



Willoughby

Neighbourhood Development Plan

2019 - 2031

Submission Plan

Willoughby NDP Steering Group on behalf of
the Parish Council

May 2019

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Submission NDP

Welcome to the Submission version of the Willoughby Neighbourhood Development Plan (NDP). This version of the NDP has been prepared following consideration of the representations submitted during the formal Regulation 14 public consultation from 21 January until 10 March 2019. Further information about the consultation process and resulting changes to the NDP are provided in the accompanying Consultation Statement.

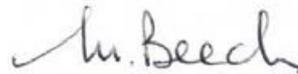
The NDP is also supported by a Basic Conditions Statement which sets out how the Willoughby Neighbourhood Development Plan meets the required basic conditions. This will be tested through the examination process.

Both the Consultation Statement and Basic Conditions Statement are provided on the NDP website.

Once the NDP is submitted to Rugby Borough Council, they will carry out a six week consultation in line with Regulation 16 of the Neighbourhood Planning regulations. Further information about when this consultation will run and how to respond will be published on the Rugby Borough Council website.



Chair of Parish Council



Chair of Steering Group

Acknowledgements

Willoughby Parish Council would like to thank the members of the Steering Group for their dedication and hard work in formulating and gathering all the information required to put the Neighbourhood Development Plan together. The group consisted of Maggie Beech, Mike Thomas, Brian Hall, Steve Palmer, James Rowley and Ken Miles. Without all their effort and the input from Willoughby residents this would not have been possible.

The Steering Group would like to thank all the following people for their support and significant contribution to producing the Willoughby Neighbourhood Development Plan.

- Everyone who has taken the time to respond to the consultations and to give us their thoughts on how we might improve each version of the plan so that it truly reflects the community's views on future development in Willoughby Parish.
- All the residents who shared information about their historic houses and daily life in the village and helped to make the plan interesting for local people.
- Richard Jackson for his meticulous work on the historic landscape and maps and for reviewing and improving the appendix on non-designated heritage assets.
- Bert Ogle for his detailed and interesting report on flood risk in Willoughby Parish.
- Alan Belgrove for his beautiful photographs of local buildings and views.
- Ed Beech for his unfailing IT support and production of maps to show locations of buildings, green and blue infrastructure and significant views.
- Helen Caton Hughes for her interesting ideas and for creating the online questionnaires for the first two consultations.
- Everyone who helped with delivering leaflets and with setting up displays, welcoming people and providing refreshments at the Neighbourhood Plan Open Days.
- Beryl Hallam, Audrey Mitchell and Alan and Linda Belgrove for trialling our first questionnaire and providing valuable feedback on how we might improve it.
- Everyone at B Beautiful for hosting the special Neighbourhood Plan post box during two consultations.
- Louise Kirkup of Kirkwells Town Planning Consultants for her clear guidance, prompt responses to many questions and partnership approach to writing the various plans.
- Sophie Leaning, Senior Planner at Rugby Borough Council, for her support and time in reviewing versions of the plan and for providing helpful additions and amendments.
- Willoughby Parish Council for initiating and sponsoring the process which enabled the development of this Plan.
- Locality for providing the grants that have funded the work so far.

1.0 What is a Neighbourhood Development Plan?

Neighbourhood Development Plans (NDPs) are a new type of planning policy document, prepared by parish councils and other bodies to guide new development within a defined area, such as a parish. They are used alongside local authority (here, Rugby Borough Council) and national planning policy documents, to help determine planning applications.

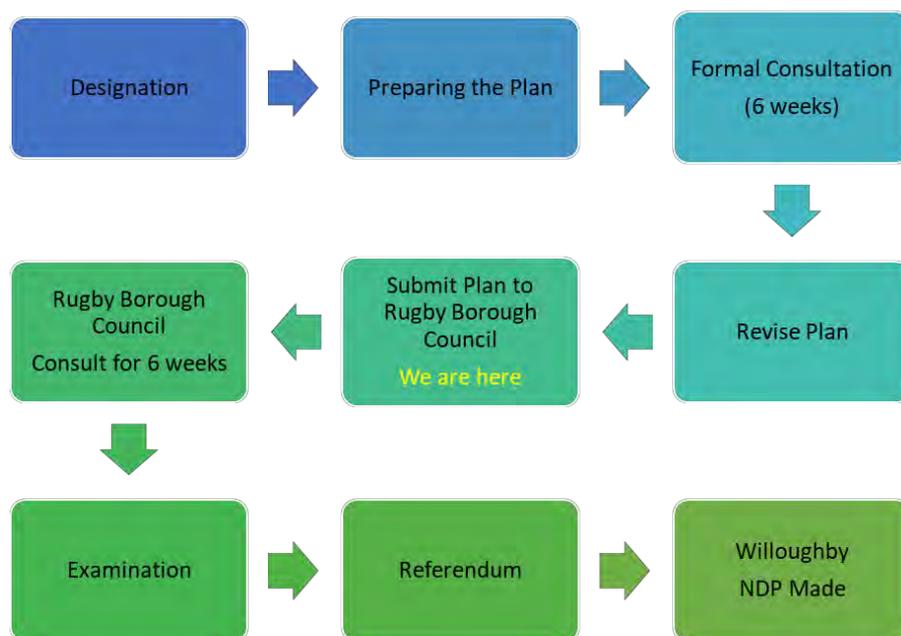
NDPs are important planning documents and give local people the opportunity to have a real say in how, and where, development should happen within their local area. They can provide the local detail to add value to the higher level, more strategic policies as set out in the adopted Rugby Borough Council Local Plan 2011-2031.

- 1.1 Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities.
- 1.2 NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character, and protect important facilities, historic buildings, the natural environment and open spaces. They are an important part of our planning system because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.
- 1.3 A Neighbourhood Development Plan (NDP) can cover a range of planning related issues or just have one, single policy. This document has been prepared building on the informal public consultation on Issues and Options which was undertaken from 7 May to 3 June 2018, the informal public consultation on the First Draft Plan which took place from 8 October to 4 November 2018, and the formal Regulation 14 public consultation which took place from 21 January to 10 March 2019.
- 1.4 The Issues and Options document set out a proposed draft vision and objectives for the NDP and asked residents about a range of planning issues and potential policies for addressing these issues. The First Draft Plan provided more detail in terms of background and supporting evidence and set out wording for ten draft planning policies. All local residents and stakeholders were invited to comment and their responses informed the Draft Willoughby NDP. The Draft NDP was published for consultation with statutory and voluntary organisations as well as local residents, businesses and landowners. The representations received led to some further

revisions of the plan to produce the Submission NDP. The Neighbourhood Development Plan and its policies should be read as a whole. Proposals will be assessed against all relevant policies.

- 1.5 It is important to remember that NDPs cannot be prepared in isolation. They have to be 'in general conformity' with local strategic planning policies - in this case, the adopted Rugby Borough Council Local Plan 2011 - 2031.
- 1.6 NDPs must also have regard to national planning policy - the revised National Planning Policy Framework (2019)¹ and other guidance and statements.
- 1.7 All the Neighbourhood Development Plan planning policies have to be underpinned by a clear and robust evidence base of local opinion and technical resources and, overall, the Plan has to meet a set of 'basic conditions' set out in national guidance.
- 1.8 Preparing an NDP is a complex and lengthy process. This is set out in Figure 1 below.

Figure 1: Neighbourhood Development Plan Process



- 1.9 This is the Submission version of the NDP. Rugby Borough Council will publish the NDP for another 6 weeks consultation. The NDP will be examined by an independent examiner, who is likely to recommend further changes. After the examiner's report is published and the changes made, the NDP will be taken to Rugby Borough Council's Cabinet for approval to make the Plan subject to the outcome of the Referendum. If the outcome of the Referendum is a majority Yes vote (50% of turnout + 1), the Plan

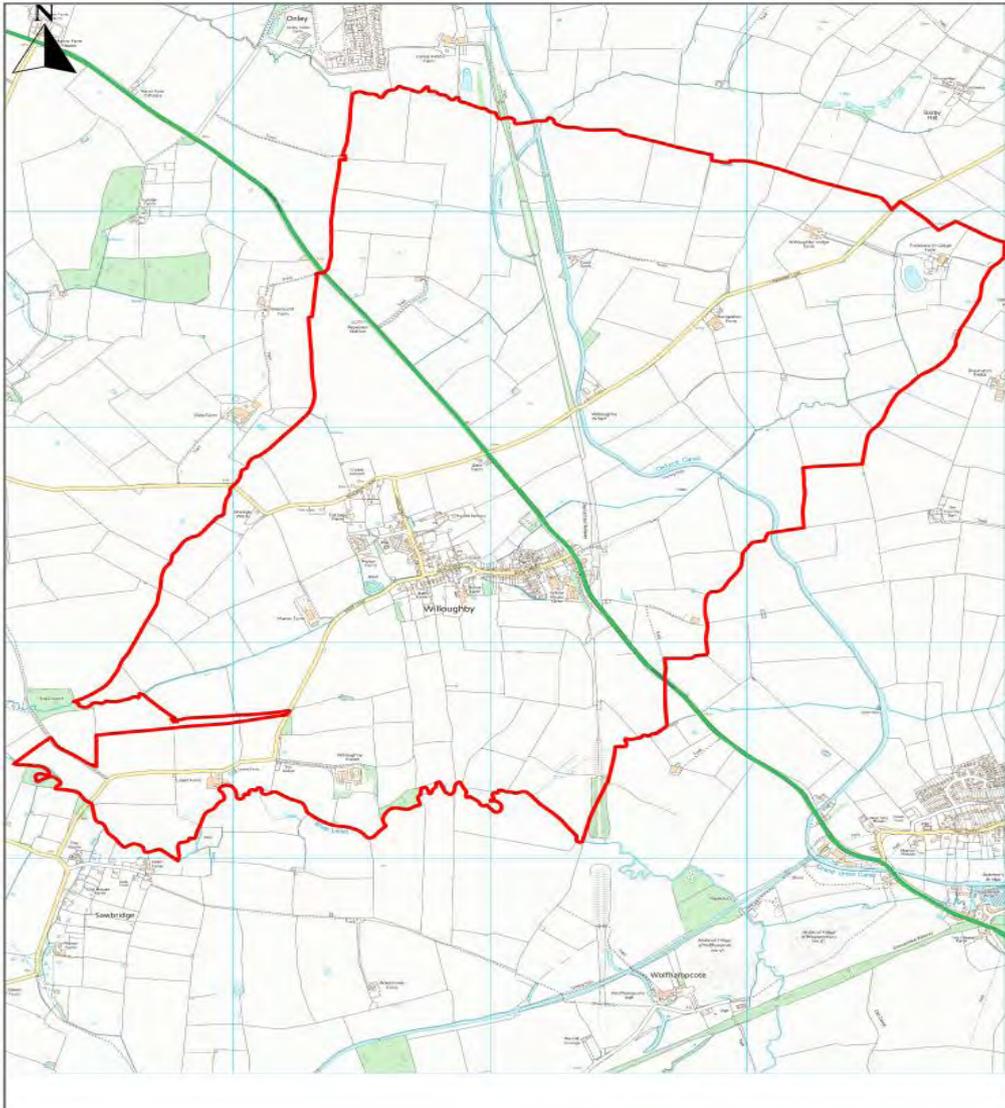
¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

will be made by Rugby Borough Council and used to help determine planning applications alongside Rugby's planning policies and national policy.

- 1.10 There are therefore several stages of public consultation and engagement throughout the process and the Neighbourhood Plan can only be made if, at the very end, local people support it.
- 1.11 We hope to achieve all this and have a Plan in place during the second half of 2019. We need your help and ideas to do this successfully.

2.0 A Neighbourhood Development Plan for Willoughby

Map 1: Willoughby Neighbourhood Plan Area



- 2.1 Willoughby Parish Council decided to prepare a Neighbourhood Development Plan (NDP) for Willoughby Parish in August 2017 following a survey of residents in which the majority of respondents indicated they wanted an NDP.
- 2.2 The Parish Council applied to Rugby Borough Council for designation of the Parish as a 'Neighbourhood Area' and this was approved on 5 October 2017. The designated Neighbourhood Area is the same area as the Parish and is shown in Map 1 above.
- 2.3 The period covered by the Neighbourhood Plan is from 2019 to 2031. This corresponds to the final twelve years of the plan period for the adopted Rugby Borough Council Local Plan 2011 - 2031 and allows our Neighbourhood Plan to use the same evidence base as that plan.

- 2.4 A Steering Group of interested local residents and a parish councillor was set up in November 2017 to oversee the preparation of the Plan on behalf of the Parish Council.
- 2.5 Willoughby Parish Council has carried out two major surveys with local residents in the past seven years. The first survey took place in September 2012 and informed the Parish Plan which was compiled in 2013 and updated in July 2015. The second survey took place in August 2014 and was preceded by a housing survey carried out by Midlands Rural Housing in June 2014. This information underpinned the Village Design Statement which was approved and adopted by Rugby Borough Council in August 2016 and which is used by the Parish Council to help determine whether they should accept or object to planning applications submitted for the Parish.
- 2.6 The three surveys provided a great deal of information about the village and the views of the Willoughby community at the time. They covered the following areas:
- Surrounding Landscape
 - Built Environment
 - Housing and Planning
 - Community Facilities and Services
 - Traffic and Transport
- 2.7 It is important to note that the Parish Plan and the Village Design Statement considered both planning and non-planning matters. Many of the non-planning matters remain relevant and important to local residents but these cannot be addressed through the NDP, which is a planning policy document. However, the Parish Council is committed to tackling any non-planning issues wherever possible through other actions and processes.
- 2.8 The Steering Group considered the information in the Parish Plan and the Village Design Statement and these, together with their own considerable local knowledge, were used to prepare an Issues and Options document with the support of professional town planning consultants, Kirkwells. All information related to the NDP was provided on the Neighbourhood Plan pages of the Parish Council website <https://www.willoughbyparishcouncil.org/neighbourhood-plan> .
- 2.9 The Issues and Options full document was published for consultation with local residents and stakeholders from 7 May to 3 June 2018. A copy of the Summary Report and Questionnaire was delivered to all households in the parish and either delivered or posted to non-resident stakeholders. Consultees were also invited to complete the questionnaire online using <https://www.surveymonkey.co.uk/r/WilloughbyNDP> .
- 2.10 An initial Neighbourhood Development Plan Day was held on Wednesday, 16 May at the village hall. Residents were invited to come along and find out more about the NDP and receive help and support with the questionnaire, if required.

- 2.11 In total, 202 paper questionnaires were distributed and 112 completed forms were returned (54 online and 58 on paper). In addition, Historic England and Natural England provided supportive comments. A report setting out the consultation responses is provided on the NDP website².
- 2.12 The First Draft NDP was prepared taking into careful consideration the responses to the Issues and Options. In addition, the Steering Group undertook a significant amount of further detailed research over the summer of 2018 to provide more detail for many of the policies and a sound evidence base. This information was incorporated where possible into the supporting text and appendices of the First Draft NDP. A detailed flood risk report was prepared and can be viewed and downloaded from the NDP website.
- 2.13 The First Draft Plan was published for informal public consultation from 8 October to 4 November 2018. All local residents and stakeholders were invited to consider the First Draft Plan document and to provide their comments and ideas.
- 2.14 In addition to the full version of the First Draft Plan, a summary document was prepared for the consultation. Stakeholders were invited to take part in the consultation on the First Draft Plan in several ways including:
- Completing the questionnaire online at <https://www.surveymonkey.co.uk/r/WilloughbyNDP2>
 - By returning the paper questionnaire delivered to all households to:
 - Church View, Lower Street,
 - B Beautiful, Lower Street
 - 16 Main Street
 - Attending the second Neighbourhood Development Plan Day on Wednesday 17 October 2018 from 4.00pm to 8.00pm at the village hall.
- 2.15 A detailed report³ setting out the responses to the First Draft Plan and how the representations influenced changes to the next version of the Draft Willoughby NDP is provided on the NDP website. Overall 94.34% of respondents (104) were 'generally supportive' of the First Draft Plan and there were a number of comments complimenting the NDP and noting the hard work and commitment of the Steering Group.
- 2.16 The Draft NDP was published for formal public consultation (Regulation 14) for 7 weeks from 21 January 2019 until 10 March 2019. A letter and representation form were delivered to all households and stakeholders in the parish and emails / letters

² WILLOUGHBY ISSUES & OPTIONS - CONSULTATION Responses and Revisions (July 2018)

³ WILLOUGHBY FIRST DRAFT PLAN - CONSULTATION Responses and Revisions (November 2018)

were sent out to consultation bodies and other stakeholders. The Draft NDP and supporting documents were placed on the website with formal notification of the Regulation 14 consultation process. The Parish Council welcomed comments using the online representation form, by email or in writing.

- 2.17 Full details about the consultation process, the submitted responses and how these have been used to inform the Submission Plan are provided in the accompanying Consultation Statement and Response Tables. Overall there were many supportive comments and a number of suggestions for minor wording changes to policies and supporting text in the NDP. The most significant revision has been to incorporate a more robust flood risk policy (Policy W5) which has been prepared following detailed advice from the Environment Agency, Severn Trent and Warwickshire County Council.

3.0 Vision and Objectives

- 3.1 A Neighbourhood Development Plan is required to have a vision and a clear set of objectives. The planning policies should then be designed to meet the identified objectives.
- 3.2 In the consultation on Issues and Options 94.64% of respondents (106 responses) agreed with the Draft Vision and 2.68% (3 responses) disagreed. There were a number of detailed comments which were considered and used to revise the wording in the First Draft Plan.
- 3.3 In the consultation on the First Draft Plan, 96.3% of respondents (104) supported the Draft Vision, and 3.7% of respondents (4) did not support the Vision. There were also some suggestions for amending the Vision and these have been considered and used to inform the final version of the Vision below.

VISION

The attractive rural character of Willoughby village and the surrounding area will be retained and enhanced. Development will take place in a gradual, proportionate and sustainable way to primarily meet the needs of local people who live in or have a connection to the parish and to support local services and facilities.

- 3.4 The responses to the Issues and Options consultation also demonstrated a high level of support for the Draft Objectives, with 94.64% of respondents (106 responses) supporting them and 2.68% (3) disagreeing. Again, detailed comments and suggestions were considered and used to inform revisions to the draft objectives.
- 3.5 There was also strong support for the Draft Objectives in the consultation on the First Draft Plan. 97.22% of respondents (105) supported the Objectives and only 0.93% of respondents (1) did not support them. There were several comments suggesting changes. Objective 1 was amended slightly in response to suggestions about the need to refer to wildlife.

OBJECTIVES

Objective 1: To ensure that the rural landscape character and biodiversity of the parish is protected and enhanced.

New development should be sustainable and should not detract from the character of the existing structures and landscape or impact adversely on local habitats and wildlife. Landscaping schemes should be designed sensitively taking into account the distinctive character of the historic agricultural landscape and the surrounding countryside.

(This will be progressed through NDP policies W1, W2, W3 and W4)

Objective 2: To conserve and enhance the built heritage assets in the parish.

New development should be designed to conserve and, where possible, to enhance designated and non-designated built heritage assets and their settings.

(This will be progressed through NDP Policy W6)

Objective 3: To encourage high quality and sustainable design.

New development should demonstrate high quality, inclusive and sustainable design and should positively contribute to the character and appearance of the area in which it is sited.

(This will be progressed through NDP Policies W4, W5 and W7)

Objective 4: To provide a positive planning framework to guide the development of new homes within the parish.

The development of new homes should respond positively to local needs. The scale, location, size and type of any new homes should be sensitive to the rural area and take into consideration the distinctive character of existing buildings.

(This will be progressed through NDP Policy W8)

Objective 5: To support home working and small businesses.

New businesses in the parish will be supported to help ensure Willoughby develops and prospers. New businesses should be suitable for the countryside location and minimise any adverse impacts on local residential amenity. New businesses which enable agricultural diversification and rural enterprise will generally be supported.

(This will be progressed through NDP Policy W9)

Objective 6: To protect and improve local services and community and recreational facilities.

Willoughby's existing facilities will be protected and proposals for new facilities and services will be encouraged.

(This will be progressed through NDP Policy W10)

4.0 NDP Planning Policies



Entry to the village along Moor Lane

4.1 Introduction

- 4.1.1 Willoughby Parish is a small rural parish to the south-east of Rugby located between Dunchurch and Daventry in the Leam Valley. Much of the parish is on the valley floor but to the east beyond the A45 part of the land rises gently towards the Northamptonshire village of Barby which is located upon a ridge of higher ground. The A45 runs through the middle of the parish with the Oxford Canal running roughly parallel a little further east. The village of Willoughby is bordered to the east by the A45 and is surrounded by farmland, much of which is ancient ridge and furrow. In 2011, the population in the parish was 398 (Census, 2011).
- 4.1.2 This is a very rural area with a distinctive landscape character. The built character of the village is a mixture of smaller houses and bungalows as well as larger properties. These dwellings range from much older houses, one built in the 17th century, to some houses built recently. Most houses are orientated to front the road and gable ends facing the road are uncommon. Many of the houses are set back from the road and sited within large, narrow plots which extend to the rear and provide open views to the open countryside beyond. The village has a linear layout of single plots either side of the through roads with four 'offshoot roads' where new housing development has taken place over the years. The distinctive 'valley floor' character of the village is

enhanced by meandering street-side swales (ditches) and vegetation that provide linking green corridors through the settlement.

- 4.1.3 The gradual growth of the village over the years has led to a built environment that is generally harmonious and in keeping with the surrounding landscape. In the wider parish there are a number of substantial farm houses and some more modest dwellings.
- 4.1.4 The Neighbourhood Development Plan provides an opportunity to aim for high quality in new development to ensure that change is integrated successfully and that our environment is protected and enhanced.

4.2 Protecting and Enhancing our Rural Landscape



View over open countryside in Willoughby Parish

- 4.2.1 Willoughby village is set within a distinctive rural landscape. In the survey for the Village Design Statement, 99% of villagers agreed that it was important to retain the green area around Willoughby to keep it as a separate entity. The vast majority of respondents (91%) thought that the agricultural land surrounding the village which provides employment, important local character and views with pasture land, arable crops, copses and hedgerows should be preserved at all costs. Almost everyone said that all public footpaths and bridleways should be maintained and around 85% believed that the views towards Barby, Braunston and Dunchurch should be preserved.

Local Landscape Character

- 4.2.2 The landscape character of Willoughby Parish is described in the 'Landscape Assessment of the Borough of Rugby Sensitivity and Condition Study' (April 2006)⁴. Most of the Parish lies within the Feldon, Vale Farmlands landscape character type (LCT). This LCT is described as:

'an area of broad, flat, low-lying clay vales with few roads or settlements. It is characterised by a largely intact pattern of medium to large-sized geometric fields, bounded by hawthorn hedges. Tree cover of any kind is sparse, allowing wide views to rising ground and giving a strong impression of sky and space. Despite a significant

⁴ <https://apps.warwickshire.gov.uk/api/documents/WCCC-688-147>

move towards arable production in recent years, extensive areas of permanent pasture still remain a feature of this landscape, together with well-preserved areas of ridge and furrow. Deserted medieval villages have also survived in places. Villages are typically few and far between, often consisting of small, straggling clusters of farmsteads and dwellings. Most are situated around a cross-road, and many are well off the beaten track. Roads are often single track, with wide grass verges, bounded by a ditch and thick hedge.'

- 4.2.3 The north-eastern part of the Parish rises to an area of Feldon, Ironstone Fringe landscape character type. This LCT is described as: *'a remote rural landscape associated with a raised Lower Lias tableland which occurs along the fringe of the Ironstone Wolds, (a hilly region in the western part of adjoining Northamptonshire). It has a large scale, gently rolling topography, punctuated in places by prominent ironstone hills. There are few roads or settlements, and sometimes there are extensive areas of empty countryside, often associated with deserted medieval villages.*

Large, isolated manor farmsteads are a feature of this area, together with small, strongly nucleated ironstone villages often situated on rising ground. It is characterised by a large, strongly hedged field pattern, which creates a relatively strong sense of enclosure in an otherwise rather open, intensively farmed landscape with sparse tree cover. Extensive areas of permanent pasture were a characteristic feature of the Ironstone Fringe until relatively recently, much having been ploughed up. Where pockets of pasture still remain, well-preserved ridge and furrow is often a special feature. Roadside verges are typically wide and bounded by tall, thick hedgerows and on steep hillsides, semi-natural grassland may sometimes be found.'



Examples of Ridge and Furrow from Moor Lane

- 4.2.4 The remaining areas of ridge and furrow landscape are of national importance and should be protected from development, as should the pasture and arable fields of the former enclosures. In English Heritage's Advice Report, 2011⁵, which assessed the moated site and an area of ridge and furrow for scheduling, it is noted that the

⁵ See NDP Additional Evidence on NDP website: English Heritage Advice Report, 23 September 2011, Case Name: Moated Site 118, S of Manor Farm House and an area of ridge and furrow known as Big Grounds, Willoughby

moated site and ridge and furrow are parts of the same medieval landscape of Willoughby. The report goes on to explain that *'it is evident that the entire landscape of ridge and furrow surrounding the modern village of Willoughby is of national importance by virtue of its extent and the proportion of the medieval area under plough which it represents'*. The setting of these heritage assets is also significant and, if development surrounds and encloses these areas, their value would be significantly limited.

Landscape: The Historical Context

- 4.2.5 The settlement of Willoughby is an ancient one with 5 entries in the Domesday Book of 1087 which reported ownership and use of land at the time of the Norman conquest. The name is old Norse for willow farm suggesting it may have been a border settlement between the Danelaw and Anglo-Saxon Mercia. One of the five Domesday holdings had occupiers with Norse names, possibly raiders who settled.
- 4.2.6 Perhaps the most significant event, in terms of the development of the village, was the grant in the 1100s by Henry I to Wigan the Marshal of various tranches of land including a substantial proportion of our parish. Eventually in the 1200s, the last member of Wigan's family dying childless, this holding was given to the Hospital of St. John the Baptist without the East Gate Oxford (the Hospital). This was a kind of ecclesiastical hotel providing accommodation for travellers and sometimes the destitute. The Hospital also received numerous other gifts of interests in land (shares of rent, use of land etc) and bought land in the parish.
- 4.2.7 In 1458 William Waynflete, Bishop of Winchester and Lord Chancellor, founded Magdalen College and persuaded the King, Henry VI, to endow it with the former estates of The Hospital including its land in Willoughby. The College were the largest land owners until they sold the estate, mostly to sitting tenants, in the 1950s.
- 4.2.8 Until the 19th century the College leased the entire estate to a single lessee who became the College's agent. Their lease required them to accommodate the President and an attendant twice a year when he would hold a Manorial Court and deal with estate business. In later years the College let individual farms and properties and managed them from Oxford. Over the years the College bought and sold land gradually increasing the size of the estate. The College's ownership of a large slice of the parish has led to an extensive and fascinating archive of documents and court records stretching back to 1230.
- 4.2.9 Farming practices changed markedly after the enclosure scheme in 1760. Prior to this a large proportion of the land was ploughed. It is clear that land was ploughed before Domesday which recorded that all 5 holdings had ploughed land. Later, the land was farmed on the Medieval Open Field system until enclosure with a considerable amount of land under plough creating the distinctive ridge and furrow profile. After enclosure, farming practice changed and much of the land went to pasture and has remained so. Hence the distinctive ridge and furrow visible across the Parish today. See Maps 9 and 10 in Appendix 1.

4.2.10 A further impact of enclosure was that the new owners were required to plant hedges and dig drainage ditches to enclose their allotted land. Most of these hedges remain today to the benefit of wildlife. See Map 11 in Appendix 1. The change in agricultural practice after enclosure, i.e. rearing stock rather than growing crops, resulted in a significant reduction in the number of workers on the land and, as mechanisation took hold, many of the traditional support services gradually disappeared e.g. wheelwright, blacksmith.

Loss of our National Landscape Legacy

4.2.11 Between 1995 and 1999, Northamptonshire County Council and English Heritage commissioned research into the survival of medieval open fields in the East Midlands. This work was extended into the West Midlands including Warwickshire. The results of the research have been published in a 2001 report: 'Turning the Plough. Midland Open Fields: Landscape Character and Proposals for Management'. This confirmed that the loss of these ridge and furrow landscapes across the Midlands was extreme.

4.2.12 'Turning the Plough' recognised the national importance of the surviving ridge and furrow in the parishes of Braunston (378ha) and Shuckburgh (372ha). Subsequently, it emerged that the surviving ridge and furrow in Willoughby (388ha) was equally important but had been omitted from the report. This was confirmed by the author David Hall, the recognised authority on these landscapes. Analysis using Google Earth aerial photography suggests that just 25% of the Parish's ridge and furrow has been lost to field consolidation over the years.

4.2.13 It should be noted that the land ownership, occupation and farming of these three local parishes are closely linked over generations with those of Grandborough (and Woolscott), Wolfhampcote (and Flecknoe) and Barby (and Onley), where connected ridge and furrow is also found. Taken as a whole the landscape in this area of the Upper Leam Valley is of great importance. Elsewhere significant loss of ridge and furrow has continued e.g. the DIRFTIII and Rugby Radio Station developments have caused the destruction of over 400ha nearby. It is notable that historic records relating to Willoughby, in particular, and the other parishes are unusually extensive adding to the historic value of the landscape.

Wildlife in the Landscape

4.2.14 This historic landscape of ancient ridge and furrow surrounded by mature hedges, which have been in place for centuries, allows wildlife to flourish. Foxes, badgers, hares and small mammals are often seen in the fields around the parish. The Oxford Canal and the old Great Central railway also allow nature to thrive with ducks and swans readily seen on the canal.

4.2.15 The village pond is home to many wild ducks and moorhens who breed here. It is also used by frogs and frogspawn is evident in the spring. Visits are often made by a heron and a kingfisher which feed on the fish. A brook runs through the village and the site of the Moat (a scheduled monument) is home to wild ducks and a variety of nesting birds. Hayward Lodge beside the A45 is a natural site where nature has been allowed to take

over and is home to rabbits and wild birds. There is a path running through the site which enables people to enjoy the plants and wildlife.

- 4.2.16 Policy NE4: Landscape Protection and Enhancement in Rugby Borough Council Local Plan requires that *'development proposals will be required to demonstrate that they ... consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity [and] relate well to local topography and built form and enhance key landscape features ensuring their long term management and maintenance.'*
- 4.2.17 In the consultation on Issues and Options there was widespread support for including a policy to protect local landscape character with 91.96% of respondents (103 responses) agreeing with such a policy and 5.36% (6) not agreeing.
- 4.2.18 In addition to comments noting strong agreement, there were a number of detailed suggestions for changes. These included the need to protect the remaining areas of ridge and furrow which are of national importance, the need to consider flooding and flood risk in a new policy and proposed wording for a separate policy to protect locally significant views. These suggestions informed the changes to the policy wording and supporting text.
- 4.2.19 The consultation on the First Draft Plan showed that there was widespread local support for Draft Policy W1. 97.22% of respondents (105) supported the Draft Policy and 0.93% (1) did not support it. There were several positive comments and suggestions that the maps showing ridge and furrow should be amended to improve accuracy. Maps 9 and 10 were revised accordingly.
- 4.2.20 Proposals for a new settlement on the edge of the parish at Lodge Farm were deleted from the Local Plan. This was a highly controversial scheme with a high level of objections from local residents and stakeholders. Responses to the NDP Issues and Options consultation suggested that, if the Lodge Farm Village allocation is reinstated at some point in the future, the green gap between the southern boundary of Lodge Farm Village (2016 Publication Local Plan Allocation DS10) and Willoughby village should be protected. Policy W1 aims to support this by protecting green gaps generally between Willoughby village and other settlements.

Policy W1: Protecting and Enhancing Rural Landscape Character

Development proposals should be designed and sited to minimise any adverse visual impacts on the valued local landscape character of Willoughby parish as described in the Landscape Assessment of the Borough of Rugby Sensitivity and Condition Study (April 2006).

Proposals for new development should incorporate the following landscape design principles:

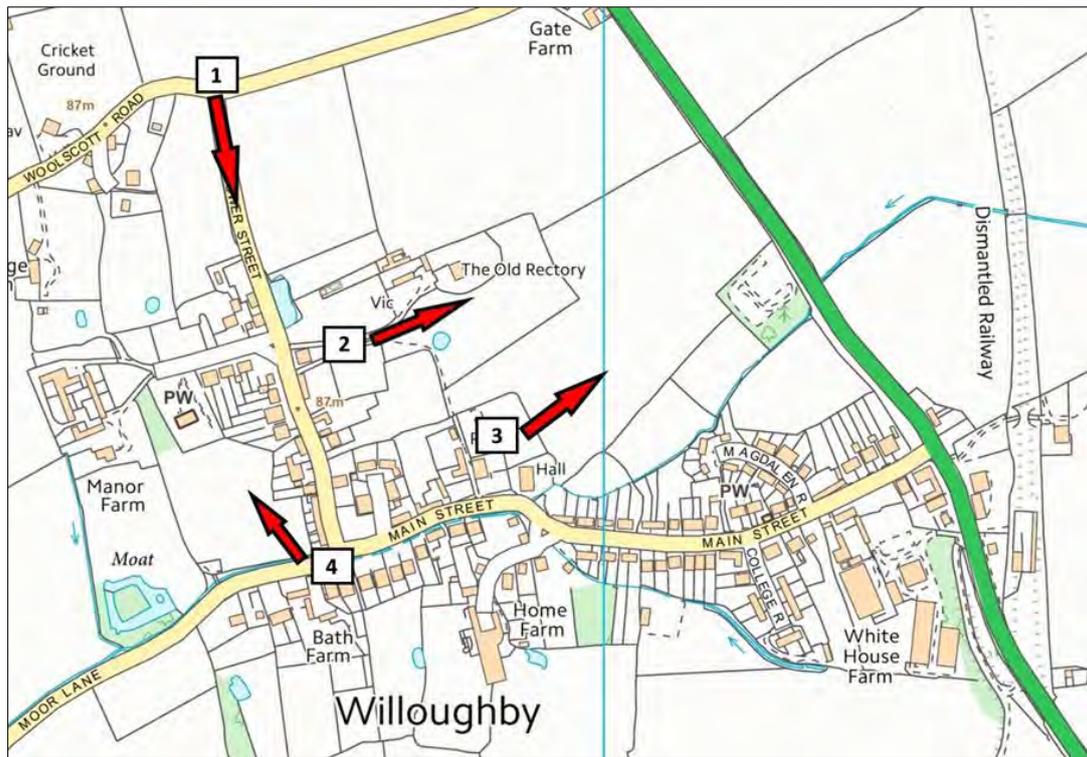
- A. The open, rural character of the landscape around Willoughby village should be maintained. Isolated new residential buildings in the open countryside will not be acceptable unless they meet the criteria of Rugby Local Plan Policy H4: Rural Exceptions Sites or fall under permitted development.
- B. Where possible, proposals for farming related development in the rural area should adjoin the existing built form of farmsteads and other buildings. Large new agricultural buildings and structures should be sited and designed sensitively to avoid breaking the skyline in terms of views from Willoughby village, and landscaping schemes should incorporate screening using native species in hedgerows (see Policy W4) and locally appropriate materials in walls and fences. Larger buildings should be 'broken up' using a change in materials or colour or a break in the roof line.
- C. The sensitive conservation and restoration of traditional farm buildings through continued and appropriate new uses is supported. Repairs and alterations should use local materials and techniques wherever possible.
- D. Steps should be taken to preserve and enhance wildlife habitats, green and blue infrastructure corridors and heritage assets such as historic field patterns, hedgerow field boundaries and drainage ditches.
- E. The remaining areas of ridge and furrow landscape and pasture/arable fields of former enclosures as identified on the maps in Appendix 1 are of national importance and development which impacts adversely on these areas and their setting will be strongly resisted.
- F. The green gaps between Willoughby Village and all other hamlets and villages (existing or proposed) should be protected to prevent coalescence of settlements and to ensure that the settlement of Willoughby village remains distinct.
- G. Lighting schemes should be designed to minimise light pollution. Security lighting should be operated by intruder switching, be appropriate, unobtrusive and energy efficient and have consideration for neighbouring amenity.
- H. Development within Willoughby village should protect important local landscape features which enhance the character of the built-up area and link it to the open countryside. These include the following: existing grass verges,

hedges, trees, wild areas, swales and ponds. New developments should aim to incorporate these features into landscaping designs.

Protecting Locally Significant Views

- 4.2.21 In the consultation for the Village Design Statement in 2014, local people were asked to indicate whether or not specific views should be protected. These were Views 1, 2, 3, 5, 6 and 7 on the maps below. Almost 85% of respondents said that they should be protected.
- 4.2.22 During the Issues & Options consultation for the NDP in May/June 2018, local residents were asked again about these views and to indicate how important they were on a scale of 1 (not important at all) to 5 (very important). All were felt to be important. Percentages for 4 and 5 on the scale were added together to find out the level of strong support. Views 6 and 7 (towards Dunchurch and Braunston) - 72%, views 2 and 3 (towards Barby) - 78.57% and views 1 and 5 towards the village from Woolscott Road and Longdown Lane - 84%.
- 4.2.23 As part of the preparation for the Issues & Options consultation, the Steering Group decided that a view that was significant to them should be added to find out how important it was to other local people. This was View 9 (from Moor Lane towards Grandborough). 83% of respondents scored this view at 4 or 5 on the scale.
- 4.2.24 During the Issues and Options consultation, respondents were asked to make suggestions for other views that were important to them. The two most suggested views by far were View 4 (from Moor Lane towards the Church) and View 8 (from Moor Lane south across Big Ground towards Sawbridge). Both these views hold special significance for local people. The Church is highly valued as a centuries-old listed building and village landmark and the field from Moor Lane provides an important part of its setting. View 8 looks across Big Ground which now holds iconic status as the site where local people successfully fought against a planning application to build a crematorium in 2011. As a result, these two views were added to the First Draft NDP to find out if they are supported more generally by local people as significant views.
- 4.2.25 The responses to the consultation on the First Draft Plan showed that local residents were in favour of protecting the identified significant views. 98.15% of respondents (106) supported the Draft Policy and identified views.

Map 2A: Significant Views in Willoughby Village



1. View from Woolscott Road looking south along Lower Street towards the village



2. View from PROW 247c⁶ looking north-east towards Barby Hill. The Old Vicarage is on the left.

⁶ PROW 247c is the public footpath from Lower Street that goes behind the village houses as a shortcut to the playing field and the Rose Inn.

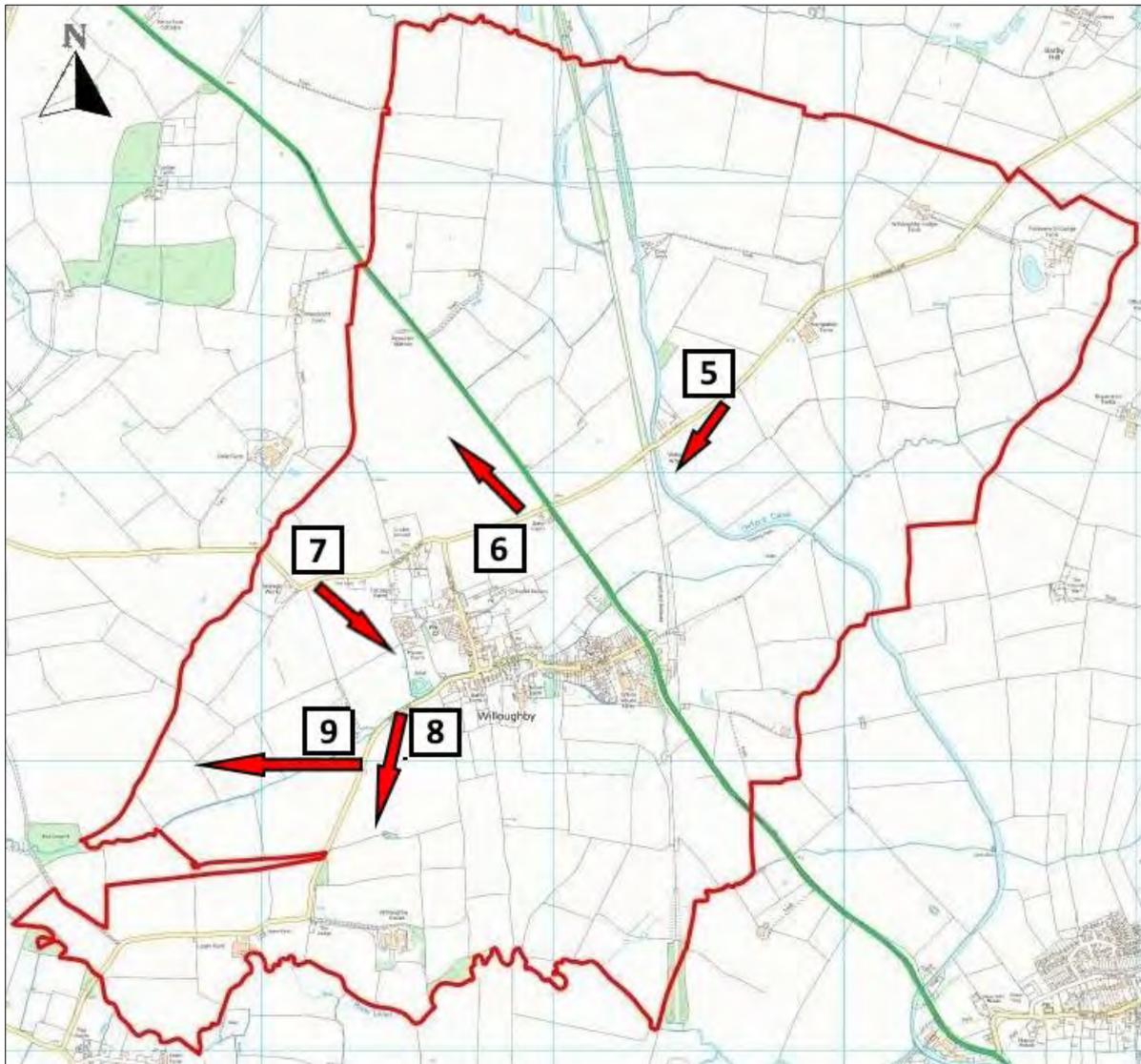


3. View from the village playing field looking north-east towards Barby Hill



4. View from Moor Lane looking north-west towards the church

Map 2B: Significant Views in Willoughby Parish





5. View from Longdown Lane looking south-west towards the village and Flecknoe on the hill in the distance



6. View from Woolscott Road (between the Cricket Club and the A45) looking north-west towards Dunchurch



7. View from Woolscott Road looking south-east towards the village and Braunston church spire in the distance.



8. View from Moor Lane looking south-west across Big Ground towards Sawbridge.



9. View from Moor Lane looking west towards Grandborough. The church spire is right of centre between the darker green trees.

