of the stream corridor of Smite Brook and abuts meadows and marshland which form Local Wildlife Sites. The parcel generally comprises medium to large scale mixed open farmland. However, there is a surviving small scale field pattern adjacent to the settlement edge in the west of the village, with some ridge and furrow.

The assessment states that site S14/065A might have scope for limited development within the southern portion of the site, provided that an adequate landscape buffer is designed between any development and the adjacent potential Local Wildlife Site and small scale pastoral fields to the east, and along the northern and western edges to screen views from these directions.

Accessibility - Proximity to Services

| SITE REF | DISTANCE TO SERVICE (metres) | | | | | |
|----------|------------------------------|------------------|----------------|---------|-------------|----------|
| | Village Hall | Convenience Shop | Primary School | Surgery | Post Office | Bus Stop |
| S14065A | 410 | 480 | - | 380 | 480 | 480 |

NB. The distances above are a guide for walking distance along pavements or public footpaths, and are not 'as the crow flies' distances from site boundaries

Site S14/065A is within walking distance of the village services; the furthest services are 480 metres walking distance from the site access which means the site is well within a ten minute walk time to all services.

Accessibility – Highways and Site Access

The site promoter states that the site will be accessed from the existing access off The Crescent. This is a narrow lane, single track access that would require widening and possible demolition of buildings to be suitable for the size of site proposed.

Photo1 – Access lane from The Crescent to site access (approximately 100 metres further)



WCC Highway Authority would not support this development site as the scale of development the site would require multiple accesses and there would appear to be no other possibility of suitable access to be constructed without obtaining third party land outside of their control. Additionally the scale of development would require significant modelling to understand the impact of the development on the operation of both the local and wider area of the highway network.

Layout

No layout has been provided for the site

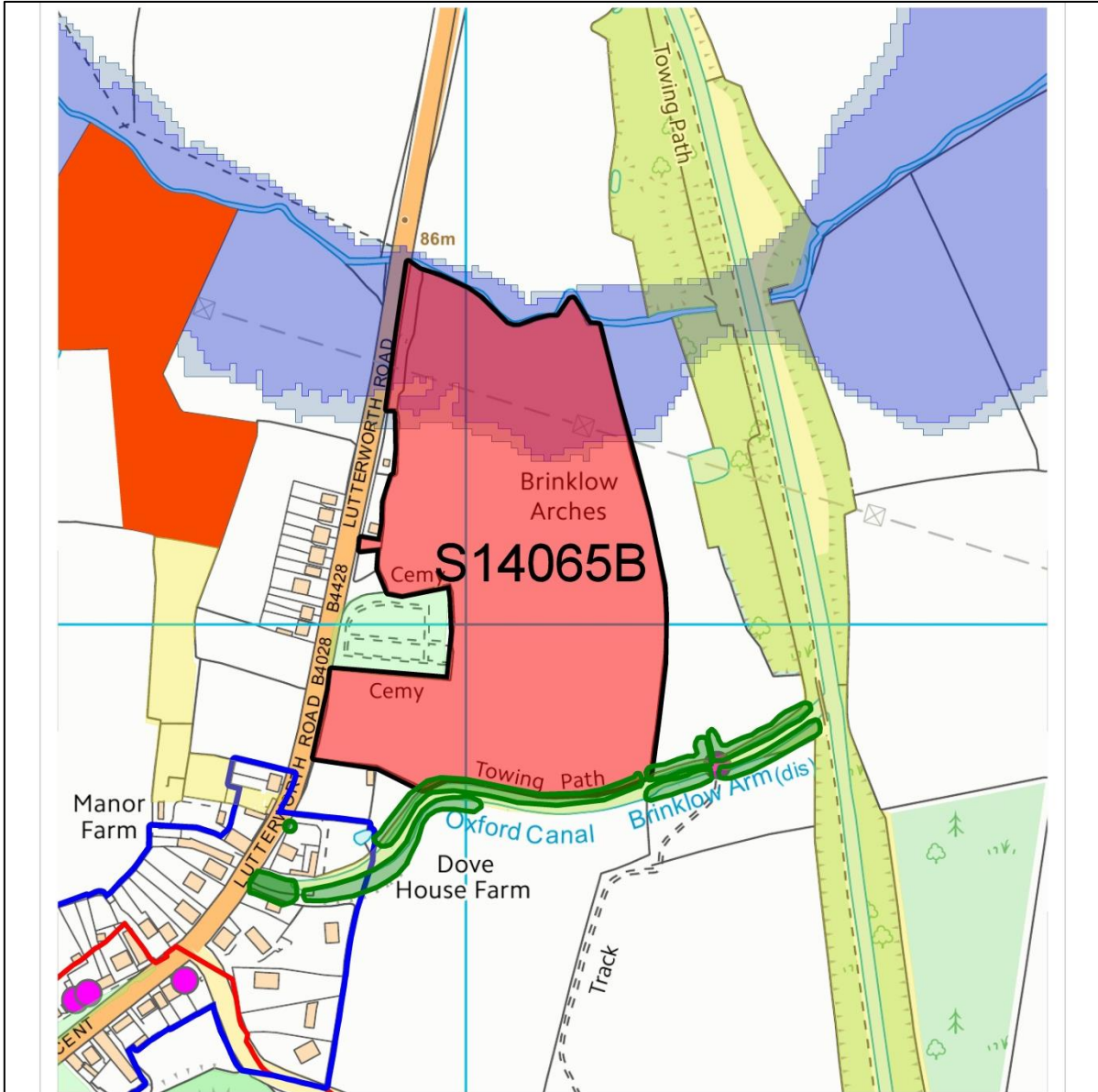
Conclusion

The site makes an important contribution to the functions of the Green Belt with it being open in nature and free from development. There are also no boundaries present that would help to prevent encroachment of the wider countryside in the Green Belt. Access to the site will require the demolition of residential properties which could impact on the Conservation Area. The access would require third party land and there is no such agreement in place for the land, therefore the site is not deliverable. The scale of the site also exceeds the level of housing required and would have a significant impact on infrastructure provision within Brinklow.