Policy W2: Protecting Significant Local Views

The identified Significant Views on Maps 2A and 2B make an important contribution towards local visual amenity and the neighbourhood area's landscape character.

Development proposals should respect these Significant Views which are locally valued. Where a development proposal impacts on an identified Significant View, a Landscape and Visual Impact Assessment or similar study should be carried out to ensure that the scheme is designed and sited sensitively and appropriately to mitigate any adverse impacts.

Community Led Renewable Energy Schemes

- 4.2.26 The consultation on Issues and Options included a question about whether the NDP should support proposals that come forward over the plan period for community based renewable energy schemes. The responses from consultees suggested an ambivalence about this issue, with 44.64% (50) agreeing that the NDP should include such a policy, 46.43% (52) not agreeing, and 8.93% (10) not answering.
- 4.2.27 The NDP Steering Group agreed that such a policy should be included in the Draft Willoughby NDP, provided that there is a clear cross-reference to Draft Policy W1 which protects local landscape character. It was suggested that a Draft Policy could be tested further during the consultation on the First Draft Plan.
- 4.2.28 The responses to the consultation on the First Draft Plan demonstrated that there was strong support for the Draft Policy on renewable energy schemes in the Willoughby NDP. 93.52% of respondents (101) supported the Draft Policy and 2.78% (3) did not support the Draft Policy. There were also several comments noting that there was a need to address visual and landscape impacts and some technologies such as wind were not considered appropriate. Further clarification was also requested. Additional supporting text has been included in the Draft Plan to provide more detailed explanation of community led schemes.
- 4.2.29 NDPs are required to promote sustainable development and there is an increasingly pressing need for policies and plans to contribute towards energy efficiency and carbon reduction measures to address climate change. Small scale community led renewable energy schemes can help to improve security of energy supply and often provide an income stream to support other community projects. Community energy projects have an emphasis on local engagement, local leadership and control and the local community benefiting collectively from the outcomes. Examples of community energy projects include:
- Community-owned renewable electricity installations such as solar photovoltaic (PV) panels, wind turbines or hydroelectric generation;

- Members of the community jointly switching to a renewable heat source such as a heat pump or biomass boiler;
- A community group supporting energy saving measures such as the installation of cavity wall or solid wall insulation;
- Working in partnership with the local Distribution Network Operator (DNO) to pilot smart technologies;
- Collective purchasing of heating oil for off gas-grid communities; and
- Collective switching of electricity or gas suppliers.⁷

4.2.30 The NPPF para 152. Sets out that '*Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.*' Rugby's Local Plan Policy SDC8: Supporting the provision of renewable energy and low carbon technology, supports proposals for new low carbon and renewable energy technologies subject to criteria including requiring that designs '*minimise adverse impacts (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact.*'

4.2.31 NDP Policy W3 has been prepared to help guide proposals for community based renewable energy schemes, should any such projects come forward over the plan period.

Policy W3: Community-Led Renewable Energy Schemes

Community-led initiatives for renewable and low carbon energy schemes will be supported, provided that any adverse landscape and visual impacts (including cumulative impacts) are mitigated and, where this is not possible, minimised.

⁷ See **Community Energy** and **What is Community Energy?**

A guide aimed at local groups who are interested in setting up a community energy project.
<https://www.gov.uk/guidance/community-energy#what-is-community-energy>

4.3 Local Green and Blue Infrastructure



Oxford Canal bridge by Navigation Cottage and View towards Braunston

4.3.1 Green Infrastructure (GI) is '*a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities*' (NPPF Annex 2 Glossary). These networks include water courses, ponds and canals which are commonly also referred to as 'blue infrastructure'.

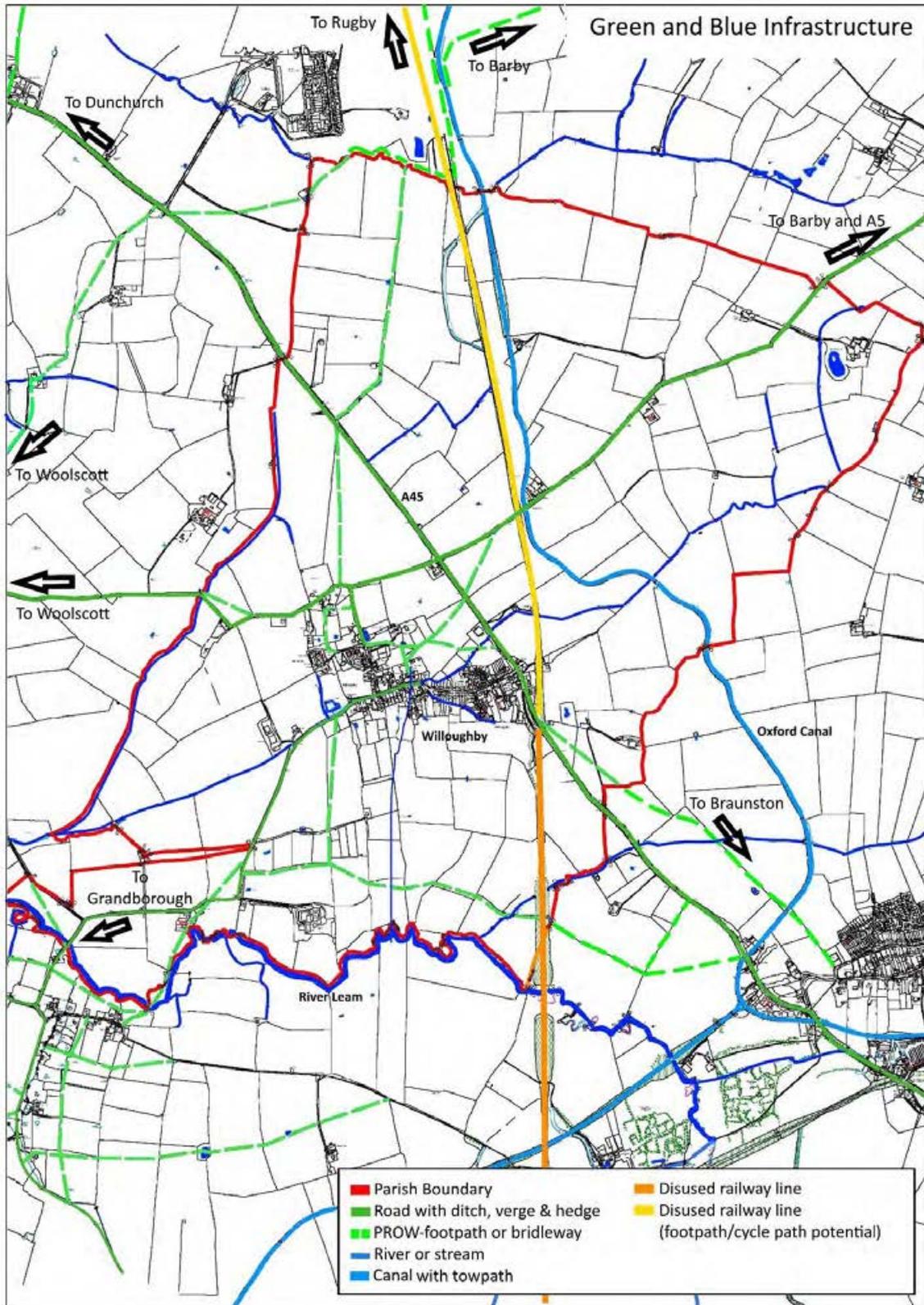
4.3.2 Rugby Borough Council (RBC) Green Infrastructure Study, Final Report June 2009⁸ suggests that the following resources should, wherever possible, be incorporated within local GI networks:

- *hedgerows, rail and motorway embankments and road verges that provide movement corridors and habitats for a range of wildlife (including legally protected and other notable species);*
- *notable species populations;*
- *woodlands, orchards and trees that play an important role in providing shading and contributing to the image of an area (as well as being valuable habitats);*
- *areas of historic value at the local scale (HER records and Historic Landscape Characterisation); areas of high landscape quality (identified through landscape character assessments);*
- *landscape, ecological and historic features that contribute to local character and sense of place;*
- *ponds, which provide valuable wildlife habitats and may have a role in local drainage networks;*
- *public rights of way and permissive routes that may be important as sustainable movement corridors; and*
- *allotments.*

⁸ https://www.rugby.gov.uk/downloads/file/197/green_infrastructure_study

- 4.3.3 Rugby Borough Council Local Plan Policy NE2: Strategic Green and Blue Infrastructure sets out that *'the Council will work with partners towards the creation of a comprehensive Borough wide Strategic Green and Blue Infrastructure Network.'*
- 4.3.4 The Willoughby NDP identifies relevant Green and Blue Infrastructure (GI) networks which are found in the Willoughby neighbourhood area. The responses to the Issues and Options consultation showed that 92.86% of respondents (104 responses) supported the inclusion of a GI policy in the NDP with only 2.68% (3) not supporting such a policy.
- 4.3.5 The consultation on the First Draft Plan showed that there was overwhelming support for the Draft Policy on Green and Blue Infrastructure. 98.15% of respondents (106) supported the Draft Policy. Comments noted the importance of linking new networks to existing ones: this has been addressed in an amendment to the Policy wording. There were also comments about maintenance, the need for greater emphasis in parts of the policy and the importance of encouraging cycling.
- 4.3.6 Map 3 shows the Green and Blue Infrastructure networks identified in Willoughby.

Map 3: Green and Blue Infrastructure in Willoughby Parish



- 4.3.7 Policy W4 aims to protect local Green and Blue Infrastructure and encourages new development to enhance these networks.

Policy W4: Green and Blue Infrastructure in Willoughby

Green and Blue Infrastructure networks in Willoughby parish are identified on Map 3. These networks support biodiversity, contribute towards reducing flood risk and improving water quality management and enhance the landscape and historic character of Willoughby Parish.

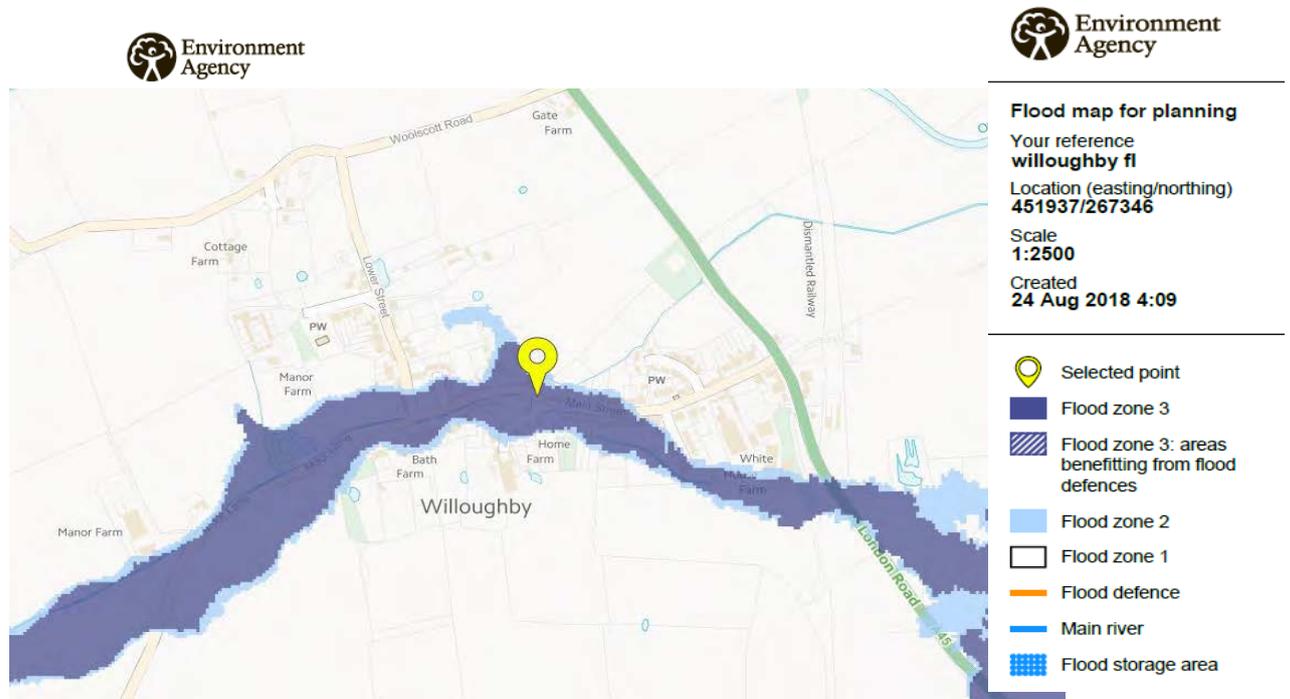
- A. New development should protect and where possible enhance existing Green and Blue Infrastructure. Development which delivers the creation of new multifunctional green and blue infrastructure will be supported. New infrastructure should connect to existing infrastructure wherever possible.
- B. Proposals should demonstrate how existing networks within the site will be maintained during development and thereafter in perpetuity.
- C. Opportunities should be taken to extend existing networks of footpaths, bridleways and cycleways. Where appropriate, new development should make links to existing Green and Blue infrastructure, neighbouring amenities and communities to increase their environmental and quality of life benefits.
- D. Development should incorporate mitigation measures to protect and enhance the river corridors of the River Leam and its tributaries and the swales which flow through the centre of the village of Willoughby as well as the pond on Lower Street. Proposals should also incorporate opportunities to create space for water to reduce the risk of flooding downstream and to provide other benefits including amenity and enhancing biodiversity.
- E. New planting and landscaping schemes should use locally appropriate species which contribute to biodiversity and wildlife objectives.

Reducing Flood Risk

- 4.3.8 A significant area of Willoughby village is at risk of flooding. A watercourse (Willoughby Brook) flows through the heart of the village, and whilst it provides visual interest and supports local wildlife, there is a risk of fluvial flooding as shown on Map 4 and surface water flooding as shown on Map 5.

4.3.9 Maps 4 and 5 are based on national generalised mapping. The Environment Agency (EA) recommends that detailed hydraulic modelling of the ordinary watercourses is undertaken as part of any planning application within close proximity of any ordinary watercourse to properly define the extent of the floodplain taking into account the effect of climate change.

Map 4: Flood Map for Planning, Willoughby Village (Fluvial Flooding)⁹



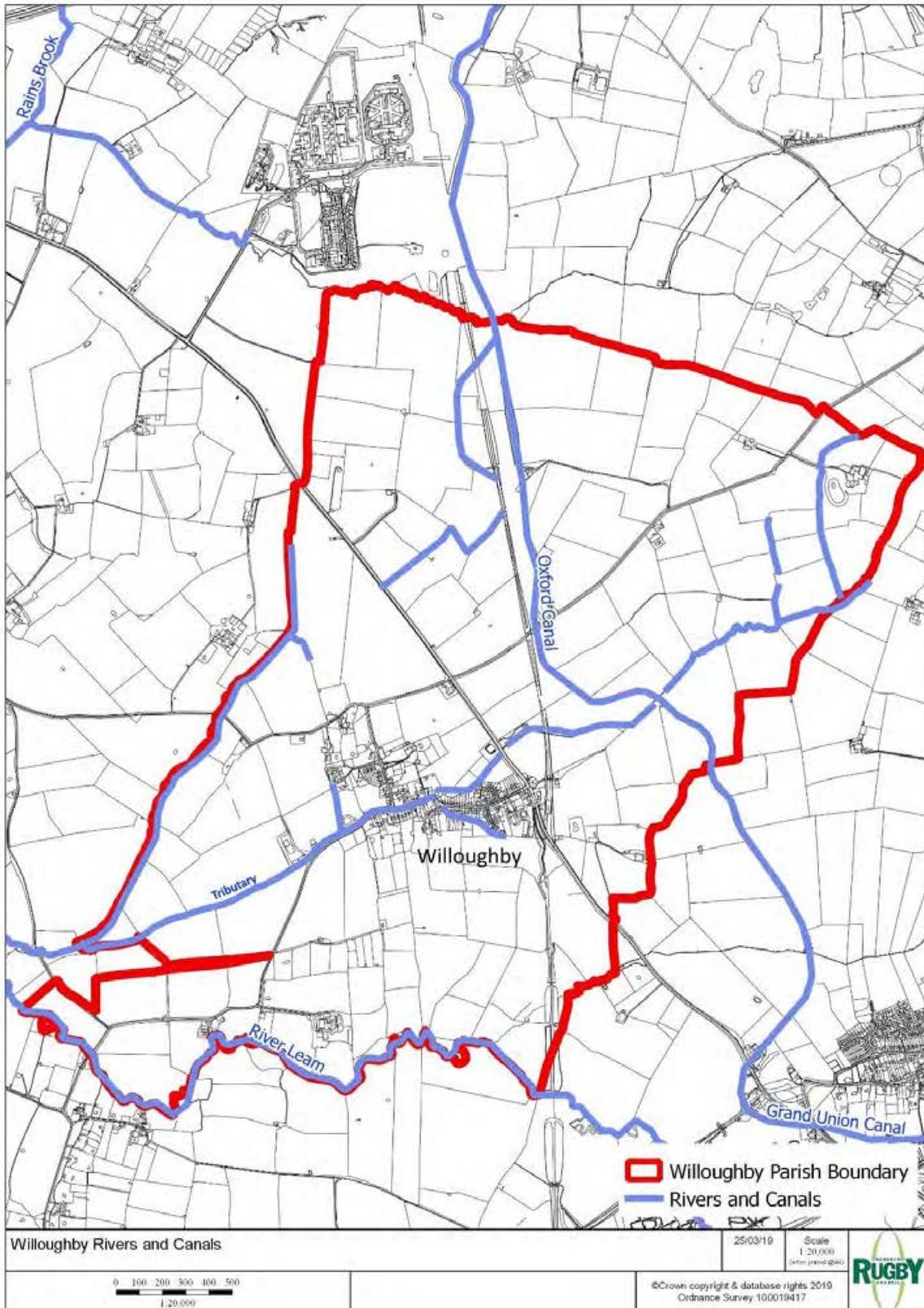
Map 5: Surface Water Flooding (Environment Agency Flood Map)



⁹ <https://flood-map-for-planning.service.gov.uk/>

- 4.3.9 The Flood Risk Report 2018 (see Additional Evidence on NDP website) provides more detail about fluvial, surface water and groundwater flooding in Willoughby. Surface water flooding occurs when rainfall is unable to soak into the ground or enter the drainage system and creates runoff which flows over the surface to low lying areas. It is usually the result of intense rainfall, often of short duration, (typically, greater than 30-40 mm /hr). Whilst surface water flooding is basically driven by the topography of the land, and permeability of the subsoils, it is influenced to a significant degree by man-made structures, bridges, culverts, fences and other development, especially that associated with significant areas of hard standing.
- 4.3.10 The most seriously affected point in the village during any flooding episode is the junction of Main Street and Lower Street, where the brook passes under Main Street via two culverts. As the water level downstream rises the brook backs up to top its bank. The water level in the brook then rises until the occupation bridge at the end of the footpath along Moor Lane is submerged. The flooding here is often made worse by large cars driving at speed through the flood and throwing the water up against the houses which front directly onto the road.
- 4.3.11 Poorly maintained drainage ditches can also contribute to flooding in the area. The Parish Council will work to encourage landowners in the parish to maintain drainage ditches on private land, and to keep them clear of debris to maximise capacity and reduce risk of overflowing.
- 4.3.12 At the Regulation 14 public consultation stage, the Environment Agency (EA) submitted detailed comments noting that the NDP should propose local policies to safeguard land at risk from fluvial flooding and to make provision for the sustainable management of surface water from both allocated and future windfall sites and that such local policies should seek to enhance the policies in the Rugby Borough Council Local Plan 2011 – 2031.
- 4.3.13 The EA noted that the Draft NDP included a Flood Risk Management policy but advised that this could be strengthened to safeguard land at risk of flooding from any future windfall sites. The NDP should further identify what mitigation measures are considered necessary such as safeguarding specific land (after identification) for flood attenuation or natural flood risk management, and include this in the policies, to ensure that sites are safe and will not increase flood risk elsewhere and that opportunities to reduce flood risk are identified. The Parish Council does not wish to commit resources at this stage to identifying specific areas of land for flood mitigation measures but it recognises the need to plan positively and support such proposals.
- 4.3.14 The EA also advised that the River Leam, classified as an Ordinary Watercourse, flows along the southern edge of the Willoughby NDP area and a tributary of this watercourse flows through the plan area. This watercourse is a major feature and there may be potential opportunities to protect and enhance the river corridor and reduce flood risk in the area. The watercourses are shown on Map 6 below.

Map 6: Watercourses in the NDP Area



- 4.3.15 Policy W5 has been amended and strengthened taking into account the advice provided by the EA and Severn Trent.
- 4.3.16 Rugby Local Plan Policy SDC5: Flood Risk Management sets out that '*a sequential approach to the location of suitable development will be undertaken by the Council based on the Environment Agency's flood zones as shown on the latest Flood Map for Planning and Strategic Flood Risk Assessment (SFRA). This will steer new development to areas with the lowest probability of flooding, in order to minimise the flood risk to people and property and manage any residual risk.*'
- 4.3.17 The consultation on the First Draft Plan demonstrated that there was strong local support for the Draft Policy on flood risk, with 98.15% of respondents (106) supporting the Draft Policy. There were comments about the need for improved maintenance and capacity of the sewage network and a suggestion for a minor amendment to the wording of the Policy. Policy W5 has been comprehensively revised following the Regulation 14 public consultation.

Policy W5: Reducing Flood Risk in Willoughby

Development schemes should be sited and designed to reduce flood risk in Willoughby by addressing the following:

Location of New Development

- A. All new development should be located in Flood Zone 1. Only if there is no viable/available land in Flood Zone 1 should other areas be considered using the Sequential Test approach. Any watercourse which does not have any flood extents associated with it, will require further work or modelling as part of detailed planning applications to ensure the proposed development will be safe and not increase flood risk.
- B. In areas where fluvial flood risk is a known issue, development should be avoided within Flood Zone 2 and 3 unless the development can ensure flood risk is not increased elsewhere as well as ensuring surface water runoff is no greater than the existing pre-development runoff. This should include consideration of flood extents within climate change. This may result in existing areas in Flood Zone 2 being located in Flood Zone 3 under the climate change scenario.
- C. Development should be located a suitable distance from watercourses to allow access for maintenance and restoring the natural floodplain. This distance will be guided by the latest advice from the Environment Agency. This includes existing culverted watercourses.

- D. Finished floor levels should be set a minimum of 600mm above the 1 in 100 year plus climate change flood level.

Drainage and Runoff

- E. Development proposals will be required to provide effective surface water drainage measures to protect existing and future residential areas from flooding. New development should be designed to maximise the retention of surface water on the development site and to minimise the rate of runoff. Overall there should be no net increase in surface water runoff for the lifetime of the development.
- F. All developments should seek to control and discharge all surface water runoff generated on site during the 1 in 100 year plus climate change rainfall event. For greenfield development sites, the surface water runoff generated as a result of the development should not exceed the greenfield runoff rate. For brownfield development sites, developers are expected to deliver a substantial reduction in the existing runoff rate, and where possible, reduce the runoff to the equivalent greenfield rate.
- G. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy unless deemed inappropriate.
- H. Developments should take account of the Drainage Hierarchy and, in particular, schemes should direct surface water away from combined sewers on previously developed land and ensure surface water on new development is not connected to a combined sewer. Where alternatives to a connection to a surface water sewer or to a combined sewer are available these outfall options should be considered prior to determination of the drainage system.
- I. All SuDS features should be located outside of the 1 in 100 year plus climate change flood extent.

Flood Storage

- J. Schemes should make use of open space to retain water as part of flood risk management.
- K. Areas of land in Flood Zone 2 and Flood Zone 3 adjacent to the River Leam and its tributaries will be protected from development to support flood attenuation measures or natural flood risk management. This will help to

ensure that sites are safe and that development will not increase flood risk elsewhere.

- L. Wherever possible, development proposals should seek to provide a betterment. Developments should create space for water by restoring floodplains and contributing towards Green and Blue Infrastructure (see Policy W4). Culverted watercourses should be opened up and any unnecessary obstructions removed.

4.4 Conserving and Enhancing our Built Heritage Assets



Church of St. Nicholas (Grade II*)

- 4.4.1 Three historic transport routes run through Willoughby Parish. The village itself lies on an important historic road from London to Holyhead. In 1790, the Oxford Canal was opened with a wharf near Willoughby and this remains an important leisure route today. Later, the Great Central Railway station opened in 1899 (closed 1957) providing a regular rail service to London.
- 4.4.2 The street plan of the village has remained largely unchanged for centuries. The upper part of Main Street, Lower Street, Moor Lane and Woolscott Road were farm tracks until the 1920s. Much of the housing was of traditional cob and thatch until the 1920s when many were condemned as unfit for human habitation and demolished to be replaced by brick and tile houses.
- 4.4.3 Willoughby's built heritage and distinctive character are clearly valued locally as positive assets. In the questionnaires for the Parish Plan and for the Village Design Statement, a considerable majority of respondents wanted the heritage of the village to be protected and many people noted buildings which were of visual or historical importance to them.
- 4.4.4 The responses to the Issues and Options consultation demonstrated strong support for the NDP to include a planning policy to protect and enhance built heritage assets in the parish. 87.50% of respondents (98 responses) supported such a policy and 5.36% (6) did not. Comments included the need to protect ridge and furrow landscapes (this is addressed in Policy W1), that new products can enhance and blend in and that there is a need for new development to be in keeping with the existing village.

4.4.5 The consultation on the First Draft Plan also demonstrated strong local support with 97.22% of respondents (105) supporting the Draft Policy. Map 14 was amended to improve accuracy in response to one of the comments.

4.4.6 Many of the oldest built heritage assets in the village are in the historic core. These include:

Lower Street with its terraced cottages and detached properties such as Barrowfield and Church View, which used to have a Methodist chapel at the end of the building. Vale House, a timber-framed house next door was built in the 17th century.

Main Street where older properties include The Bakehouse and Post Cottage, together with buildings near the village sign triangle such as the Rose Inn, The Old School House, The White House and The Willows.

4.4.7 Other more scattered historic properties include Bath Farm in Moor Lane, The Old Vicarage off Lower Street and Gate Farm on the A45, together with Manor Farmhouse near to St Nicholas' Church. Willoughby House on the Sawbridge Road was built in the 1860s on the site of The Bath Hotel which was a spa during the first half of the 19th century. The site of a moated farmstead dated to the 1400s in Moor Lane is designated a scheduled monument by English Heritage. In total, there are six listed buildings in the Parish including the Grade II* listed Church of St Nicholas and one scheduled monument, The Moat. These are:

- The Smithy (Grade II)
- The Rose Public House (Grade II)
- Vale House (Grade II)
- Church of St Nicholas (Grade II*)
- Manor Farmhouse (Grade II)
- Whitehouse Farmhouse (Grade II) and
- Moated Site south of Manor Farmhouse (Scheduled).

4.4.8 Appendix 2 provides more information about the statutory Listed Buildings in the parish.

4.4.9 Appendix 3 identifies and describes proposed non-designated heritage assets for further consideration by Rugby Borough Council. These are:

- Cottage Farm
- Pye Court
- The Old Vicarage
- Gate Farm
- Navigation House (Inn) and Cottage
- Old Station Master's House
- Willoughby House
- Ivy House Farm
- Church View
- Barrowfield

- Red House
- Lower Street Cottages
- Bath Farm
- Post Cottage
- The Bakehouse
- The Old School House
- The Willows
- College Farm
- The Wesleyan Chapel
- Four Crosses



Manor Farmhouse (Grade II)

4.4.10 Rugby Borough Council Local Plan Policy SDC3: Protecting and Enhancing the Historic Environment supports development which *'sustains and enhances the significance of the Borough's heritage assets including listed buildings, conservation areas, historic parks and gardens, archaeology, historic landscapes and townscapes*. The NPPF defines Heritage Assets as *a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*'

4.4.11 Policy W6 seeks to conserve and enhance the historic environment of Willoughby, taking into account locally important heritage assets and significant features.

Policy W6: Conserving and Enhancing Built Heritage Assets and their Settings

Development proposals should conserve and enhance built heritage assets in Willoughby, including any locally significant, non-designated heritage assets.

Wherever possible, the following criteria should be addressed:

- A. Development proposals including alterations to existing buildings should describe the significance of any heritage assets affected, including any contribution made by their setting, and conserve and enhance assets according to their significance.
- B. All development should seek to conserve both designated and non-designated heritage assets including listed buildings and locally significant non-designated assets identified in this Neighbourhood Development Plan for consideration by Rugby Borough Council (see Appendix 3), and put in place measures to avoid or minimise impact or mitigate damage.
- C. Development proposals in areas on maps in the Warwickshire Historic Environment Record (HER) for Willoughby Parish must take account of known surface and subsurface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development. In all instances, the Warwickshire Historic Environment Record should be consulted at an early stage in the formulation of proposals.

4.5 Encouraging High Quality and Sustainable Design



Manor Farm Barns - brick-built agricultural barns converted to eight houses in 1999

- 4.5.1 At the same time as conserving and enhancing built heritage assets in Willoughby, the Parish Council recognises that, where appropriate, the NDP should support high quality contemporary designs in new development in the village and the wider rural area of the parish. This approach was supported by local residents in the consultation on Issues and Options, with 92.86% of responses (104) supporting such a policy in the NDP and 4.46% of responses (5) not supporting the inclusion of a policy promoting high quality design. Various suggestions were made for improving the policy wording such as incorporating more detail in relation to sustainable design and these were incorporated wherever possible into the Draft Policy.
- 4.5.2 The consultation on the First Draft Plan confirmed the local support for the design policy with 94.44% of respondents (102) supporting the Draft Policy and 3.7% (4) not supporting it. There were some general comments about enforcement and prescriptiveness.
- 4.5.3 Around the village, some of the traditional buildings are built of stone and Vale House is timber-framed, but most buildings are constructed from red brick while some have a rendered finish or are painted white. Buildings are generally modest in scale (mainly one, one and a half or two storeys) but there are some larger detached houses, both traditional and modern. All roofs are sloping and are a mixture of slate and clay tiles or curved, concrete tiles. The only building left in the village with a thatched roof is the Rose Inn. As new development takes place, the village and wider parish will continue to evolve

and the Plan encourages appropriate contemporary responses to the more traditional buildings which currently exist.

- 4.5.4 As part of the background evidence for the Neighbourhood Development Plan, the Steering Group has prepared local character appraisals of distinct areas around the village with photographs and descriptions of their key features. These character appraisals are provided in Appendix 4.
- 4.5.5 The Village Design Statement provides some detailed design principles to guide new development in Willoughby, but this has less weight in planning decisions than planning policies, such as those included in a Neighbourhood Development Plan (NDP).
- 4.5.6 At the Regulation 14 public consultation stage, Severn Trent advised that The Severn Trent Water Resources Management Plan 2019 (WRMP19)¹⁰ identifies that a significant deficit between supply and demand for water is forecast, and that one of the changes that has led to this deficit is the need to prevent risk of future environmental deterioration. To ensure that the environment is protected for future customers, some of the current sources of water cannot be relied upon in the future. One of the ways in which the WRMP19 has committed to mitigating this risk is by 'helping customers to use less water through water efficiency activities and education.'
- 4.5.7 In support of this goal Severn Trent recommends that local planning authorities incorporate the voluntary building standard of 110 l/p/d into their planning policies so that new development is designed in line with this approach.
- 4.5.8 Policy W7 has been amended slightly to encourage greater water efficiency in new developments.
- 4.5.9 Rugby Borough Council Local Plan contains Policy SDC1: Sustainable Design which states that *'all development will demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. All developments should aim to add to the overall quality of the areas in which they are situated.'*
- 4.5.10 Policy W7 promotes high quality design which respects the context and setting but which also supports more sustainable, modern and contemporary designs. Development should be encouraged to include the use of innovative construction techniques, new or recycled building materials and sustainable, energy efficient design. In doing so, the Willoughby NDP will promote local distinctiveness and a sense of place, in contrast to the very generic house designs often promoted by house builders across the country.

¹⁰ <https://www.severntrent.com/about-us/future-plans/water-resource-management/water-resource-management-plan/>

Policy W7: Encouraging High Quality and Sustainable Design

New development proposals and alterations and extensions to existing buildings should demonstrate how they have addressed the following design principles:

General Principles

- A. New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings. Care must be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual character of the street scene and impact on any significant wider landscape views (see Policy W2).
- B. Proposals should demonstrate how they have considered the distinctive character of the neighbouring area in Design and Access Statements taking into account the local character appraisals in Appendix 4.
- C. New buildings should follow a consistent design approach in the use of materials, windows/doors and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment.
- D. Older traditional buildings should be retained where possible. Where alterations are proposed these should be sympathetic to the existing character not detract from it.
- E. Extensions should be sympathetic in design to the main building and be proportionate in terms of scale.
- F. Residential amenity of existing neighbouring occupiers should be protected in terms of light, noise, overlooking and odours.

Sustainable Development

- G. Sustainable, energy efficient designs will be supported. Where planning consent is required, small scale domestic renewable energy schemes such as solar panels, solar water heating and ground source heat pumps will be supported provided that schemes are sited and designed to be unobtrusive.
- H. New developments should also be designed to include water efficiency measures to reduce water consumption to an estimated water use of no

more than 110 litres per person per day or subsequent target. Such measures could include for instance use of water efficient fixtures and fittings, installation of water butts to collect rainwater for garden and external use and recycling of grey water in toilets.

- I. Contemporary designs and modern architectural approaches, including the use of innovative construction techniques and new or recycled building materials, will be acceptable where they are of outstanding or innovative design and where they clearly demonstrate that they are appropriate to their context.
- J. Proposals for new development should aim to promote walking and cycling by linking to existing routes where possible and including suitable storage provision for bicycles. Electric charging points for vehicles should be provided on external elevations or in garages.
- K. Development should not increase flood risk elsewhere. Surface water runoff should be no greater than the existing pre-development runoff, irrespective of whether or not the receiving watercourse has capacity to take additional flows as any additional runoff may exacerbate flood risk downstream.

Respecting Local Character

- L. New buildings should be orientated to front the road. Existing building lines should be maintained. Where existing buildings are set back behind front gardens new development should continue this approach and incorporate similar boundary treatments such as low front walls or hedges.
- M. Local building materials typically include traditional red brick and render and Northamptonshire ironstone in some older properties and tiled or slate roofs. Proposals should reference existing local materials in the neighbouring area as described in the character appraisals in Appendix 4 and incorporate these into the design of new schemes to help integrate them into the local context.
- N. Dormer roofs that can be seen from the street should be pitched and should be functional and unobtrusive.
- O. Building heights should be no more than two storeys.
- P. Windows should be appropriate to the type and size of house and alterations to older properties should retain the size and style of the original opening

wherever possible. Larger windows may be acceptable if they do not detract from the original building design and are not visible from the road.

- Q. In the wider rural area, redevelopment, alteration or extension of historic farmsteads and agricultural buildings should be sensitive to their distinctive character, materials and form.

4.6 Providing Homes



The Old School House

Introduction

- 4.6.1 The village of Willoughby has grown incrementally over a long period of time with a combination of some small-scale new developments, some infill development and rebuilds and conversions of existing buildings. In 2001, there were 181 dwellings in the parish and by 2011 this had risen to 193. Since then, 5 more new houses have been added (3 barn conversions, one change of use to a dwelling and 1 new build). A list of the main housing development since the 1960s is provided in Appendix 5.
- 4.6.2 In 2011, 42.5% of houses in the parish were detached (much higher than in Rugby Borough generally at 28.3%), 33.2% were semi-detached and 17.1% were terraced. 81.6% of all houses were owner occupied, a significantly higher percentage than in Rugby Borough generally (70.5%) (Census, 2011).
- 4.6.3 The results of the questionnaire carried out in 2014 showed that 72% of respondents felt that the character of Willoughby derives from its present size, while 33% of respondents felt that the village would benefit from the development of new housing. 89% of respondents thought that Willoughby should retain its current mix of smaller houses and bungalows as well as larger properties while 71% felt that the current mix of housing size and style was adequate.
- 4.6.4 The housing survey produced by Midlands Rural Housing in June 2014 for Willoughby village showed that, at that time, there was an identified need in the village for two

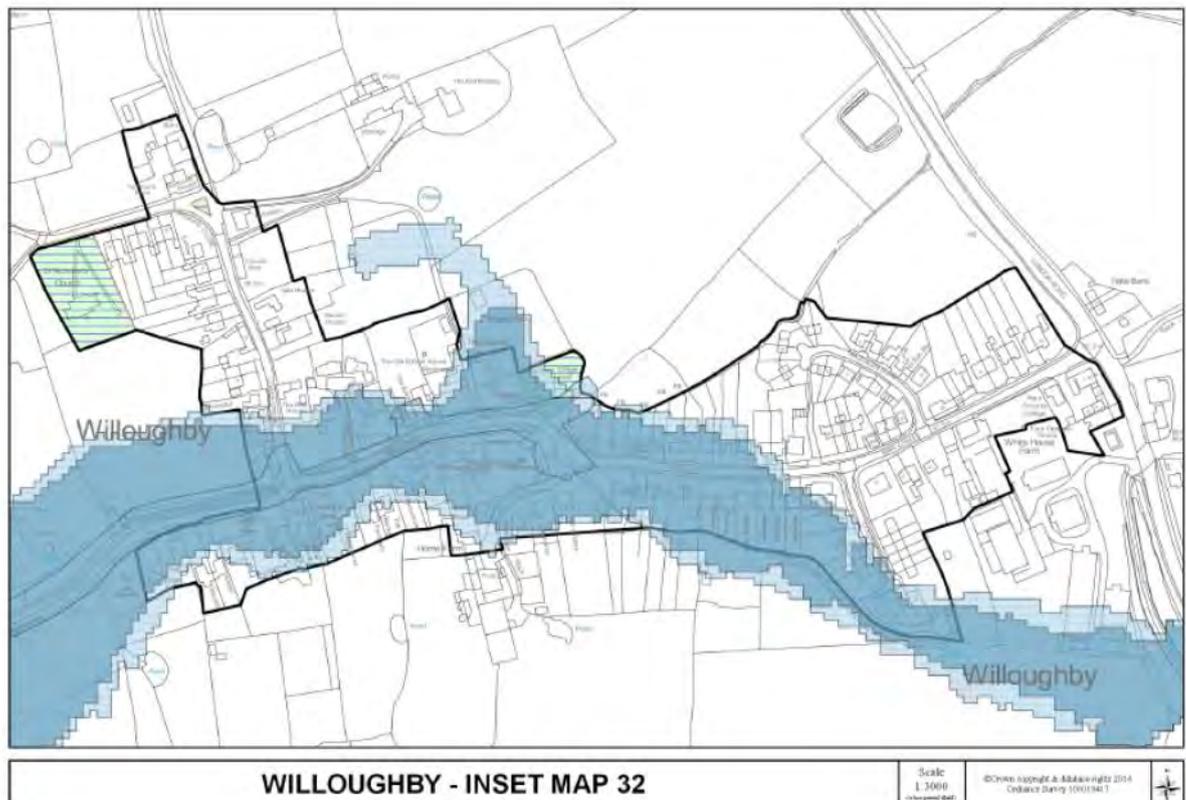
affordable homes and two 2-bedroom open market homes (one bungalow, one house) for those with a local connection.

- 4.6.5 The consultation on Issues and Options demonstrated that there was significant support from local residents for including a policy supporting suitable house types and sizes in the Draft Willoughby NDP. 88.39% (99) respondents supported including such a policy and 4.46% (5) did not support such a policy.
- 4.6.6 Most respondents 67.86% (76) were not planning to move in the near future. However, the following were noted as the types and sizes of local housing most needed in the parish if a move was planned:
- Housing for first time buyers (1-2 bed) - 20.54% (23) respondents
 - Family housing (3-4 bed) - 10.71% (12) respondents
 - Larger family housing (4+ bed) - 1.79% (2) respondents
 - Housing for older people (1-2 bed) - 17.86% (20) respondents
 - Special needs / accessible housing - 7.14% (8) respondents
 - Other (please specify) -12.50% (14) respondents
 - Not Answered - 66.07% (74) respondents.
- 4.6.7 Reasons for a possible move included cost and availability of housing and the lack of facilities in the village.
- 4.6.8 The Steering Group considered the detailed responses and undertook a further mini survey from 14 to 24 June 2018 to understand local housing needs better. There were nine responses. These indicated a clear individual need for 4 - 6 homes in the first five years (2 starter homes and 2 - 4 for older people), 1 home for older people in years 6 - 10 and 1 starter home in years 11 - 15. All asked for Affordable housing. This is in keeping with the 2014 housing survey and those carried out in surrounding villages.
- 4.6.9 The Steering Group has looked at the current housing stock in Willoughby Parish and compared this to the need identified in the Rugby SHMA. Appendix 6 shows this comparison which supports the NDP priority for smaller houses.
- 4.6.10 The data from the responses to the Issues and Options and to the mini survey were used to inform Draft Policy W8 in addition to the evidence in Appendix 6. The consultation on the First Draft Plan confirmed the strong local support for the proposed housing policy with 92.59% (100) respondents supporting the Draft Policy and 5.56% (6) not supporting it.
- 4.6.11 Of the 398 people living in the parish in 2011, 18.4% were aged 19 years old or younger and 23.9% were over 65. The proportion of 20 - 44-year olds in the parish population decreased significantly from 29.09% in 2001 to 21.4% in 2011 and the proportion of 45 - 64-year olds increased slightly from 34.6% to 36.4%. By June 2016 it is estimated that there were 414 people in Willoughby parish - an increase of 16 people since 2011. (ONS Mid-Year population estimates for 2016)

Rugby Borough Council Local Plan

- 4.6.12 In Local Plan Policy GP2: Settlement Hierarchy, Willoughby is identified as a Rural Village where *'Development will be permitted within existing boundaries only, including the conversion of existing buildings where national policy permits.'* The remainder of the parish falls under 'Countryside' where *'new development will be resisted; only where national policy on countryside locations allows will development be permitted.'* The Village Inset Map 32 from the Local Plan is provided as Map 7 below.

Map 7: Rugby Local Plan 2011-2031 Inset Map 32



Services in Willoughby Village

- 4.6.13 An overview of the services available in Willoughby can be found in Rugby Borough Council's 'Village Services Audit', an appendix to the 'Rural Sustainability Study', published in December 2015. All thirty-four villages in the Borough were assessed against various criteria in terms of their sustainability and then ranked based on their total score. Access to services and access to public transport were the two main categories used to assess a village's sustainability.
- 4.6.14 The Village Services Audit has been re-organised from 'most sustainable village' to 'least sustainable' and re-scored because the village has lost its garage/petrol station and regular bus service since the audit was done. In 2015, Willoughby ranked 19th out of the

thirty-four villages in Rugby Borough for sustainability. In April 2019, it ranked 27th. Some limited additional housing in the village would help to sustain the remaining local services and businesses.

Policy Considerations

- 4.6.15 The settlement boundary has been drawn tightly around the village and much of the village is at risk of flooding. In the responses to the Issues and Options consultation a majority of respondents (57.14% or 64) did not wish to see development next to the settlement boundary and the Willoughby NDP therefore supports maintaining the proposed Local Plan settlement boundary.
- 4.6.16 The settlement boundary and areas at risk of flooding are significant development constraints and mean that new housing development in Willoughby village is likely to be limited over the Plan period (up to 2031). It is therefore very important that any new housing or conversions are of the size and type needed to support the future sustainability and vitality of the village.
- 4.6.17 Policy W8 has been prepared to guide any planning applications that come forward over the Plan period. The responses to the consultations undertaken in summer 2018 suggested that there was a local need for the following house types and sizes:
- smaller starter homes (1-2 bedrooms)
 - homes for young families (2-3 bedrooms)
 - smaller homes for older residents (1-2 bedrooms)
 - more affordable housing.
- 4.6.18 There was also a suggestion that local amenity and privacy should be protected in proposals for backland development or development in rear gardens.

Rural Exception Sites

- 4.6.19 The development of affordable housing to meet the needs of local people may be permitted adjacent to defined rural settlement boundaries where development is normally resisted. 'Rural Exception Sites' will only be considered acceptable if they meet a number of criteria, including there being no suitable alternative site inside the village boundary, and arrangements for the management and occupation of dwellings must be made to ensure that all dwellings provided will be, and will remain available for occupancy by eligible local people at an affordable cost and at a range of tenures, both initially and in perpetuity.
- 4.6.20 Proposals will be considered against Local Plan Policy H4: Rural Exception Sites. Following the consultation on Issues and Options, it is not proposed that the NDP will include proposed site allocations for such sites. If any proposals come forward over the plan period they will be determined in accordance with the policies in the NDP and Rugby's planning policies, unless material considerations indicate otherwise.

Policy W8: Providing Suitable Homes

Housing inside the Settlement Boundary

New housing development will be supported within the settlement boundary of Willoughby village where:

- A. Schemes are small in scale (around 1 or 2 houses) and are on small infill or brownfield sites.
- B. Development does not have an unacceptable impact on the character of the surrounding area and responds positively to design policies in the Neighbourhood Development Plan.
- C. Residential development in rear gardens demonstrates that proposals would not have an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, hedges and shrubbery and a substantial increase in the density of built form. Local residential amenity and privacy should be protected.
- D. Suitable access is provided linked to existing local vehicular, pedestrian and cycle networks.
- E. Car parking provision is provided in accordance with the most up to date parking standards of Rugby Borough Council¹¹ and suitable provision is made on site to minimise additional on-street parking in the village.
- F. Development proposals are not in areas at risk of flooding.

House Types and Sizes

All proposals for new housing and conversions of existing buildings will be required to demonstrate that they meet local housing needs in terms of house type, size and tenure or a need identified in an updated Local Housing Needs Assessment.

The following will be particularly encouraged:

1. Smaller starter homes (1-2 bedrooms) for young people.
2. Homes for young families (2-3 bedrooms) with gardens.

¹¹ See Rugby Local Plan Appendix 5: Car Parking Standards

3. Smaller homes for older residents (1-2 bedrooms) and extra care/sheltered accommodation to provide opportunities for downsizing.
4. Affordable housing¹² in line with Rugby Borough Council's most up to date requirements for affordable housing provision, including shared ownership schemes.

Dwellings in the Countryside

Applications for isolated dwellings outside the village boundary in the countryside will be assessed in line with national policy which takes the approach that planning decisions should avoid the development of isolated homes in the countryside unless they fall within a set of specific criteria.

¹² See Appendix 7 for definition of Affordable Housing

4.7 Supporting Small Businesses and Home Working



B Beautiful Salon on Lower Street

- 4.7.1 Willoughby has a range of local businesses. These include businesses run from home, those with specific premises (e.g. B Beautiful and the Rose Inn) and farmers who work and live in the parish. A list of these local businesses is provided in Appendix 8 and the responses to the Issues and Options public consultation noted a range of local businesses where residents work largely from home. Examples included acupuncture, administration, business consultancy, IT, writing and software engineering. There were a number of suggestions for how businesses could be supported but most of these were non-planning matters - such as improving mobile telephone and broadband coverage - and these have been referred to the Parish Council and Rugby Borough Council for possible action.
- 4.7.2 The future sustainability of the parish is partially dependent upon maintaining the local economy and services and enhancing these where possible. Local businesses, appropriate to the rural area, should be encouraged and supported to ensure employment opportunities and economic growth are provided in the future.
- 4.7.3 Rugby Borough Council Local Plan supports appropriate economic development in the countryside (Policy ED3) and provides more detail about the forms of development that would be acceptable in principle (Policy ED4). The Plan acknowledges, however, that *'rural locations are not always likely to be the most sustainable employment locations in terms of access to both workforce and the local transport network'* and goes on to say that any development must be *'appropriate to its rural location and does not cause unacceptable adverse impacts in the area.'* (Paragraph 6.17)
- 4.7.4 Paragraph 6.18 states that *'The provisions of Parish Plans and Neighbourhood Plans will be taken into account when assessing development proposals in rural parts of the borough.'*

- 4.7.5 Policy W9 seeks to provide a local planning policy framework to guide local economic development in Willoughby parish and to support opportunities for local employment. The responses to the consultation on Issues and Options suggested that local residents support such a policy. 84.82% or 95 respondents wanted to see such a policy included in the NDP and 9.82% (11) were not in favour. Some minor amendments to the proposed Draft Policy wording were made in response to comments and suggestions. In the consultation on the First Draft Plan, Draft Policy W9 was supported by 95.37% of respondents (103), 1.85% (2) did not support the Draft Policy and 2.83% (3) did not respond. There was a suggestion that the Policy should refer to contamination and this has been incorporated.
- 4.7.6 There has been an increase in recent years in the proportion of people who work from home as opportunities for more flexible working arrangements have increased and there have been improvements in communication technologies. In Willoughby, the responses to the Issues and Options consultation demonstrated that at least 22 people (19.64% of respondents) currently work from home either all or part of the time. Small scale changes to houses including some extensions may not require planning consent if they fall under permitted development rights, but where planning permission is needed for instance for a larger extension or annex, the Parish Council wishes to support such proposals, where there are no adverse impacts on local character or amenity of neighbouring occupiers.

Policy W9: Supporting Home Working and Small Businesses

Small scale economic development which is in keeping with Willoughby's rural location, setting and historic character will be supported. Proposals for such development, including development related to homeworking, will be supported where:

- A. Development involves the sensitive refurbishment or conversion of existing rural buildings and, where new buildings or extensions are proposed, designs are appropriate in terms of other policies in the NDP including Policy W1.
- B. Development is appropriate to the rural parish setting in terms of size, design and type of business.
- C. Proposals demonstrate consideration of impact on infrastructure and incorporate appropriate mitigation measures to minimise any adverse impacts on local residential amenity in terms of noise, disturbance, capacity of the road network, highway safety, odour and any other environmental contamination.
- D. Adequate car parking is provided for employees and visitors.

In addition, schemes will be encouraged where:

- E. Proposals are for small businesses and facilities which support local services or the visitor economy linked to the quiet enjoyment of the countryside; and
- F. Proposals are for the redevelopment or re-use of existing former agricultural buildings, workshops or previously used sites in the countryside for small scale retail (such as farm shops), professional and artisan type uses.

Proposals for haulage and distribution type businesses which would lead to an unacceptable level of additional traffic and heavy goods vehicles on rural roads in the parish leading to adverse impacts on highway safety will be strongly resisted.

4.8 Protecting and Improving Local Facilities and Services



Village Hall

- 4.8.1 Under 'supporting a prosperous rural economy', NPPF paragraph 83. sets out that *'planning policies and decisions should enable: d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.'*
- 4.8.2 Policy HS3: Protection and Provision of Local Shops, Community Facilities and Services in Rugby Borough Council's Local Plan is aligned with the NPPF and reiterates the importance of local facilities and the need to protect and improve these, where possible, to meet the needs of the local resident population.
- 4.8.3 The responses to the consultation on Issues and Options demonstrated strong support for the NDP to include a policy identifying and protecting existing village facilities with 89.29% of respondents (100) agreeing to such a policy. 82.14% of respondents (92) supported a policy to promote investment in new health and community facilities.
- 4.8.4 The consultation responses to the First Draft Plan also demonstrated a high level of support for Draft Policy W10 with 98.15% of respondents (106) supporting the Policy. There was a suggestion that the village pond should be referred to as a local community facility but this water feature is more appropriate to Policy W4 and therefore Policy W4 has been amended accordingly.
- 4.8.5 Willoughby Parish has a range of facilities. These include a village hall, a pub and a cafe, a playing field and children's playground, allotments, a cricket club and a church, a beauty salon and a car wash facility. A full list of local facilities and services is provided in

Appendix 9. The Issues and Options consultation asked residents about which facilities were important to them. The responses showed the following:

- Village Hall - 88.39% 99 respondents
- Cricket Club - 69.64% 78 respondents
- Playing Field & Playground - 82.14% 92 respondents
- Allotments - 53.57% 60 respondents
- Church - 75.00% 84 respondents
- Pub - 83.93% 94 respondents
- Hayward Lodge - 64.29% 72 respondents
- Amenity Garden - 69.64% 78 respondents
- Other (please specify) - 23.21% 26 respondents
- Not Answered - 6.25% 7 respondents

4.8.6 The recently refurbished village hall is well used by local clubs and societies and is the hub of social activity. The clubs and societies offer many and varied activities for local people and the popular Local and Live concerts entertain monthly throughout the year. Cricket plays an important part in the life of the parish and the club has senior and junior teams that play at local and regional levels. During the school holidays, there are also summer schools for children and young people from the local area. The excellent facilities on the Woolscott Road include a pavilion and several carefully tended pitches, as well as a practice area.



Village Festival - playing tug-of-war on the playing field

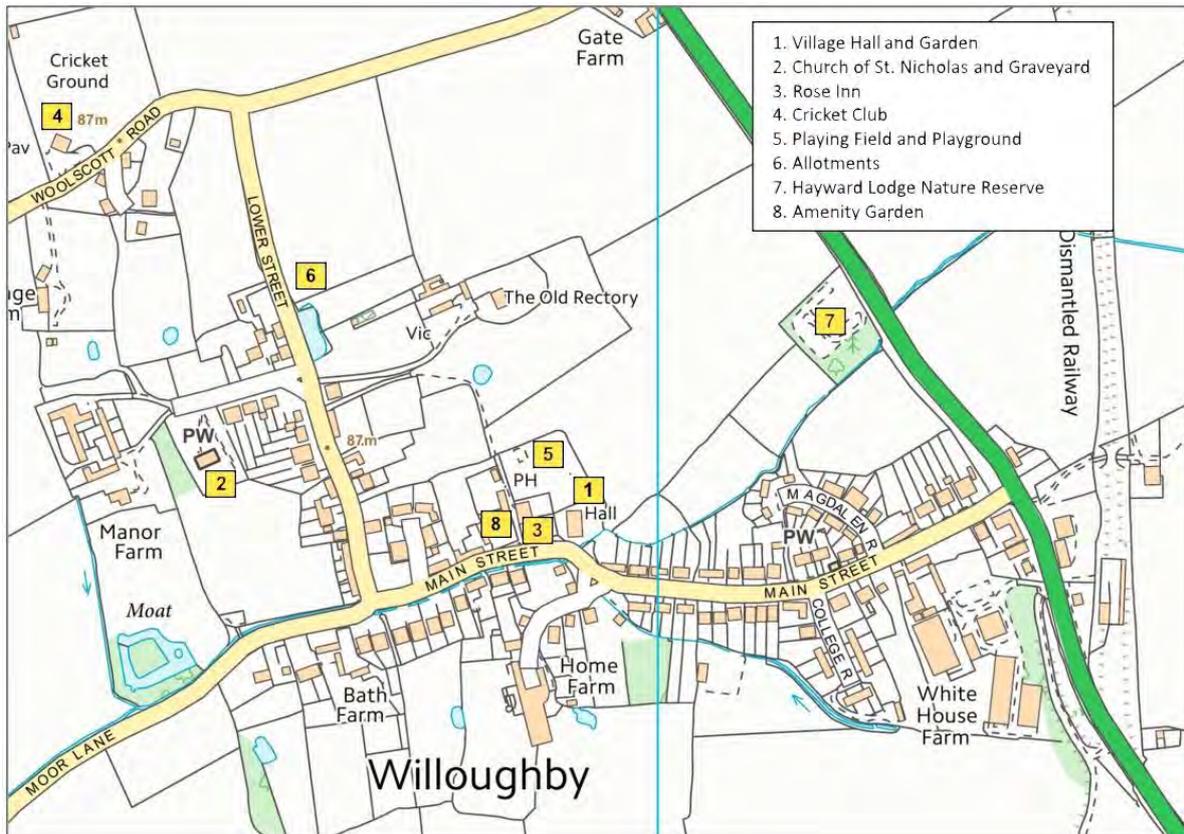
4.8.7 The playing field and the children's playground, next to the village hall and The Rose Inn, are enjoyed by local people and provide the venue for the village festival (complete with

lots of races for all ages), concerts and sports activities in warmer months. Land for the allotments was bought and fenced to keep out rabbits after the responses to the 2012 survey for the Parish Plan indicated an interest locally in having such a facility. All kinds of produce and flowers are now grown and shared within the community. The allotments also provided the venue for a well-attended BBQ in the summer. For some years there have been ideas around a possible project to develop a new car park behind the village hall. The land behind the village hall lies outside the settlement boundary. A planning application (R19/0753) was submitted in April 2019 for a new car park for 16 cars and 2 disabled vehicles on part of the village hall garden and adjoining land, plus a new access road between the car park and Main Street.

- 4.8.8 Two local charities give grants for various purposes. The Willoughby Education Foundation awards grants to village residents under the age of 25 for extra curriculum educational activities and to schools attended by village students. This includes textbooks for further education, educational school trips, sports clubs, computers and music studies. Under the Willoughby Charity a limited number of funds are available for discretionary grants for help with personal expenditure such as spectacles, dentures and other specialist items.
- 4.8.9 A great deal of information about the parish is provided on the Parish Council website¹³, together with minutes from Parish Council meetings so that people can find out what local issues are being addressed and what progress is being made. The website also gives information about the Community Emergency Plan and the Flood Action Plan. Both of these are reviewed and updated annually. The online resource www.willoughbyweb.net is a parish web site and repository of online archive/local history material including back editions of the Willoughby Monthly.
- 4.8.10 The Willoughby Monthly is the parish newsletter. It has been produced by a local resident since September 2008 and is distributed to every house in the parish. It contains an editorial, a calendar of local events each month, short articles from different organisations and groups about forthcoming events, activities and matters of note affecting the parish, as well as contact details for Neighbourhood Watch and the Police.
- 4.8.11 There is now, unfortunately, no regular bus service along the A45 so local people have to use their cars or vans to access most services. There is a public bus to/from Rugby three times a week on Monday, Thursday and Friday mornings and school buses take children to and from schools in Rugby.
- 4.8.12 NDP Policy W10 seeks to protect existing facilities (as identified on Map 8) and supports investment in new facilities in Willoughby.

¹³ <https://www.willoughbyparishcouncil.org/>

Map 8: Local Community and Recreation Facilities



Policy W10: Protecting Existing Community and Recreation Facilities and Supporting Proposals for New Facilities and Services

Existing Community and Recreation Facilities

The following local community and recreation facilities in Willoughby (as identified on Map 8) are protected:

- Village Hall and Garden
- Church of St. Nicholas and Graveyard
- Rose Inn
- Cricket Club
- Playing Field and Children’s Playground
- Allotments
- Hayward Lodge Nature Reserve
- Amenity Garden

There will be a presumption in favour of the re-use or redevelopment of these facilities for health, education or community type uses. The change of use of existing facilities to other uses will be resisted unless the following can be demonstrated:

- A. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by various means of transport including walking and cycling and have adequate car parking, or
- B. There is no longer a need for the facility, and this can be robustly demonstrated in accordance with Local Plan Policy HS3 to the satisfaction of the Parish Council and Rugby Borough Council.

Proposals for New Community and Recreation Facilities

Development which contributes towards the improvement of existing or provision of new health, education or community type uses to meet local needs will be supported where they:

1. Demonstrate that they meet the needs of the population; and
2. Adopt a design that is appropriate to a rural location in terms of scale, siting and massing, and
3. Ensure accessibility for all through provision of adequate car and cycle parking and safe pedestrian and cycle access.

Local Green Spaces

4.8.13 The Issues and Options consultation document set out the NPPF criteria for designating areas as Local Green Spaces and asked for suggestions of what to include. The revised 2019 NPPF para. 100 sets out that '*The Local Green Space designation should only be used where the green space is:*

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

4.8.14 The Steering Group has considered all the suggestions, as well as other possible areas, at great length and has come to the conclusion that none meet all the criteria as required in the NPPF for designation as a Local Green Space. Almost all of the areas suggested by respondents are, however, covered in other policies in the NDP such as W1: Protecting and Enhancing our Rural Landscape, W4: Green and Blue Infrastructure in Willoughby and W10: Protecting Existing Community and Recreation Facilities and Supporting Proposals for New Facilities and Services.

5.0 Next Steps

- 5.1 Following the further 6 weeks public consultation (Regulation 16) the NDP will be examined by an independent examiner.
- 5.2 If the examiner is satisfied that the NDP meets certain 'basic conditions', subject to various amendments, there will be a local referendum. A majority Yes vote will mean that the NDP will be made by the Borough Council and used to help determine planning applications in Willoughby Parish.

NDP Review

- 5.3 The NPPF sets out at paragraph 14 a set of specific circumstances where development which conflicts with a neighbourhood plan should not be permitted. Some of these circumstances are outside of the control of the Parish Council and relate to housing delivery across the Borough as a whole. However two of these criteria are specific to the neighbourhood plan itself; if a neighbourhood plan contains policies and allocations to meet its housing need and if it was made two or less years ago. The current iteration of the Willoughby neighbourhood plan does not allocate housing but it is felt it would be prudent to carry out a review of the plan on a two year cycle to ensure it remains up to date. As such, a review of the policies within the plan will take place at the latest two years after the date of adoption and every subsequent two years.

6.0 Non-Planning Issues and Concerns

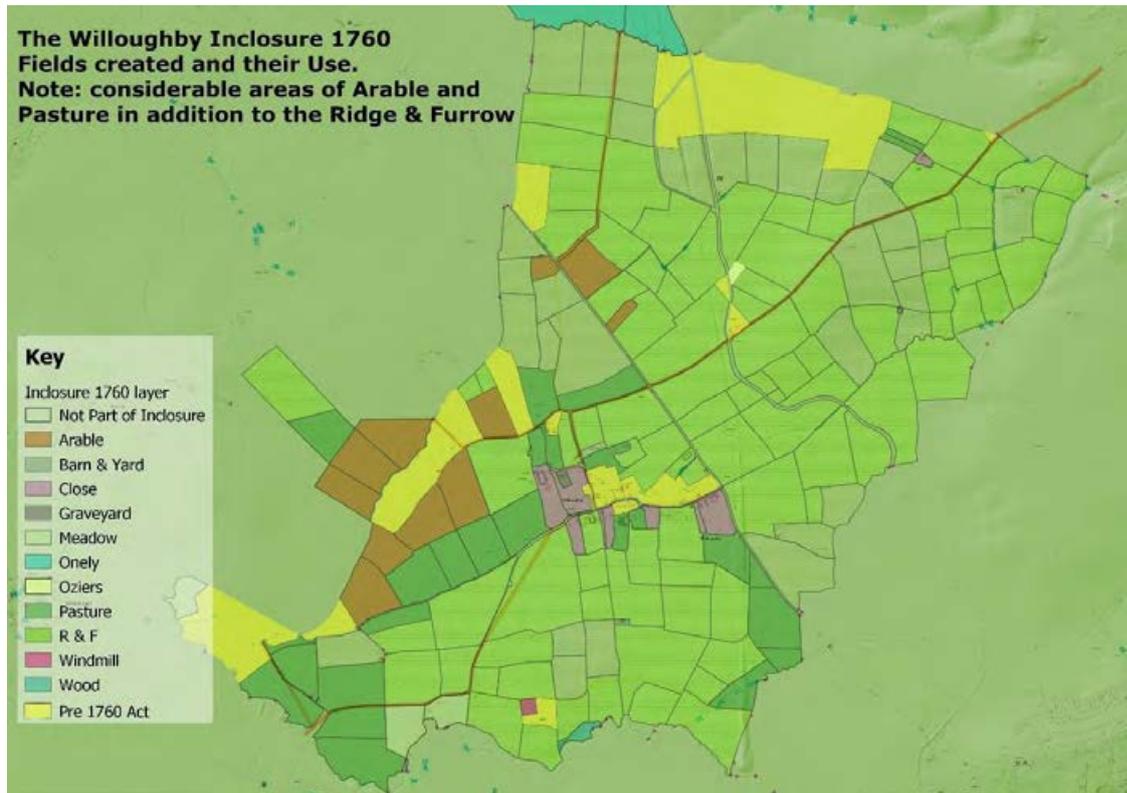
- 6.1 The Parish Council has collated all the responses about non-planning issues and published a Responses and Proposed Actions document on 30 August 2018. This document is available on the Parish Council website in the Neighbourhood Plan section (Plan Progress) at

<https://www.willoughbyparishcouncil.org/copy-of-neighbourhood-plan-1> .

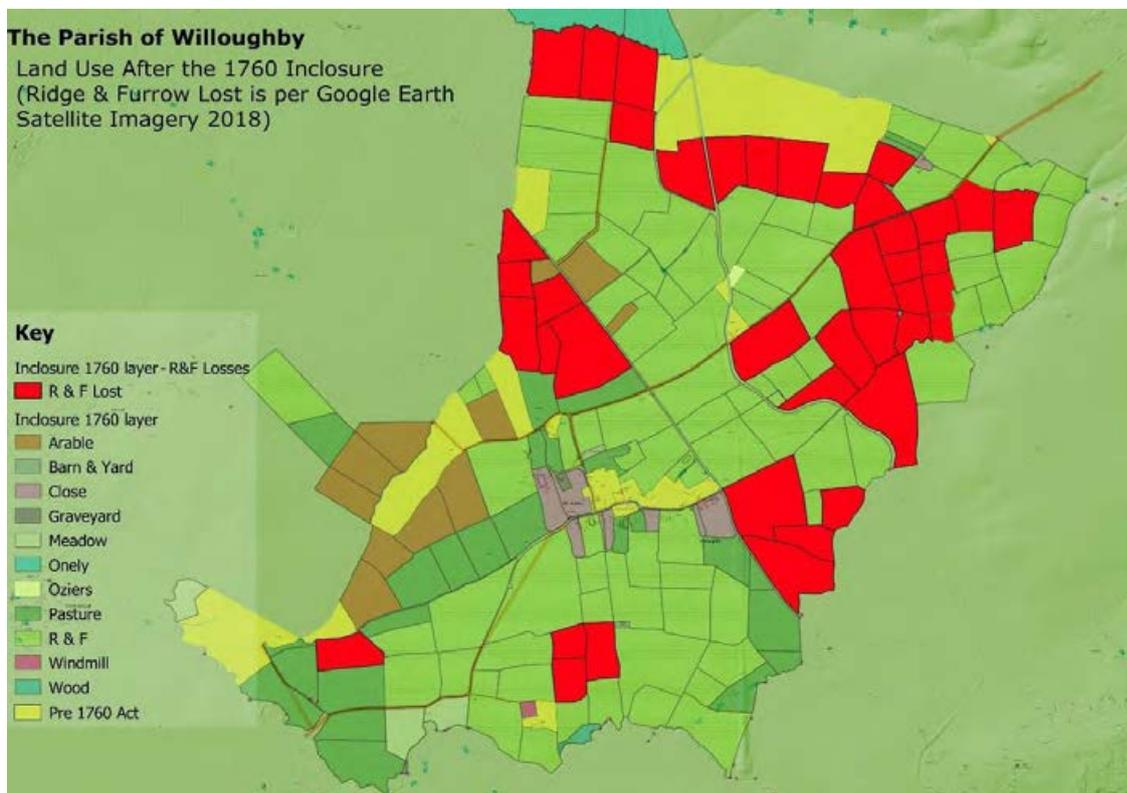
Appendices

Appendix 1 Historic Landscape Character

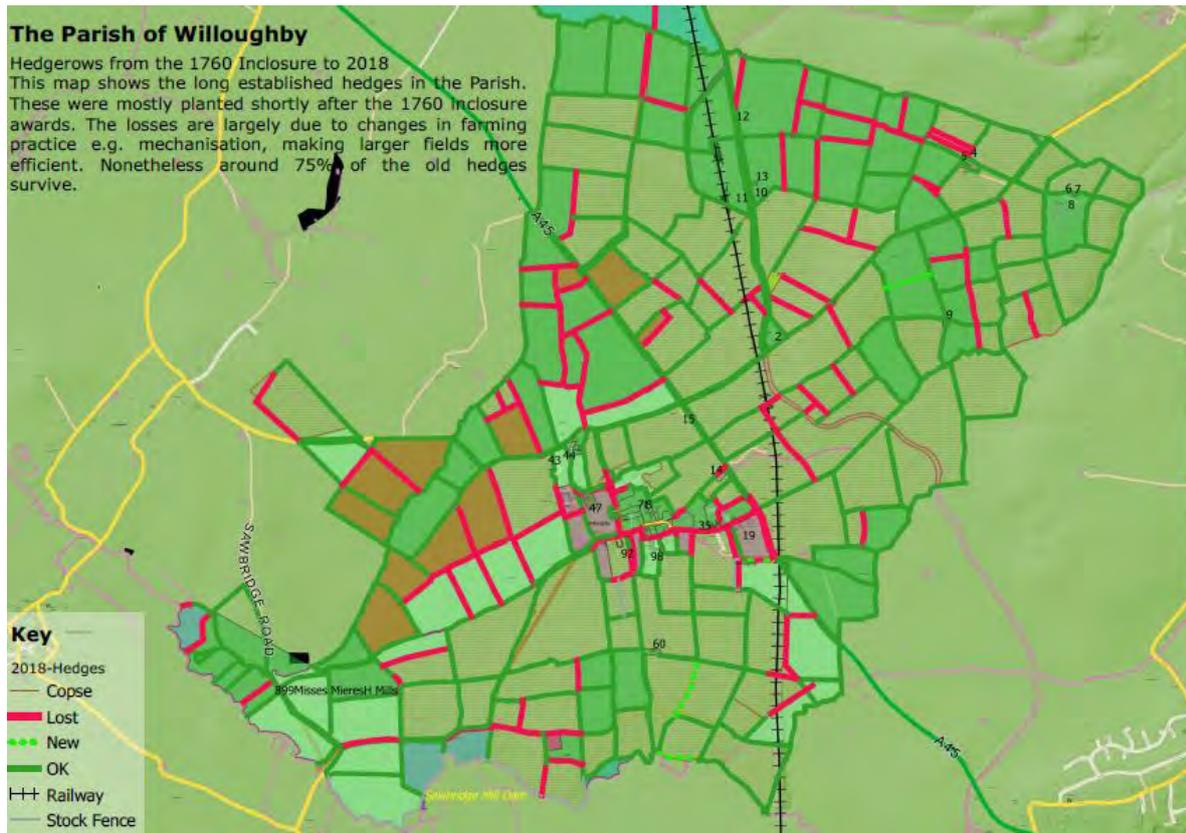
Map 9: Inclosure 1760 plus ridge and furrow



Map 10: Land Use After 1760 Inclosure including remaining ridge and furrow



Map 11: Hedgerows



Appendix 2 Listed Buildings in Willoughby Parish¹⁴

WHITEHOUSE FARMHOUSE

List Entry Number: 1365063

Heritage Category: Listing Grade: II

Location: WHITEHOUSE FARMHOUSE, MAIN STREET, Willoughby, Rugby, Warwickshire

<https://historicengland.org.uk/listing/the-list/list-entry/1365063>

THE SMITHY

List Entry Number: 1034926

Heritage Category: Listing Grade: II

Location: THE SMITHY, 28, MAIN STREET, Willoughby, Rugby, Warwickshire

<https://historicengland.org.uk/listing/the-list/list-entry/1034926>

MANOR FARMHOUSE

List Entry Number: 1365062

Heritage Category: Listing Grade: II

Location: MANOR FARMHOUSE, BROOKS CLOSE, Willoughby, Rugby, Warwickshire

<https://historicengland.org.uk/listing/the-list/list-entry/1365062>

THE ROSE PUBLIC HOUSE

List Entry Number: 1116423

Heritage Category: Listing Grade: II

Location: THE ROSE PUBLIC HOUSE, MAIN STREET, Willoughby, Rugby, Warwickshire

<https://historicengland.org.uk/listing/the-list/list-entry/1116423>

VALE HOUSE

List Entry Number: 1116428

Heritage Category: Listing Grade: II

Location: VALE HOUSE, LOWER STREET, Willoughby, Rugby, Warwickshire

<https://historicengland.org.uk/listing/the-list/list-entry/1116428>

Moated site S of Manor Farm House

List Entry Number: 1404858

Heritage Category: Scheduling

Location: Willoughby, Rugby, Warwickshire

<https://historicengland.org.uk/listing/the-list/list-entry/1404858>

CHURCH OF ST NICHOLAS

List Entry Number: 1116454

Heritage Category: Listing Grade: II* Location: CHURCH OF ST NICHOLAS, BROOKS CLOSE, Willoughby, Rugby, Warwickshire

<https://historicengland.org.uk/listing/the-list/list-entry/1116454>

¹⁴ See Historic England statutory list <https://historicengland.org.uk/listing/the-list/>

Map 12: Location of Designated Heritage Assets

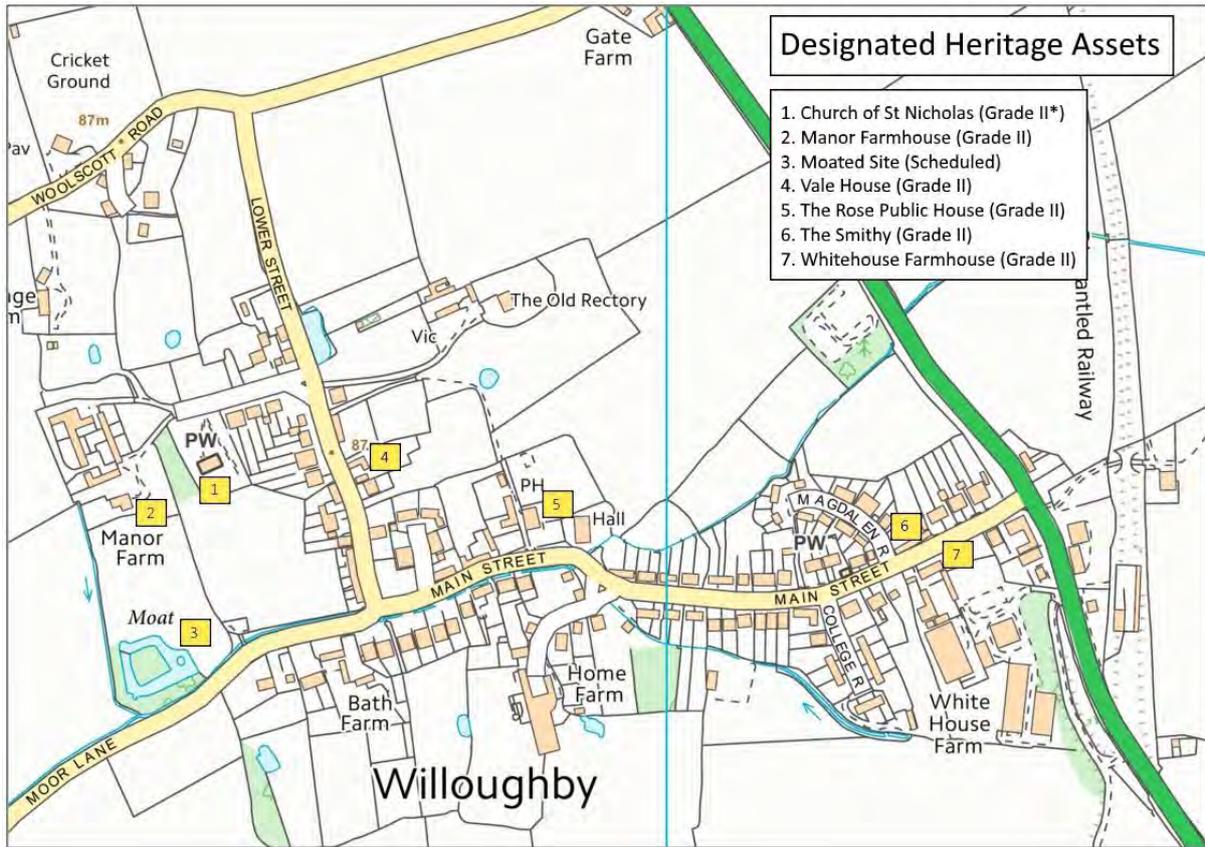


Figure 2: Photographs of Designated Heritage Assets



1. Church of Saint Nicholas (Grade II*)



2. Manor Farmhouse (Grade II)



3. Moated Site (Scheduled)



4. Vale House (Grade II)



5. The Rose Public House (Grade II)



6. The Smithy (Grade II)

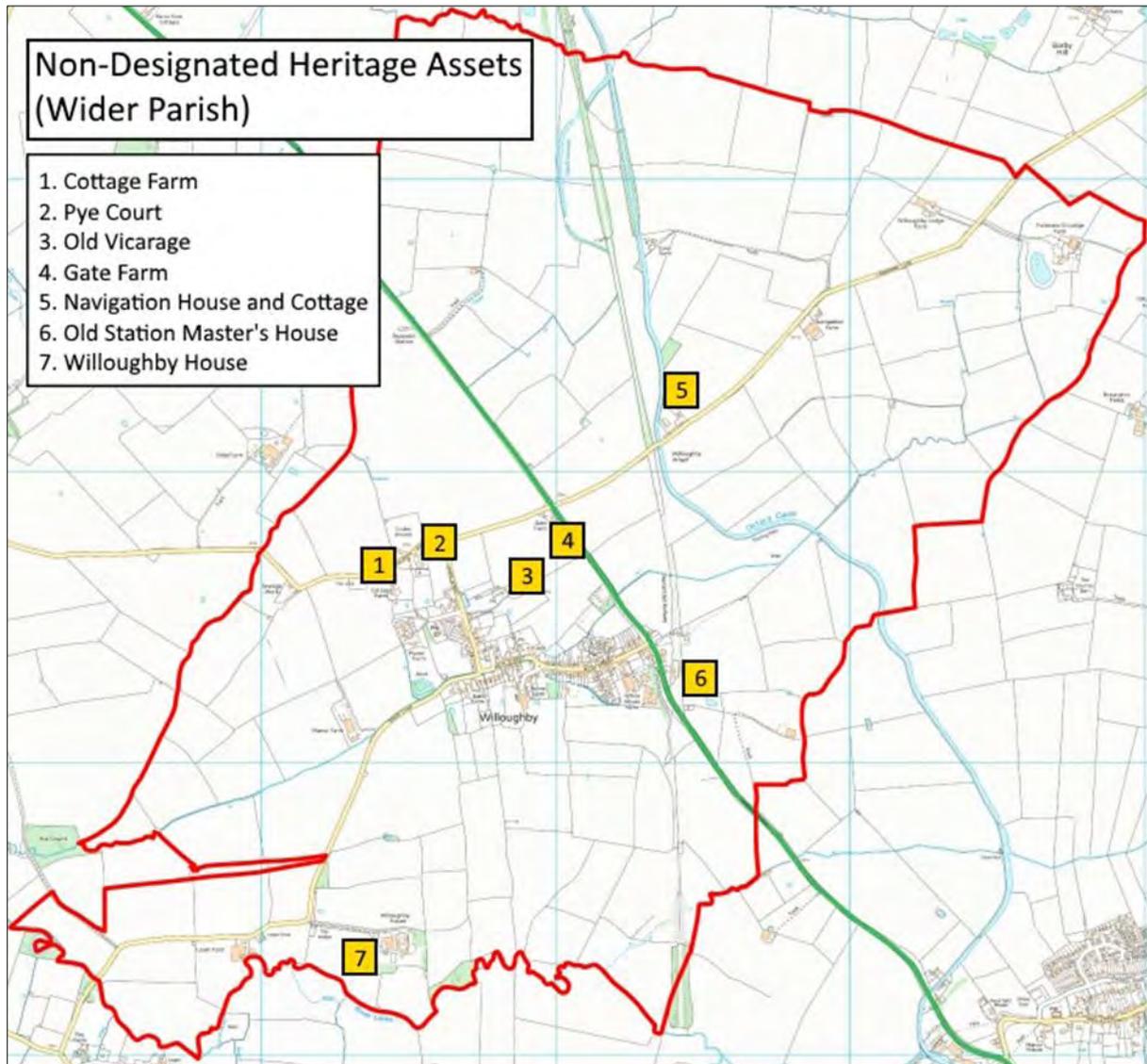


7. Whitehouse Farmhouse (Grade II)

Appendix 3 Proposed Non-Designated Heritage Assets

This appendix is in two sections - heritage assets in the wider parish and those found in the village. Sources used to provide information about these assets can be found on page 86.