Site is not considered suitable or deliverable.

| Site S14/065B (S16071) Land off Lutterworth Road, Brinklow | |
|--|---|
| Capacity | 120 Dwellings informed by the site promoter |
| Site Area | 7.2 hectares |
| Deliverability | 1 – 5 years |
| LP Policy | Green Belt Designation |

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

| | | | | | |
|--|-------------------------------|--|---------------------------------|--|---------------------|
| | Flood Zones 2 and 3 | | Scheduled Ancient Monument Zone | | Open Space |
| | Tree Preservation Order (TPO) | | Listed Buildings | | Local Wildlife Site |
| | Potential local wildlife site | | Brinklow Village Boundary | | Conservation Area |
| | S14065B (S16071) | | | | |

The site is approximately 7.2 hectares in area and is in very close proximity to the

settlement boundary. The site is in agricultural use, with the land being classed as of Grade 3 agricultural quality. Flood Zones 2 and 3 run across the northern part of the site as well as an electricity pylon. There are mature trees particularly to the East of the site, Smite brook borders to the North and canal borders to the South. Adjacent to the site on the east and the south is a potential local wildlife site. The site is surrounded by farmland with the exception being to the west where there is a cemetery and a row of residential properties.

Green Belt and Landscape Character

The site is located within Green Belt parcel BR2 which contains limited development, including some farm buildings and isolated dwellings at the edge of the parcel which compromise openness but do not have an urbanising influence. However, the vast majority of the parcel is open and free from development. The M6 to the north and the railway line found to the north and east will help prevent encroachment of development into the wider countryside beyond the parcel. However, their significance is diminished by their significant distance from the edge of the village, i.e. a large area of countryside would need to be developed before these barriers would perform any role in containing development. The presence of the Smite brook within the site does help prevent development within the site from extending further to the north of the site. To the east of the site there is a canal arm (and to the south of the site) and a wooded area, that is on the national forestry inventory, which helps prevent development extending in an easterly direction.

The Draft Landscape Character Assessment 2016 considers the developable area of the site (i.e. excluding the flood zone) within its assessment of landscape parcel BK_04. The parcel comprises medium scale mixed farmland on gently undulating terrain. It is a rural landscape with rural views to north and south and of the trees within the village cemetery that lies on the periphery to the village. A disused section of canal, the Brinklow Arm to the Oxford Canal forms the southern boundary, this has a continuous vegetated corridor, including strong tree cover and is a potential Local Wildlife Site. It is only possible to view this arm from the canal towpath and from the public footway adjacent to the Lutterworth Road. The short section of roadside hedgerow is relatively intact but contains insignificant hedge trees.

The parcel is enclosed by vegetation and has low visibility. Therefore development would be appropriate within this zone providing that boundary hedgerows and trees, as well as vegetation within the stream and canal corridors, is protected. Therefore the site would be appropriate for development providing there is an adequate landscape buffer around the perimeter to maintain connectivity with the existing vegetation.

Accessibility - Proximity to Services

| SITE REF | DISTANCE TO SERVICE (metres) | | | | | |
|------------------|------------------------------|------------------|----------------|---------|-------------|----------|
| | Village Hall | Convenience Shop | Primary School | Surgery | Post Office | Bus Stop |
| S14065B (S16071) | 630 | 700 | - | 600 | 700 | 80 |

NB. The distances above are a guide for walking distance along pavements or public footpaths, and are not ‘as the crow flies’ distances from site boundaries

Site S14/065B is within walking distance of the village services despite being a little removed to the north of the village; the furthest services are 700 metres walking distance from the site which means the site is within a ten minute walk time to all services. These distances are from the access proposed at the southern end of the site, with the northern access

being approximately 150 metres further.

Accessibility – Highways and Site Access

The site promoter states that site will be accessed from two locations off Lutterworth Road. The northernmost access (see photo1) adjoins the highway to a 30mph zone, with this changing to 50mph approximately 70 metres north of this access.

Photo1 – Looking east onto site from existing access off Lutterworth Road, to north of cemetery



WCC Highway Authority state that the B4455 Lutterworth Road at this location is subject to a 30mph speed limit although the location of the site close to the change of the speed limit to a 50mph may not see compliance with the posted limit. The accesses would need to attain a suitable standard to support the development proposals with possible infrastructure improvement to the existing footway. As access is within close proximity of a change of the speed limit from 30mph to 50mph speed mitigation measures may be sought.

Layout

The site promoter has provided a landscape assessment (displayed below) for the site which sets design principles for the site, taking account of opportunities and constraints. The layout shows the provision of open space to the north of the site which is where the flood zone is located. This area has an existing public right of way and provides a buffer to the adjacent countryside. The open space can also provide biodiversity enhancements and maintain a green corridor function of land to the east and west, with an offset from the existing hedge on the eastern boundary is also shown providing a native planting to buffer the development. Additional footpath links are also shown connecting to footpath at Motte and Bailey scheduled monument.

The site is well screened by existing features and landforms such that any proposed development would only affect short range views. The primary views on the site are from the footpath across the northern boundary and along the Fosse Way B4455. The areas

proposed for soft landscaping would serve to filter these views and reduce the impacts of the development. The existing built form on the Fosse Way provides an element of built form adjacent to the site and this reinforced by houses on the opposite side of the highway.

Conclusion

The site makes an important contribution to the functions of the Green Belt with it being open in nature and free from development, with the exception of dwellings to the east of the site. However, the site is well enclosed by the canal arm to the east and south which would help prevent further encroachment of the countryside. The parcel of land to the south of the site, which is in the same ownership as this site, forms part of the wider farmed landscape and the setting to the Brinklow Castle. This would also prohibit to the south of the site.

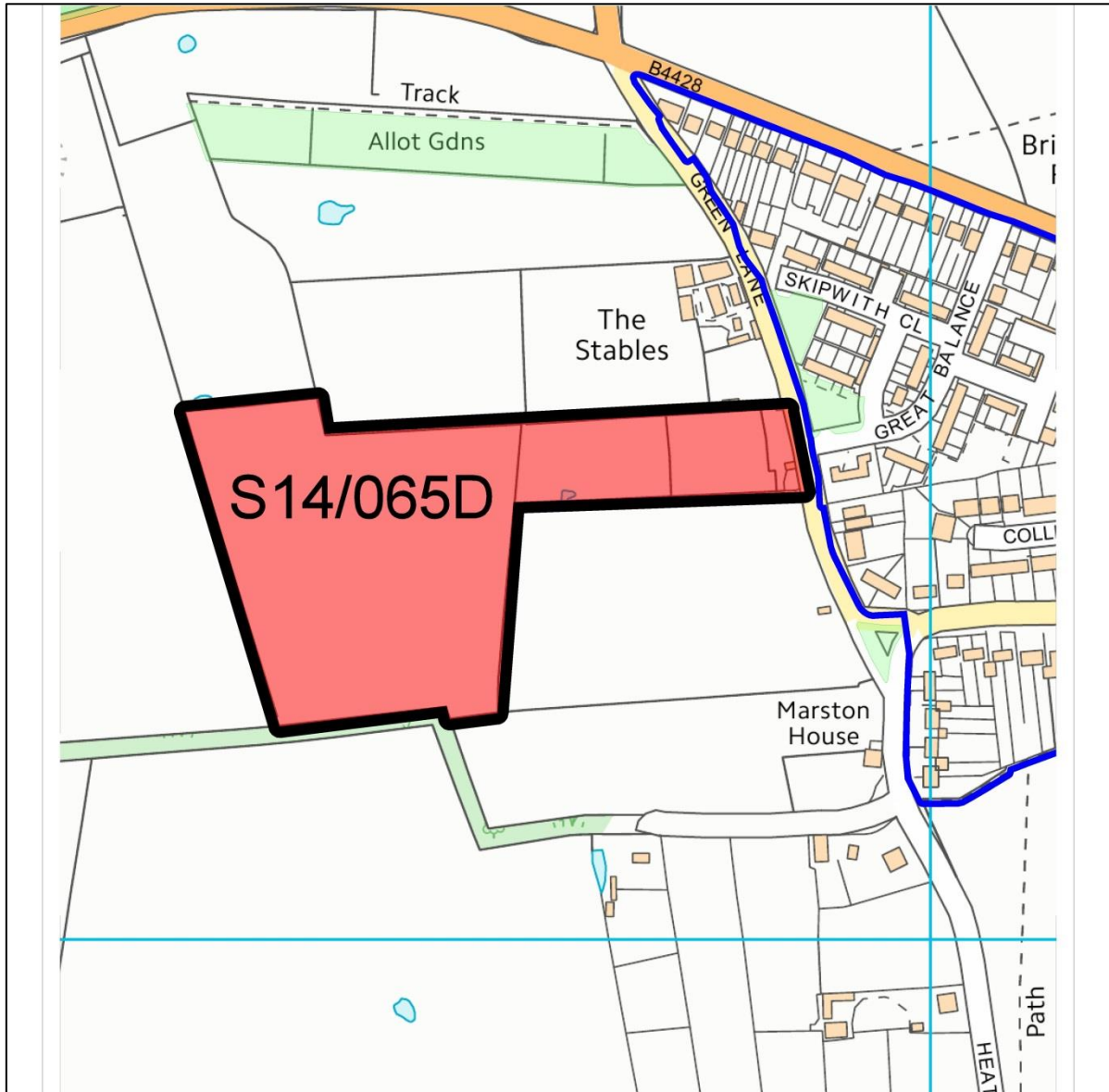
In term of landscape sensitivity it is considered that the site would be appropriate for development providing there is an adequate landscape buffer around the perimeter to maintain connectivity with the existing vegetation. The site is also within a 10 minute walkable distance and access to the site can be achievable.

Site is considered suitable for allocation.

Site S14/065D Land at Brinklow: cemetery; club field; Heath Lane; and Loveitts, Brinklow

| | |
|----------------|------------------------|
| Capacity | 115 dwellings |
| Site Area | 4.6 hectares |
| Deliverability | 1 – 5 years |
| LP Policy | Green Belt Designation |

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Brinklow Village Boundary
- Site S14/065D

The site is irregular in shape, adjoins the settlement boundary and is approximately 4.6 hectares in area. The site is in agricultural use and is classified as being of grade 3b quality. The site is bounded by agricultural fields with the exception being to the east of the site where there are residential dwellings.

Green Belt and Landscape Character

The site is located within Green Belt parcel BR3 which contains a number of buildings along Heath Lane/ Green Lane, that impact on the openness of the Green Belt within its

immediately setting. The residential dwellings along Heath Lane and an area of industrial units and associated scrape storage represent an urbanising influence. The remaining character of the parcel is open and free from development.

The Draft Landscape Character Assessment 2016 considers the within its assessment of landscape parcel BK_10. The parcel comprises of medium scale pastoral farmland with a small area of allotments. Roadside hedgerows are a mix of outgrown and severely trimmed. Internal hedgerows are also mixed in condition with outgrown hedges giving an increased sense of enclosure and remnant hedge lines and widespread stock-proof / tape fencing. Green Lane retains its rural characteristics with grass verges and a lack of kerbing and lighting. Water features include wet ditches and a field pond. Views are generally limited to within the zone, but the anaerobic digestion plant at Brinklow Quarry is visible immediately adjacent to the zone.

The assessment considers that there is scope for some development within the parcel because of the current degree of enclosure created by the hedged field boundaries, particularly from the Coventry Road and to a lesser extent along Green Lane.

Therefore the site would be suitable for development, provided the development goes no further north in order to safeguard the allotments and roadside hedgerow and intact small scale field pattern along the Coventry Road. A landscape buffer should be provided along the western edge to minimise views of the nearby quarry workings, and along the southern boundary. The settlement edge along Green Lane should be designed to reflect the indented pattern of the housing on the opposite side of the lane.

Accessibility - Proximity to Services

| SITE REF | DISTANCE TO SERVICE (metres) | | | | | |
|----------|------------------------------|------------------|----------------|---------|-------------|----------|
| | Village Hall | Convenience Shop | Primary School | Surgery | Post Office | Bus Stop |
| S14065D | 810 | 740 | - | 990 | 740 | 240 |

NB. The distances above are a guide for walking distance along pavements or public footpaths, and are not ‘as the crow flies’ distances from site boundaries

Site S14/065D is within walking distance of the village services; however the furthest service is the doctor’s surgery at nearly 1km walking distance from the site which reduces the sustainability of the site in terms of access to services.

Accessibility – Highways and Site Access

The site promoter states that site will be accessed from the existing access off Green Lane. This is a single carriageway road (see photo2) which is likely to need improvements works to accommodate new development. The site adjoins the highway to a 30mph speed limit.

Photo1 – Looking west on to site from existing access off Green Lane



Photo2 – Looking south along Green Lane (c.30m) from site access



WCC Highway Authority states that Green Lane is a rural lane with a limited carriageway width and no footway provision. Its alignment at the junction with the B4027/B4029 is very poor and would require significant improvement which would appear to require third party land. Green Lane connects with Heath Lane which is a typical estate road that has a junction with the B4027. With Heath Lane serving approx. 100 units (including the cul-de-sacs) to accommodate the full potential of development more than one access point would be

required including onto the wider highway network. It would not appear that this could be provided and as such the Highway Authority would not support the scale of development.

Layout

No layout has been provided for the site.