Map 13: Proposed Non-Designated Heritage Assets (Wider Parish)



Justification for Proposed Non-Designated Heritage Assets in the Wider Parish



1. Cottage Farm

This farm was never part of the Magdalen College Estate. In 1760 it is recorded as freehold and the owner as Edward Shaw. Later, it came into the possession of a branch of the Ellard family who were still there in 1939.

The original house was a single storey cottage built in the Georgian period (1714 - 1830).

The metal braces and bolts used to secure the old beam in the kitchen behind the living room suggest that this part of the house was added in the late 1890s or early 1900s. During the 1930s, the then owner added the upper floor but, instead of building an internal staircase, he used a ladder outside to access his bedroom for many years. Only when a lady friend entered the picture was a staircase added to the house.

The ground floor of the existing main house still has the walls of this original cottage at the front and on the other side of the living room through the middle of the house. One gable end also remains. These solid walls are built of extremely hard, hand-formed clay bricks.

The building on the left is on the site of an old milking shed but has subsequently been completely rebuilt. A local resident remembers being sent by his mother across the fields each morning to fetch the milk from here when he was a boy during the 1940s.

The old records show the footpath from opposite the Church and then continuing to Woolscott Road as the drive does today. There is no evidence of a farm track following that line.



2. Pye Court

Pye Court is a small hamlet of five houses. The name Pye Court is a corruption of Pycrofts after the man that owned the land long ago.

Further along Pye Court, two detached houses (Stonewell and Marlin) were built in the 1960s on the sites of three very basic cottages of cob and thatch construction which were condemned in the early part of the 20th century.

A 2015 watching brief report by Archaeology Warwickshire at Stonewell notes *'The remains of post medieval (1540-1750) cob walls from a cottage demolished in the 20th century and an associated hearth'*

The strip of land on the right of Pye Court was a link for Green Farm to its land on the other side of Woolscott Road. Green Farm was next to Ivy House Farm and was not part of the Magdalen College estate.

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| <p>The houses on the left at the start of Pye Court were originally a terrace of four cottages built in 1860 which were converted into two by 1910. The shape of the doors blocked up as part of the conversion can still be seen on the facade.</p> <p>The current owner, Mr Eric Palmer, was born in 1936 and has lived in one or other of the cottages all his life, apart from his time doing national service.</p> | <p>The Green Farm house was condemned in the first half of the 20th century and the land sold off. The portion on the right of Pye Court was developed as a house and specialist fuchsia and pelargonium nursery in the second half of the 1950s. The alignment of the roadway changed during this time to reflect the changed positions of the houses.</p> |
|  <p>3. The Old Vicarage</p> <p>The Old Vicarage was constructed in 1836. It replaced an earlier vicarage located on Main Street near the Lower Street and Moor Lane junction. At the time of enclosure the Church exchanged land with another land owner to acquire the land that the Old Vicarage stands on. The plot stretched from the house to Lower Street and included the land that the house on the right of the drive now stands on.</p> <p>The house was constructed for the Rev. Richard Tawney who was the second son of a notable of Dunchurch as the previous vicarage was considered unsuitable. After Rev. Tawney's death in 1848 the contents were sold at auction. The advertised lots show the house was furnished in some style!</p> | <p>The house is of brick and slate construction and of 'neo-classical' Georgian style though strictly speaking it post-dates the Georgian era. The property also includes a substantial coach house from the same date. A rendered portico was added to the front of the house some time later in the 19th century. As built, the house had a large domestic wing attached to the north elevation. This was largely, though not entirely, demolished in the 1930s.</p> <p>The house was sold by the Coventry Diocese in 1978, when the new Vicarage was built in what used to be the kitchen garden of the main house. The American actor and singer David Soul lived in The Old Vicarage briefly in the early 1980s.</p> <p>The Old Vicarage was bought by the present owners in 2006. Shortly afterwards, the small remaining part of the domestic wing (the kitchen) was extended, replicating part of the footprint of the original, larger north-west wing which was mostly demolished in the 1930s. In September 2018, planning permission was granted to build a large extension which would encompass the kitchen extension and echo the historic massing of the old wing.</p> <p>The gardens have a national Sites & Monuments Records in the Warwickshire HER and are designated for 'pleasure grounds with shrubbery, walks, paddock, kitchen garden.'</p> |



4. Gate Farm

The 1760 Inclosure Award indicates that, as well as a farm, a public house known as the New Inn existed on this site. At this time an inn or public house would have often been little more than a sparsely furnished room in a house where the residents brewed ale. That was likely the case here where the drinking room was upstairs. Around the turn of the 20th century there was a shop, reputedly a butchers/grocers, and later a sweet shop (in the left-hand portion of the building). On the right of the building the original stable can be seen.

The New Inn's position on the crossroads made it quite popular in coaching days as a secondary hostelry to the Three/Four Crosses further south.

By August 1929, Richard George Hobley had taken on the tenancy. He is referred to in an article in the Rugby Advertiser which notes that three youths were charged with breaking and entering. In 1952, Mr Hobley bought the freehold of his farm from Magdalen College. When he died in 1975 his son 'Rolly' and daughter Betty took over farming until their deaths in 1999 and 2013 respectively. Roland and Betty never married and on Betty's death the farm was left to Brian Williams who had farmed the land with Betty in her later years.

It is likely that the farm changed its name to Gate Farm when the Hobleys took over as they seem to have been quite religious and so may not have approved of the connotations of a pub.

The photograph shows how much the road has been built up since the early 1900s so that now vehicles drive past halfway up the down- stairs windows. This has led to flooding into the house on a few occasions due to the drains under Longdown Lane being blocked by tree roots allowing water to build up in the corner of the field opposite and then flood over the road.



5. Navigation House (Inn) and Cottage

The Oxford Canal was finally completed in 1790 and these two buildings may have been built

From at least 1876 to around 1900, the Mills family, who ran the inn and stables, also earned their living as farmers and coal merchants. From 1900, they continued as farmers but the coal merchant business is no longer mentioned.

From around 1912-1928, Frank Davenport took over the running of the inn and the farm. The tenancy then passed to Thomas Smith during the 1930s and 1940s. There is no indication that he was a farmer. By the early 1950s, Mr and Mrs Dawson ran the inn but presumably it was not profitable as it was finally closed by the brewery at Easter 1953.

During the first half of the 20th century the 'Navy' (its local name) was one of a large

while the canal was under construction or soon afterwards. They had certainly been built by 1812 and were originally used by boatmen and canal workers as an inn and stables for their horses.

The area around the inn contained wharfage for coal and agricultural supplies and for lime from kilns nearby used by farmers and for building in the heyday of canal traffic (1800-1940). The road in front of the properties gave immediate access from the canal to the local road system in any direction.

number of public houses owned by a Brackley and Northants firm of brewers who were later incorporated with the Chesham and Brackley Breweries. The latter finally sold the whole property as late as 1959 to the proprietor of a Kenilworth Hotel for £1,700. As well as the inn, its adjacent buildings and the wharf, the sale included over two acres of land.

Subsequently, the stables have been converted into Navigation Cottage and various extensions and modifications made to the ex-Inn and its buildings.

Note: Navigation Cottage (Stables) are in the foreground with Navigation House (Inn) further up the road.



6. Old Station Master's House

Apart from the abutments of the railway bridge that used to span the A45, the Station Master's House is the only memorial to the Great Central Railway line (later the LNER) which travelled through the parish on its route from Sheffield to Marylebone in London.

The line was brought into use on 18 March 1899 with commercial coal traffic and the station master's house was built just before in 1898.

The station was originally called just Willoughby Station but the name was changed to Braunston and Willoughby in 1904 when the Great Central found that the village of Braunston was providing the majority of business for the new station.

Although popular locally for getting to Rugby and Leicester in particular, the line was not profitable and closed to passengers and goods on 1 April 1957. The most notable service was 'The Master Cutler' express from London to Sheffield which passed through each evening and indicated bedtime for village children!

The station buildings were demolished and removed during 1961-62 and the main line itself was closed in 1966. The Station Master's house has survived intact and is now a private residence.



7. Willoughby House

During the 1720s there was a windmill on part of the elevated site of Willoughby House which may have dated from medieval times. In 1760 the Inclosure Award notes three gentlemen owners John Clarke Snr & Jnr and Robert Brown.

In 1796, a sulphurous and saline spring was discovered which was eventually brought to a well-head in 1824. No doubt the water was similar to that of the New Willoughby Baths, which opened later on the High Road nearby, that was analysed and found similar to those of Harrogate.

The Bath Hotel was erected shortly afterwards in 1827 and prospered as it was widely believed that the spa waters would cure gout, rheumatism and skin complaints.

A Whites Directory entry in 1850 advertises the baths on behalf of the then owner Mr Edmund Edmunds as offering 'comfortable accommodations, with board and lodgings on reasonable terms at his large and commodious farmhouse'.

The hotel passed through various hands and names but was never a financial success.

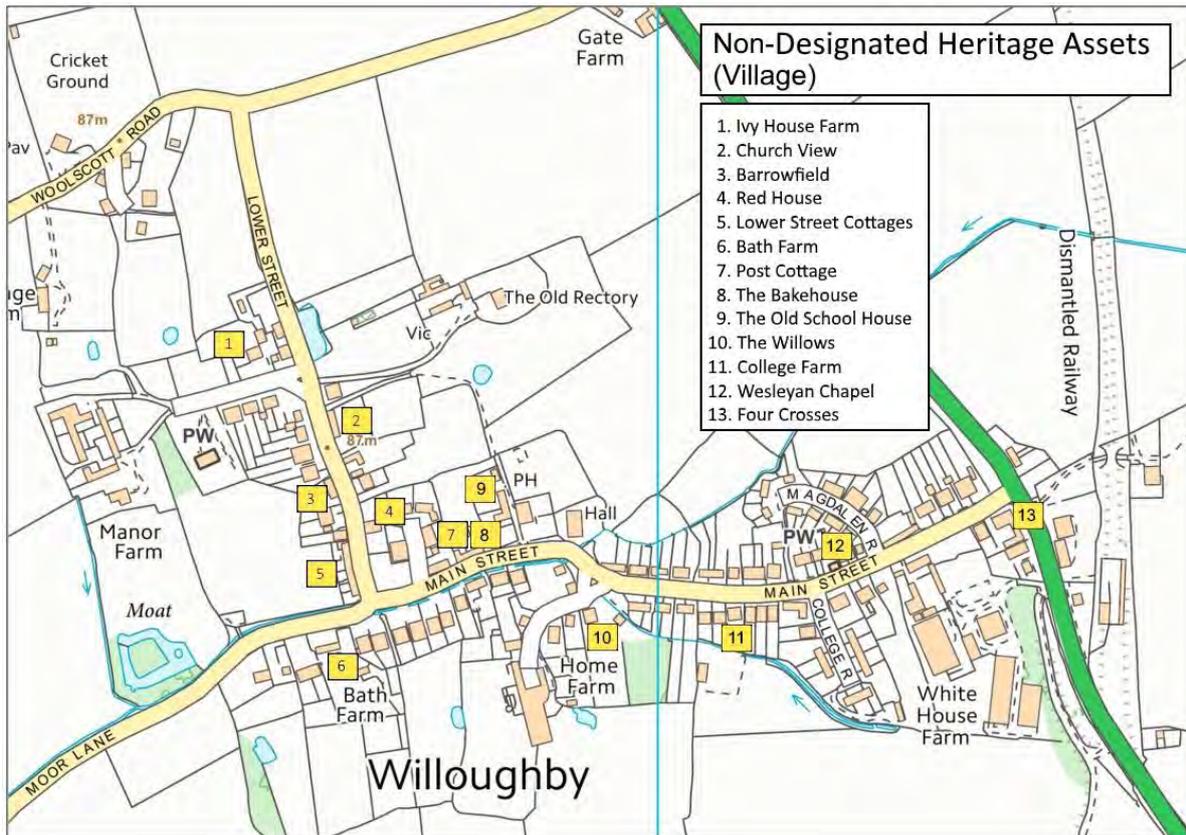
Whites Directory in 1876 says that some twelve years before (around 1864), Major Francis Mason, J.P. bought the estate and built a handsome mansion on the site of the Old Bath Farm. It notes that 'the spring still remains and is visited occasionally on account of its medicinal virtues but the baths are now extinct'.

Over the years since 1864, various owners have extended and improved the mansion so that today it is a large and imposing dwelling.

Interestingly the property was requisitioned in the Second World War and used as a repository for the valuables from St. Mary's Hall in Coventry.

Both the house and the gardens have national Sites & Monuments Records in the Warwickshire HER. The gardens are designated for 'the pleasure grounds, walks, parkland/paddocks and kitchen garden'.

Map 14: Proposed Non-Designated Heritage Assets (Village)



Justification for Non-Designated Heritage Assets in the Village



1. Ivy House Farm

Ivy House Farm was one of the Willoughby farms owned by Magdalen College, Oxford. It was farmed by the Ivens family as their tenants for many years.

Initially the tenant was Henry (d1895) and then

The tenancy passed to Sidney (Sid) George Ivens, the son of William Henry and Mary Ann, sometime between 1939 when Sid is noted as living at the farm and 1949 when his mother died.

Sid retained the tenancy until July 1952, when the college sold the farm including the house, other buildings and 129 acres of land to his uncle, William Johnson, for £5,350. Sid then continued as his tenant until December 1972 when Mr Johnson died.

By April 1974, the farm had been split up and sold. The farmhouse and some land was sold to Tony Marlow. He later sold off the farm buildings which were developed as Ivy Barn and Northcote House on Lower Street and the farmhouse and some land to the current owners in the 1990s. Since then the original farmhouse has been substantially enlarged with

his widow Sarah Ann (d1915). They were followed by their sons William Henry (d1929) and Frank (d1938) and William Henry's widow Mary Ann (d1949).

a two-storey extension on the left-hand side.

Note: The village settlement boundary passes through the kitchen and breakfast room of Ivy House Farm which means that the Aga is situated in the open countryside while the washing machine remains in the village!



2. Church View

The deeds for the house in the owners' possession only go back to 1860 but they believe the property was built in 1640 as two cottages and had a thatched roof. The cottages were subsequently converted into one property. The door to the second cottage can still be seen on the facade.

The white barn on the left is marked as being a Methodist Chapel (Wesleyan) on an 1880s map.

Large scale OS maps, used by the Inland Revenue Valuation Office to record the 1910-15 valuation survey, show that Church View was owned by the Church and that James M Hancock lived there. Subsequent records show that members of the Hancock family lived at the house for over thirty years from 1946.

The family were Primitive Methodists, a religious group that merged with the Wesleyans in 1932, and were stalwarts of the Daventry Methodist circuit.

The thatched roof of Church View went up in flames in about 1950 when the then owner, Fred Hancock, decided to repaint the windows and set light to the thatch with a blow lamp. An old photograph from 1920 shows the two left-hand windows upstairs which are now dormers were where the original windows sheltered under the thatched roof.

The road in front which is now Lower Street was previously called Church Street and the deeds show a direction to the railway station.

The current owners bought the house from Queenie Hancock in 1979.



Ernest Holland Johnson arrived at Barrowfield in 1879 and was subsequently sent by Magdalen College to learn to be a wheelwright, a trade that would have been important on the Magdalen estate. He died in 1909 and Mr W G Reynolds moved in.

Mr Reynolds was the village carpenter and undertaker and combined this business with running the post office which included taking in and delivering telegrams to Willoughby and Grandborough.

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| <p>3. Barrowfield</p> <p>During renovation work, evidence of a wattle and daub cottage with a door to the road was found in the middle of Barrowfield, where the kitchen is now. Almost certainly, this dwelling dates from at least the early 1800s.</p> <p>In the 1860s or 1870s, the cottage was incorporated into a much larger red-brick building built by Magdalen College, Oxford who were the owners at that time.</p> | <p>From 1940, Jim and Connie Hall, the current owner's parents, lived in Barrowfield and Jim worked for the Ivens family on Ivy House Farm for many years. In addition, he was the village milkman from 1940 to the late 1960s.</p> <p>In 1971, the current owners established a village shop and newsagent in the building attached to the left of Barrowfield. The village shop and newsagent eventually closed in 1988 with the advent of supermarkets and the hairdresser's, which had been upstairs, moved downstairs. This business, together with a beauty salon, continues successfully today run by Mr and Mrs Hall's daughter-in-law.</p> <p>Barrowfield is now a private residence.</p> |
|  <p>4. Red House</p> <p>Red House was not part of the Magdalen College Estate. There are unregistered deeds and information going back to 1876 which refer to a cottage and slaughterhouse yard.</p> | <p>The name of the house refers to its use as a slaughterhouse for the farm next door.</p> <p>The large scale OS maps used to record the 1910-15 valuation survey clearly show the main L-shape building facing the road and a range of buildings of varying sizes extending back along the left-hand boundary. At the time of the survey Mrs. G. Cowley was the occupier and the property was in the hands of Piddock & Co who were executors of the former owner.</p> <p>Internally there is evidence of a much earlier one-up, one-down cob cottage (now the dining room).</p> <p>Sid Ivens, who later lived and worked at Ivy House Farm for many years with his family, was born to parents William Henry and Mary Ann Ivens in Red House in 1913.</p> |



5. Lower Street Cottages

These seven roadside houses are among the oldest in the village. It is thought that the original buildings dated from before the enclosure in 1760 but were probably cob cottages at that time. They were rebuilt in brick using largely standard size bricks probably in the 1820s. Many of the cottages were built from an assortment of whatever was easily obtained locally - cob, stone, bricks and pieces of wood which is consistent with the replacement of older properties.

Floor levels vary from one cottage to the next and the view from the back shows where outhouses used to be. The cottages now have overlapping rear extensions that stray into neighbours' gardens for historical reasons when boundaries were more fluid and planning regulations less obvious. Windows were acquired from other buildings or made to fit particular spaces and, even today, an example of this mismatch of sizes and styles can be seen with the windows at No. 3, Rosebud Cottage.

The cottages were originally thatched but, following a fire in 1926 which burned No. 3 down and damaged surrounding cottages, the roofs were tiled. The whole row was condemned in the 1950s, but unlike other houses along the road, these seven gained a reprieve to provide homes for villagers today.

In the 1960s, Mr Gurney who had a shop in Braunston set up a village shop in the third cottage from the left. Subsequently, the owner of No. 3 next door took this over until a new shop was set up by the Halls at Barrowfield, further along the road, in 1971.



6. Bath Farm

Bath Farm and the tied cottage further along Moor Lane (once known as Gothic Cottage) were built in the 1850s and were owned by Magdalen College.

The farm was rented by the Hall family from 1899 until 1952 when John Hall bought the farm, the cottage, other outbuildings and 115 acres as a lot from the College for £5,000. At one time it was the only farm with arable land apart from the Manor.

After John's death at an early age, the farm was bought by Henry Nicholls who then sold the land in smaller parcels.

Major renovation, retaining the character of the original farmhouse, was started by the current owners, Mr and Mrs G Whitworth, in 1988.

Gothic Cottage is now known as Bath Farm Cottage and was bought recently by the owners of Bath Farm for their daughter. Planning permission has subsequently been granted to demolish the cottage and to build a new, larger family dwelling and garage.

The name Bath Farm is a bit of a mystery although many wells exist in and around the farm. There is an engine driven pump house behind the cottage which was used to pump water to Willoughby House.



7. Post Cottage and 8. The Bakehouse

The histories of Post Cottage and The Bakehouse are intertwined. Originally, the terrace was three properties. On the left was the property now known as Post Cottage, in the middle was what became the post office in the mid-1930s, and to the right, the bakery (without the later two-storey extension).

The front door of The Bakehouse is now in the place of the two original front doors which were side by side, one for the post office and one for the bakery.

From at least 1876 to the 1940s, the terrace was owned by the Thompson family who were bakers and shopkeepers. By 1936, they no longer ran the bakery but instead ran the post office as well as their shop, presumably taking over the post office business from Mr Reynolds in Barrowfield.

In 1940, Cyril Dodd is noted as the village baker. He and his wife, Dina, ran the bakery for many years and lived in one of the semi-detached houses across the road. A map of houses and their residents around 1950-1952 notes that the Post Office was, by then, run by Mr and Mrs Goodacre and the Bakehouse was still run by Mr & Mrs Cyril (Pudding) Dodd.

As well as providing bread and other baked goods, Mr Dodd also used his ovens to help local people in a different way. Larger families in the village used to take their joints of meat to the bakery to be cooked, especially at Christmas time.

Ill health eventually forced the Dodds to retire and the bakery then passed to Michael Childs. He ran it until 1984 when he closed the bakery as he could no longer get the correct fuel to heat the ovens, due to a coal strike at the time, and alternatives were too expensive.

By the 1950s, the village no longer had a grocer's shop but was served by a mobile shop provided by John Gurney from Braunston in his lorry. During the same period, Mr Ken Gealy bought the terrace and split it into two rather than three properties, incorporating the middle post office section into Post Cottage.

From 1988, Peter Montgomery lived in Post Cottage where he ran the village shop, after the shop at Barrowfield closed, and from where he also ran the post office. This finally closed in 2002 and was the last time Willoughby had its own post office.

In the 2000s, the current owners bought and renovated The Bakehouse. Subsequently they also acquired Post Cottage after the death of Mr Witney. This allowed them to change the rear access to the Post Cottage which previously ran through the Bakehouse garden close to the house. They then sold Post Cottage into separate ownership with a smaller parcel of land.

The new owners of Post Cottage completely refurbished the property and also acquired a small strip of land to form an access, to the left of the property, from Main Street to the rear of the property.

Note: The first post office, before the one in Barrowfield or the one to the right of Post Cottage, was in a small cul-de-sac called Bakers Lane. This was near today's footpath running from Main Street to the end of Magdalen Road. The Lane had several small hovels as well as a baker's and the Post Office. They were most probably condemned and had to be demolished.

The Bakers Lane Post Office was run from at least 1876 to 1909/1910 by George Malin who was also a shoemaker and shopkeeper.



9. The Old School House

In 1816, a school and a schoolhouse were built at a cost of £430 and a schoolmaster and mistress were housed rent-free at a salary of £40 per annum. There is a stone tablet above the door of the Old School House commemorating the date.

The school was built and run by the trustees of the Village Charity, initially endowed by charitable donations from John and Margaret Hayward in 1437. In addition to financing the school, the trustees utilised the income from its investments and land it owned toward the relief of the poor, repair of the Church and improving the facilities in Willoughby.

The school educated boys and girls of the poor and was funded by the charity until it was taken over and run by the County Council.

The number of children attending the school decreased in the 1970s and the school was finally closed in July 1977 after 161 years. The building has since been divided and sold as two private residences - The Old School House and Woodstock House.

The charity received a lump sum from the County Council after the sale as it still owned the land and original buildings. The Charity was reorganised into two - one an educational foundation and the other a general one. The charity has a long, and sometimes turbulent, history that reduced its wealth considerably but it still exists today benefiting the people of Willoughby.

As well as being a school, from 1888, a 'reading room' was established in the building when a new classroom was built. By paying a subscription local residents could go and read newspapers (including The Daily Telegraph and The Daily Mirror) and play cards. This was also the village function room until the Village Hall was opened in 1933.



10. The Willows

A building has stood on the site of The Willows for several hundred years. The original building would have been a single-storey farm dwelling at the east end with stone foundations, some of which are still evident, and a cow byre at the west end. The stone outer wall of this byre

The property was converted into a pair of two-storey farm dwellings in the early 1800s. The construction was in local brick, retaining some of the old stonework. The roof, which remains unchanged apart from new tile laths and sarking felt is of original thumb tiles, having no nails to secure them, only a central nib created by the tile maker's thumb. The house contains beamed ceilings and a large inglenook fireplace still exists in one of the rooms, surmounted by a beehive chimney in the room above.

Although Thomas Newbold died in 1873 his estate was not sold off until 1918, when the cottages were bought by John Johnson who farmed at the Manor. The cottages, along with other land, were sold to Magdalen College with sitting tenants Owen Hancock and Mrs Drinkwater in 1938. The College then sold the properties to Cecil Brittain in 1948. By this time the only sitting tenant was Mrs Drinkwater.

remains as the inner wall of the present house and still includes the bottom rail of a hay manger. The back wall of this part of the building was cob of which a small section still remains.

The dwelling was part of the Thomas Newbold Estate. Newbold was a significant landowner in the village, whilst the majority of the village was owned by Magdalen College, Oxford.

Cecil modernised the unoccupied property and incorporated the other to make a single residence after Mrs Drinkwater died.

The Brittain family lived in the property until 1972, when it was purchased by Bert and Dorothy Ogle. Since then substantial alterations have been made including building a porch to the front and additional living accommodation at the rear.



11. College Farm

The original farm was part of the Magdalen College Estate, hence the name. The land was part of the allocations made to the College in the 1760 Inclosure and remained in its hands until 1953 when the farm was sold as part of the College’s divestment programme.

The house was built in three sections. The right-hand side is the oldest and there is a stone dated 1703 on the back with the initials HCB and WM. Later, possibly in the 19th century, the section on the left at the back was built with bigger windows. A floorboard was found in this part of the house with a list of the workmen at the time written on it.

Finally, the section on the left at the front was added in the early 20th century. The various roof lines are testament to the different construction dates.

College Farm was farmed by the Cowley family in the latter part of the 19th century. In 1903, the tenancy was taken over by Mr James Bottrell Collett and Rowland T. Collett who farmed there until 1933 when he retired to Crick. He had four sons who all went into farming on their own account.

After 1933, Mr. H. Thomas took over and held the tenancy until the College sold the farm in 1953. He was followed by Mr. Vernon Skyrme and his sister Kate. Kate Skyrme died in 1963 followed by Vernon in 1973. The farm was then sold and split up.

The farmhouse became a private house and new houses were built on the farmyard (to the left) and tennis court (to the right). The land was acquired by local farmers/landowners and added to other holdings e.g. Home Farm.

By 1989, the former farmhouse was owned by Mr Richardson.

The current owners bought the house in 2007 and carried out extensive renovations to the house and to the roadside farm office.



12. Wesleyan Chapel

The chapel was built on a tiny piece of land in 1898 at a cost of £250 and was intended to seat seventy people.

It was in regular use until, by 1990, the congregation had dwindled and the chapel was sold into private ownership.

A watching brief report by C. Coutts for English Heritage in 2011 notes that *'Building work to the roof revealed that a number of names were scratched into the wood with the date September 1897. Inside the Chapel the pulpit was still in place.'*

Since 1990, the chapel has been used as a recording studio and a workshop and is now a private residence.

The chapel has a national Sites & Monuments Record in the Warwickshire HER.



13. Four Crosses

The original inn known as the Three Crosses faced the bye-road to Willoughby Village (now Main Street). The junction has three arms, hence the Three Crosses. Later it became the Four Crosses after a visit of Jonathan Swift in 1725*. This building was demolished in 1898.

The present building was erected in 1900 to replace the original, and now famous, Four Crosses Inn. It is likely the inn operated from a building on the site of the current Four Crosses Cottage whilst the present building was constructed.

The Four Crosses public house was closed in the mid-1960s by the owners, Phipps Brewery, upon the retirement of the landlady, Mrs. Griffiths. It was subsequently sold and used as

Jonathan Swift, English Satirist, lodged at the Three Crosses and following a disagreement with the landlord's wife, engraved onto a diamond shaped window pane the following

"There are three
Crosses at your door,
Hang up your wife,
And you'll count four.
Swift, D., 1730"

Soon after the Inn gained an extra Cross!

One of the more famous owners/landlords was William Crupper, who utilised a mineral spring in the field behind Tattle Bank to open the New Willoughby Baths (1824-1841) which were probably adjacent to the Inn which, it is reported, had a resident chemist for a time.

A novel marketing ploy for the new baths was the commissioning of Thomas Deacon to write a book 'A History of Willoughby' (1828). He also got the Royal Institution to analyse the water and received a letter from Michael Faraday reporting that the water was almost identical to that at Harrogate. Sadly, his efforts and many advertisements in newspapers ended in bankruptcy.

transport accommodation, together with two self-contained flats. The building was extended and converted into apartments in the 2000s.

** The date of Swift's visit is uncertain with some publications (e.g. Charles Harper, *The Holyhead Road, 1902*) suggesting 1730 with great authority as well as noting that scholars suggest his last visit to England was in 1727.*

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Material from the archive may not be further published without consent from the Society.

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Warwickshire Heritage Environment Record, Warwickshire County Council

<https://timetrail.warwickshire.gov.uk/detail.aspx?monuid=WA3074> Wesleyan Chapel

<https://timetrail.warwickshire.gov.uk/detail.aspx?monuid=WA30067> Cob walled cottage and hearth at Stonewell, Pye Court, Willoughby

<https://timetrail.warwickshire.gov.uk/detail.aspx?monuid=WA12707> The Old Vicarage Gardens

<https://timetrail.warwickshire.gov.uk/detail.aspx?monuid=WA3069> Willoughby House

<http://timetrail.warwickshire.gov.uk/detail.aspx?monuid=WA12705> Willoughby House Gardens

WarwickshireRailways.com, LNER Route: to Marylebone, Braunston & Willoughby Station

<https://www.warwickshirerailways.com/lner/braunstonewilloughby.htm>

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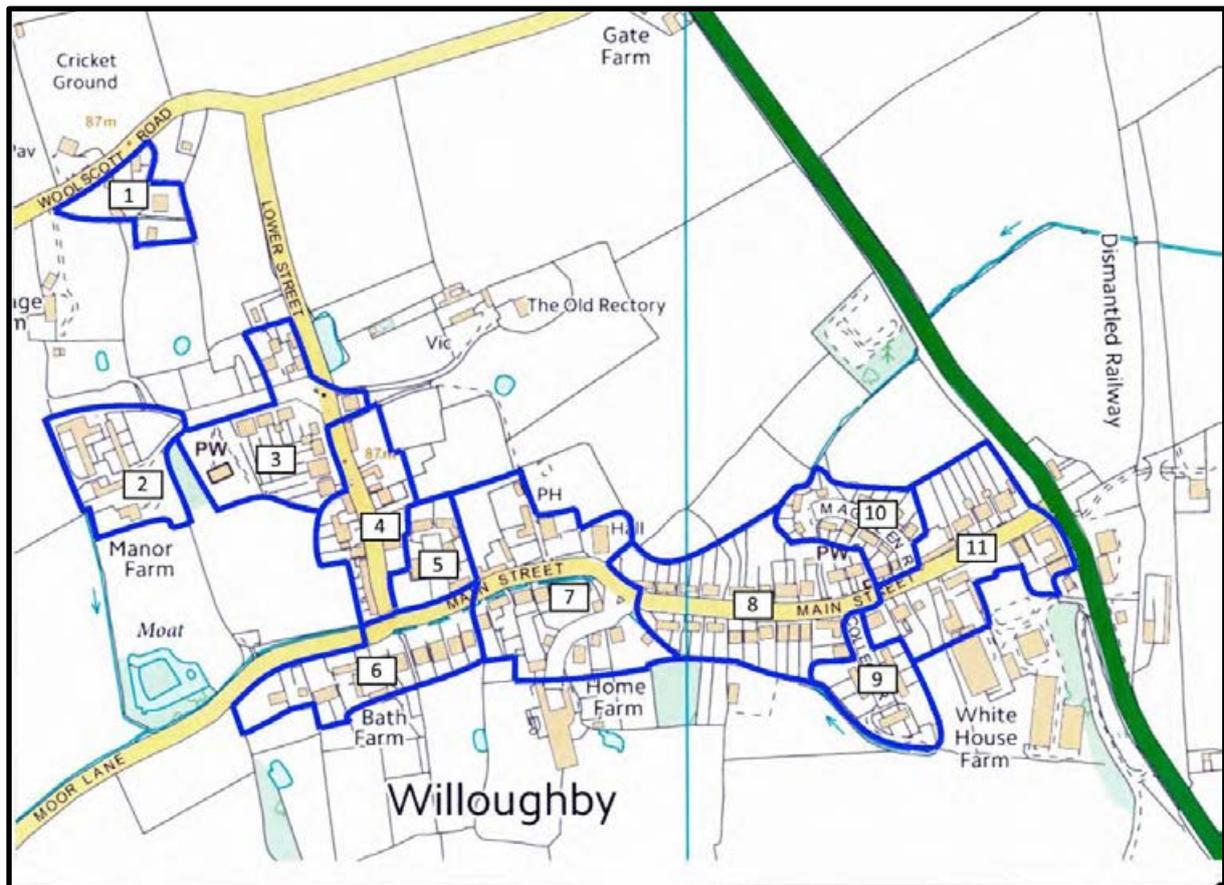
Thank you

We would like to sincerely thank all the residents of Willoughby who took the time to tell us about their historic houses and everyday life in the parish. We would also like to thank Richard Jackson who provided valuable additional information from various archives. Much of this kind of knowledge is being lost to the parish as people move away or die, so it is important to write it down while we can so that future generations can appreciate their heritage.

Appendix 4 Character Areas

Eleven character areas have been identified - two in the wider parish (Pye Court and Manor Farm Barns) and nine in the village. These are shown on the map below. The words in italics indicate design features for each character area.

Map 15: Character Areas



Area 1. Pye Court

Pye Court is a tiny hamlet of five houses to the north-west of the village. The houses are built along a narrow cul-de-sac with no turning space and consist of two *semi-detached cottages* and two *detached two-storey houses* on one side with a *bungalow* on the other side.

The cottages were built as a terrace of four on the roadside in 1860 and had been converted into two cottages by 1910. The other three houses sit within their plots. The bungalow was built around 1956 and the detached houses in the 1960s. All the houses are built of *red brick* with *hanging tile detail* on the two detached houses. Stonewell next to the cottages has two open gable ends facing the road and the bungalow has a large dormer at the front. The cottages have *slate-tiled roofs* and the other three houses have roofs of either *clay tiles (two)* or *concrete (one)*.

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|  |  |
| <p>Semi-detached cottages built originally in 1860 as a terrace of four</p> | <p>Detached house built in 1966 on the site of two old cob cottages condemned in 1920</p> |

Area 2. Manor Farm Barns

This area includes the Grade II listed Manor Farmhouse and an adjacent group of agricultural barns which were converted to residential use in 1999 to provide eight houses. The barns are all built of *red brick with clay tiled roofs* and are *single storey with upstairs accommodation in the roof spaces*. *Windows in the roofs have grey, metal frames and lie flush with the slope of the roof*. *Doors and window frames are mostly dark brown and gutters and drain pipes are black*. Gardens are small and, in all except one case, are either to the front or the back of each property depending on how it is orientated to the rest of the group.

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|  |  |
| <p>Barn with open gable ends facing the road</p> | <p>Barn with long roof line parallel to the road</p> |

Area 3. Brooks Close

This area includes the Grade II* listed Church of St Nicholas, thirteen bungalows built in 1964 on the south side of the road and four large detached houses. Three of these are clustered together on the north side of Brooks Close and the fourth is across Lower Street.

The *bungalows are red brick with shallow-pitched, concrete tiled roofs and relatively large windows, set back from the road behind small gardens*. All except the one on the corner are *semi-detached*. Oddly, although seven of the bungalows face Lower Street, their postal address remains Brooks Close, presumably because of their association with the original close.

On the north side of Brooks Close stands Ivy House Farm, a large, old, two-storey red brick house with a shallow-pitched, slate-tiled roof set well back from the road behind a tall hedge. The other two houses in this group face onto Lower Street and the village pond. The setback of Ivy House and its tall hedge helps to relieve the sense of dominance such a large dwelling would have on the generally low-rise appearance of the area.

| | |
|---|--|
|  |  |
| <p>Semi-detached bungalows in Brooks Close</p> | <p>Ivy House Farm</p> |

Area 4. Lower Street - Historic Core (A)

Lower Street contains some of the oldest buildings in the village including Vale House, a listed timber-framed house dating in part from the 17th century, Church View, Red House, Barrowfield and the terrace of seven houses at the south end known as Lower Street Cottages. The four more modern buildings in this area were built in the 1960s on the sites of much older houses which had fallen down or were demolished.

Most of the houses in this area have *two storeys* and are *built of brick*. *A few are rendered and painted*. The roofs are *usually tiled in either clay or slate*. Many of the houses are on the roadside with attendant problems of no off-road parking where adjacent land was not available to create parking spaces. This is particularly the case for the Lower Street Cottages. On-road parking together with the narrowness of the road and the junction nearby with Main Street can lead to significant traffic problems in this area of the village.

| | |
|---|--|
|  |  |
| <p>Red House</p> | <p>Vale House</p> |



Lower Street Cottage at the Main Street junction



Lower Street Cottages looking north

Area 5. Moor Lane and Main Street (Lower End)

Apart from the two two-storey houses right at the western edge of the village and the one-and-a-half storey Bath Farm house built in the 1850s, the other nine houses are *detached bungalows* built in the 1970s. All the houses are constructed of *red brick* except two which are yellowish brick and all are on the south side of the road, *set well back behind gardens*. *Decorative panels* are a feature on some of the bungalow facades.

All the bungalows have *shallow-pitched, concrete-tiled roofs*. Seven have roofs with *closed gable ends facing the road* while the other two have *roof lines parallel to the road*.



Bungalow with closed gable end facing the road



Bungalow with roof line parallel to the road

Area 6. White Barn Close

Five large executive-style houses were built in 2007 on the site of a large house known as White Barn. The houses are *two storeys*, built of red *brick with sandstone detailing and mock-tudor facings in part*. The roofs have *clay tiles*. Four of the houses are in the cul-de-sac, set back from the road *behind short gardens*. The fifth house faces Main Street and is set back a short distance from the pavement.

| | |
|---|--|
|  |  |
| <p>White Barn Close</p> | <p>Typical house in White Barn Close</p> |

Area 7. Main Street - Historic Core (B)

This part of Main Street again contains some of the oldest buildings in the village including the Grade II listed Rose Inn, the Post Office, the Bakehouse and the Old School House to the north side of the road and the White House and The Willows to the south side. Most of these buildings were constructed during the 18th and 19th centuries with the original part of The Willows dating from an earlier period and several retain the names that indicate their historic purpose.

All the houses are *two storeys* as are the relatively more recent properties built amongst them on the south side. Some are *detached* and others are *semi-detached*. Most are built of *red brick or rendered brick*. Almost all the buildings on the *north side have slate-tiled roofs* and the majority on the *south side have clay-tiled roofs*. The earliest part of the Rose Inn is built of *ironstone* as is The Willows (now partially rendered and painted) and the Rose Inn is the only remaining building in the village with a thatched roof. The stream and verges on the south side of Main Street with bridges into the gardens are an attractive feature as is the village sign with its surrounding plants.



The Post Office and the Bakehouse



The Old School House



The Willows



More modern semi-detached houses built in 1903 with bridge over the stream

Area 8. Main Street (Central)

All the houses, except College Farm, were built in the 20th century. Over the years, eighteen council houses were built. Subsequently, many of these have become privately owned and improved and extended by their owners so that they no longer meet the needs of those on lower incomes.

Going east along Main Street from the Village Sign, the first fourteen houses were built as council houses in 1919. These houses have *two storeys* and are *semi-detached*. They are built of *rendered brick* with windows that often vary considerably in size at the front. The front *roof lines of some are unusual and distinctive*. They are all *set back from the road behind small front gardens*.

The next group of houses up to College Road and Magdalen Road were built from the 1930s to the 1980s and include *terraced, semi-detached and detached* houses of various designs. The terrace of four houses on the north side at the end was built as council houses in 1948. They are set far back from the road behind long front gardens.

Almost all the houses in this area have *two storeys* and are *built of brick, rendered brick or painted brick*. Most have either *concrete or clay-tiled roofs*. Many of the houses on the north side are built well above the road and have no off-road parking which can lead to significant traffic issues, particularly when large agricultural vehicles and lorries are passing through.



| | |
|---|---|
| <p>'Old' council houses built in 1919</p> | <p>'New' council houses built in 1948</p> |
|---|---|



Detached houses built in the 1970s



Detached houses built in the 1980s

Area 9. College Road

The fourteen houses in the College Road cul-de-sac consist of three terraces and were originally built as council houses in 1956. As with those on Main Street, many have become privately owned. All the houses have *two storeys* and are built of *red brick* with *reddish concrete-tiled roofs* set *behind short front gardens*. The pavements and grass verges give the road a spacious appearance.



The three terraces on College Road



The terrace of four on the west side

Area 10. Magdalen Road

All the houses in Magdalen Road, and the three of a similar style facing Main Street, are built of *red brick with concrete tiles*. All are set behind small front gardens.

The *one-and-a-half storey, detached and link-detached houses* at the south end of Magdalen Road were built in 1963 and are distinctive in style with *roof gables to the front and vertical panels of either render or tiles on the front facade*. The *roofs are steep in pitch* to accommodate the upper floor. In addition to these houses, there are a few detached bungalows with roof lines parallel to the road.