Conclusion

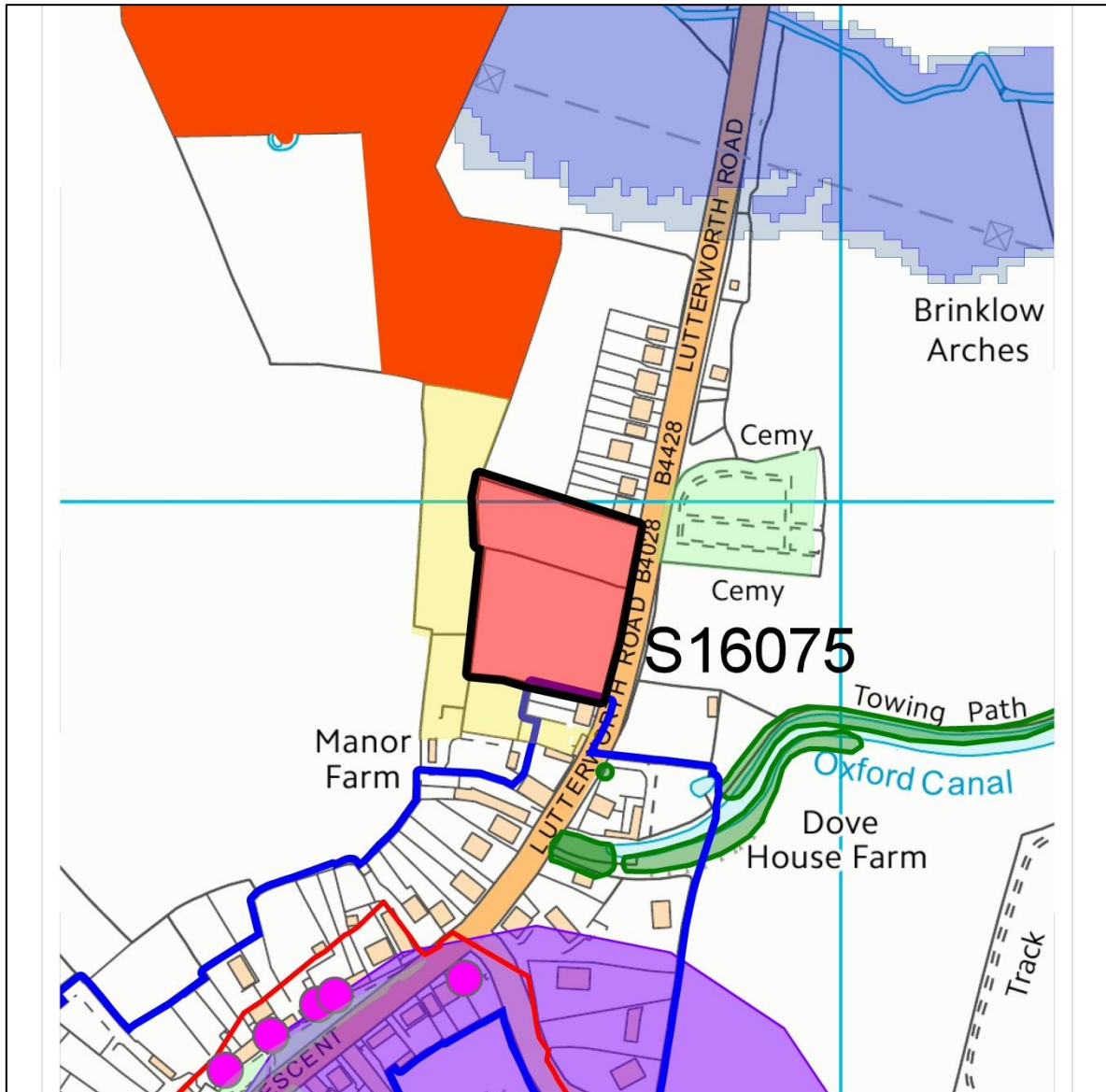
The site makes an important contribution to the functions of the Green Belt and the irregular shape of the site would result in encroachment into the open countryside with no defensible boundaries being present. Whilst development in the field boundaries could be acceptable on landscape terms the site does not benefit from a suitable access with the need to have third party land, to ensure a highway solution for the site is available.

Site is not considered suitable or deliverable for allocation.

Site S16075 Land west of Lutterworth Road, Brinklow

| | |
|----------------|---|
| Capacity | 6 Dwellings (informed by site promoter) |
| Site Area | 0.89 hectares |
| Deliverability | 1 – 5 years |
| LP Policy | Green Belt Designation |

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

| | | |
|-------------------------------|---------------------------------|---------------------|
| Flood Zones 2 and 3 | Scheduled Ancient Monument Zone | Open Space |
| Tree Preservation Order (TPO) | Listed Buildings | Local Wildlife Site |
| Potential local wildlife site | Brinklow Village Boundary | S16075 |

The site adjoins the settlement boundary and is approximately 0.89ha in size though the site promoter has indicated that only 0.18 hectares is suitable for development. The site is used a paddock and the site promoter has indicated that it is likely to be classified as being

agricultural 3b quality. The site is bounded by residential dwellings to the north and south with agriculture to the east and west. To the west and south west of the site there is a potential local wildlife site and to the north west there is a local wildlife site.

Green Belt and Landscape Character

The site is located within Green Belt parcel BR1. The parcel helps to prevent ribbon development from Brinklow along Lutterworth Road. There is development in the parcel such as farms (adjoining site S14/115) and a few isolated dwellings on the roads surrounding the parcel, which are located to the north of the site. While these buildings compromise the openness of the Green Belt within their immediate vicinity the majority of the Green Belt in the parcel is open. Land within the parcel has characteristics of countryside with no urbanising influences. A railway line and the M6 are located to the north of the parcel, protecting the wider countryside from encroachment. However, their significance is diminished by their significant distance from the edge of the village, i.e. a large area of countryside would need to be developed before these barriers would perform any role in containing development. In terms of the site there are no barriers to the west of the site that prevents encroachment into the countryside.