The road was extended to the north-west to form a cul-de-sac in 1983 with the intention of creating eight starter homes. Over the years, these have been improved and extended and are no longer ‘starter’ homes. These house are *two storeys and semi-detached with shallow-pitched roofs and small bay windows downstairs*.

| | |
|---|---|
| | |
| <p>One-and-a half storey houses built in 1963</p> | <p>Starter homes (originally) built in 1983</p> |

Area 11. Main Street (Upper)

There are three substantial building in this area - two listed buildings (The Smithy and Whitehouse Farmhouse) and the Four Crosses apartments. The Smithy and Whitehouse Farmhouse are opposite each other and are mostly *two storeys*. They are both built of *sandstone and brick* although the Farmhouse has a *rendered facade painted white*. The other buildings in the area are either *red or, occasionally, buff brick or painted render*. *All the roofs have clay or concrete tiles except The Smithy, Four Crosses apartments and cottage which have slate tiles*.

The Smithy has a single storey section to the east which helps to make the transition to the eight *semi-detached bungalows* at the top of Main Street which were built from 1962-1966. These bungalows are *set well back and up from the road* and are built of *brick or rendered brick* with relatively *large windows and concrete-tiled roofs*.



The Smithy



1960s bungalows at the top of Main Street to the right of The Smithy



Semi-detached houses built in 1928



The Four Crosses apartments opposite the bungalows

Appendix 5 Housing Development in Willoughby Parish since the 1960s

Since the 1960s Willoughby Parish has slowly evolved and seen the delivery of new housing schemes and planning permissions.

- Magdalen Road - 1963 one-and-a-half storey houses and a few bungalows
- Brooks Close - 1964 thirteen bungalows
- Main Street (between The Smithy and the A45) - 1962 to 1966 eight semi-detached bungalows
- Moor Lane/Main Street (Lower) - 1970s nine detached bungalows
- The new Vicarage - built in 1978
- Main Street (Central) - 1970s and 1980s detached houses
- Magdalen Road - 1983 development originally designated as eight starter homes
- Barn Conversion next to the canal off Longdown Lane - mid 1990s
- Agricultural barns near Manor Farmhouse - 1999 converted to eight houses
- The Four Crosses on the corner of Main St and the A45 - 2000s converted to ten apartments
- White Barn Close - 2007 small scheme for 5 executive-style houses
- Little Leys adjacent to Manor Farm Works Unit - 2011 new building
- BT Repeater Station on A45 - 2012 change of use to a dwelling
- Shepherds Barn along Moor Lane - 2013 barn conversion
- Behind Whitehouse Farmhouse off Main Street - 2015 barn conversion
- Willowbrook Barn on Woolscott Road - 2017 barn conversion

Appendix 6 Willoughby Housing

Willoughby Parish: Housing - Number of Bedrooms

2011 Census

Total housing stock **193**
 Total number of occupied dwellings **185**
 Total number of unoccupied dwellings **8**

| 1 Bedroom | 2 Bedrooms | 3 Bedrooms | 4 Bedrooms | 5+ Bedrooms |
|-----------|------------|------------|------------|-------------|
| 6 | 53 | 72 | 35 | 19 |

Additional dwellings since 2011 census **5**

| 1 Bedroom | 2 Bedrooms | 3 Bedrooms | 4 Bedrooms | 5+ Bedrooms |
|-----------|------------|------------|------------|-------------|
| 1 | 0 | 3 | 1 | 0 |

Willoughby Housing Stock - 2018

Total Housing Stock 193 (2011 Census) + 5 **198**

185 (occupied dwellings from 2011 Census) + 5 **190**

(Percentage below is of 190 because no information about 8 unoccupied dwellings)

| 1 Bedroom | 2 Bedrooms | 3 Bedrooms | 4 Bedrooms | 5+ Bedrooms |
|-----------|------------|------------|------------|-------------|
| 7 | 53 | 75 | 36 | 19 |
| 3.68 % | 27.89 % | 39.48 % | 28.95 % | |

For comparison

SHMA* Recommended Mix of Market Housing in Rugby Borough

| 1 Bedroom | 2 Bedrooms | 3 Bedrooms | 4 + Bedrooms |
|-----------|------------|------------|--------------|
| 5 - 10 % | 25 - 30 % | 40 - 45% | 20 - 25 % |

* SHMA Strategic Housing Market Assessment

Table copied from RBC Local Plan September 2016

Appendix 7 Definition of Affordable Housing (NPPF)

Annex 2: Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Appendix 8 List of Local Businesses in Willoughby Parish

| Name | Address | Business |
|---------------------|-----------------------------|-----------------------|
| Willoughby Cafe | A45 | Cafe |
| Reefkeeper | A45 | Tropical Fish |
| Linda Noakes | 32 Main Street | Acupuncture |
| JRCS Falconry | 11 Magdalen Road | Falconry |
| Val Taylor | 44 Main Street | Pilates |
| The Forton Group | College Farm, Main Street | Sales Training |
| I-Turf | 37 Main Street | Digger Hire |
| The Rose Inn | Main Street | Public House |
| Ian Gascoigne | Forrabury, Main Street | Builder |
| Daisy Chain | Roseberry Dene, Main Street | Garden Services |
| Courts | Willoughby House, Moor Lane | Builder |
| B Beautiful | 19 Lower Street | Hair and Beauty Salon |
| Brian Hall | 19 Lower Street | Sales Agency |
| Clare Howkins | Worrall House, Lower Street | Garden Services |
| Nice and Stripey | The Stables, Manor Farm | Garden Services |
| Natalie Wiltshire | Ivy House Farm | Yoga |
| Willoughby Alpacas | The Old Vicarage | Alpacas |
| Alan Board | Magdalen Road | Builder |
| Mark Hallam | Main Street | Window Cleaner |
| Old Garage Car Wash | A45 | Car Wash |
| Di Ellard | Home Farm | Internet Sales |
| Lorraine Geddes | Magdalen Road | Keep Fit |

Working Farms in Willoughby Parish where the farmers live in the parish.

Manor Farm
 Gate Farm
 White House Farm
 Navigation Farm
 Leam Farm
 Home Farm
 Willowbrook Barn, Woolscott Road

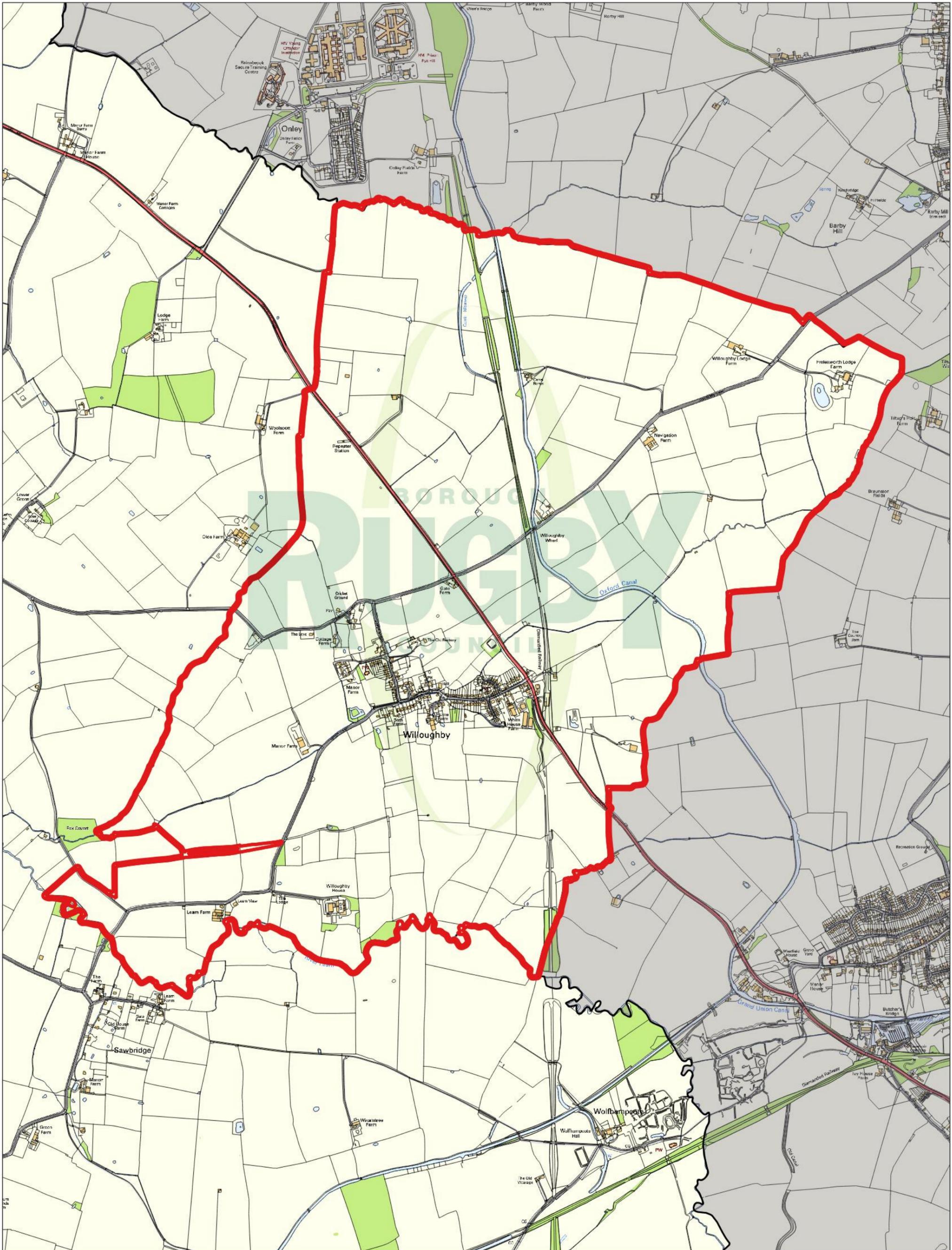
Appendix 9 Local Facilities and Services

- Village Hall
- Church
- Playing Field / Children's Playground
- Cricket Club
- Allotments
- Pub
- Cafe
- Societies, Clubs and Groups - Willoughby Society, the Willoughby Thursday Club, Willoughby Women's Institute, the Village Hall Committee, Art Group, Flower Club, the Willoughby Cricket Club, Mums' Group, Darts Team, Ladies' Fellowship
- B Beautiful - Beauty salon and hairdresser
- Car Wash facility on the A45
- School pick-up for schools in Rugby
- A & M bus service - one bus to and from Rugby on Monday, Thursday and Friday mornings
- Hayward Lodge Pocket Nature Reserve
- Amenity Garden
- Bridleways and Public Footpaths
- Broadband
- Parish Council Website
- Willoughby Monthly Newsletter
- Willoughby Charity and Willoughby Educational Foundation



Willoughby NDP Steering Group on behalf of
the Parish Council

May 2019



Willoughby Parish Boundary - Proposed Neighbourhood Plan Area

Scale
1:15,000
(when printed @A3)



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Ordnance Survey 100019417

Willoughby Neighbourhood Development Plan 2019 - 2031 Consultation Statement

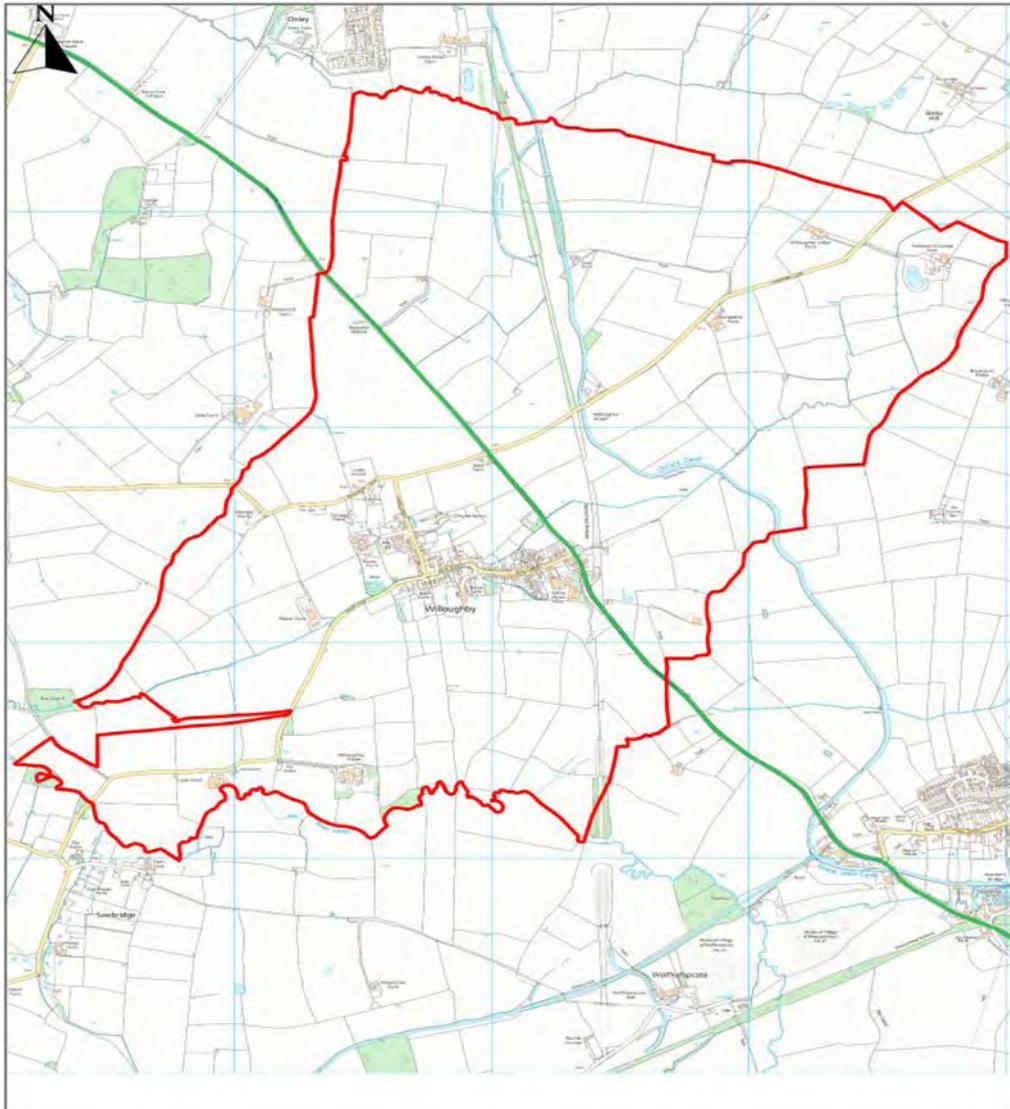


Willoughby Parish Council
May 2019

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Map 1: Willoughby Parish and NDP Area

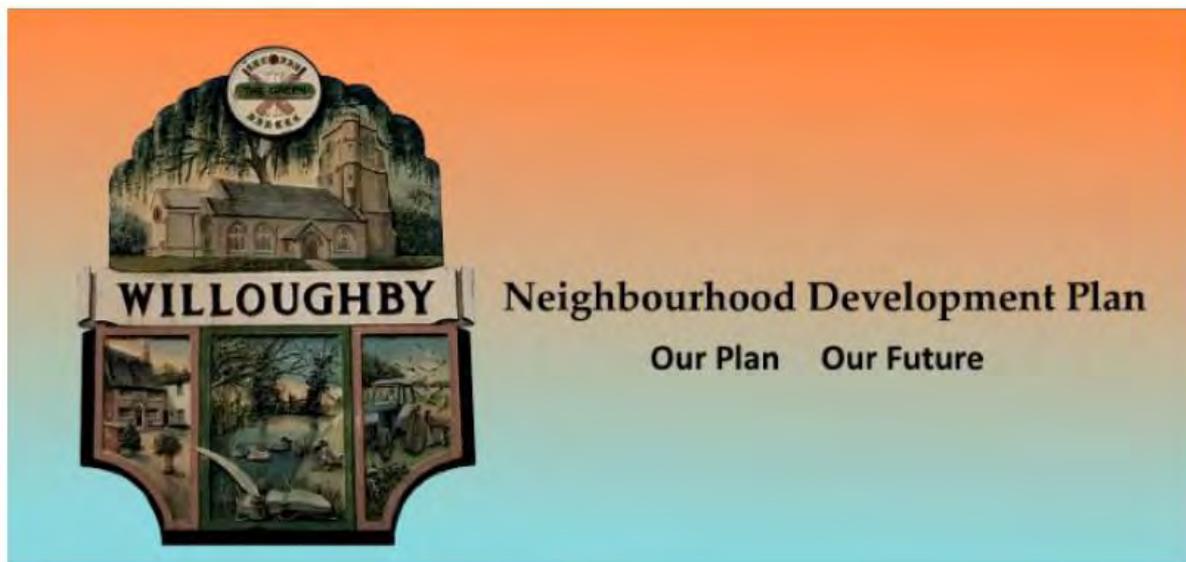


1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted; and*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Willoughby Neighbourhood Development Plan (NDP) has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. (Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings).
- 1.3 Willoughby NDP has been prepared through a thorough and extensive process of community and stakeholder engagement and involvement. The views of local people have been sought at every key step of the NDP's preparation, have been considered very carefully, and used to inform the vision, objectives and planning policies in the NDP. Where suggestions have been linked to non-planning issues and wider parish council matters, these have been addressed separately and referred to the Parish Council for consideration and possible action.

¹ <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

2.0 The First Steps - Designation and Early Research and Preparation June - December 2017



Parish Council Survey, June 2017

- 2.1 A Parish Council Survey was hand delivered to all residents to find out if there was support in the community for a Neighbourhood Plan. A copy of the survey is provided in **Appendix 1**.
- 2.2 85 responses were received (42.5% of forms distributed to every house in the parish). 64 respondents said Yes to the statement 'I believe we need a Neighbourhood Plan' (76% of respondents), 19 said No and 2 did not answer. 8 respondents said they would like to be on the committee and 13 said they had skills to help the committee.
- 2.3 At the Parish Council meeting on 8 August 2017, the Parish Councillors voted to apply to Rugby Borough Council for the designation of a Neighbourhood Plan based on the Willoughby Parish boundary. The designated Neighbourhood Area and parish boundary is shown on Map 1. Rugby Borough Council approved the designated Neighbourhood Area on 5 October 2017.
- 2.4 A Steering Group of interested local residents and a parish councillor was set up in November 2017 to oversee the preparation of the Plan on behalf of the Parish Council.
- 2.5 The NDP website was set up using the existing the Willoughby Parish Council website from November to December 2017 - see <https://www.willoughbyparishcouncil.org/neighbourhood-plan> . The various sections of the NDP website are always kept up-to-date for the benefit of local people and stakeholders.
- 2.6 In addition, regular updates about the progress of the Willoughby NDP have been provided in the Parish magazine, the Willoughby Monthly. The Parish magazine is delivered by hand to all households in the parish and non-resident landowners who live near the boundary - just over 200 copies in total. All back copies of the Willoughby Monthly are available from the website <https://willoughbyweb.net/wm/wm.html> .

- 2.7 Specific items about the Parish Council Survey and the outcomes are included in the following editions of the Willoughby Monthly under the Willoughby Parish Council section on Page 4:
- July 2017 https://willoughbyweb.net/wm/images/2017/WM_07-17.pdf
 - September 2017 https://willoughbyweb.net/wm/images/2017/WM_09-17.pdf
 - October 2017 https://willoughbyweb.net/wm/images/2017/WM_10-17.pdf
 - November 2017 https://willoughbyweb.net/wm/images/2017/WM_11-17.pdf
- 2.8 Specific articles about the initial work of the NDP Steering Group are included in the following editions of the Willoughby Monthly:
- November 2017 https://willoughbyweb.net/wm/images/2017/WM_11-17.pdf
(Page 4 under Parish Council - approval of Neighbourhood Plan Area)
 - January 2018 https://willoughbyweb.net/wm/images/2018/WM_01-18.pdf
(Editorial on Page 1 and full page on 2)
- 2.9 Steering Group meeting dates and times are included in the Calendar on Page 1 of the Willoughby Monthly and on the NDP website in the Steering Group section of the dropdown menu. Everyone is invited to attend.
- 2.10 The first Update on the NDP website was published on 14 December 2017. Copies of all previous updates can be found at the bottom of the current Update on the first page of the website.
- 2.11 Minutes from the monthly Steering Group meetings are available online within two days of the meeting and are circulated to the Parish Council as well as the Steering Group. The minutes are also put on the Parish Council noticeboard in the Amenity Garden.
- Background Research by the Steering Group, late 2017 to early 2018**
- 2.12 The Steering Group were aware that Willoughby Parish Council had previously carried out two major surveys with local residents in the previous six years. The first survey took place in September 2012 and informed the Parish Plan which was compiled in 2013 and updated in July 2015. The second survey took place in August 2014 and was preceded by a housing survey carried out by Midlands Rural Housing in June 2014. This information underpinned the Village Design Statement which was approved and adopted by Rugby Borough Council in August 2016 and which is used by the Parish Council to help determine whether they should accept or object to planning applications submitted for the Parish.
- 2.13 The three surveys provided a great deal of information about the village and the views of the Willoughby community at the time. They covered the following areas:
- Surrounding Landscape
 - Built Environment
 - Housing and Planning
 - Community Facilities and Services
 - Traffic and Transport
- 2.14 It is important to note that the Parish Plan and the Village Design Statement considered both planning and non-planning matters. The early emerging drafts of the NDP advised that many

of the non-planning matters remained relevant and important to local residents but that these could not be addressed through the NDP, which is a planning policy document. Such matters were referred to the Parish Council which is committed to tackling any non-planning issues wherever possible through other actions and processes.

3.0 Issues and Options Consultation 7 May - 3 June 2018

- 3.1 The Steering Group considered the information in the Parish Plan and the Village Design Statement and these, together with their own considerable local knowledge, were used to prepare an Issues and Options document with the support of professional town planning consultants, Kirkwells. All information related to the NDP was provided on the Neighbourhood Plan pages of the Parish Council website <https://www.willoughbyparishcouncil.org/neighbourhood-plan> .
- 3.2 The Issues and Options full document was published for consultation with local residents and stakeholders from 7 May to 3 June 2018. A copy of the Summary Report and Questionnaire (A5 booklet) was delivered to all households and businesses in the parish and either delivered or posted to non-resident landowners. Paper copies of the full document were available on request.
- 3.3 Consultees were invited to complete the questionnaire online using <https://www.surveymonkey.co.uk/r/WilloughbyNDP> .
- 3.4 The consultation documents were put on the NDP website under the heading 'Current Consultation' at the top of the Key Documents section. The documents were:
- Issues & Options - Full Document (7 May 2018)
 - Issues & Options - Summary and Questionnaire (7 May 2018)
 - Online Questionnaire at <https://www.surveymonkey.co.uk/r/WilloughbyNDP>

Publicity and Information Updates

- 3.5 Specific articles about the Issues & Options consultation were included in the following editions of the Willoughby Monthly:
- March 2018 https://willoughbyweb.net/wm/images/2018/WM_03-18.pdf
(Editorial on Page 1 and specific article on Page 2).
 - May 2018 https://willoughbyweb.net/wm/images/2018/WM_05-18.pdf
(Page 2)
 - June 2018 https://willoughbyweb.net/wm/images/2018/WM_06-18.pdf
(Bottom of Page 3)
 - August 2018 https://willoughbyweb.net/wm/images/2018/WM_08-18.pdf
(Page 2)
- 3.6 NDP Website updates were also provided on 9 April 2018, 1 May 2018 and 23 July 2018.
- 3.7 The Steering Group has worked closely with Rugby Borough Council and the Willoughby Neighbourhood Plan has a web page on the Rugby Borough Council website. Information has been uploaded to the Rugby Borough Council website during each public consultation. This can be viewed at https://www.rugby.gov.uk/info/20004/planning_strategy/354/willoughby_neighbourhood_plan
- 3.8 The Issues and Options consultation was also promoted using the local newspaper, the Rugby Advertiser. See **Appendix 2**.

- 3.9 Flyers were delivered to local households and businesses with the Summary and Questionnaire document. See **Appendix 2**. When delivering the flyer and the Summary and Questionnaire document, members of the Steering Group spoke to as many residents as possible. This often involved two or three visits and occasionally more.
- 3.10 During the final week of the consultation, members of the Steering Group again tried to speak to as many people as possible, to answer any questions and to encourage them to complete a questionnaire. A further flyer was delivered on 23 May 2018. See **Appendix 2**.
- 3.11 Posters were produced and put on lampposts around the village and on the Woolscott Road. See Poster 1 and Poster 2 in **Appendix 2**. These were used to remind residents to come to the first Neighbourhood Plan Day on 16 May 2018 at the Village Hall and to complete their questionnaire.

Initial Neighbourhood Plan Open Day - 16 May 2018



- 3.12 An initial Neighbourhood Development Plan Day was held on Wednesday, 16 May 2018 at the Village Hall from 10.00am to 9.00pm. Residents were invited to come along and find out more about the NDP and receive help and support with the questionnaire, if required. 60 people attended.
- 3.13 There were displays and a slideshow with maps and photographs showing Willoughby Parish in the past and as it is now and there was information about the planning issues that Willoughby faces today, together with copies of the suggested policies for the Neighbourhood Plan. Residents, local business owners and non-resident landowners were invited to come and talk to the Steering Group and to bring their questionnaires to complete on the day, if they so wished.
- 3.14 As well as finding out more about the NDP, residents were able to express their concerns about other matters which do not contribute to determining planning applications but are still important to the well-being and safety of those living in the parish. The Parish Council collated all these responses on non-planning matters and published a Responses and Proposed Actions document on 30 August 2018.
- 3.15 In total, 202 paper questionnaires were distributed and 112 completed forms were returned (54 online and 58 on paper). In addition, Historic England and Natural England provided supportive comments.

Progress Reports and Mini Housing Survey

- 3.16 Reports were added to the website and information provided in the Willoughby Monthly to publicise the outcomes from the consultation and to set out how these would inform the First Draft Neighbourhood Development Plan. Again, the longer documents (Issues & Options - Full Report and Issues & Options - Responses and Revisions) were available as hard copies on request.
- 3.17 On 14 June 2018, a Progress Report and further Mini Housing Survey were delivered to all residents, businesses and non-resident landowners. The Survey was to provide more detail about the types and sizes of houses needed in Willoughby and consultees were invited to complete and return the survey by 24 June 2018. There were 9 responses.
- 3.18 On 23 July 2018 - three reports were published:
- Full Report - this provided analysis of the Yes/No responses to the questionnaire and all the comments received
 - Summary Report - this provided the analysis of the Yes/No responses and information about where to read the longer reports. It was delivered to everyone.
 - Responses and Revisions - this was a report setting out the consultation responses and proposed changes to the next version of the NDP - the First Draft Plan
- 3.19 Overall the responses to the Issues and Options consultation were carefully considered and used to inform the First Draft Plan for Willoughby.

4.0 First Draft Plan Consultation 8 October - 4 November 2018

4.1 The First Draft NDP was prepared taking into careful consideration the responses to the Issues and Options. It was published for informal consultation from 8 October to 4 November 2018. Stakeholders were invited to take part in the consultation on the First Draft Plan in several ways including:

- Completing the questionnaire online at <https://www.surveymonkey.co.uk/r/WilloughbyNDP2>
- By returning the paper questionnaire delivered to all households to:
 - Church View, Lower Street,
 - B Beautiful, Lower Street
 - 16 Main Street
- Attending the second Neighbourhood Development Plan Day.

4.2 The consultation documents were put on the NDP website under the heading 'Current Consultation' at the top of the Key Documents section. They were also available on request as hard copies. The documents were:

1. First Draft Neighbourhood Plan (October 2018)
2. First Draft Neighbourhood Plan - Summary (October 2018)
3. First Draft Neighbourhood Plan - Questionnaire (October 2018)
4. Online questionnaire at <https://www.surveymonkey.co.uk/r/WilloughbyNDP2>

4.3 Copies of the Summary and of the Questionnaire were hand delivered to residents, local businesses and some non-resident landowners. They were emailed or posted to other known landowners.

Publicity and Information Updates

4.4 Articles about the First Draft Plan consultation were included in the following editions of the Willoughby Monthly:

- September 2018 https://willoughbyweb.net/wm/images/2018/WM_09-18.pdf
(Page 2)
- October 2018 https://willoughbyweb.net/wm/images/2018/WM_10-18.pdf
(Page 4)
- November 2018 https://willoughbyweb.net/wm/images/2018/WM_11-18.pdf
(Page 2)
- December 2018 https://willoughbyweb.net/wm/images/2018/WM_12-18.pdf
(Page 4)

4.5 Updates were provided on the NDP webpages on 27 September and 14 November 2018.

- 4.6 Information and documents for the consultation were uploaded to the Rugby Borough Council Willoughby NDP website during the week beginning 1 October 2018. These can be viewed at https://www.rugby.gov.uk/info/20004/planning_strategy/354/willoughby_neighbourhood .
- 4.7 The consultation was also promoted in the Rugby Advertiser on 4 October 2018. See **Appendix 3**.
- 4.8 A flyer was produced and distributed to everyone locally and to non-resident landowners by post or email during the week before the second Neighbourhood Plan Open Day on 17 October 2018 reminding them about the Open Day and about completing their questionnaire either online or on paper. See **Appendix 3**.
- 4.9 Posters were produced and put on lamp posts around the village and on the Woolscott Road. This also reminded people about the second Neighbourhood Plan Day and about completing their questionnaire. See **Appendix 3**.
- 4.10 During the final week of the consultation, members of the Steering Group visited as many people as possible to provide further information, if needed, and to encourage them to complete a questionnaire.

Second Neighbourhood Plan Open Day - 17 October 2018



- 4.11 A Second Neighbourhood Plan Open Day was held on Wednesday, 17 October 2018 from 4.00pm to 8.00pm in the Village Hall. 35 people attended.
- 4.12 The event included posters displaying the revised Vision, Objectives and Policies for the First Draft NDP, photographs and maps of Significant Views, and maps and photographs of proposed non-designated heritage assets for consideration by Rugby Borough Council. A rolling programme of key parts of the NDP were also incorporated into a Power Point presentation on the big screen for people to look at and discuss. Members of the Steering Group were at the Open Day to answer questions and to talk through any issues or concerns.
- 4.13 In total, 207 paper questionnaires were distributed to every household and stakeholder in Willoughby Parish. 108 questionnaires were returned (52 online and 56 on paper).

Progress Reports

- 4.14 Reports were added to the website and information provided in the Willoughby Monthly to publicise the outcomes from the consultation and to set out how these would inform the Draft Willoughby Neighbourhood Development Plan. Again, the longer documents (First Draft Plan - Full Report and First Draft Plan - Responses and Revisions) were available as hard copies on request.
- 4.15 On 14 November 2018, two reports were published:
- Full Report - this provided analysis of the Yes/No responses to the questionnaire and all the comments received
 - Summary Report - this provided the analysis of the Yes/No responses and information about where to read the longer reports. It was delivered to everyone.
- 4.16 On 30 November 2018, a third report was published:
- Responses and Revisions - this report set out the responses to the First Draft Plan and how representations would influence changes to the next version of the NDP - the Draft Willoughby Neighbourhood Development Plan.
- 4.17 Overall 94.34% of respondents (104) were 'generally supportive' of the First Draft Plan and there were a number of comments complimenting the NDP and noting the hard work and commitment of the Steering Group.

5.0 Regulation 14 Formal Consultation 21 January - 10 March 2019

- 5.1 The public consultation on the Willoughby Draft Neighbourhood Development Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14.
- 5.2 This states that:
Before submitting a plan proposal to the local planning authority, a qualifying body must—
- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area*
 - (i) details of the proposals for a neighbourhood development plan;*
 - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
 - (iii) details of how to make representations; and*
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
 - (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
 - (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*
- 5.3 The Draft Neighbourhood Development Plan (NDP) for Willoughby Parish was published for 7 weeks from 21 January to 10 March 2019.
- 5.4 In line with the regulations the Steering Group contacted the required consultation bodies directly. A full list of these can be found in Appendix 4. In addition, the NDP document was widely publicised as set out below to ensure those who live, work or carry out business in the neighbourhood area were aware of the consultation.
- 5.5 All documents (Draft Plan, Representation Form and supporting documents and evidence base) were placed on the NDP website under the heading 'Current Consultation (Regulation 14)' at the top of the Key Documents section. Screenshots of the web site are provided in **Appendix 4**. The documents were:
1. Draft Neighbourhood Development Plan
 2. Letter To Consultees
 3. Online Representation Form at <https://tinyurl.com/Reg14RepresentationForm>
 4. English Heritage Advice Note September 2011
 5. Flood Risk Report 2018
 6. Final SEA Screening Determination
 7. Planning Policy Assessment January 2019
- 5.6 Updates were provided on 15 January and 13 March 2019 on the NDP website.

5.7 Information and documents for the consultation were uploaded to the Rugby Borough Council website Willoughby Neighbourhood Plan page on 21 January 2019. These can be viewed at:

https://www.rugby.gov.uk/info/20004/planning_strategy/354/willoughby_neighbourhood .

5.8 Copies of the letters and representation form are provided in **Appendix 4**.

Publicity and Information Updates

5.9 Specific articles about the Regulation 14 Plan consultation were included in the following editions of the WM

- January 2019 https://willoughbyweb.net/wm/images/2019/WM_01-19.pdf
(Page 4)
- February 2019 https://willoughbyweb.net/wm/images/2019/WM_02-19.pdf
(Page 4)
- March 2019 https://willoughbyweb.net/wm/images/2019/WM_03-19.pdf
(Page 3)
- April 2019 https://willoughbyweb.net/wm/images/2019/WM_04-19comp.pdf
(Page 2)

5.10 A news article and item in the District Diary were published in the Rugby Advertiser on 17 January 2019. See **Appendix 4**.

5.11 During the final two weeks of the consultation, various methods were used to remind consultees that their comments and representations must be submitted by 10 March 2019. These included:

- posters on lamp posts around the village
- flyers delivered to all households, local businesses and some non-resident landowners
- letters and emails to known non-resident landowners
- letters to local groups and organisations
- emails and letters to statutory consultees
- a reminder in the District Diary section of the Rugby Advertiser on 28 February 2019

5.12 Copies of the reminders are provided in **Appendix 4**.

6.0 Summary of Regulation 14 Formal Responses

- 6.1 There was a high level of responses to the Regulation 14 public consultation. The responses, together with the Parish Council's consideration and any resulting changes to the NDP are set out in a series of tables which accompany this Consultation Statement.
- 6.2 Table 1 provides the responses from Consultation Bodies and Other Organisations, Table 2 sets out responses from Parish Councils and Neighbouring Local Planning Authorities and Table 3 provides local residents' representations. It should be noted that there was no response from Rugby Borough Council as the local planning authority had previously provided support and comments at all stages throughout the preparation of the NDP and were content that their suggestions had already been incorporated where appropriate.
- 6.3 There were a number of very detailed and technical representations from some of the consultation bodies. Environment Agency, Severn Trent and Warwickshire County Council provided suggestions for strengthening Policy W5 and the majority of these comments have been incorporated into the revised policy in the Submission NDP.
- 6.4 Historic England were very supportive of the NDP. The response noted that *'HE are extremely supportive of both the content of the document and the vision and objectives set out in it. We particularly commend the use of historic characterization to provide a context and a sound evidence base for well thought out Plan policies.'* The response went on to advise that *'the Plan takes an exemplary approach to the historic environment.'*
- 6.5 Other Consultation Bodies including Network Rail, Highways England, the Coal Authority and Natural England provided standard responses or no comments on the NDP.
- 6.6 There were several supportive comments from local groups and clubs including Willoughby Society, Willoughby Thursday Club, Willoughby WI, the Village Hall Management Committee and Willoughby Cricket Club.
- 6.7 There were responses from 8 local parish councils and Daventry District Council which were generally supportive or provided no comments.
- 6.8 53 local residents and a local borough councillor submitted representations. The vast majority of these were very supportive of the NDP and several noted the hard work that had gone into the plan by members of the Steering Group. Some of the comments suggested detailed wording changes to policies and supporting text and there have been several resulting changes to the Submission Plan.

Appendices

Appendix 1 Copy of Parish Council Survey, 2017



Willoughby Parish Council

This is a survey from Willoughby Parish Council to find out if there is support in the community for a Neighbourhood Plan. Please take a minute to complete the survey as it is important.

We already have a Parish Plan and a Village Design Statement in place however, a Neighbourhood Plan carries more weight to influence planning decisions in and around our village. Rugby Borough Council have to acknowledge and respect the views expressed in a Neighbourhood Plan when taking planning decisions that will affect us as a community.

A Neighbourhood Plan does not mean you can prevent development but you can influence where development should take place and what type of development.

At the present time, Willoughby is classed as a local needs settlement, so any development would be small scale

You may feel that the plans we have in place are adequate, or you may feel we should work towards a Neighbourhood Plan.

If the majority of villagers opt for a Neighbourhood Plan, there will be a need to set up a committee of Village residents to take the lead in developing the plan. There will need to be a substantial amount of work over the next 2 years or so to get a plan in place.

Please indicate below if you prefer a Neighbourhood Plan or, if you feel the plan we have in place is adequate..

Please also indicate if you would be willing to join the committee or if you have particular skills that would help in the development of the plan should the majority of villagers vote for a Neighbourhood Plan.

I believe we need a Neighbourhood Plan. Yes / No

I believe the plans we have in place are adequate. Yes / No

I would like to be on the Committee. Yes / No.... I have skills to help the committee. Yes / No

Name.....

Address.....

This survey will be collected from you.

Appendix 2 Issues and Options Publicity

Rugby Advertiser - Copy of item in District Diary on 10 May 2018



● District diary

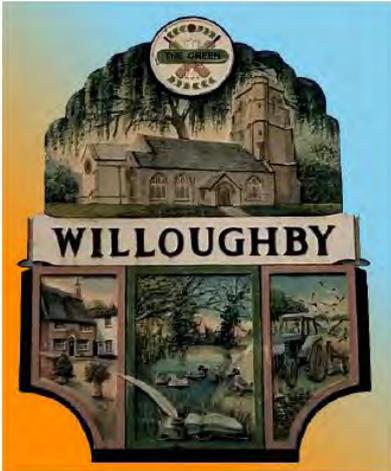
WILLOUGHBY

Neighbourhood plan

The initial consultation for the Willoughby Neighbourhood Development Plan is taking place until June 3. An Issues and Options document has been prepared for the consultation and a summary and questionnaire based on this has been circulated to all residents and stakeholders in the Neighbourhood Plan Area. Everyone with an interest in Willoughby Parish is invited to an open day for the Neighbourhood Plan Day, on May 16 from 10am-9pm in the Village Hall. People can share their ideas about what should

be protected and how the parish should develop. After the initial consultation, the Steering Group will consider all responses and start preparing the First Draft Neighbourhood Development Plan for the next consultation. For more information, visit www.willoughbyparishcouncil.org/neighbourhood-plan

Copy of Flyer - 1 May 2018

| | |
|--|---|
|  <p>Your Parish Your Plan</p> | <p style="text-align: center;">YOUR NEIGHBOURHOOD DEVELOPMENT PLAN</p> <p>The <i>Summary & Questionnaire</i> with this flyer is the first consultation with you to find out what planning policies you think are important for the future development of Willoughby.</p> <p>Please come to the Neighbourhood Plan Day at the Village Hall on Wednesday, 16 May 2018 anytime from 10.00 am to 9.00 pm. and share your ideas.</p> <p>Please complete the questionnaire online at https://www.surveymonkey.co.uk/r/WilloughbyNDP OR fill in the questionnaire delivered with this flyer by Sunday, 3 June 2018.</p> <p style="text-align: right;">Please turn over</p> |
|--|---|

YOUR NEIGHBOURHOOD DEVELOPMENT PLAN

We need you.

We need you to tell us if the planning policies we are suggesting are going to protect and enhance what is important to you as well as support the development of homes, businesses and facilities you would like to see in your parish in the future.

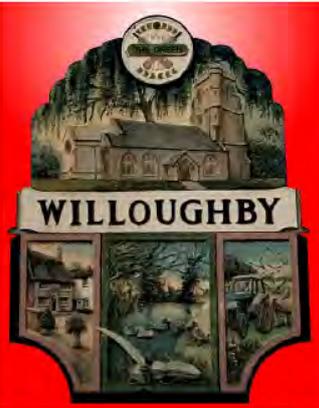
Neighbourhood Plan Day

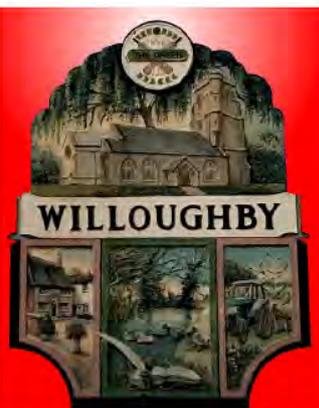
Bring your family, neighbours and friends in the parish. There will be lots of displays and refreshments. Your Steering Group will be there all day to provide more information and to answer questions.

Practical matters!

Please note that only one questionnaire can be completed per computer, but you can complete additional paper copies and either post them in the letterboxes listed in your *Summary & Questionnaire* document or give them to members of the Steering Group.