The Draft Landscape Character Assessment 2016 considers the within its assessment of landscape parcel BK_07. This zone comprises small scale enclosed pastoral farmland on gently undulating ground that lies on the northern edge to the settlement between the last row of residential properties. The zone relates to other small pockets of pasture around the settlement edge and functions as a transition between settlement and wider farmland. These smaller hedged fields are a special feature of the landscape around Brinklow (ref. Warwickshire Landscapes Guidelines for Dunsmore p. 39). The majority of the zone is either a potential Local Wildlife Site or a designated Local Wildlife Site which covers semi-natural grasslands and marsh

In terms of the This zone would be inappropriate for development due to its small scale, pastoral qualities which act as a transition between the settlement and wider farmland and connects with the stream corridor of Smite Brook. The majority of the zone also lies within a Local Wildlife or potential Local Wildlife Site. The roadside hedge, with its scattered trees, is a primary hedgeline in good condition and should be safeguarded. Therefore the site would not be appropriate for development.

Accessibility - Proximity to Services

| SITE REF | DISTANCE TO SERVICE (metres) | | | | | |
|----------|------------------------------|------------------|----------------|---------|-------------|----------|
| | Village Hall | Convenience Shop | Primary School | Surgery | Post Office | Bus Stop |
| S16075 | 600 | 670 | - | 570 | 670 | 130 |

NB. The distances above are a guide for walking distance along pavements or public footpaths, and are not 'as the crow flies' distances from site boundaries

Site S16075 is within walking distance of the village services; the furthest services are at 670 metres walking distance from the site which means the site is within a ten minute walk time to all services.

Accessibility – Highways and Site Access

The site promoter states that site will be accessed from the existing access off Lutterworth Road. This access may need widening which would involve the loss of some hedgerow. The access adjoins the highway in a 30mph zone.

Photo1 – Looking west to existing site access (northernmost access)



WCC Highway Authority would have no objection to this site being considered. Improvements in respect of footway provision would be sought. Possible enhancement of existing speed management measures to ensure compliance with the existing 30mph speed limit through Brinklow. May be an impact on existing mature trees in respect of visibility. The development would be unlikely to have a detrimental impact on the highway network.

Layout

No layout has been provided for the site.

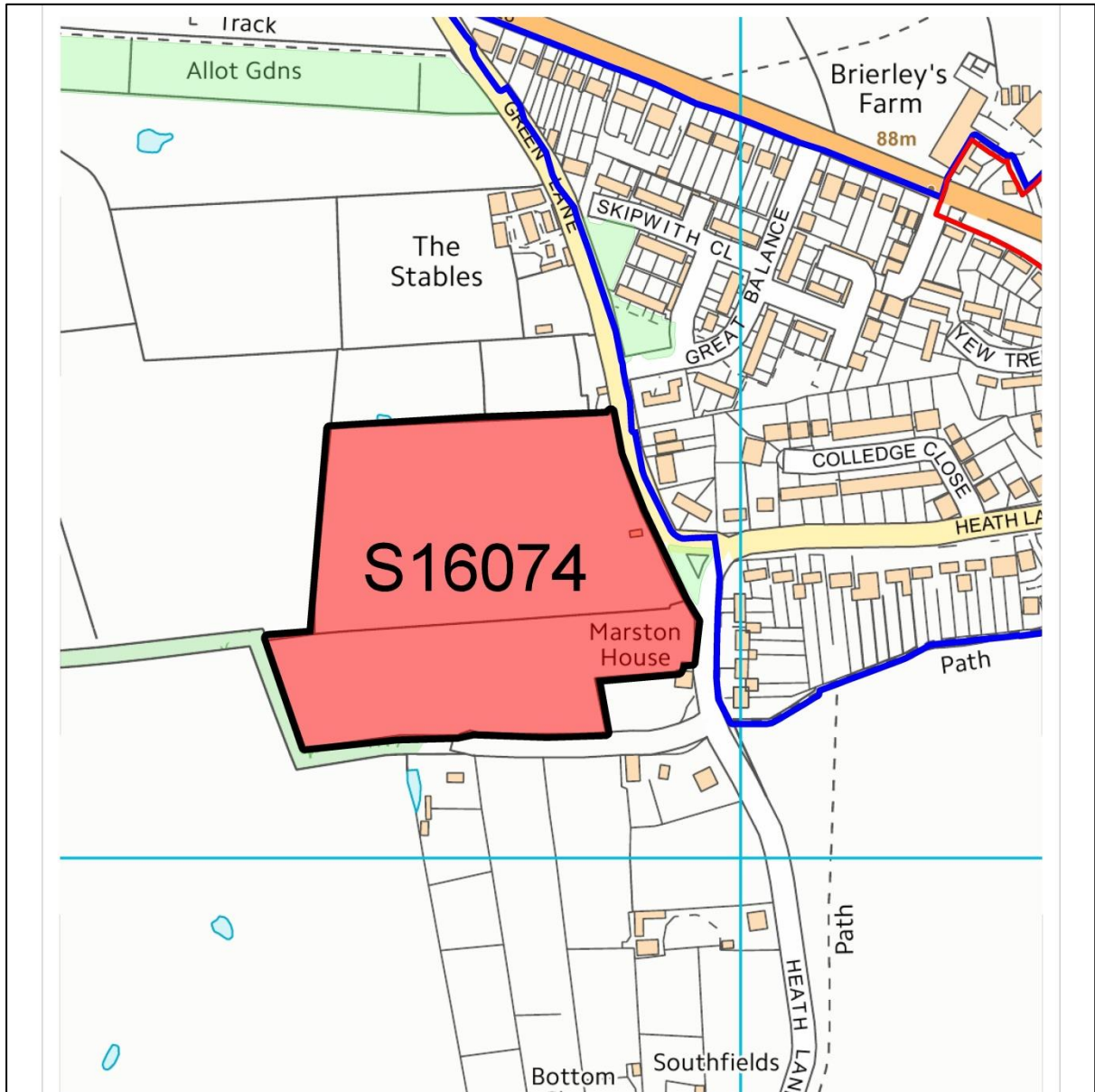
Conclusion

The site is just over a 5 minutes walking distance to the services within the settlement and there is no highway authority objection to the site. However, the site is considered to be inappropriate for development due to its landscape impact with the loss of the small scale, pastoral qualities which act as a transition between the settlement and wider farmland and connects with the stream corridor of Smite Brook





Site is not considered suitable or deliverable.

| Site S16/074 Land at Heath Lane, Brinklow | |
|---|------------------------|
| Capacity | 120 dwellings |
| Site Area | 4.8 hectares |
| Deliverability | 1 – 5 years |
| LP Policy | Green Belt Designation |

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

| | | | | | |
|---|-------------|---|---------------------------|--|----------------------------|
|  | Open Space |  | Brinklow Village Boundary |  | Conservation Area Boundary |
|  | Site S16074 | | | | |

The site is separated from the settlement boundary by the junction of Green Lane and Heath Lane. It is approximately 4.8 hectares in area. The site is in agricultural use and is

classed as grade 3 quality.