Copy of Flyer about Summary and Questionnaire Deadline - 23 May 2018

| | |
|--|---|
|  <p>Your Parish Your Views Your Plan</p> | <p>YOUR NEIGHBOURHOOD DEVELOPMENT PLAN</p> <p>Initial Consultation The deadline is Sunday, 3 June 2018. Don't forget. We want to know what YOU think.</p> <p>Complete the questionnaire online at https://www.surveymonkey.co.uk/r/WilloughbyNDP</p> <p>OR Fill in your paper questionnaire and return it to one of the letterboxes listed</p> |
|--|---|

| | |
|--|---|
|  <p>Your Parish Your Views Your Plan</p> | <p>YOUR NEIGHBOURHOOD DEVELOPMENT PLAN</p> <p>Initial Consultation The deadline is Sunday, 3 June 2018. Don't forget. We want to know what YOU think.</p> <p>Complete the questionnaire online at https://www.surveymonkey.co.uk/r/WilloughbyNDP</p> <p>OR Fill in your paper questionnaire and return it to one of the letterboxes listed</p> |
|--|---|

Copies of Posters

Poster 1

Willoughby Needs You.

We need you to complete the Issues & Options Questionnaire delivered to you recently. This can also be done on line. The flyer with the questionnaire gives you more information. And please come to the open day on 16th May in the Village Hall.

We need your help. !!!!!

Poster 2

WILLOUGHBY Neighbourhood Plan



Your Neighbourhood Development Plan

We need you to complete the Issues & Options Questionnaire delivered to you recently. This can be done on line.

The flyer with the questionnaire gives you more information.

And please come to the Open Day on the 16th May in the Village Hall.

We need your help !!!!!

Appendix 3 First Draft Plan Publicity

Rugby Advertiser - Copy of news article and item in District Diary on 4 October 2018

www.rugbyadvertiser.co.uk THURSDAY, OCTOBER 4, 2018



LILBOURNE JUMBLE SALE IN AID OF VILLAGE CHURCH

The usual autumn jumble sale will take place in Lilbourne this weekend. The sale takes place on Saturday October 6 at Lilbourne Village Hall, in Station Road (CV23 0SX), and begins at 1pm. Adult entry is 30p. There will be refreshments available. This is All Saints' Church's autumn 'jumble' and the organisers say that there is usually some good items at rock-bottom prices. All saleable donations will be gratefully received, at the hall from 10am to noon on the Saturday, or earlier by arrangement. Phone 01788 860742 for further information. There is wheelchair-friendly access, and toilet facilities. The sale will be raising money for the All Saints' Church repair and maintenance funds.

WILLOUGHBY CONSULTATION ON DRAFT PLAN

A first draft of the Neighbourhood Development Plan (NDP) for Willoughby will be shown to the public for consultation this month. The document sets out draft planning policies to shape new development in Willoughby parish up to 2031. The consultation on the draft NDP is taking place from October 8 to November 4. A summary of the plan and a questionnaire have been circulated to all residents and stakeholders in the Neighbourhood Plan Area. Everyone with an interest in Willoughby Parish is invited to an open day on October 17, from 4pm to 8pm in the village hall. After the consultation, the steering group will consider all responses and revise the NDP for a formal consultation later in 2018 or early 2019.

POLICE 30 KNIVES TAKEN OFF RUGBY'S STREETS

Thirty knives have been taken off the streets of Rugby following a week-long knife surrender campaign. The Save a Life, Surrender Your Knife campaign began on September 18 and was part of the national Operation Sceptre knife awareness campaign. Knife surrender bins were placed at Rugby, Leamington Spa, Nuneaton and Stratford police stations.

● District diary

WILLOUGHBY

Development plan

A First Draft Neighbourhood Development Plan (NDP) has been prepared following the consultation on Issues and Options in the summer. The plan sets out draft planning policies to shape new development in Willoughby parish up to 2031.

The consultation on the First Draft NDP is taking place from October 8 to November 4. A summary of the plan and a Questionnaire have been circulated to all residents and stakeholders in the Neighbourhood Plan Area.

Everyone with an interest in Willoughby Parish is invited to an open day, the Second Neighbourhood Plan Day, on October 17, from 4pm to 8pm in the village hall.

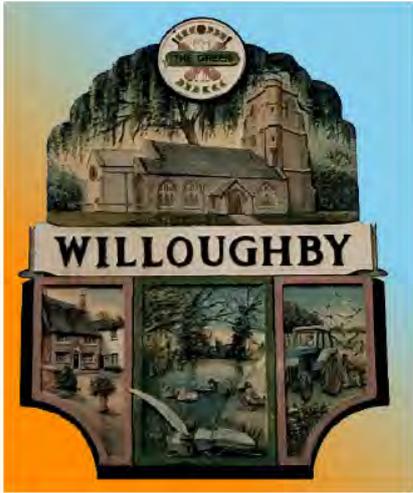
Please come and join us to ask questions and to tell us what you think.

After the consultation, the steering group will consider all submitted responses and revise the First Draft NDP for formal public consultation (regulation 14) later in 2018 or in early 2019.

For more information and to read the plan, please go to the Willoughby Neighbourhood Plan website at <https://www.willoughbyparishcouncil.org/development-plan>

www.willoughbyparishcouncil.org/development-plan

Copy of Flyer - 10 October 2018

| | |
|---|---|
|  <p>Your Parish Your Plan</p> | <p>YOUR FIRST DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN</p> <p>Neighbourhood Plan Day Please come to the Village Hall on 17 October 2018 anytime from 4.00 to 8.00 pm to ask questions and to share your ideas.</p> <p>Please complete the questionnaire online at https://www.surveymonkey.co.uk/r/WilloughbyNDP2 OR fill in the paper questionnaire delivered to you by Sunday, 4 November 2018.</p> <p style="text-align: right;">Please turn over</p> |
|---|---|

YOUR NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

About the First Draft NDP
The plan sets out draft planning policies to shape new development in Willoughby parish up to 2031. Please go through the proposed policies carefully and let us know what else we need to consider before redrafting the plan for the next round of consultation.

Neighbourhood Plan Day
Bring your family, neighbours and friends in the parish. There will be displays and refreshments. Your Steering Group will be there to provide more information and to answer questions.

Practical matters!
Please note that only one questionnaire can be completed per computer, but you can complete additional paper copies and either post them in the letterboxes listed in your *Summary* document or give them to members of the Steering Group.

Copy of Poster - 10 October 2018

Your Neighbourhood Development Plan

We need you to complete the Consultation Questionnaire delivered to you recently. This can also be done on line.

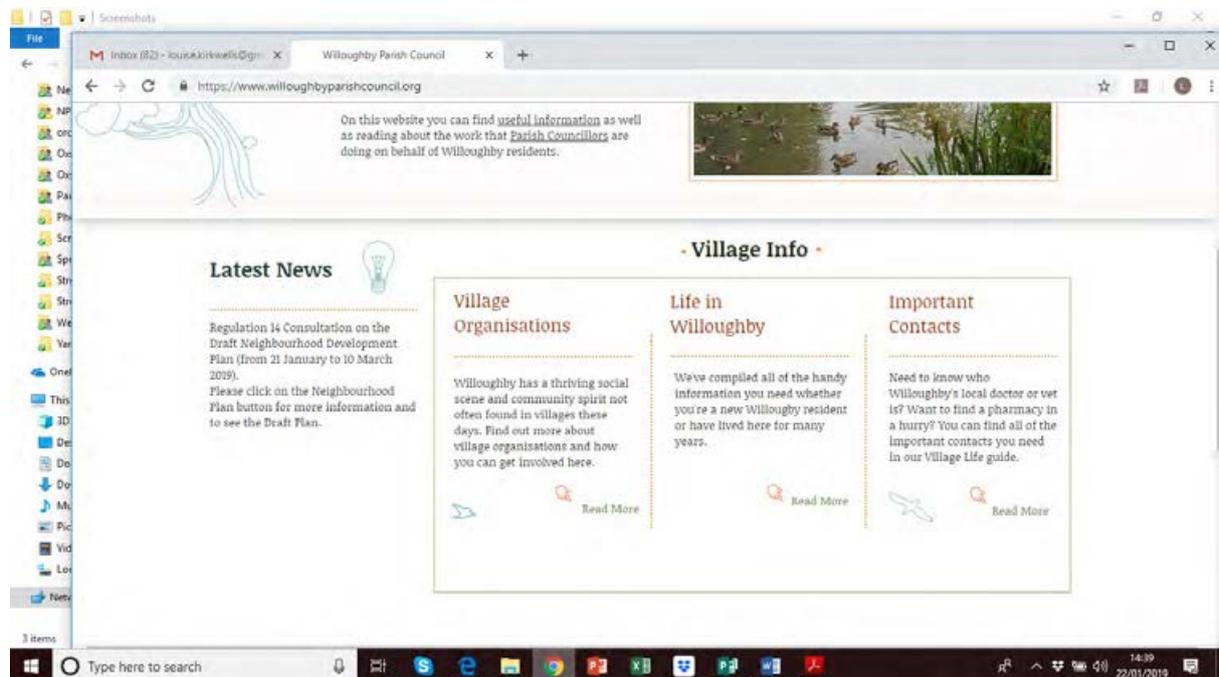
And please come to the Open Day on Wednesday the 17th October from 4pm till 8pm in the Village Hall.

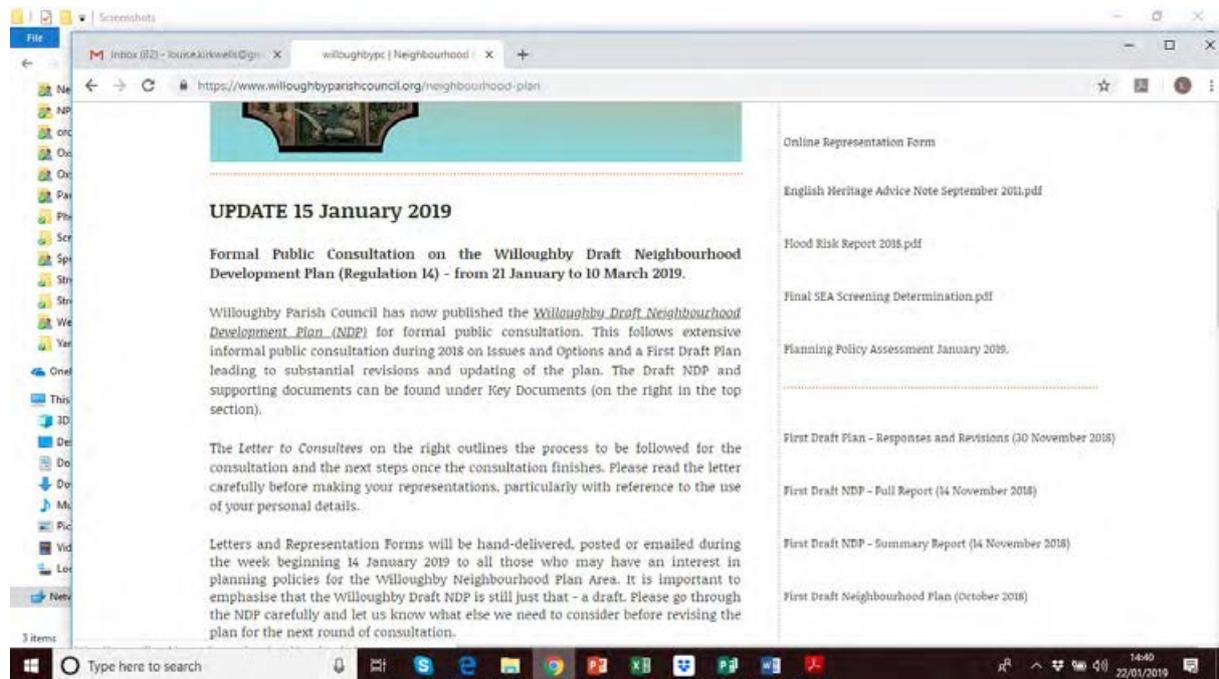


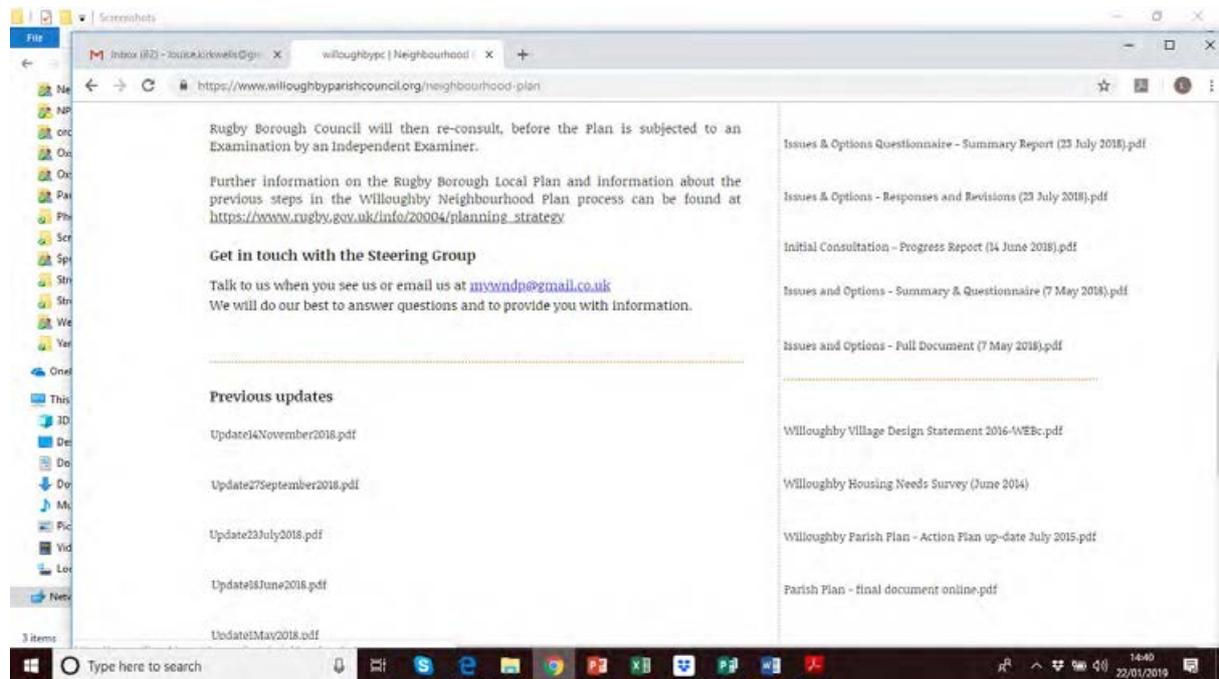
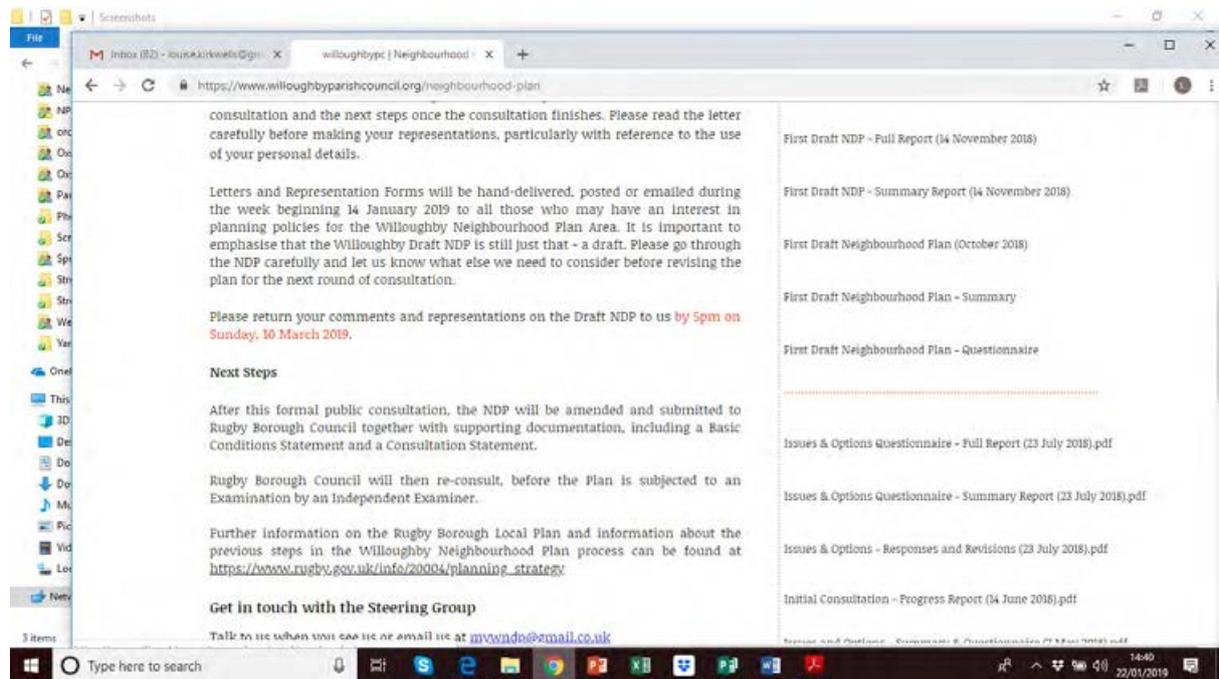
Your opinion matters as it is your input that will shape the future of where we live for future generations..

Appendix 4 Regulation 14 Public Consultation

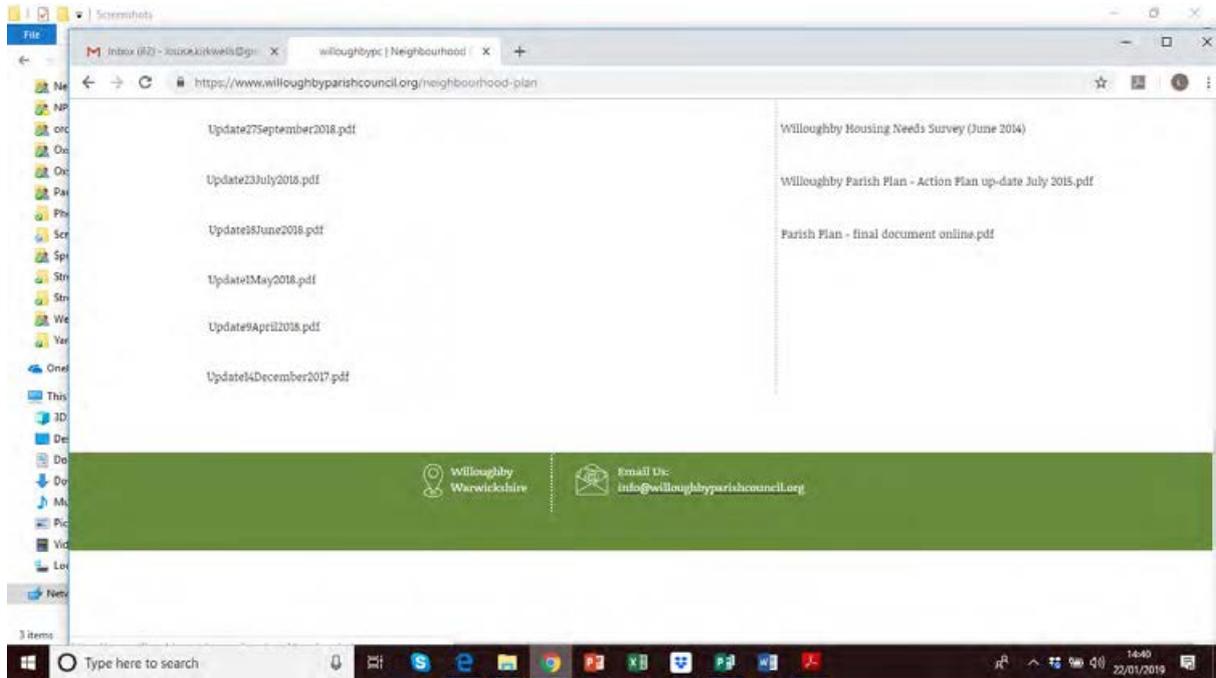
Screenshots of Willoughby NDP Website



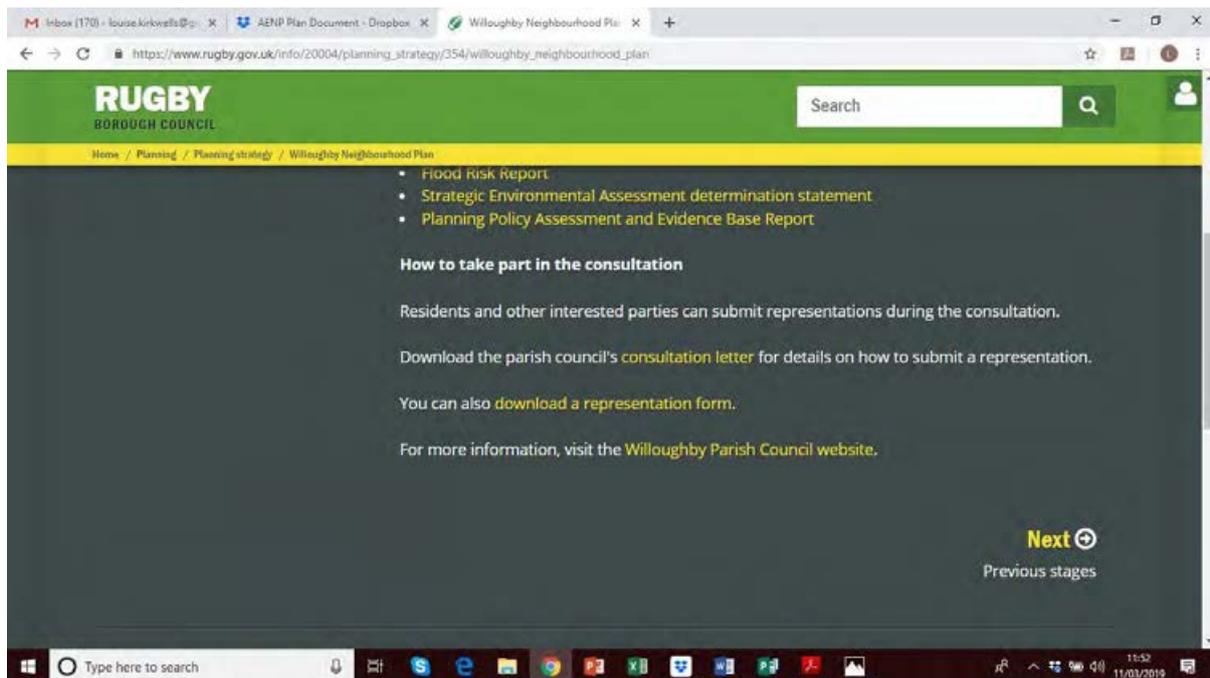




Willoughby NDP Consultation Statement



Screenshots of Rugby Borough Council Website



List of Consultation Bodies and Consultees

Local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority.

Rugby Borough Council
Warwickshire County Council
Leicestershire County Council
Northamptonshire County Council
Warwick District Council
Stratford District Council
Daventry District Council
Harborough District Council
Coventry City Council
Hinckley and Bosworth Borough Council
Blaby District Council
Nuneaton and Bedworth Borough Council

Rugby Parish Councils

Ansty
Binley Woods
Birdingbury
Bourton and Draycote
Brandon and Bretford
Brinklow
Burton Hastings
Cawston
Church Lawton
Churchover
Clifton upon Dunsmore
Combe Fields
Cosford
Dunchurch
Easenhall
Frankton
Grandborough
Harborough Magna
Kings Newnham
Leamington Hastings
Long Lawford
Marton
Monks Kirby
Newton and Biggin
Pailton

Princethorpe
Ryton on Dunsmore
Shilton and Barnacle
Stretton Baskerville
Stretton Dunsmore
Stretton under Fosse
Thurlaston
Wibtoft
Willey
Withybrook
Wolfhampcote
Wolston
Wolvey

Parish Councils adjoining Rugby

Cubbington
Stoneleigh and Ashow
Radford Semele
Claybrook Parva
Ullesthorpe
Bitteswell with Bittesby
Lutterworth
Cotesbach
Shawell
Catthorpe
Burbage
Higham on the Hill
Wigston Parva
Sharnford
Long Itchington
Stockton
Napton on the Hill
Fenny Compton
Kilsby
Barby and Onley
Braunston
Staverton
Sibbertoft
Crick
Lilbourne
Catesby

The Coal Authority
Homes England
Natural England

Environment Agency
Historic England
Network Rail

Any person to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003

British Telecom
O2
Vodafone and O2
EE
Three

Where it exercises functions in any part of the neighbourhood area a Primary Care Trust established under section 18 of the National Health Service Act 2006 or continued in existence by virtue of that section

Coventry and Warwickshire Partnership NHS Trust
Primary Care, Arden, Herefordshire & Worcestershire Area Team, NHS England

Where it exercises functions in any part of the neighbourhood area a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989

National Grid
EDF Energy
Scottish Power
EON
Npower
SSE

Where it exercises functions in any part of the neighbourhood area a person to whom a licence has been granted under section 7(2) of the Gas Act 1986

British Gas

Where it exercises functions in any part of the neighbourhood area a sewerage undertaker

Severn Trent

Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area

Rugby Ramblers Association
Rethink
Rugby Food Bank
The Rotary Club
Hope4Rugby
Friends of Brooke School
Warwickshire Wildlife Trust
Warwickshire Community and Voluntary Action

Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area

Warwickshire Race Equality Partnership

Bodies which represent the interests of different religious groups in the neighbourhood area

Together

HCPT

Bodies which represent the interests of persons carrying on business in the neighbourhood area

Coventry and Warwickshire Growth Hub

Coventry and Warwickshire Local Enterprise Partnership

Bodies which represent the interests of disabled persons in the neighbourhood area

New Directions

Coventry and Warwickshire Mind

The Hoskyn Centre

Non-Resident Landowners

Elected Representatives

Local Organisations and Groups

Willoughby Society

The Willoughby Thursday Club

Willoughby Charity

Willoughby Educational Foundation

Parochial Church Council

Willoughby Women's Institute

Village Hall Management Committee

Willoughby Cricket Club

Parish Council

Businesses In Willoughby Parish - Non Resident Owners

Residents in Willoughby Parish

Letter to Parish Councils

WILLOUGHBY PARISH COUNCIL

Parish Councils adjoining Rugby Borough

Dear Consultee

Notification of Formal Public Consultation on the Willoughby Draft Neighbourhood Development Plan (NDP) (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)

I am writing to advise you that we are consulting on the Willoughby Draft Neighbourhood Development Plan (NDP) before it is submitted to Rugby Borough Council for further consultation.

The Draft Plan has been prepared by a Neighbourhood Plan Steering Group on behalf of the Parish Council, building on extensive informal public consultation and engagement during 2018. We would now appreciate your views on the Plan. If you agree with the Plan, please let us know. If you disagree with anything, we need to know so that we can take this into account and make amendments where appropriate.

How to see a copy of the Willoughby Draft NDP

The Draft Plan and other supporting documents can be viewed and downloaded from the Neighbourhood Plan website: <https://www.willoughbyparishcouncil.org/neighbourhood-plan>

Paper copies of the Draft Plan and paper Representation Forms will be provided on request. Please ask:

Mike Thomas, Chair of the Parish Council,
Church View, Lower Street, Willoughby, Rugby, CV23 8BX or

Brian Hall, Member of the NDP Steering Group,
Barrowfield, 19 Lower Street, Willoughby, Rugby, CV23 8BX or

By email to mywndp@gmail.com

How to comment or make representations

You can do this in a number of ways:

- using the online *Representation Form* at the Neighbourhood Plan website
- on a paper *Representation Form* (please print or request more copies, if needed)
- by email to mywndp@gmail.com
- in writing

Comments and representations must include your name and address. Your name will be published alongside your representation in the Consultation Statement. All other personal information submitted, including addresses and phone numbers, will not be made public but be retained by the Parish Council until the Examination process has been completed and then destroyed.

If you are using paper *Representation Forms* or commenting in writing, please return these to:

Maggie Beech, Chair of the NDP Steering Group,
The Leys, Woolscott Road, Willoughby, Rugby, CV23 8DA
Email: mywndp@gmail.com or

Mike Thomas, Chair of the Parish Council,
Church View, Lower Street, Willoughby, Rugby, CV23 8BX
Email: mywndp@gmail.com

Consultation Period

The consultation runs for 7 weeks from 21 January to 10 March 2019. Your comments and representations must reach us **by 5pm on Sunday, 10 March 2019**.

Information about your personal details, if you make comments or representations

When we submit the plan we would like to share your personal information including your name, address and email (where available) with Rugby Borough Council. This will enable them to notify you about the next stage of consultation on the submission version of the plan.

To comply with the requirements of the recent Data Protection legislation, you will need to give your consent for your details to be passed on to Rugby Borough Council. If you respond using the Representation Form there is a box to tick to indicate your consent. If you respond by email or letter please indicate that you consent for your personal details to be provided to Rugby Borough Council.

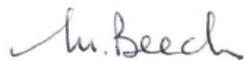
If you do not give your consent, then Rugby Borough Council will not be able to write to you directly about the next stage of the neighbourhood planning process - the Regulation 16 consultation.

Next Steps

After this formal public consultation, the NDP will be amended and submitted to Rugby Borough Council together with supporting documentation, including a Basic Conditions Statement and a Consultation Statement. Rugby Borough Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner.

If you require any further information, please contact Maggie Beech or Mike Thomas at the addresses above or email: mywndp@gmail.com

Yours faithfully



Maggie Beech
Chair of the NDP Steering Group

Copy of Covering Email



Mike Thomas <mywndp@gmail.com>

Willoughby Neighbourhood Development Plan - Formal Consultation (Regulation 14)

1 message

Mike Thomas <mywndp@gmail.com>
To: peter.boland@historicengland.org.uk

Fri, Jan 18, 2019 at 12:26 PM

Dear Consultee

Notification of Formal Public Consultation on the Willoughby Draft Neighbourhood Development Plan (NDP) (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)

I am writing to advise you that we are consulting on the Willoughby Draft Neighbourhood Development Plan before it is submitted to Rugby Borough Council for further consultation. The consultation is taking place from 21 January to 10 March 2019.

The *Letter To Statutory Consultation Bodies* attached tells you where you can read a copy of the Draft NDP, how you can comment and, if you do comment, how personal details will be used. Please read the letter carefully before making your comments or representations. I also attach a Representation Form so that you can see the kind of information required.

If you agree with the Plan, please let us know. If you disagree with anything, please let us know so that we can take this into account and make amendments where appropriate. Your comments and representations must reach us by 5pm on Sunday, 10 March 2019.

For further information, please go to <https://www.willoughbyparishcouncil.org/neighbourhood-plan> or email me.

Yours faithfully

Maggie Beech

2 attachments

 **LetterToStatutoryConsultationBodies.pdf**
171K

 **WNDPRepresentationForm.pdf**
126K

Copy of Letter to Residents, Business Owners and Landowners

WILLOUGHBY PARISH COUNCIL

Residents and Business Owners in Willoughby Parish
Non-Resident Landowners

Dear Consultee

Notification of Formal Public Consultation on the Willoughby Draft Neighbourhood Development Plan (NDP) (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)

I am writing to advise you that we are consulting on the Willoughby Draft Neighbourhood Development Plan (NDP) before it is submitted to Rugby Borough Council for further consultation.

Your involvement in developing the Plan throughout 2018 has been invaluable and we hope you will look at this latest version and give us your views. If you agree with the Plan, please let us know. If you disagree with anything, we need to know so that we can take this into account and make amendments where appropriate.

How to see a copy of the Willoughby Draft NDP

The Draft Plan and other supporting documents can be viewed and downloaded from the Neighbourhood Plan website: <https://www.willoughbyparishcouncil.org/neighbourhood-plan>

Paper copies of the Draft Plan and paper Representation Forms will be provided on request. Please ask:

Mike Thomas, Chair of the Parish Council,
Church View, Lower Street, Willoughby, Rugby, CV23 8BX or

Brian Hall, Member of the NDP Steering Group,
Barrowfield, 19 Lower Street, Willoughby, Rugby, CV23 8BX or

By email to mywndp@gmail.com

How to comment or make representations

You can do this in a number of ways:

- using the online *Representation Form* at the Neighbourhood Plan website
- on a paper *Representation Form* (please print or request more copies, if needed)
- by email to mywndp@gmail.com
- in writing

Comments and representations must include your name and address. Your name will be published alongside your representation in the Consultation Statement. All other personal information submitted, including addresses and phone numbers, will not be made public but be retained by the Parish Council until the Examination process has been completed and then destroyed.

If you are using paper *Representation Forms* or commenting in writing, please return these to:

Maggie Beech, Chair of the NDP Steering Group,
The Leys, Woolscott Road, Willoughby, Rugby, CV23 8DA
Email: mywndp@gmail.com or

Mike Thomas, Chair of the Parish Council,
Church View, Lower Street, Willoughby, Rugby, CV23 8BX
Email: mywndp@gmail.com

Consultation Period

The consultation runs for 7 weeks from 21 January to 10 March 2019. Your comments and representations must reach us **by 5pm on Sunday, 10 March 2019**.

Information about your personal details, if you make comments or representations

When we submit the plan we would like to share your personal information including your name, address and email (where available) with Rugby Borough Council. This will enable them to notify you about the next stage of consultation on the submission version of the plan.

To comply with the requirements of the recent Data Protection legislation, you will need to give your consent for your details to be passed on to Rugby Borough Council. If you respond using the Representation Form there is a box to tick to indicate your consent. If you respond by email or letter please indicate that you consent for your personal details to be provided to Rugby Borough Council.

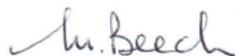
If you do not give your consent, then Rugby Borough Council will not be able to write to you directly about the next stage of the neighbourhood planning process - the Regulation 16 consultation.

Next Steps

After this formal public consultation, the NDP will be amended and submitted to Rugby Borough Council together with supporting documentation, including a Basic Conditions Statement and a Consultation Statement. Rugby Borough Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner.

If you require any further information, please contact Maggie Beech or Mike Thomas at the addresses above or email: mywndp@gmail.com

Yours faithfully



Maggie Beech
Chair of the NDP Steering Group

Copy of Representation Form

Willoughby Draft Neighbourhood Development Plan (NDP)

Public Consultation 21 January to 10 March 2019

Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

| |
|--|
| Office Use Only Consultee No. Representation No. |
|--|

| | |
|--------------|--|
| Name | |
| Organisation | |
| Address | |
| Email | |
| Tel. No. | |

To which part of the Willoughby Draft Neighbourhood Development Plan does your representation refer?

| | |
|------------------|--|
| Page Number | |
| Paragraph Number | |
| Policy Number | |

Are you supporting, objecting or making a comment? (Please Tick)

| | |
|------------------|--|
| Support | |
| Object | |
| Making a Comment | |

Data Protection - please indicate your choice with a tick.

| | |
|--|--------------------------|
| I do consent to my contact details being provided to Rugby Borough Council so that they can keep me informed about the next stages in the NDP process. | <input type="checkbox"/> |
| I do not consent to my contact details being provided to Rugby Borough Council. | <input type="checkbox"/> |

Please use the box below and the next page for any comments.

Thank you for your time and interest.

Please return this form by 5pm on Sunday, 10 March 2019 to:

Maggie Beech, Chair of the NDP Steering Group,
The Leys, Woolscott Road, Willoughby, Rugby, CV23 8DA
Email: mywndp@gmail.com

OR

Mike Thomas, Chair of the Parish Council,
Church View, Lower Street, Willoughby, Rugby, CV23 8BX
Email: mywndp@gmail.com

For further information and to read the Willoughby Draft Neighbourhood Plan, please go to <https://www.willoughbyparishcouncil.org/neighbourhood-plan>

www.rugbyadvertiser.co.uk

THURSDAY, JANUARY 17, 2019



FIRE SERVICE CHILDREN FREED FROM LOCKED CAR

Fire crews were sent out on Saturday night to reports of children being locked in a car. The call was received by fire control at 8.51pm. Two children were locked in the car off Leicester Road, Rugby. A fire engine from Rugby Fire Station was dispatched to the incident. Firefighters gained access to the car and the children were released unharmed.

WILLOUGHBY NEIGHBOURHOOD PLAN MOVES TO NEXT STAGE

Willoughby Parish Council has now published the Draft Neighbourhood Development Plan (NDP) covering the village for formal public consultation. Letters inviting views on the Draft Plan have been distributed to all those who may have an interest in planning policies for the Willoughby Neighbourhood Plan Area. All comments and representations must be submitted by 5pm on Sunday March 10. After this formal public consultation, the feedback will be considered and the NDP will be amended where appropriate before it is submitted to Rugby Borough Council (RBC). RBC will then re-consult, before it is subjected to an independent examiner who ensures it is sound and complies with wider policies.

BREXIT HOW MPS VOTED IN KEY BREXIT DEBATE

Rugby's MP Mark Pawsey voted in favour of Theresa May's Brexit deal on Tuesday night. He was joined in voting yes by Jeremy Wright, the Conservative MP for the Kenilworth and Southam constituency which covers places including Dunchurch, Ryton-on-Dunsmore and Napton. The MP for Barby, Kilsby and other villages over the border in Northamptonshire - Chris Heaton-Harris who is a member of the Government as Parliamentary Under-Secretary of State in the Department for Exiting the European Union - also voted in favour of the deal. The Commons as a whole voted against the deal - 202 for to 432 against. The vote of confidence in the Government came after this paper went to press.

● District diary

WILLOUGHBY Parish council

Following extensive informal public consultation during 2018 and substantial revisions and updating of the plan, Willoughby Parish Council has now published the Draft Neighbourhood Development Plan (NDP) for formal public consultation.

Letters inviting views on the Draft Plan have been distributed to all those who may have an interest in planning policies for the Willoughby Neighbourhood Plan Area.

All comments and representations must be submitted by 5pm on Sunday, 10 March. After this formal public consultation, the NDP will be amended and submitted to Rugby Borough Council (RBC). RBC will then re-consult, before the Plan is subjected to an Independent Examiner. For more information see www.willoughbyparishcouncil.org/neighbourhood-plan

Copy of Poster - 27 February 2019

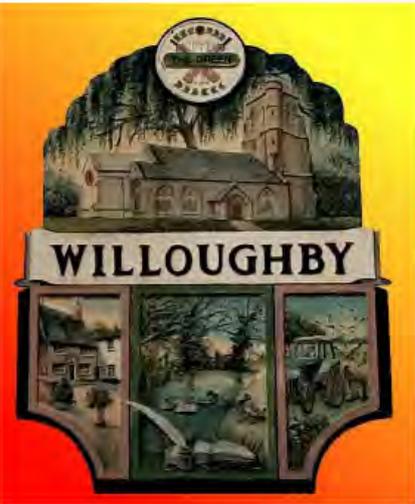


Willoughby Neighbourhood Development Plan

2019 - 2031

**Public Consultation Ends 10th March.
Please let us have your comments on
the forms posted through your door,
by letter or at mywndp@gmail.com**

Copy of Flyer - 28 February 2019

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|  <p>Your Parish Your Plan</p> | <p style="text-align: center;">YOUR NEIGHBOURHOOD DEVELOPMENT PLAN</p> <p>REMINDER: The formal consultation on the NDP ends at 5pm on Sunday, 10 March 2019.</p> <p>If you support the plan and all the work that has gone into producing it, please let us know. When the plan reaches the Examiner it is very important that (s)he sees your definite support in writing at this formal stage of the consultation process.</p> <p>Please, could you spare a little time to show your support for the NDP by sending your comments to us in one of the ways given over the page. Equally, if you disagree with anything, please do let us know.</p> <p style="text-align: right;">Please turn over</p> |
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YOUR NEIGHBOURHOOD DEVELOPMENT PLAN

1. Email your comments to mywndp@gmail.com
2. Write a note or letter to
Mike Thomas, Church View, Lower St., Willoughby, CV23 8BX *or*
Maggie Beech, The Leys, Woolscott Road, Willoughby, CV23 8DA
3. Go online and fill in the form at <https://tinyurl.com/Reg14RepresentationForm>
4. Fill in the paper form we delivered to you.

(Note: If you wish to use the form to show your support for the whole plan, just write All against the Page Number or the Policy Number box and make any comments on Page 2.)

VERY IMPORTANT: Please remember to include your name and address (and email, if available) and to let us know if you consent to this information being shared with Rugby Borough Council.

For more information, please go to <https://www.willoughbyparishcouncil.org/neighbourhood-plan> or ask Mike Thomas or Brian Hall for a copy of the NDP - it is an important and interesting document about your parish.

**Copy of Letter to non-resident landowners, local groups/organisations and statutory consultees -
23 to 25 February 2019**

WILLOUGHBY PARISH COUNCIL

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|--|
| Landowner's Name and Address |
| or |
| Name of Local Group/Organisation |
| or |
| Name and Address of Statutory Consultee |

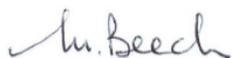
Dear XXX

**Formal Public Consultation on the Willoughby Draft Neighbourhood Development Plan (NDP)
(Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations
2012)**

The formal consultation on the Willoughby NDP finishes in two weeks at 5pm on Sunday, 10 March 2019. We welcome comments and representations on the plan and hope you will let us know if you support the plan and if there is anything you disagree with so that we can take this into account in the next revision of the plan before submission to Rugby Borough Council.