The site is bounded by residential dwellings to the east on Green Lane and Heath Lane. To the south of the site are large residential plots and associated large gardens off Heath Lane. Open agricultural land borders the site to the north and west with some agricultural buildings present to the north. The boundary of the site, particularly to the south and west, is made up of mature trees and established hedgerows.

Green Belt and Landscape Character

The site is within Green Belt parcel BR3. The Green Belt Review states that this parcel prevents ribbon development along the B4027, but more specifically along Heath Lane in relation to site S16074. Most of the parcel is open however the agricultural buildings to the west of Green Lane, to the north of S16074, do compromise the openness of the Green Belt in the immediate vicinity. However they do not constitute urbanising influences in the Green Belt, being agricultural and equestrian buildings and therefore appropriate to the rural characteristics of this parcel.

The Draft Landscape Character Assessment 2016 considers site S16074 within its assessment of landscape parcel BK_10. It states that the parcel comprises small to medium scale pastoral farmland with a small area of allotments. Green Lane retains its rural characteristics with grass verges and a lack of kerbing and lighting. Views are generally limited to within the parcel, but the anaerobic digestion plant at Brinklow Quarry is visible adjacent the parcel to the northwest of S16074.

The assessment concludes that although the parcel retains its rural characteristics, including its small scale field pattern, there is scope for some development. This is because of the current degree of enclosure created by the hedged field boundaries. Therefore site S16074 could be appropriate for development in landscape terms but would require landscape buffers to the south and west of the site.

Accessibility - Proximity to Services

| SITE REF | DISTANCE TO SERVICE (metres) | | | | | |
|----------|------------------------------|------------------|----------------|---------|-------------|----------|
| | Village Hall | Convenience Shop | Primary School | Surgery | Post Office | Bus Stop |
| S16074 | 710 | 640 | - | 890 | 640 | 330 |

NB. The distances above are a guide for walking distance along pavements or public footpaths, and are not 'as the crow flies' distances from site boundaries

Site S16074 is within walking distance of the village services; all of these services are around a ten minute walk time from the site, with the doctor's surgery being 890 metres away and therefore likely to be a slightly longer walk time.

Accessibility – Highways and Site Access

The site promoter states that site will be accessed from the existing access off Lutterworth Road. This access may need widening which would involve the loss of some hedgerow. The access adjoins the highway in a 30mph zone.

Photo1 – Existing field access off junction of Heath Lane / Green Lane, southern half of site



The Highways Authority states that Green Lane is a rural lane with a limited carriageway width and no footway provision. Its alignment at the junction with the B4027/B4029 is very poor and would require significant improvement which would appear to require third party land. Therefore the deliverability of the site is affected in terms of highways access.

Green Lane connects with Heath Lane which is a typical estate road that has a junction with the B4027. To accommodate development on S16074, more than one access point would be required including onto the wider highway network. It would not appear that this could be provided and as such the Highway Authority would not support an allocation for the scale of development proposed.

Layout

No layout has been provided for the development of this site.

Conclusion

The site is currently in use for agricultural grazing land and is not considered to be particularly high quality. The landscape parcel within which the site is assessed could accommodate some development providing appropriate screening / buffers could be provided to the south and west of the development, to supplement the existing substantial hedgerows that exist to these borders of the site.

Whilst there are some existing buildings to the north of the site, these are agricultural buildings and do not represent urbanising influences on the Green Belt and the rural nature of the landscape west of Green Lane. Site S16074 is considered to be inappropriate for development in highways terms due to the lack of suitable width along Green Lane and the significant deliverability constraint of highways improvements that would be required on

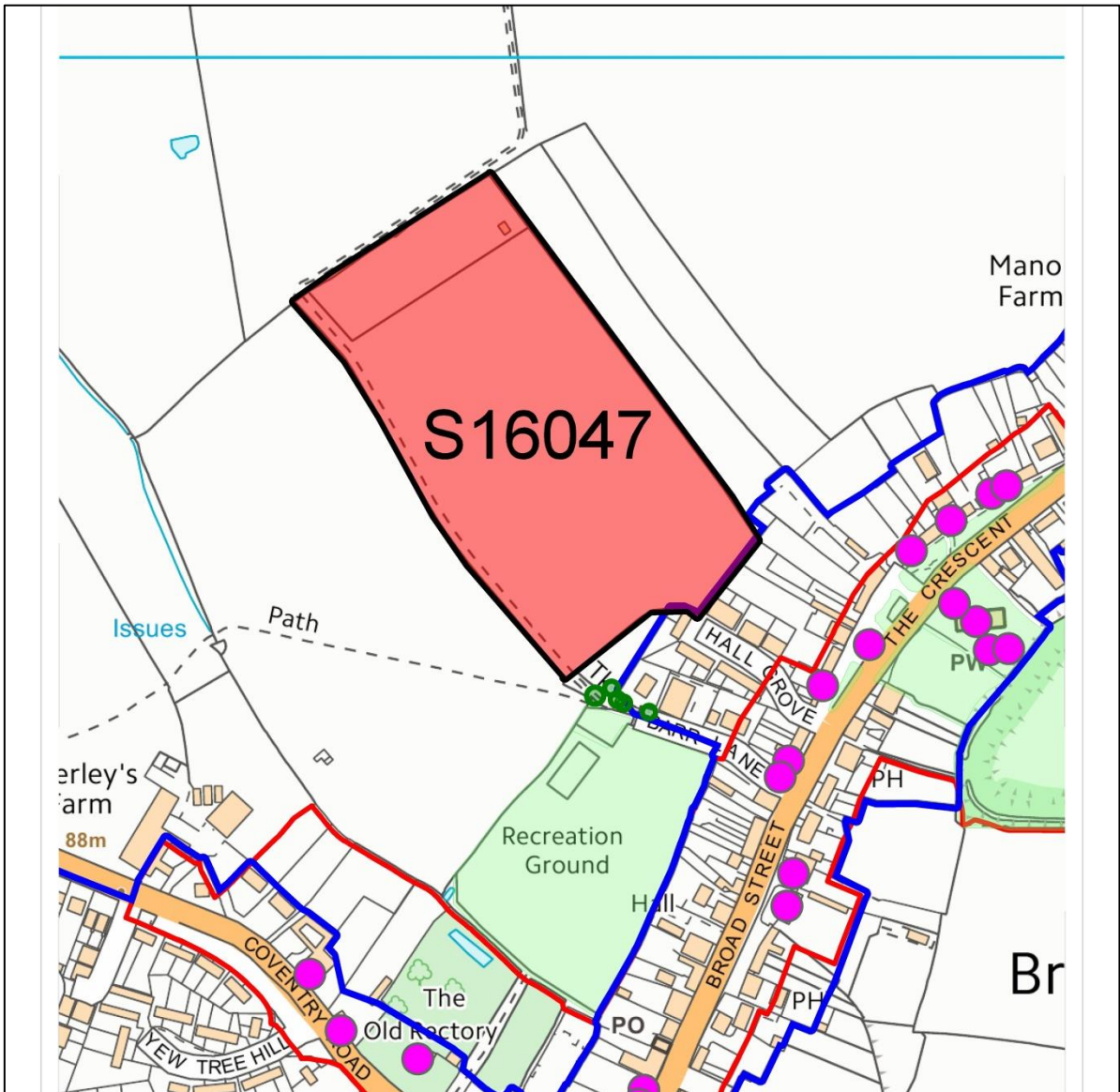
nearby junctions to make development acceptable in this location.

Site is not considered suitable or deliverable for allocation.

Site S16/047 Land to the rear of Hall Grove, Brinklow

| | |
|----------------|------------------------|
| Capacity | 142 dwellings |
| Site Area | 5.67 hectares |
| Deliverability | 1 – 5 years |
| LP Policy | Green Belt Designation |

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Listed Buildings
- Tree Preservation Order (TPO)
- Site S16047
- Conservation Area Boundary
- Brinklow Village Boundary

The site adjoins the settlement boundary and is approximately 5.7 hectares in area. The site is in agricultural use and classed as grade 3 quality. The site is bounded by residential dwellings within the village boundary and a recreation ground to the south and south-east, but is bordered by open agricultural land to the north, east and west.

Green Belt and Landscape Character

The site is within Green Belt parcel BR1. The Green Belt Review states that this parcel prevents ribbon development along both Lutterworth and Coventry Road. There is some development in the parcel in the form of Brierley's Farm to the south of S16047 and some isolated dwellings however the majority of the parcel is open. Land within the parcel is considered to have the characteristics of countryside and existing defensible boundaries to the north, such as the railway line, are such a distance from the village of Brinklow that they do not prevent encroachment in to the countryside.

The Draft Landscape Character Assessment 2016 considers site S16047 within its assessment of landscape parcel BK_09. It states that the parcel comprises medium to large scale mixed open farmland. However, there is a surviving small scale field pattern adjacent to the settlement edge in the west of the village, with some ridge and furrow. Here hedgerows are in decline and need to be strengthened since this small scale field pattern is a special feature of the landscape around Brinklow. The parcel is also on rising ground with some prominent skylines.

The assessment concludes that the parcel has high and medium sensitivity and that S16047 would be inappropriate for development due to its visibility from the higher ground to the north-west and because it contributes to the setting of the historic core of the village, including the church. The small scale field pattern around the edge of the village in this location should also be protected.

Accessibility - Proximity to Services

| SITE REF | DISTANCE TO SERVICE (metres) | | | | | |
|----------|------------------------------|------------------|----------------|---------|-------------|----------|
| | Village Hall | Convenience Shop | Primary School | Surgery | Post Office | Bus Stop |
| S16047 | 270 | 340 | - | 70 | 340 | 340 |

NB. The distances above are a guide for walking distance along pavements or public footpaths, and are not 'as the crow flies' distances from site boundaries

Site S16047 is within walking distance of the village services; the furthest services are only 340 metres distance from the site which means the site is well within a ten minute walk time to all services.

Accessibility – Highways and Site Access

The Highway Authority would not support the development of this site as the site as promoted does not indicate land that would enable access to the site. The scale of development that may be considered on the site would require multiple accesses. There would appear to be no other possibility of suitable access to be constructed without obtaining third party land outside of the control of the landowner.

Layout

No layout has been provided for the development of this site.

Conclusion

The site is currently in use for agricultural land and is not considered to be particularly high

quality. However the landscape parcel within which the site is assessed is deemed to be of high sensitivity with prominent visibility to the historic core of Brinklow and displaying characteristics of the small scale field pattern surrounding the village that should be preserved.

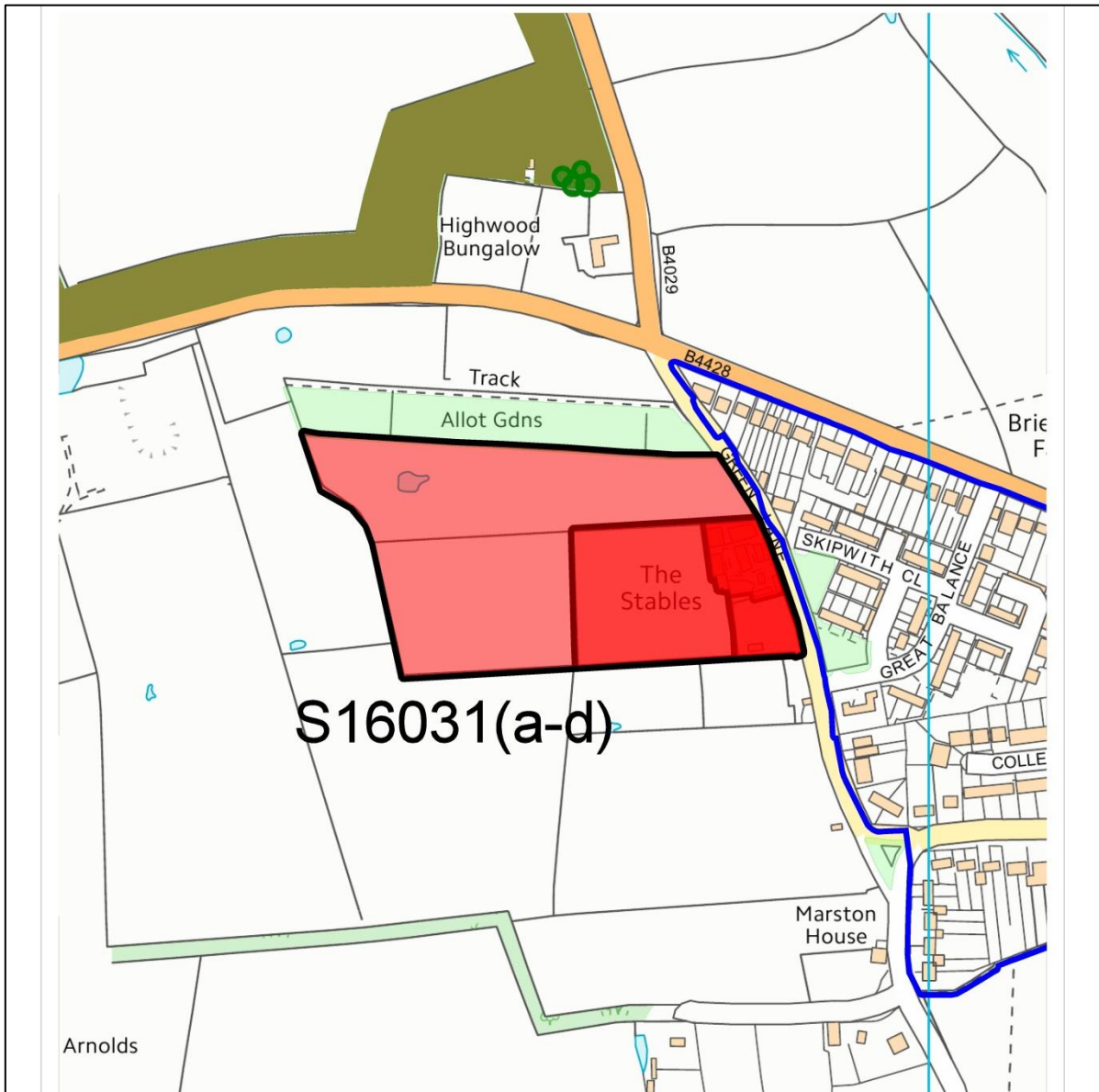
The site is situated in close proximity to village services, however no suitable access has been proposed for development of this site. Notwithstanding this, the scale of development that could be accommodated on a site of this size would require multiple accesses and this would require acquisition of third party land which presents a significant deliverability constraint to the site's development.