The Draft Plan and other supporting documents can be viewed and downloaded from the Neighbourhood Plan website: <https://www.willoughbyparishcouncil.org/neighbourhood-plan>

Yours sincerely



Maggie Beech
Chair - NDP Steering Group

Copy of Email to non-resident landowners and statutory consultees - 23 to 25 February 2019



Mike Thomas <mywndp@gmail.com>

Willoughby Neighbourhood Development Plan - Formal Consultation (Regulation 14)

Mike Thomas <mywndp@gmail.com>

Sat, Feb 23, 2019 at 11:24 AM

To: anne-marie.mclaughlin@environment-agency.gov.uk

Dear Consultee

**Formal Public Consultation on the Willoughby Draft Neighbourhood Development Plan (NDP)
(Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)**

The formal consultation on the Willoughby NDP finishes in two weeks at 5pm on Sunday, 10 March 2019. We welcome comments and representations on the plan and hope you will let us know if you support the plan and if there is anything you disagree with so that we can take this into account in the next revision of the plan before submission to Rugby Borough Council.

Yours faithfully

Maggie Beech
Chair - NDP Steering Group
[Quoted text hidden]

2 attachments

 **LetterToStatutoryConsultationBodies.pdf**
171K

 **WNDPRepresentationForm.pdf**
126K

Rugby Advertiser - Item in District Diary on 28 February 2019



THURSDAY, FEBRUARY 28, 2019

● District diary

WILLOUGHBY

Consultation

Reminder to everyone who may have an interest in planning policies for the Willoughby Neighbourhood Plan Area. The formal consultation ends at 5pm on March 10 2019 and all representations must reach us by this date.

For more information on how to make representations and to read the Draft NDP, please go to the Neighbourhood Plan website at <https://www.willoughbyparishcouncil.org/neighbourhood-plan>

Willoughby Parish Council

May 2019

Willoughby Draft Neighbourhood Development Plan - Consultation Responses - 21 January to 10 March 2019

Table 1 - Consultation Bodies and Other Local Organisations

| Ref. No. Consultee Name | Page No. | Para. No. | Vision/ Objective/ Policy No. | Support/ Object/ Comment | Comments Received | Parish Council's Consideration | Amendments to NP |
|----------------------------|----------|-----------|-------------------------------------|--------------------------------|--|---|---|
| Severn Trent 120.1 | All | | | Comment | 28 January 2019 Our ref: Willoughby 1 <u>Willoughby Draft Neighbourhood Development Plan</u> Thank you for the opportunity to comment on your consultation. We have provided some specific comments below relating to your draft policies. | Noted. | No change. |
| 120.2 | | | W5 | Support / Comment | <u>Policy W5</u> – Severn Trent is supportive of your policy to reduce flood risk when building new developments. Further to this we would advise you to include the wording that there should be no net increase in surface water runoff for the lifetime of the development on all new development. Run off rates for development on greenfield sites | Partially accepted. Amend Policy W5 as suggested. Refer to 90.7 below for amended wording in relation to run off rates. | Amend NDP. Amend Policy W5: <u>Insert additional wording to beginning of policy:</u> " Development schemes should be sited and designed to reduce flood risk in Willoughby by addressing the following: " |

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| | | | | | should not be exceeded, and where possible should be reduced from existing. Run off rates for development on previously developed land should be reduced from the current rate of surface water runoff where feasible. Surface water runoff should be managed at source wherever possible, avoiding disposal to combined sewers. | | |
| 120.3 | | | W5 | Comment | <p>We encourage you to include a comment relating to the Drainage Hierarchy, in particular the need to direct surface water away from combined sewers on previously developed land and to ensure surface water on new development is not connected to a combined sewers.</p> <p>We would note that where alternatives to a connection to a surface water sewer or indeed combined sewer are available these outfall options should be considered prior to determination of the drainage system.</p> | <p>Accepted.</p> <p>Amend Policy W5 as suggested.</p> | <p>Amend NDP.</p> <p>Amend Policy W5:</p> <p><u>Insert additional wording:</u></p> <p>"Developments should take account of the Drainage Hierarchy and in particular schemes should direct surface water away from combined sewers on previously developed land and ensure surface water on new development is not connected to a combined sewer. Where alternatives to a connection to a surface water sewer or to a combined sewer are available these outfall options should be considered prior to determination of the drainage system."</p> |

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| 120.4 | | | W7 | Support | <p><u>Policy W7</u> – Severn Trent is supportive of the policy to encourage sustainable design. The Severn Trent Water region is not classified as water stressed under the EA definition. This definition is based on population and rainfall data, this is difference from having supply demand deficits.</p> | Noted. | No change. |
| 120.5 | All | | | Comment | <p>The Severn Trent Water Resources Management Plan 2019 (WRMP19) identifies that we forecast a significant deficit between supply and demand for water, and that one of the key changes that has resulted in this deficit is due to the need to prevent the risk of future environmental deterioration.</p> <p>To ensure that our environment is protected for future customers, some of our current sources of water cannot be relied upon in the future. One of the ways in which the WRMP19 has committed to mitigating this risk is by “helping customers to use less water through water efficiency activities and education.”</p> <p>In support of this goal we would also</p> | <p>Partially accepted.</p> <p>NDPs should not include technical standards in planning policies but the voluntary building standard could be mentioned in the supporting text and the policy could be strengthened to include reference to water efficiency.</p> | <p>Amend NDP.</p> <p><u>Insert additional supporting text after 4.5.5:</u></p> <p>"At the Regulation 14 public consultation stage, Severn Trent advised that The Severn Trent Water Resources Management Plan 2019 (WRMP19) (insert reference) identifies that a significant deficit between supply and demand for water is forecast, and that one of the changes that has led to this deficit is the need to prevent risk of future environmental deterioration. To ensure that the environment is protected for future customers, some of the current sources of water cannot be relied upon in the future. One</p> |

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| | | | | <p>strongly recommend that local planning authorities incorporate the voluntary building standard of 110 l/p/d into their planning policies so that new development is designed in line with this approach. Further information on water efficiency can be found within the water efficiency section of this response.</p> <p>Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice. For your information we have set out some general guidelines that may be useful to you.</p> <p><i>See Appendix 1. for full document including the specific comments above and the general guidelines.</i></p> | | <p>of the ways in which the WRMP19 has committed to mitigating this risk is by 'helping customers to use less water through water efficiency activities and education.'</p> <p>In support of this goal Severn Trent recommends that local planning authorities incorporate the voluntary building standard of 110 l/p/d into their planning policies so that new development is designed in line with this approach. Therefore Policy W7 has been amended slightly to encourage greater water efficiency in new developments.</p> <p><u>Amend Policy W7:</u> <u>Insert additional text after G:</u></p> <p>"New developments should also be designed to include water efficiency measures to reduce water consumption to an estimated water use of no more than 110 litres per person per day or subsequent target. Such measures could include for instance use of water efficient fixtures and fittings, installation</p> |
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| | | | | | | | of water butts to collect rainwater for garden and external use and recycling of grey water in toilets." |
| Network Rail 96. | All | | | No comment | 29 January 2019 Network Rail has no comments. | Noted. | No change. |
| Highways England 98. | All | | | Comment | 12 February 2019 I have been advised that the plan will affect A45 for this reason if there are any developments regarding housing that may affect the traffic on the A45 please let us know. | Noted. This is a development management matter. Highways England should be consulted by RBC as and when any planning applications are submitted. | No change. |
| National Grid 111. | All | | | Comment | 07 February 2019 Willoughby Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID National Grid has appointed Wood to review and respond to | Noted. | No change. |

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| | | | | <p>development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p><u>About National Grid</u> National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National</p> | | |
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| | | | | <p>Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p><u>Specific Comments</u> An assessment has been carried out with respect to National Grid’s electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution’s Intermediate and High-Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p><u>Key resources / contacts</u> National Grid has provided information in relation to electricity and transmission assets via the following internet link: http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</p> <p><u>Electricity distribution</u> The electricity distribution operator</p> | | |
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| | | | | | <p>in Rugby Borough Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk</p> <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database.</p> | | |
| The Coal Authority 84. | All | | | Comment | <p>15 February 2019</p> <p><u>Willoughby Neighbourhood Development Plan - Draft</u></p> <p>Thank you for consulting The Coal Authority on the above.</p> <p>Having reviewed your document, I confirm that we have no specific comments to make on it.</p> <p>Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.</p> | Noted. | No change. |

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| <p>Natural England</p> <p>88.</p> | <p>All</p> | | | <p>Comment</p> | <p>Date: 16 February 2019 Our ref: 272142</p> <p><u>Willoughby Neighbourhood Development Plan - Formal Consultation (Regulation 14)</u></p> <p>Thank you for your consultation on the above dated 18 January 2019. 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. 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. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a</p> | <p>Noted.</p> | <p>No change.</p> |
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| | | | | | Neighbourhood Plan. <i>See Appendix 2. for full document including the comments above and the attached annex referred to.</i> | | |
| Historic England 93. | All | | Vision Objectives Conservation and Design | Support | 28 February 2019 WILLOUGHBY NEIGHBOURHOOD PLAN- REGULATION 14 CONSULTATION Thank you for the invitation to comment on the Regulation 14 Neighbourhood Plan. Historic England is extremely supportive of both the content of the document and the vision and objectives set out in it. We particularly commend the use of historic characterization to provide a context and a sound evidence base for well thought out Plan policies. The Plan has also benefitted from the advice of Warwickshire County Council (WCC) specialists as evidenced by the WCC HER records that are Referenced. In this and other respects Historic | Noted. | No change. |

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| | | | | | <p>England considers that the Plan takes an exemplary approach to the historic environment.</p> <p>The emphasis on the conservation of local distinctiveness through good design and the protection of locally significant buildings and landscape character including archaeological remains, farmsteads and important views is to be applauded.</p> <p>Overall Historic England considers that the Willoughby Draft Neighbourhood Plan is a well-considered, concise and fit for purpose document that exemplifies “constructive conservation” and constitutes a very good example of community led planning. All those who have clearly worked extremely hard in drafting the Plan are to be congratulated on the end product.</p> <p>I hope you find this advice helpful. If you have any queries please do not hesitate to contact me.</p> | | |
| Warwickshire County Council 4.1 | All | | | Comment | 8 March 2019 The County Council welcomes communities proposing | Noted. | No change. |

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| | | | | | neighbourhood Plans that shape and direct future development. The main responsibilities of the County Council are highways and public transport, education, social services, libraries and museums, recycling/waste sites and environment. The County Council's role is to deliver the services and facilities efficiently. | | |
| 4.2 | All | | | Comment | <p>Financial implications of Parish Plans</p> <p>We would like to state at the outset that the County Council cannot commit to any financial implications from any proposals emanating from Neighbourhood Plans.</p> <p>Therefore, Neighbourhood Plans should not identify capital or revenue schemes that rely of funding from the Council. However, we will assist communities in delivering infrastructure providing they receive any funding that may arise from S106 agreements, Community Infrastructure Levy or any other sources.</p> <p>We have the following comments to make as a guide any amendments</p> | <p>Noted.</p> <p>The NDP consultation process has identified a number of non planning issues and these are noted in the NDP and hopefully will be progressed where possible over the plan period. The NDP does not commit WCC to future expenditure.</p> | No change. |

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| | | | | | prior to formal submission of the Plan. | | |
| 4.3 | | | W7 W4 | Support / Comment | <p>Comments on transport matters</p> <p>The County Council is satisfied that sufficient emphasis has been placed on increasing public footpaths and cycle routes. We 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>Warwickshire County Council would 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 the Plan are as follows:</p> | Noted. It is likely that the scale of development in Willoughby will be limited but schemes such as car share clubs could be included in transport plans as part of the development management process. | No change. |
| 4.4 | All | | | Comment | <p>Transport matters</p> <p>Although no significant housing sites are proposed and we have no major concerns regarding traffic matters in the immediate vicinity. However, are aware that there are a number of</p> | Noted. These are largely matters for RBC as they refer to proposed developments | No change. |

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| | | | | <p>proposed Local Plan developments in South West Rugby and Daventry which are likely to increase traffic flows on the A45 to the south of Rugby.</p> <p>The cumulative impact of such developments is likely to lead to a requirement for capacity and safety improvements along the route over the coming years. A significant increase in traffic volumes on the route is likely to adversely affect an existing accident cluster site identified at the A45 London Road/Longdown Lane/Woolscott Road junction north of Willoughby.</p> <p>The section of the A45 between its junction with the M45/B4429 and the Warwickshire county boundary has a relatively poor accident record and is also likely to be adversely affected by further traffic growth.</p> <p>We would expect developers to contribute towards highway improvements where there is a demonstrable impact as part of the planning process. We expect to be consulted on these major applications in Daventry that could impact on the A45 to</p> | <p>outside Willoughby Parish. The comments should be referred to RBC and Daventry DC.</p> | |
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| | | | | | <p>the south of Rugby in Warwickshire.</p> <p>Please could you also make Daventry District Council are made aware of these issues and request for joined up traffic matters in the locality.</p> | | |
| 4.5 | All | | | Comment | <p>Public Health matters</p> <p>Public Health Warwickshire have prepared a Neighbourhood Development Planning for Health document. The document contains evidence and guidance for promoting healthy, active communities throughout the planning and design process. Alongside this, Public Health England's local health tool can be used to understand the health needs of the population. Should the Parish Council wishes to discuss the guidance document or the local health tool further please contact Gemma McKinnon on gemmamckinnon@warwickshire.gov.uk.</p> | <p>Noted.</p> <p>The NDP promotes walking and cycling and protects local community and recreational facilities which contribute towards healthy lifestyles.</p> | No change. |
| 4.6 | | | W5 | Comment | <p>Flood Risk Matters</p> <p>Please see attached detail comments about Flood Risk Management</p> | <p>Accepted.</p> <p>Insert reference</p> | <p>Amend NDP.</p> <p><u>Insert additional text to Policy</u></p> |

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| | | | | <p>matters contained in appendix A.</p> <p>Appendix A.</p> <p>Tabulated Warwickshire County Council Flood Risk Management Comments on the Willoughby Neighbourhood Development Plan to 2031</p> <p>WCC FRM has the following content related comments: “steps should be taken to preserve and enhance wildlife habitats, green and blue infrastructure corridors... such as... drainage ditches”</p> <p>We support the above comments regarding the protection of open spaces and river corridors – this could be developed to mention the benefits of open space as flood risk management to retain water. Above ground SuDS could be utilised in open spaces.</p> | <p>to above ground SuDS being used in open spaces.</p> | <p><u>W5:</u></p> <p>" Schemes should make use of open space to retain water as part of flood risk management."</p> |
| 4.7 | All | | | <p>Comment</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</p> | <p>Noted.</p> <p>The NDP addresses drainage issues and further text has been inserted</p> | <p>No change.</p> |

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| | | | | <p>detailed design stages. All SuDS features should be monitored and cleaned regularly as a matter of importance.</p> <p>SuDS features should be at the surface and adequate treatment of flows should be provided to ensure that final flows leaving the site do not degrade the quality of accepting water bodies. Flood attenuation areas must be located outside of flood zones and surface water outlines to ensure that the full capacity is retained. You could include a point that the Lead Local Flood Authority requires SuDS to be designed in accordance with CIRIA 753 SUDS Manual.</p> <p>Please be aware that 5 l/s is NOT the minimum possible discharge rate achievable. In relation to this, the requirements set out in the following documents should also be adhered to in all cases:</p> <ul style="list-style-type: none"> ● The National Planning Policy Framework ● Paragraphs 030 - 032 of the Planning Practice Guidance (PPG) ● DEFRA's Non-statutory technical standards for sustainable | <p>following the advice of Severn Trent above. These are largely detailed matters and would be considered as part of the development management process.</p> | |
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| | | | | | <p>drainage</p> <p>On smaller development sites where the discharge rate is below 5 l/s, these rates are achievable through water reuse, protected orifices, and better design.</p> <p>Discharge rates should be set to control run off at greenfield rates for a 1% AEP (Annual Exceedance Probability) event, plus an allowance for climate change. You could refer to our standing advice document found on the website: https://apps.warwickshire.gov.uk/api/documents/WCCC -1039 -73)</p> | | |
| Environment Agency 90.1 | All | | | Comment | <p><u>Willoughby Neighbourhood Plan Submission (Regulation 16)</u></p> <p>Thank you for referring the above listed document to the Environment Agency for comment. We apologise for the delay in our response and hope the following comments will be taken into consideration:</p> <p>The Neighbourhood Development Plan (NDP) should propose Local Policies to safeguard land at risk from fluvial flooding and the</p> | Noted - see proposed detailed changes to NDP below. | No change |

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| | | | | | provision of sustainable management of surface water from both allocated and future windfall sites. The Local Policies should seek to enhance the policies in Rugby District Councils Local Plan 2011 – 2031 and Rugby District Councils Local Plan examination hearing Main Modifications. | | |
| 90.2 | | | W5 | Comment | We have reviewed the Willoughby Neighbourhood Development Plan 2019 – 2031, January 2019 and the NDP does propose a Flood Risk Management policy however this could be strengthened to safeguard land at risk of flooding from the allocated sites or any future windfall sites. | Noted - see proposed detailed changes to NDP below. | No change. |
| 90.3 | | | W5 | Comment | The NDP should further identify what mitigation measures it considers necessary e.g. safeguarding specific land (after identification) for flood attenuation or natural flood risk management, and include this in the policies, to ensure that sites are safe and will not increase flood risk elsewhere and that opportunities to reduce flood risk are identified. | Partially accepted. The PC do not have the resources or skills to identify specific areas of land for flood attenuation but Policy W5 could be strengthened to support such | Amend NDP. <u>Insert additional text after 4.3.11:</u> "At Regulation 14 public consultation stage the Environment Agency (EA) submitted detailed comments noting that the NDP should propose local policies to safeguard land at risk from fluvial flooding and to make provision for the sustainable |

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| | | | | | | measures in suitable areas. | <p>management of surface water from both allocated and future windfall sites and that such local policies should seek to enhance the policies in Rugby District Council's Local Plan 2011 – 2031. The EA noted that the Draft NDP included a Flood Risk Management policy but advised that this could be strengthened to safeguard land at risk of flooding from any future windfall sites. The NDP should further identify what mitigation measures are considered necessary such as safeguarding specific land (after identification) for flood attenuation or natural flood risk management, and include this in the policies, to ensure that sites are safe and will not increase flood risk elsewhere and that opportunities to reduce flood risk are identified. The Parish Council does not wish to commit resources at this stage to identifying specific areas of land for flood mitigation measures but it recognises the need to plan positively and support such proposals.</p> |
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| | | | | | | | Policy W5 has been amended and strengthened taking into account the advice provided by the EA." |
| 90.4 | | | W5 | Comment | <p>We recommend that the flood risk management policy is strengthened to cover these aspects and take into account the impacts of climate change.</p> <p>This should support the strategic development needs as set out in Rugby District Councils Local Plan. In particular with regard to Policy NE3: Green Infrastructure Policy, Policy SDC5: Flood Risk Management, Policy SDC6: Sustainable Drainage, Policy SDC7: Protection of the Water Environment and Water Supply of the Local Plan and emerging Main Modifications.</p> | <p>Accepted.</p> <p>Amend Policy W5 as recommended.</p> | <p>Amend NDP.</p> <p>Insert further text to Policy W5:</p> <p>New criterion D (or other): " Flood Storage Areas of land in Flood Zone 2 and Flood Zone 3 adjacent to the River Leam and its tributaries will be protected from development to support flood attenuation measures or natural flood risk management. This will help to ensure that sites are safe and that development will not increase flood risk elsewhere."</p> |
| 90.5 | | | W5 | Comment | <p>The River Leam, classified as an Ordinary Watercourse, flows along the Southern edge of the Willoughby NDP area and a tributary of this watercourse flows through the plan area.</p> <p>This watercourse should be shown within the NDP as it is a major feature and there may be potential</p> | <p>Accepted.</p> <p>Insert further text and map showing the watercourses.</p> | <p>Amend NDP.</p> <p>Insert further text after 4.3.11: " The EA also advised that the River Leam, classified as an Ordinary Watercourse, flows along the Southern edge of the Willoughby NDP area and a tributary of this watercourse</p> |

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| | | | | | opportunities to protect and enhance the river corridor and reduce flood risk in the area. | | flows through the plan area. This watercourse is a major feature and there may be potential opportunities to protect and enhance the river corridor and reduce flood risk in the area. The watercourses are shown on Map 6 below". Insert new Map 6 showing watercourses in NDP area. |
| 90.6 | | | W5 | Comment | <p>Consideration should be given to the following measures to protect and enhance the river corridors located in the NDP area and could be incorporated within the Flood Risk policy;</p> <ul style="list-style-type: none"> Ensuring all new development is in Flood Zone 1. Only if there is no viable/available land in Flood Zone 1 should other areas be considered using the Sequential Test approach. Please note that any watercourse which does not have any flood extents associated with them, will require further work or modelling as part of detailed planning applications to ensure the development will be safe | Accepted. Amend Policy W5 as suggested. | Amend NDP. Delete A and replace with: " All new development should be located in Flood Zone 1. Only if there is no viable/available land in Flood Zone 1 should other areas be considered using the Sequential Test approach. Any watercourse which does not have any flood extents associated with it, will require further work or modelling as part of detailed planning applications to ensure the proposed development will be safe and not increase flood risk. New criterion: |

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| | | | | | <p>and not increase flood risk.</p> <ul style="list-style-type: none"> • All developments should create space for water by restoring floodplains and contributing towards Blue and Green Infrastructure (Draft Policy W4). • Allocated sites should be highlighted and the flood risk associated with them identified. • Opportunities to reduce flood risk elsewhere by allocating flood storage areas. • Setting back development 8m from the watercourses to allow access for maintenance and restoring the natural floodplain. This includes existing culverted watercourses. • Ensure all SuDs features are located outside of the 1 in 100 year plus climate change flood extent. • Open up culverted watercourses and remove unnecessary obstructions. | | <p>"Wherever possible, development proposals should seek to provide a betterment. Developments should create space for water by restoring floodplains and contributing towards Green and Blue Infrastructure (see Policy W4). Culverted watercourses should be opened up and any unnecessary obstructions removed.</p> <p>Insert new text: "Development should be located a suitable distance from watercourses to allow access for maintenance and restoring the natural floodplain. This includes existing culverted watercourses."</p> <p>Insert additional text to C: " All SuDs features should be located outside of the 1 in 100 year plus climate change flood extent."</p> |
| 90.7 | | | W5 | Comment | In addition to the above, all developments should seek to control and discharge all surface water runoff generated on site during the 1 | Accepted. Amend Policy W5 as suggested. | Amend NDP. <u>Amend Policy W5:</u> |

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| | | | | | <p>in 100 year plus climate change rainfall event. For Greenfield development sites, the surface water runoff generated as a result of the development should not exceed the Greenfield runoff rate. For Brownfield development sites, developers are expected to deliver a substantial reduction in the existing runoff rate, and where possible, reduce the runoff to the equivalent Greenfield rate.</p> | | <p><u>Insert additional text:</u></p> <p>"All developments should seek to control and discharge all surface water runoff generated on site during the 1 in 100 year plus climate change rainfall event. For greenfield development sites, the surface water runoff generated as a result of the development should not exceed the greenfield runoff rate. For brownfield development sites, developers are expected to deliver a substantial reduction in the existing runoff rate, and where possible, reduce the runoff to the equivalent greenfield rate."</p> |
| 90.8 | | | W4 | Comment | <p>Specific advice on existing NDP policies</p> <p>Draft Policy W4: Green and Blue Infrastructure in Willoughby</p> <p>Bullet point D – whilst we support the inclusion of measures to protect and enhance the river corridors within the NDP boundary, this could be strengthened by incorporating opportunities to create space for water to reduce the risk of flooding</p> | <p>Accepted.</p> <p>Amend Policy W4 as suggested.</p> | <p>Amend NDP.</p> <p><u>Amend Policy W4.</u></p> <p><u>D - delete:</u> <u>" Opportunities should be taken to open up culverted watercourses wherever possible."</u> <u>(now in W5)</u></p> <p><u>Insert additional text to D:</u></p> |

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| | | | | | downstream and provide other benefits including amenity and enhancing biodiversity. | | " Proposals also should incorporate opportunities to create space for water to reduce the risk of flooding downstream and to provide other benefits including amenity and enhancing biodiversity." |
| 90.9 | | | W5 | Comment | Draft Policy W5: Reducing Flood Risk in Willoughby Whilst we support the inclusion of the Flood Risk Management policy within the NDP, we feel this could be strengthened to ensure flood risk is effectively managed and not increased. | Accepted - see detailed changes above. | No further change. |
| 90.10 | | | P32 maps | Comment | The Flood Map within the NDP boundary is based on national generalised mapping. We recommend that detailed hydraulic modelling of the ordinary watercourses is undertaken as part of any planning application within close proximity of any ordinary watercourse to properly define the extent of the floodplain taking into account the effect of climate change. | Accepted. Insert additional supporting text as suggested. | Amend NDP. <u>Insert additional supporting text after 4.3.8:</u> "Maps 4 and 5 are based on national generalised mapping. The EA recommends that detailed hydraulic modelling of the ordinary watercourses is undertaken as part of any planning application within close proximity of any ordinary watercourse to properly define |

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| | | | | | | | the extent of the floodplain taking into account the effect of climate change." |
| 90.11 | | | W5 | Comment | We also recommend that you include an additional design feature to ensure that "finished floor levels are set a minimum of 600mm above the 1 in 100 year plus climate change flood level". | Accepted. Insert additional text after new criterion. | Amend NDP. <u>Amend Policy W5.</u> <u>Insert additional text:</u> "Development should be located a suitable distance from watercourses to allow access for maintenance and restoring the natural floodplain. This includes existing culverted watercourses" "Finished floor levels should be set a minimum of 600mm above the 1 in 100 year plus climate change flood level" |
| 90.12 | | | | Comment | In order to reduce flood risk elsewhere, we recommend that consideration should be given to the creation of flood storage areas which can provide multiple benefits including biodiversity, amenity and flood risk reduction. | Accepted. See 90.5 above. | No further change. |
| 90.13 | | | W5 | Comment | Bullet point A – Currently the wording states that suitable mitigation could be provided which does not exacerbate run off elsewhere. | Accepted. See 90.6 above and insert additional text as | Amend NDP. <u>Add further text to that in 90.6 above to W5:</u> |

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| | | | | | <p>However, in areas where fluvial flood risk is a known issue, development should be avoided within Flood Zone 2 and 3 unless the development can ensure flood risk is not increased elsewhere as well as ensuring surface water run-off is no greater than the existing pre-development run-off.</p> <p>In addition, this should also be expanded to include consideration of flood extents within climate change as NPPF requires that new developments are demonstrated to be safe over their lifetime taking into account climate change. This may result in existing areas in Flood Zone 2 to be located in Flood Zone 3 under the climate change scenario.</p> | suggested. | " In areas where fluvial flood risk is a known issue, development should be avoided within Flood Zone 2 and 3 unless the development can ensure flood risk is not increased elsewhere as well as ensuring surface water run-off is no greater than the existing pre-development run-off. This should include consideration of flood extents within climate change. This may result in existing areas in Flood Zone 2 being located in Flood Zone 3 under the climate change scenario." |
| 90.14 | | | W5 | Comment | Bullet point B – for Greenfield development sites, surface water run-off should be minimised to the Greenfield run-off rate or for Brownfield development sites, a substantial reduction in the existing run-off rate should be achieved. | Accepted. See 90.7 | No further change. |
| 90.15 | | | W7 | Comment | Draft Policy W7: Encouraging High Quality and Sustainable Design | Accepted. | Amend NDP. |

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| | | | | | Bullet point J – This needs re-wording. Development should not increase flood risk elsewhere. Surface water run-off should be no greater than the existing pre-development run-off, irrespective of whether or not the receiving watercourse has capacity to take additional flows as any additional run-off may exacerbate flood risk downstream. | Amend criterion J as suggested. | <u>Delete J and replace with:</u> " Development should not increase flood risk elsewhere. Surface water run-off should be no greater than the existing pre-development run-off, irrespective of whether or not the receiving watercourse has capacity to take additional flows as any additional run-off may exacerbate flood risk downstream. " |
| 90.16 | | | W5 and supporting text | Comment | We recommend you contact your Lead Local Flood Authority, Warwickshire County Council, who are responsible for managing flood risk from local sources including ordinary watercourses, groundwater and surface water and will be able to provide further advice on surface water flood risk (including groundwater and sewerage flood risk) in your Neighbourhood plan area. | Noted. Refer to WCC comments above. | No change. |
| 90.17 | All | | | Comment | The Surface Water Management Plan will contain recommendations and actions about how areas at risk of surface water flooding can be managed. This may be useful when developing policies or guidance for | Noted. | No change. |

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| | | | | | particular sites. | | |
| Local Groups and Organisations | | | | | | | |
| Willoughby Society 162. | All | | | Support | | Noted. | No change. |
| The Willoughby Thursday Club 163. | All | | | Support | <p>WILLOUGHBY NEIGHBOURHOOD DEVELOPMENT PLAN : WILLOUGHBY THURSDAY CLUB</p> <p>As secretary of the 'Willoughby Thursday Club' I am asked by our committee to state that the Club strongly supports the above plan. It has been prepared by extensive consultation of the people in the parish, and expresses our wishes for the future of Willoughby.</p> | Noted. | No change. |
| Willoughby WI 167. | All | | | Support | | Noted. | No change. |
| Village Hall Management Committee | All | | | Support | The Management Committee of Willoughby Village Hall give their full support to the draft NDP. | Noted. | No change. |

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| 168. | | | | | | | |
| Willoughby Cricket Club | All | | | Support | <p>By way of introduction I am Honorary Secretary of Willoughby Cricket Club.</p> <p>At our last committee meeting the Willoughby Neighbourhood Plan was discussed and the document shared. I can see how much time and effort it has taken to produce such a thorough document.</p> <p>On behalf of the committee and the members of the club I would like to thank you and all of those involved in producing the document for the protected status bestowed upon us.</p> <p>As I am sure you are aware the club has been in existence for over 100 years and I am confident we are in position to continue for many more years benefitting both the community of Willoughby and the wider area.</p> <p>It is also fantastic that the club is highly respected by the residents of</p> | Noted. | No change. |
| 169. | | | | | | | |

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| | | | | | <p>the village, and we intend to continue to be an integral part of the village.</p> <p>I would also like to take the opportunity to welcome the villagers to the ground throughout 2019 as we are extremely proud of our ground and facilities.</p> <p>It is fantastic that in the modern world when everybody seems to be rushing around there are still community minded people who wish to maintain a traditional village life in Willoughby.</p> <p>Thank You.</p> | | |
| Willoughby Parish Council 170. | All | | | Support | An important document well put together. | Noted. | No change. |

Appendix 1

Severn Trent

28 January 2019

Our ref. Willoughby 1

Dear Sir/Madam

Willoughby Draft Neighbourhood Development Plan

Thank you for the opportunity to comment on your consultation. We have provided some specific comments below relating to your draft policies.

Policy W5 – Severn Trent is supportive of your policy to reduce flood risk when building new developments. Further to this we would advise you to include the wording that there should be no net increase in surface water runoff for the lifetime of the development on all new development. Run off rates for development on greenfield sites should not be exceeded, and where possible should be reduced from existing. Run off rates for development on previously developed land should be reduced from the current rate of surface water runoff where feasible. Surface water runoff should be managed at source wherever possible, avoiding disposal to combined sewers.

We encourage you to include a comment relating to the Drainage Hierarchy, in particular the need to direct surface water away from combined sewers on previously developed land and to ensure surface water on new development is not connected to a combined sewer. We would note that where alternatives to a connection to a surface water sewer or indeed combined sewer are available these outfall options should be considered prior to determination of the drainage system.

Policy W7 – Severn Trent is supportive of the policy to encourage sustainable design. The Severn Trent Water region is not classified as water stressed under the EA definition. This definition is based on population and rainfall data, this is different from having supply demand deficits.

The Severn Trent Water Resources Management Plan 2010 (WRMP10) identifies that we forecast a significant deficit between supply and demand for water, and that one of the key changes that has resulted in this deficit is due to the need to prevent the risk of future environmental deterioration. To ensure that our environment is protected for future customers, some of our current sources of water cannot be relied upon in the future. One of the ways in which the WRMP10 has committed to mitigating this risk is by "helping customers to use less water through water efficiency activities and education."

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In support of this goal we would also strongly recommend that local planning authorities incorporate the voluntary building standard of 110 l/p/d into their planning policies so that new development is designed in line with this approach. Further information on water efficiency can be found within the water efficiency section of this response.

Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice. For your information we have set out some general guidelines that may be useful to you.

Position Statement

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.

Sewage Strategy

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.

Surface Water and Sewer Flooding

We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.

To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing-regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

Water Quality

Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone

(SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

Water Supply

When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.

We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.

Water Efficiency

Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.

We recommend that in all cases you consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres or less.
- Water butts for external use in properties with gardens.

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

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

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.

We hope this information has been useful to you and we look forward in hearing from you in the near future.

Yours sincerely

Rebecca McLean

Strategic Catchment Planner

growth.development@severntrent.co.uk

2 St Johns Street, Coventry, CV1 2LZ

Appendix 2.

Natural England

Date: 16 February 2019
Our ref: 272142
Your ref: Willoughby Neighbourhood Plan



Maggie Beech
Chair of the NDP Steering Group,
The Leys, Woolscott Road
Willoughby
Rugby, CV23 8DA

BY EMAIL ONLY
mywndp@gmail.com

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Ms Beech,

Willoughby Neighbourhood Development Plan - Formal Consultation (Regulation 14)

Thank you for your consultation on the above dated 18 January 2019

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.

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..

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Victoria Kirkham
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic¹](#) website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, **National Parks (England)**, **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here²](#).

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here³](#). Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here⁴](#).

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic⁵](#) website and also from the [LandIS website⁶](#), which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework⁷](#) sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance⁸](#) sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nbr.org.uk/nbr.php>

³ <http://webarchive.nationalarchives.gov.uk/2014071113551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectionandmanage/hubsandspecies/importance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation>

Willoughby Draft Neighbourhood Development Plan - Consultation Responses - 21 January to 10 March 2019

Table 2 - Parish Councils and Neighbouring Local Planning Authorities

| Ref. No. Consultee Name | Page No. | Para. No. | Vision/ Objective/ Policy No. | Support/ Object/ Comment | Comments Received | Parish Council's Consideration | Amendments to NP |
|---|-----------------|------------------|--|---|---|---|-------------------------|
| Wolston Parish Council 54. | All | | | Support | Wolston Parish Council wish to thank you for inviting us to comment on your Neighbourhood Development Plan. Councillors found the NDP interesting to read and comprehensive, and have no comments to make. Thank you again and congratulations on the Neighbourhood Plan. | Noted. | No change. |
| Ansty Parish Council 16. | All | | | No comment | On behalf of Ansty Parish Council I can advise that they made no comment on the Plan. | Noted. | No change. |
| Newton and Biggin Parish Council 40. | All | | | Support No comment | Thank you for giving our Parish opportunity to comment on your plan. However after consideration the Parish Council of Newton and Biggin do not wish to comment on specifics but do | Noted. | No change. |

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| | | | | | congratulate you on producing a comprehensive and robust plan. | | |
| Grandborough Parish Council 33. | All | | | Support | Grandborough Parish Council considered the above plan at their meeting held 5th March. They all felt it was a very good document and wish to fully support it, as it goes forward to Rugby Borough Council for further consultation. | Noted. | No change. |
| Harborough District Council 10. | All | | | Support | Thank you for contacting Harborough District Council (HDC) regarding the above consultation. HDC congratulates Willoughby PC and the Neighbourhood Plan Group for preparation of the plan to this stage, but has no specific comments to make on policies. Good luck with the future submission. | Noted. | No change. |
| Cubbington Parish Council 57. | All | | | No comment | Thank you for your email regarding Willoughby Neighbourhood Plan. As Cubbington Parish Council is some distance from Willoughby and in a different Council area, I do not intend to forward this to Cubbington's Parish Councillors for their consideration. | Noted. | No change. |

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| Braunston Parish Council 77. | All 31 | 4.3.7 | W4 | Support Comment | Support for the policy, in particular the potential Willoughby to Rugby cycleway which at some stage could also link with the proposed Daventry to Braunston cycleway as suggested in the Braunston Neighbourhood Plan. | Noted. | No change. |
| Barby & Onley Parish Council 76. | All | | | Support | Barby & Onley Parish Council as the neighbouring parish to Willoughby, welcome this NDP and in particular endorsed the importance of the Ridge and Furrow landscape and open aspect of the Leam valley. | Noted. | No change. |
| Daventry District Council 9. | All | | | No comment | <p>Many thanks for the opportunity to comment on the Willoughby Neighbourhood Development Plan.</p> <p>I am emailing to advise that we have no comments to make at this stage on the draft Willoughby NDP.</p> <p>Please can we be kept updated for future stages of the neighbourhood development plan.</p> | Noted. | No change. |

Willoughby Draft Neighbourhood Development Plan - Consultation Responses - 21 January to 10 March 2019

Table 3 - Residents

| Ref. No. Consultee Name | Page No. | Para. No. | Vision/ Objective / Policy No. | Support/ Object/ Comment | Comments Received | Parish Council's Consideration | Amendments to NP |
|--------------------------------|----------|-----------|---|--------------------------------|--|---|---|
| Richard Jackson 176.1 | 31 | 4.3.7 | W4 B | Support Comment | It would, I think, be desirable to emphasise that networks must be maintained during as well as after the development. It could be argued that it would be sufficient to reconnect after development is completed. | Accepted. Amend Policy as suggested. | Amend NDP. <u>Amend Policy W4 B to:</u> "B. Proposals should demonstrate how existing networks within the site will be maintained <u>during development</u> and thereafter in perpetuity." |
| 176.2 | 54 | 4.8.7 | | Support Comment | The references to the idea of a car park at the rear of the village hall are a digression not least because no such proposal exists and would undoubtedly attract opposition and objection. | Not accepted. The NDP has a long timescale and this proposal, although currently not a priority, may come forward as a possible project in the future. | No change. |
| 176.3 | 54 | 4.8.8/9 | W10 | Support Comment | It is disappointing that no mention is made of www.willoughbyweb.net the Village web site and repository of online archive/local history material including back editions of the Willoughby | Accepted. Insert reference to village website in supporting text. | Amend NDP. <u>Insert further supporting text to 4.8.8:</u> "The online resource www.willoughbyweb.net is a |

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| | | | | | Monthly. | | parish web site and repository of online archive/local history material including back editions of the Willoughby Monthly." Delete footnote 16. |
| Ken Miles 177. | All | | | Support Comment | I support all aspects of the plan. | Noted. | No change. |
| Alan Belgrove 178. | All | | | Support | Having read and considered the contents of the Willoughby Draft Neighbourhood Development Plan, I would like to put on record my agreement to its contents. I am aware that the Plan, in its present form, is based on the views of local residents following the consultation process. I hereby give my consent for my personal details to be provided to Rugby Borough Council. | Noted. | No change. |
| Linda Belgrove 179. | All | | | Support | Dear and the whole WNHP Group This is my formal acceptance of the plan as complete and truly representative of the needs of Willoughby. | Noted. | No change. |

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| | | | | | <p>Consequently, I consider the plan as ready for submission to RBC. I am happy for my personal details to be used in conjunction with this plan.</p> <p>I would like to personally take this opportunity to thank you all for the time and effort spent on our behalf to develop this crucial plan to be used as a useful tool to help protect our beautiful village.</p> | | |
| Rachel and Tim Settle 180. | All | | | | We want to show our support for the Willoughby Neighbourhood Development Plan and say how happy we are with the final draft document and all the work that has gone into it. | Noted. | No change. |
| Jim Rowley 181. | All | | | Support | I write to express my personal support for this plan. I am a member of the steering group involved in the preparation of the plan, and know that we have been at great lengths to find out the views of the people in the parish as to the contents of the plan. I consider that the plan fairly represents their wishes, and it certainly expresses my wishes for the future of Willoughby. | Noted. | No change. |

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| Jim Hesketh 182. | All | | | Support | I now fully support the revised plan & you can share this info with RBC. | Noted. | No change. |
| Steve Palmer 183. | All | | | Support | I confirm my support for the draft neighbourhood development plan. | Noted. | No change. |
| Paula Palmer 184. | All | | | Support | A very well put together and precise document. I confirm my support for the draft NDP. | Noted. | No change. |
| Ed Beech 185. | All | | | Support | <p>I should like to confirm that I fully support the Draft Neighbourhood Plan.</p> <p>I would like to thank the Steering Group for producing such a comprehensive and fine document on Willoughby parish. The Steering Group are also to be congratulated on all the work that has been put into the supporting exhibitions, leaflets, and communications with villagers, landowners, and statutory organisations. In addition, subject matter experts who contributed to the plan should receive our thanks.</p> | Noted. | No change. |