Site is not considered suitable or deliverable for allocation.

Site S16/031(a-d) The Stables, Green Lane, Brinklow

| | |
|-----------------------|----------------------------------|
| Capacity | 128 dwellings |
| Site Area | 5.1 hectares – total area |
| Deliverability | 1 – 5 years |
| LP Policy | Green Belt Designation |

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Tree Preservation Order (TPO)
- Ancient Woodland / Local Wildlife Site
- Open Space
- Brinklow Village Boundary
- Site S16031

The site is separated from the settlement boundary by Green Lane and the full extent of land submitted (site 'D') is approximately 5 hectares in area. The site promoter has submitted smaller parcels within the overall site with site 'A' being approximately 0.27ha, site 'B' approximately 0.5ha and site 'C' approximately 1.6ha in area.

The site is in equestrian use and contains timber and corrugated stables which would be demolished to allow for a proposed residential scheme on this site. To the north of the site is an allotment site, to the east is an area of designated open space and residential properties to the east of Green Lane, to the south is open agricultural land, and to the west are agricultural land and the site of Brinklow Quarry. The smaller parcel of land (site 'A') is on brownfield land while the remainder of the site is classed as grade 3 agricultural quality.

Green Belt and Landscape Character

The site is within Green Belt parcel BR3. The Green Belt Review states that this parcel prevents ribbon development along the B4027 and Heath Lane to the north and south of site S16031. Most of the parcel is open however the agricultural buildings to the west of Green Lane, including those present on site S16031, do compromise the openness of the Green Belt in the immediate vicinity. However they do not necessarily constitute urbanising influences in the Green Belt, being agricultural and equestrian buildings and therefore appropriate to the rural characteristics of this parcel.

The Draft Landscape Character Assessment 2016 considers site S16031(a-d) within its assessment of landscape parcel BK_10. It states that the parcel comprises small to medium scale pastoral farmland with a small area of allotments. Green Lane retains its rural characteristics with grass verges and a lack of kerbing and lighting. Views are generally limited to within the parcel, but the anaerobic digestion plant at Brinklow Quarry is visible adjacent the parcel to the west of site S16031.

The assessment concludes that although the parcel retains its rural characteristics, including its small scale field pattern, there is scope for some development. This is because of the current degree of enclosure created by the hedged field boundaries. Therefore site S16031 could be appropriate for development in landscape terms but would require landscape buffers to the south and west of the site.

Accessibility - Proximity to Services

| SITE REF | DISTANCE TO SERVICE (metres) | | | | | |
|----------|------------------------------|------------------|----------------|---------|-------------|----------|
| | Village Hall | Convenience Shop | Primary School | Surgery | Post Office | Bus Stop |
| S16031 | 920 | 850 | - | 1,100 | 850 | 250 |

NB. The distances above are a guide for walking distance along pavements or public footpaths, and are not 'as the crow flies' distances from site boundaries

Site S16031 is a further walking distance to the village services than other sites around Brinklow; most of the services are greater than 800 metres distance (ten minute walk time) from the site access and the doctor's surgery is 1.1km which reduces the sustainability of this site in terms of its access and proximity to services.

Accessibility – Highways and Site Access

The site promoter states that the site will be accessed from the existing access off Green Lane. This is a single carriageway road (see photo2) and a 30mph speed limit.

Photo1 – Existing access off Green Lane



Photo2 – View north along Green Lane to existing access point (left of photo)



The Highways Authority states that Green Lane is a rural lane with a limited carriageway width and no footway provision. Its alignment at the junction with the B4027/B4029 is very poor and would require significant improvement which would appear to require third party

land. Therefore the deliverability of the site is affected in terms of highways access.

Green Lane connects with Heath Lane which is a typical estate road that has a junction with the B4027. To accommodate development across the larger extent of site S16031 more than one access point would be required including onto the wider highway network. It would not appear that this could be provided and as such the Highway Authority would not support this scale of development.

Layout

The site promoter has submitted the layout below as part of a planning application for seven new dwellings on the land containing the existing stables - site 'A' of S16031.



Conclusion

The site has been submitted in four parcels and can therefore be considered in relation to different numbers of dwellings it could accommodate. The landscape parcel within which the site is assessed could accommodate some development providing appropriate screening / buffers could be provided to the south and west of the development.

Whilst the existing agricultural buildings present an area of previously developed land in the Green Belt, they are not urbanising influences as they constitute uses appropriate in the Green Belt and characteristic of the rural nature west of Green Lane. All parcels of land submitted within S16031 are considered to be inappropriate for development in highways terms due to the lack of suitable width along Green Lane and the significant deliverability constraint of highways improvements that would be required on nearby junctions to make development acceptable in this location.

Site is not considered suitable or deliverable for allocation.