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| Ian, Terry, Kristine and Ava Hewlett 186. | All | | | Support | Just a quick thank you for producing the NDP and that we fully support it's content helping Willoughby grow in a sustainable way in the future. | Noted. | No change. |
| Craig McMullen 187. | All | | | Support | I support the whole plan | Noted. | No change. |
| Beccy Boden Wilks 188. | All | | | Support | I support the whole plan | Noted. | No change. |
| Robert and Margaret O'Donnell 189. | All | | | Support | | Noted. | No change. |
| Mr + Mrs Berta 190. | All | | | Support | | Noted. | No change. |
| Jackie and Kim Gibbard 191. | All | | | Support | | Noted. | No change. |

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| Alan Hughes 192. | 44 | 4.6.12 | CS20 | Support | CS20 identifies Willoughby as a Local Needs Settlement and as such the local survey produced a requirement of a small number of houses such as bungalows for older people and also limited need for smaller houses. Willoughby has sufficient stock of 3/4 and 5 bedroom houses. | Noted. The submission version of the Plan is being prepared to be in general conformity with the new Local Plan and this also supports development within existing boundaries. Policy H1 supports a mix of market housing house types and sizes consistent with the latest Strategic Housing Market Assessment. | No change. |
| Dave Waddington 193. | All | | | Support | | Noted. | No change. |
| Mrs B L Hawkins 194. | All | | | Support | | Noted. | No change. |
| Audrey M Mitchell 195.1 | | App 5 | | Comment | Two points already made via Brian Hall. Age of Vicarage has to be at least 30 years old! | Accepted. The Vicarage was built in 1978. | Amend NDP <u>Amend Appendix 5:</u> “The new Vicarage - built in 1978” and move higher in the list to fifth after Moor Lane/Main Street (Lower) |

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| 195.2 | | 4.8.6 | | Comment | Although perhaps not relevant to NDP - Willoughby Charity & Willoughby Educational Foundation give grants & therefore an amenity to the village. | Accepted. Add information about the charities in a new paragraph after 4.8.7 | Amend NDP. <u>Insert new paragraph after 4.8.7</u> “Two local charities give grants for various purposes. The Willoughby Education Foundation awards grants to village residents under the age of 25 for extra curriculum educational activities and to schools attended by village students. This includes textbooks for further education, educational school trips, sports clubs, computers and music studies. Under the Willoughby Charity a limited number of funds are available for discretionary grants for help with personal expenditure such as spectacles, dentures and other specialist items.” Insert additional item at the end of Appendix 9. “Willoughby Charity and Willoughby Educational Foundation” |
| Roger and Pat Atkins 196. | All | | | Support | | Noted. | No change. |

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| Adrian Sutton 197. | | | W1 to W10 | Support | Agree. | Noted. | No change. |
| Maggie Beech 198. | All | | | Support | <p>As Chair of the Neighbourhood Plan Steering Group, I fully support this version of the NDP and look forward to any amendments and additions that may improve it further during the consultation process.</p> <p>In the NDP, the Steering Group has thanked many people locally for their interest in and contributions to the plan.</p> <p>I would like to take this opportunity to express my deep appreciation for the unswerving commitment and hard work of my colleagues on the Steering Group - Brian Hall, Ken Miles, Steve Palmer, Jim Rowley and Mike Thomas. Their knowledge and their varied skills have been invaluable in engaging local people and in developing the Neighbourhood Plan to this stage.</p> <p>I give consent for my details to be sent to Rugby Borough Council.</p> | Noted. | No change. |

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| Lorraine Geddes 199. | All | | | Support | | Noted. | No change. |
| Graham Geddes 200. | All | | | Support | | Noted. | No change. |
| R. Busby 201. | All | | | Support | | Noted. | No change. |
| L. Busby 202. | All | | | Support | | Noted. | No change. |
| Jackie Hesketh 203. | All | | | Support / Comment | <p>Although I cannot say that I have read all 98 pages IN DETAIL, I can say that I support the plan as it now stands.</p> <p>I am disappointed that I could not find anything about IMPROVING public transport and Internet connection to the village, to make it more sustainable - have I missed it?</p> | <p>Noted.</p> <p>The NDP is a planning policy document and sets out local planning policies which relate to the development and use of land. Public transport provision is not a matter the NDP can address, although NDP planning policies do require development to promote walking and cycling to reduce reliance on the car. The PC will continue to work to support</p> | No change. |

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| | | | | | | <p>improvements in public transport where possible. Similarly provision of improved communication technologies in the village is dependent upon providers and government interventions and support. Rugby new Local Plan policy SDC 9: Broadband and mobile internet requires developers to facilitate and contribute towards the provision of broadband infrastructure. However in Willoughby the scale of new development is likely to be very limited and this may constrain any future provision through the development management process.</p> | |
| Rowland Smith 204. | All | | | Support | | Noted. | No change. |
| Oliver Nichols 205. | 61 | Map 10 | | Comment | Inaccuracies over Ridge and Furrow. | Accepted. Amend Maps 9, 10 and 11 to improve accuracy and/or clarity. | Amend NDP Insert new Maps 9, 10 and 11 |
| Rev Anne Hinks 206. | All | | | Support | I have read through the wndp, and found it to be fascinating, with a huge amount of detail. I | Noted. | No change. |

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| | | | | <p>just want to say what an amazing document it is, and congratulate the writers on all the hard work that has gone into it.</p> <p>I was worried at first that it might exclude any further planning, but I can see that you are allowing a reasoned amount, and preferably of lower cost dwellings, and I'm glad of that. It's good to have a village growing organically, and not in large estates.</p> <p>My home until recently has been in a small hamlet in Dickens Heath, Solihull; the council decided to build several hundred houses a few years ago, and this escalated rapidly as the years went by; now two more estates have been built, and a new proposal for other larger estates has been announced. Goodbye to green land, alas. The traffic is now heavy and the flood risk increasing.</p> <p>So it is lovely to come and live in this village where there is a careful planning for the future. Thank you.</p> | | |
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| Elizabeth Woolf 207. | All | | | Support | I support the Willoughby Draft Neighbourhood Development Plan in its entirety. | Noted. | No change. |
| Clive Woolf 208. | All | | | Support | I support the Willoughby Draft Neighbourhood Plan in its entirety. | Noted. | No change. |
| Leonie Tromans 209. | All | | | Support | Great plan, well written + well presented. | Noted. | No change. |
| Eric Palmer 210. | All | | | Support Comment | Willoughby is a place of natural beauty to live. We don't require people coming to the village to upset existing villagers. Escape to the country is OK if you understand country life. | Noted. | No change. |
| E M Carley-Read 211. | All | | | Support | | Noted. | No change. |
| Laurence Tony Gibbons 212. | All | | | Support | | Noted. | No change. |
| R Hodges 213. | All | | | Support | | Noted. | No change. |

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| David and Margaret Williams 214. | All | | | Support | <p>Congratulations to all concerned for producing an excellent NDP document following the consultation process.</p> <p>Thank you and well done to everyone for the sustained hard work.</p> | Noted. | No change. |
| Wendy Cox 215. | All | | | Support | I support the development plan in total. | Noted. | No change. |
| Bert Ogle 216. | All | | | Support | | Noted. | No change. |
| David Shaw 217. | All | | | Support | <p>After attending the Neighbourhood Plan Day on 17/10/18 and submitting my responses to the Draft Plan, I have further perused, in depth, the 98-page NDP. An incredible amount of work has gone into producing this and after also taking into account the Action Plan of the Parish Council, I am in full support.</p> <p>I will continue to follow the process with interest.</p> | Noted. | No change. |

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| Valerie Hall 218. | All | | | Support | Chair, Willoughby Village Hall The document provides really comprehensive detail of our village. The plan is representative of my idea of the future for Willoughby. | Noted. | No change. |
| Brian Hall 219. | All | | | Support Comment | <p>Willoughby Cricket Club I am 100% supportive of the NDP produced by the steering group.</p> <p>The objectives of protecting our rural landscape character + the built heritage assets are things I feel very strongly about. Also our objectives that any new development should be of high quality, sustainable design and also should provide a planning framework to guide the development of new homes is very important to me.</p> <p>As chairman of our local cricket club founded in 1901, I am very pleased to see existing community and recreational facilities protected.</p> <p>The work of the steering committee and in particular the work of the chair - Maggie Beech should be congratulated in producing such an</p> | Noted. | No change. |

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| | | | | | impressive document on the behalf of our village. | | |
| Cllr Emma Crane 220.1 | All | | | Support | <p>Hi</p> <p>Hope you're well. Thanks for your letter and emails about the Willoughby neighbourhood Plan and it's great to see this progressing. Well done for all your hard work on this over the last year or so and please do pass on my thanks to the rest of the steering group - it's a long and complex endeavour and I can appreciate the time and hard work that's gone into the draft plan.</p> <p>Apologies for responding a little after the consultation end date. I've commented on previous versions and as you know I'm very supportive of neighbourhood plans generally as a tool to help Parishes to have some more say over planning in their area.</p> <p>I have the following comments on the draft plan: Generally, I think it reads very well and is well laid out with good use of maps and photos.</p> | Noted. | No change. |

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| 220.2 | | | W1 | Comment / Support | Draft Policy W1 - protecting and enhancing the rural landscape character. I'm very supportive of this policy and was pleased to see specific mention of Lodge Farm and the high level of objections to it. One point I wondered is whether we should say "valued local landscape character" in W1? I recall the planners saying at our meeting that that was a good phrase to use to demonstrate that local people were keen to preserve the existing landscape. I notice it's used in the policy about protecting views (W2) so wondered if it should also be added to W1? | Accepted. Amend wording of Policy W1 as suggested. | Amend NDP. Amend Policy W1 first sentence to: "Development proposals should be designed and sited to minimise any adverse visual impacts on <u>the valued</u> local landscape character of Willoughby parish..." |
| 220.3 | | | W5 | Comment | Draft Policy W5 - reducing flood risk. It's good to see this in here to add to the existing provisions in the draft local plan and the mention that the parish council will work with local landowners in relation to clearing out ditches. One question, did RBC amend the blue infrastructure maps to correctly reflect the waterways? I recall from our meeting that we pointed out errors to them but don't recall | Noted. The question relates to a Policy Map that goes alongside the Local Plan not to the NDP. Refer to RBC. | No change. |

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| | | | | | seeing any follow up to say that they had done this. | | |
| 220.4 | | | W8 | Comment | <p>Draft Policy W8 - providing suitable homes - again I'm very supportive of this policy as I often hear when talking to local people about how they would like to see more starter homes or smaller retirement properties for people who would like to downsize so it's good to see this prioritised. One point I wondered whether ought to be included (and perhaps this has already been discussed with the steering group) is that there has been a number of recent planning applications to demolish existing stable blocks/agricultural buildings and/or to then build new stable blocks (or other agricultural buildings) in the open countryside. This is then followed by a subsequent application to build housing on the site of the recently demolished building (which through our planning laws has become brownfield land). This loophole is currently being promoted by Howkins&harrison and other agents. I've raised it with</p> | <p>Accepted.</p> <p>This was referred to RBC for advice and planning officers suggested additional policy wording, taking into account national planning policy and permitted development rights.</p> | <p>Amend NDP.</p> <p>Amend Policy W8:</p> <p>Add further text to end of policy:</p> <p><u>"Dwellings in the Countryside</u></p> <p>Applications for isolated dwellings outside the village boundary in the countryside will be assessed in line with national policy which takes the approach that planning decisions should avoid the development of isolated homes in the countryside unless they fall within a set of specific criteria."</p> |

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| | | | | | <p>Rugby planning and they are looking at doing a policy statement on it but I wonder if it might also be something to think about putting a paragraph into the Neighbourhood plan?</p> <p>I hope this is helpful.</p> <p>Many thanks, Kind regards</p> | | |
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Willoughby Neighbourhood Development Plan 2019 - 2031
Basic Conditions Statement
(Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990)



Willoughby Parish Council
May 2019

With assistance from
Kirkwells
PLANNING EXPERTS

1.0 INTRODUCTION

1.1 Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)¹ sets out that only a draft neighbourhood Plan or order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).

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. This applies only to Orders.

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. This applies only to Orders.

d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.

e. the making of the order (or neighbourhood plan) 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 (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.

g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

1.2 This Basic Conditions Statement sets out how the Willoughby NDP has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

2.0 LEGAL REQUIREMENTS

2.1 The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Willoughby Parish Council.

2.2 What is being proposed is a neighbourhood development plan

The plan being proposed relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

2.3 The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from 2019 to 2031 (the same period as the new Rugby Borough Council Local Plan 2011 - 2031).

2.4 The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.5 The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the designated Willoughby Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area. The Designated Neighbourhood Plan Area has the same boundary as that of the Parish at the time of the designation and is shown on Map 1 in the NDP.

3.0 BASIC CONDITIONS

3.1 a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan

The Willoughby Neighbourhood Development Plan has been prepared having appropriate regard to the policies set out in the revised National Planning Policy Framework (NPPF)².

2. Achieving Sustainable Development

Paragraph 1 of the NPPF explains that '*The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.*' Paragraph 7 sets out that '*The purpose of the planning system is to contribute to the achievement of sustainable development.*' The planning system has 3 overarching objectives to achieve sustainable development (paragraph 8): an economic objective, a social objective and an environmental objective. These should be delivered through the preparation and implementation of plans (paragraph 9).

Table 1 sets out how the Willoughby NDP delivers the 3 overarching Objectives:

Table 1 Delivering Sustainable Development

| NPPF Overarching Objectives | Willoughby NDP Policies and Proposals |
|--|--|
| <p><i>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></p> | <p>Willoughby NDP provides a strong and supportive framework for local business and investment in the economy which is appropriate to the parish's location in a rural area.</p> <p>Objective 5 is to support home working and small businesses. This sets out that new businesses in the parish will be supported to help ensure Willoughby develops and prospers. New businesses should be suitable for the countryside location and minimise any adverse impacts on local residential amenity. New businesses which enable agricultural diversification and rural enterprise will generally be supported.</p> |

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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| | <p>Objective 5 will be progressed through NDP Policy W9 which supports small scale economic development which is in keeping with Willoughby’s rural location, setting and historic character. The Policy supports homeworking and the sensitive conversion and redevelopment of agricultural buildings and requires development to consider impacts on infrastructure.</p> |
| <p><i>b) a social objective –to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</i></p> | <p>Willoughby NDP recognises the importance of contributing to the social sustainability of the local community.</p> <p>Objective 4 is to provide a positive planning framework to guide the development of new homes within the parish. This goes on to explain that the development of new homes should respond positively to local needs. The scale, location, size and type of any new homes should be sensitive to the rural area and take into consideration the distinctive character of existing buildings.</p> <p>Objective 4 will be progressed through NDP Policy W8 Providing Suitable Homes. Policy W8 supports small scale new housing development within the settlement boundary subject to various criteria and sets out the preferred housing types, sizes and tenure in response to the results of local NDP public consultations.</p> <p>NDP Objective 3 is to encourage high quality and sustainable design. New development should demonstrate high quality, inclusive and sustainable design and should positively contribute to the character and appearance of the area in which it is sited. This will be progressed through NDP Policies W4, W5 and W7. NDP Policy W4 promotes and protects blue and green infrastructure networks in the parish, Policy W5 aims to reduce flood risk including through the use of SuDS and Policy W6 requires development to conserve and enhance built heritage assets and their settings. Policy W7 supports sustainable and</p> |

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| | <p>energy efficient designs using contemporary architecture where appropriate.</p> <p>Willoughby NDP also includes Objective 6 To protect and improve local services and community and recreational facilities. Willoughby’s existing facilities will be protected and proposals for new facilities and services will be encouraged. This will be progressed through NDP Policy W10 which identifies existing community and recreation facilities in the neighbourhood area and supports development which contributes towards the improvement of existing or provision of new health, education or community type uses to meet local needs.</p> |
| <p><i>c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i></p> | <p>Willoughby NDP has a strong emphasis on environmental sustainability.</p> <p>Objective 1 is to ensure that the rural landscape character and biodiversity of the parish is protected and enhanced. New development should be sustainable and should not detract from the character of the existing structures and landscape or impact adversely on local habitats and wildlife. Landscaping schemes should be designed sensitively taking into account the distinctive character of the historic agricultural landscape and the surrounding countryside. This will be progressed through NDP policies W1, W2, W3 and W4.</p> <p>NDP Policy W1 sets out how development should protect and enhance the special qualities of the rural landscape character of the parish. Policy W2 protects significant local views and Policy W3 supports community-led initiatives for renewable and low carbon energy schemes. NDP Policy W4 requires new development to protect and where possible enhance existing Green and Blue Infrastructure.</p> |

3. Plan Making

In Section 3 Plan Making, the NPPF sets out that 6 principles that plans should address. Table 2 sets out how the Willoughby NDP addresses each of these in turn.

Table 2 Plan Making

| NPPF Plan Making | Willoughby NDP |
|--|--|
| a) be prepared with the objective of contributing to the achievement of sustainable development; | The Willoughby NDP has been prepared to contribute to sustainable development; Table 1 above sets out how the Plan's objectives, policies and proposals address economic, social and environmental objectives. |
| b) be prepared positively, in a way that is aspirational but deliverable; | <p>The NDP has been prepared positively. The Parish Council, through the Steering Group, has worked hard to ensure policies are positively worded to 'support' and 'encourage' suitable development.</p> <p>The design policies in the NDP set out robust and aspirational criteria which reflect local concerns about the need for housing to respond to the existing local vernacular in terms of scale, density and materials and to be of a high quality in design terms. Housing Policy W8 has been prepared in response to local concerns about providing the house types and sizes most needed by the local community to ensure it remains sustainable over the plan period.</p> |
| c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees; | <p>All the policies have been prepared through an extensive and thorough approach to community engagement. This has led to a relatively high proportion of local people taking part in questionnaires and surveys as the Plan has moved forward through the process.</p> <p>The accompanying Consultation Statement sets out the details of the extensive, wide ranging and multiple community consultation and engagement activities which have been undertaken since 2017 at all stages of the Plan's preparation. Briefly this has included:</p> |

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| | <ul style="list-style-type: none"> • Consideration of results of previous surveys and questionnaire undertaken by the Parish Council to inform the identification of key themes for the NDP in an Issues and Options document; • Informal consultation on an Issues and Options document from May to June 2018; • A Neighbourhood Development Plan Day on Wednesday, 16 May; • Informal consultation on a First Draft Plan from October to November 2018; • A second Neighbourhood Development Plan Day on Wednesday, 17 October 2018; • Formal Regulation 14 public consultation from January to March 2019. <p>Consultations were promoted using summary documents and questionnaires delivered to local households, and by using flyers and posters. The documents were placed on the NDP webpages and Survey Monkey was used to encourage residents to complete questionnaires online. Paper copies were also provided.</p> <p>At each consultation stage representations have been considered carefully and appropriate amendments to the NDP made.</p> |
| <p>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p> | <p>The NDP policies and proposals have been prepared by a steering group of local residents, with support from a planning consultant and planning officers at Rugby Borough Council.</p> <p>Amendments have been made at key stages to improve the clarity and reduce ambiguity, but it is understood that the Examiner is likely to recommend further changes to wording following the examination process.</p> |
| <p>e) be accessible through the use of digital tools to assist public involvement and policy presentation; and</p> | <p>Updates and documents have been provided on the NDP website at all stages of plan preparation.</p> |

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| | An online survey tool, Survey Monkey, was used at key stages including the Issues and Options and First Draft Plan informal consultations. Responses by email were invited at informal and formal consultation stages. |
| f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant). | The NDP has been amended and updated to reduce duplication with policies in the Rugby Local Plan and duplication with national policies. |

The Plan Making Framework

Paragraph 18 sets out that policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies. The Willoughby NDP contains non-strategic planning policies and proposals that add local detail and value to strategic policies in the Rugby Local Plan. The supporting text for the NDP policies refers to the relevant strategic policies.

Non-strategic policies

Paragraph 29 advises that neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Willoughby NDP supports development in line with Local Plan Policy GP2: Settlement Hierarchy, where Willoughby is identified as a Rural Village where 'Development will be permitted within existing boundaries only, including the conversion of existing buildings where national policy permits.'

Paragraph 30 goes on to say that once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

5. Delivering a sufficient supply of homes

Paragraph 65 sets out that strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. The Willoughby NDP has been prepared in the context of

Local Plan Policy GP2: Settlement Hierarchy, where Willoughby is identified as a Rural Village where 'Development will be permitted within existing boundaries only, including the conversion of existing buildings where national policy permits.'

Outside the village, the remainder of the parish falls under 'Countryside' where 'new development will be resisted; only where national policy on countryside locations allows will development be permitted.'

Willoughby is located within a rural area. Paragraph 78 advises that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. The NDP supports this principle by guiding new development proposals to the settlement boundary of the village. The NDP notes that some limited additional housing in the village would help to sustain the remaining local services and businesses.

6. Building a strong, competitive economy

Paragraph 83 advises that in rural areas planning policies should enable a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. The Willoughby NDP addresses these matters through **Policy W9** which supports home working and small businesses and **Policy W10** which protects existing recreation and community facilities and supports investment in new facilities.

8. Promoting healthy and safe communities

Paragraph 91 sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles. The NDP includes policies which protect and encourage investment in local health, education or community type uses to meet local needs (**Policy W10**) and which promote walking and cycling (**Policies W4, W7 and W8**).

9. Promoting sustainable transport

Paragraph 102 advises that opportunities to promote walking, cycling and public transport use should be identified and pursued. Walking, and cycling are promoted in **NDP Policies W4, W7 and W8** but the NDP recognises that opportunities to use public transport are very limited in this rural area.

11. Making effective use of land

Paragraph 118 advises that planning policies should a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside; and b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production. The Willoughby NDP supports habitat protection in **Policy W1** which sets out that steps should be taken to preserve and enhance wildlife habitats, green and blue infrastructure corridors and heritage assets such as historic field patterns, hedgerow field boundaries and drainage ditches. A Green and Blue Infrastructure approach to development is promoted in **Policy W4**, including linking schemes to existing Green and Blue infrastructure, neighbouring amenities and communities to increase their environmental and quality of life benefits, and incorporating planting and landscaping schemes using locally appropriate species which contribute to biodiversity and wildlife objectives.

12. Achieving well-designed places

Paragraph 124 explains that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 125 goes on to say that design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. The Willoughby NDP includes several policies (such as **W1, W4, W5, W6 and W7**) which together promote high quality design which responds to existing character and context. All policies have been prepared with the close involvement of the local community.

14. Meeting the challenge of climate change, flooding and coastal change

Paragraph 148 advises that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. Paragraph 151 goes on to set out that to help increase the use and supply of renewable and low carbon energy and heat, plans should c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers and in paragraph 152, local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning. Willoughby NDP includes **Policy W3** which sets out that small scale renewable and low carbon energy schemes will be supported subject to criteria. .

Planning and flood risk

Paragraph 157 sets out that plans should avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by various measures including c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques). Willoughby village has a water course flowing through the centre and flooding is an issue in the area. **NDP Policy W5** aims to reduce flood risk through a range of detailed measures including addressing location of development, providing suitable approaches to drains and runoff and provision for flood storage.

15. Conserving and enhancing the natural environment

Paragraph 170 advises that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity and recognising the intrinsic character and beauty of the countryside. **NDP Policy W1** protects and enhances local landscape character and wildlife habitats.

Ground conditions and pollution

Paragraph 180 sets out that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. This includes considering such matters as noise and light pollution. Willoughby **NDP Policy W7** protects residential amenity of existing neighbouring occupiers in terms of light, noise, overlooking and odours.

16. Conserving and enhancing the historic environment

Paragraph 184 advises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Paragraph 18 goes on to say that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. Willoughby NDP **Policy W6** requires development to be designed to protect and enhance the setting of important buildings and other heritage assets, including buildings identified as suitable for local listing.

3.2 b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

The NDP notes that there are six listed buildings in the Parish including the Grade II* listed Church of St Nicholas and one scheduled monument, The Moat. The area also includes several notable surviving areas of ridge and furrow landscape. **NDP Policy W1** Protecting and Enhancing Rural Landscape Character requires development to be designed and sited to minimise any adverse visual impacts on the local landscape character of Willoughby parish including areas of ridge and furrow and former enclosures identified on maps. Built heritage is protected in **Policy W6** which sets out that development proposals should conserve and enhance built heritage assets in Willoughby, including any locally significant, non-designated heritage assets.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.3 c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Plan area does not include any Conservation Areas.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.4 d. Contributes to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development. This is set out in more detail in Table 1 above in relation to the economic, social and environmental objectives of the NPPF.

3.5 e. In General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the Rugby Borough Council Local Plan 2011-2031.

Table 3 sets out the way that the Neighbourhood Plan conforms to the relevant strategic planning policies in the Local Plan.

Table 3 General Conformity with Rugby's Strategic Planning Policies

| Willoughby NDP Policies | Rugby Borough Council Local Plan – 2011-2031 Relevant Strategic Planning Policies | General Conformity |
|---|---|---|
| <p>Policy W1: Protecting and Enhancing Rural Landscape Character</p> <p>Development proposals should be designed and sited to minimise any adverse visual impacts on the valued local landscape character of Willoughby parish as described in the Landscape Assessment of the Borough of Rugby Sensitivity and Condition Study (April 2006).</p> <p>Proposals for new development should incorporate the following landscape design principles:</p> <p>A. The open, rural character of the landscape around Willoughby village should be maintained. Isolated new residential buildings in the open countryside will not be acceptable unless they meet the criteria of Rugby Local Plan Policy H4: Rural Exceptions Sites or fall under permitted development.</p> <p>B. Where possible, proposals for farming related development in the rural area should adjoin the existing built form of farmsteads and other buildings. Large new agricultural buildings and structures should</p> | <p>Policy NE3: Landscape Protection and Enhancement</p> <p>New development which positively contributes to landscape character will be permitted. Development proposals will be required to demonstrate that they:</p> <ul style="list-style-type: none"> • integrate landscape planning into the design of development at an early stage; • consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity; • relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance; • identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts; • aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance; | <p>Local Plan Policy NE3 provides broad strategic protection for landscape character across Rugby Borough Council's area. The Policy requires landscape design to be sensitive and for development to consider local context, landscape features and visual impacts.</p> <p>NDP Policy W1 aims to strengthen and add value to the strategic policy by identifying local landscape features in Willoughby which are significant to local people and which have their own intrinsic heritage value. The policy advises that the siting and design of new agricultural buildings in the countryside should be sensitive to local context. The policy aims to protect wildlife corridors and local habitats and identifies the importance of ridge and furrow and other local landscape features in the area. Green gaps should be protected between settlements and lighting minimised to prevent light pollution.</p> |

| Willoughby NDP Policies | Rugby Borough Council Local Plan – 2011-2031 Relevant Strategic Planning Policies | General Conformity |
|--|---|--------------------|
| <p>be sited and designed sensitively to avoid breaking the skyline in terms of views from Willoughby village, and landscaping schemes should incorporate screening using native species in hedgerows (see Policy W4) and locally appropriate materials in walls and fences. Larger buildings should be ‘broken up’ using a change in materials or colour or a break in the roof line.</p> <p>C. The sensitive conservation and restoration of traditional farm buildings through continued and appropriate new uses is supported. Repairs and alterations should use local materials and techniques wherever possible.</p> <p>D. Steps should be taken to preserve and enhance wildlife habitats, green and blue infrastructure corridors and heritage assets such as historic field patterns, hedgerow field boundaries and drainage ditches.</p> <p>E. The remaining areas of ridge and furrow landscape and pasture/arable fields of former enclosures as identified on the maps in Appendix 1 are of national importance and development which impacts adversely on these areas and their setting will be strongly resisted.</p> | <ul style="list-style-type: none"> • address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing and expanding these features through means such as buffering and reconnecting fragmented areas; and • are sensitive to an area’s capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements. | |

| Willoughby NDP Policies | Rugby Borough Council Local Plan – 2011-2031 Relevant Strategic Planning Policies | General Conformity |
|---|--|---|
| <p>F. The green gaps between Willoughby Village and all other hamlets and villages (existing or proposed) should be protected to prevent coalescence of settlements and to ensure that the settlement of Willoughby village remains distinct.</p> <p>G. Lighting schemes should be designed to minimise light pollution. Security lighting should be operated by intruder switching, be appropriate, unobtrusive and energy efficient and have consideration for neighbouring amenity.</p> <p>H. Development within Willoughby village should protect important local landscape features which enhance the character of the built-up area and link it to the open countryside. These include the following: existing grass verges, hedges, trees, wild areas, swales and ponds. New developments should aim to incorporate these features into landscaping designs.</p> | | |
| <p>Policy W2: Protecting Significant Local Views</p> <p>The identified Significant Views on Maps 2A and 2B make an important contribution towards</p> | <p>Policy NE3: Landscape Protection and Enhancement</p> <p>New development which positively contributes to landscape character will be permitted.</p> | <p>Local Plan Policy NE3 includes the requirement for developments to identify visual impacts and to incorporate landscaping to reduce impacts.</p> |

| Willoughby NDP Policies | Rugby Borough Council Local Plan – 2011-2031 Relevant Strategic Planning Policies | General Conformity |
|--|--|--|
| <p>local visual amenity and the neighbourhood area’s landscape character.</p> <p>Development proposals should respect these Significant Views which are locally valued. Where a development proposal impacts on an identified Significant View, a Landscape and Visual Impact Assessment or similar study should be carried out to ensure that the scheme is designed and sited sensitively and appropriately to mitigate any adverse impacts.</p> | <p>Development proposals will be required to demonstrate that they:</p> <ul style="list-style-type: none"> • identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts; | <p>NDP Policy W2 is in general conformity with this Local Plan Policy as it identifies those views in Willoughby which have a particular significance to residents in Willoughby and which should be considered in development schemes.</p> |
| <p>Policy W3: Community-Led Renewable Energy Schemes</p> <p>Community-led initiatives for renewable and low carbon energy schemes will be supported, provided that any adverse landscape and visual impacts (including cumulative impacts) are mitigated and, where this is not possible, minimised.</p> | <p>Policy SDC8: Supporting the provision of renewable energy and low carbon technology</p> <p>Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will be supported in principle subject to all of the following criteria being demonstrated:</p> <ul style="list-style-type: none"> • the proposal has been designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity; • the proposal has been designed to minimise adverse impacts (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact; | <p>Local Plan Policy SDC8 supports proposals for renewable energy and low carbon technology subject to various criteria including consideration of impacts on the natural environment and setting.</p> <p>NDP Policy W3 supports community led initiatives for renewable and low carbon energy schemes which may come forward, subject to landscape and visual impacts and suitable mitigation measures.</p> |

| Willoughby NDP Policies | Rugby Borough Council Local Plan – 2011-2031 Relevant Strategic Planning Policies | General Conformity |
|-------------------------|--|--------------------|
| | <ul style="list-style-type: none"> • there is no unacceptable impact on heritage assets and their setting; • the scheme maximises appropriate opportunities to address the energy needs of neighbouring uses (for example linking to existing or emerging District Heating Systems); • for biomass, it must be demonstrated that fuel can be obtained from a sustainable source and the need for transportation will be minimised; • for proposals for hydropower the application must be supported by a Flood Risk Assessment and Water Framework Directive assessment; • for wind turbines, the proposed development site is identified as suitable for wind energy development in a Local or Neighbourhood Plan; • for solar farms proposed on the best and most versatile agricultural land a sequential test has to be undertaken as outlined in the supporting text to this policy. Where it is proven that the use of the best and most versatile agricultural land is necessary, conditions may be applied to an approval to require the land to be restored to its previous greenfield use when the operation ceases; and | |

| Willoughby NDP Policies | Rugby Borough Council Local Plan – 2011-2031 Relevant Strategic Planning Policies | General Conformity |
|---|--|--|
| | <ul style="list-style-type: none"> following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. | |
| <p>Policy W4: Green and Blue Infrastructure in Willoughby</p> <p>Green and Blue Infrastructure networks in Willoughby parish are identified on Map 3. These networks support biodiversity, contribute towards reducing flood risk and improving water quality management and enhance the landscape and historic character of Willoughby Parish.</p> <p>A. New development should protect and where possible enhance existing Green and Blue Infrastructure. Development which delivers the creation of new multifunctional green and blue infrastructure will be supported. New infrastructure should connect to existing infrastructure wherever possible.</p> <p>B. Proposals should demonstrate how existing networks within the site will be maintained during development and thereafter in perpetuity.</p> | <p>Policy NE2: Strategic Green and Blue Infrastructure Policy</p> <p>The Council will work with partners towards the creation of a comprehensive Borough wide Strategic Green and Blue Infrastructure Network which is inclusive of the Princethorpe Woodland Biodiversity Opportunity Areas (also known as the Princethorpe Woodlands Living Landscape), as shown on the Green and Blue Infrastructure Policies Map. This will be achieved through the following:</p> <ul style="list-style-type: none"> the protection, restoration and enhancement of existing and potential Green and Blue Infrastructure assets within the network as shown on the Policies Map; and the introduction of appropriate multi-functional corridors between existing and potential Green and Blue Infrastructure assets. | <p>Local Plan Policy NE2 sets out how Rugby Borough Council will work to create a comprehensive Green and Blue Infrastructure network across the Borough by protecting and enhancing existing infrastructure and requiring new development where appropriate to provide new infrastructure linking to existing networks.</p> <p>Willoughby NDP Policy W4 is in general conformity with this strategic policy and it provides more local detail by identifying existing Green and Blue Infrastructure networks in Willoughby and setting out how opportunities could be taken to link in and with these and enhance them.</p> |

| Willoughby NDP Policies | Rugby Borough Council Local Plan – 2011-2031 Relevant Strategic Planning Policies | General Conformity |
|---|--|---|
| <p>C. Opportunities should be taken to extend existing networks of footpaths, bridleways and cycleways. Where appropriate, new development should make links to existing Green and Blue infrastructure, neighbouring amenities and communities to increase their environmental and quality of life benefits.</p> <p>D. Development should incorporate mitigation measures to protect and enhance the river corridors of the River Leam and its tributaries and the swales which flow through the centre of the village of Willoughby as well as the pond on Lower Street. Proposals should also incorporate opportunities to create space for water to reduce the risk of flooding downstream and to provide other benefits including amenity and enhancing biodiversity.</p> <p>E. New planting and landscaping schemes should use locally appropriate species which contribute to biodiversity and wildlife objectives.</p> | <p>Where appropriate new developments must provide suitable Green and Blue Infrastructure corridors throughout the development and link into adjacent strategic and local GI networks or assets where present.</p> <p>Where such provision is made a framework plan should be produced as part of the planning application demonstrating the contribution to the overall achievements of the multi-functional strategic Green/Blue Infrastructure network. A management plan, based on delivering the framework plan and detailing how the infrastructure will be managed, may be required by condition.</p> | |
| <p>Policy W5: Reducing Flood Risk in Willoughby</p> <p>Development schemes should be sited and designed to reduce flood risk in Willoughby by addressing the following:</p> | <p>Policy SDC5: Flood Risk Management</p> <p>A sequential approach to the location of suitable development will be undertaken by the Council based on the Environment Agency’s</p> | <p>Local Plan Policy SDC5 sets out the strategic planning policy for Rugby Borough to manage flood risk in new development. Policy SDC6 promotes sustainable drainage techniques where appropriate.</p> |

| Willoughby NDP Policies | Rugby Borough Council Local Plan – 2011-2031 Relevant Strategic Planning Policies | General Conformity |
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| <p><u>Location of New Development</u></p> <p>A. All new development should be located in Flood Zone 1. Only if there is no viable/available land in Flood Zone 1 should other areas be considered using the Sequential Test approach. Any watercourse which does not have any flood extents associated with it, will require further work or modelling as part of detailed planning applications to ensure the proposed development will be safe and not increase flood risk.</p> <p>B. In areas where fluvial flood risk is a known issue, development should be avoided within Flood Zone 2 and 3 unless the development can ensure flood risk is not increased elsewhere as well as ensuring surface water runoff is no greater than the existing pre-development runoff. This should include consideration of flood extents within climate change. This may result in existing areas in Flood Zone 2 being located in Flood Zone 3 under the climate change scenario.</p> <p>C. Development should be located a suitable distance from watercourses to allow access</p> | <p>flood zones as shown on the latest Flood Map for Planning and Strategic Flood Risk Assessment (SFRA). This will steer new development to areas with the lowest probability of flooding, in order to minimise the flood risk to people and property and manage any residual risk.</p> <p>If following application of the sequential test, it is not possible or consistent with wider sustainability objectives for the development to be located in zones with a lower probability of flooding, then the Exception Test can be applied as set out in the NPPF.</p> <p>Following the Sequential Test, and if required the Exception Test, development will only be permitted where the following criteria are met:</p> <ul style="list-style-type: none"> • that the development does not increase flood risk elsewhere • Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and • Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it | <p>Willoughby has a water course flowing through the village centre and includes areas at known risk of fluvial and surface water flooding. NDP Policy W5 is in general conformity with Local Plan Policies SDC5 and SDC6 by setting out how flood risk should be managed in Willoughby, taking account of locally specific circumstances.</p> |

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| <p>for maintenance and restoring the natural floodplain. This distance will be guided by the latest advice from the Environment Agency. This includes existing culverted watercourses.</p> <p>D. Finished floor levels should be set a minimum of 600mm above the 1 in 100 year plus climate change flood level.</p> <p><u>Drainage and Runoff</u></p> <p>E. Development proposals will be required to provide effective surface water drainage measures to protect existing and future residential areas from flooding. New development should be designed to maximise the retention of surface water on the development site and to minimise the rate of runoff. Overall there should be no net increase in surface water runoff for the lifetime of the development.</p> <p>F. All developments should seek to control and discharge all surface water runoff generated on site during the 1 in 100 year plus climate change rainfall event. For greenfield development sites, the surface water runoff generated as a result of the development should not exceed the greenfield runoff</p> | <p>gives priority to the use of sustainable drainage systems.</p> <p>Land that is required for current and future flood management will be safeguarded from development. Opportunities to reduce the causes and impacts of flooding should be taken where possible.</p> <p>Applicants will be required to demonstrate how they comply with this Policy by way of a site-specific Flood Risk Assessment (FRA) which is appropriate to the scale and nature of the development proposed, where the development is:</p> <ul style="list-style-type: none"> • in Flood Zone 2 or 3 as defined by the Environment Agency’s Flood Map or Rugby Borough SFRA; • minor development and change of use more than 1ha and in Flood Zone 1; • within 20m of a watercourse; • adjacent to, or including, any flood bank or other flood control structure; or • within an area with critical drainage problems. <p>The FRA must assess the flood risk from all sources and identify options to mitigate the flood risk to the development, site users and surrounding area.</p> | |

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| <p>rate. For brownfield development sites, developers are expected to deliver a substantial reduction in the existing runoff rate, and where possible, reduce the runoff to the equivalent greenfield rate.</p> <p>G. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy unless deemed inappropriate.</p> <p>H. Developments should take account of the Drainage Hierarchy and, in particular, schemes should direct surface water away from combined sewers on previously developed land and ensure surface water on new development is not connected to a combined sewer. Where alternatives to a connection to a surface water sewer or to a combined sewer are available these outfall options should be considered prior to determination of the drainage system.</p> <p>I. All SuDs features should be located outside of the 1 in 100 year plus climate change flood extent.</p> <p><u>Flood Storage</u></p> | <p>Policy SDC6: Sustainable Drainage</p> <p>Sustainable Drainage Systems (SuDS) are required in all major developments and all development in flood zones 2 and 3. Such facilities should preferably be provided on-site or, where this is not possible, close to the site, and:</p> <ul style="list-style-type: none"> • be designed and located outside the floodplain and to integrate with Green/Blue Infrastructure functions; • be appropriate for the needs of the site; • promote enhanced biodiversity; • improve water quality; • increase landscape value; and • provide good quality open spaces. <p>Infiltration SuDs is the preferred way of managing surface water. The developer will carry out infiltration tests where possible and a groundwater risk assessment to ensure that this is possible and that groundwater would not be polluted. Where it is proven that infiltration is not possible, surface water should be discharged into a watercourse (in agreement with the Lead Local Flood Authority (LLFA) at pre-development greenfield run off rates or into a surface water sewer if there is no nearby surface water body.</p> | |

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| <p>J. Schemes should make use of open space to retain water as part of flood risk management.</p> <p>K. Areas of land in Flood Zone 2 and Flood Zone 3 adjacent to the River Leam and its tributaries will be protected from development to support flood attenuation measures or natural flood risk management. This will help to ensure that sites are safe and that development will not increase flood risk elsewhere.</p> <p>L. Wherever possible, development proposals should seek to provide a betterment. Developments should create space for water by restoring floodplains and contributing towards Green and Blue Infrastructure (see Policy W4). Culverted watercourses should be opened up and any unnecessary obstructions removed.</p> | <p>In exceptional circumstances, where a sustainable drainage system cannot be provided, it must be demonstrated that:</p> <ul style="list-style-type: none"> • an acceptable means of surface water disposal is provided which does not increase the risk of flooding or give rise to environmental problems and improves on the current situation; and • contributions will be made to off-site SUDS schemes if located in an area known to suffer surface water flooding the development should seek to offer a strategic solution. | |
| <p>Policy W6: Conserving and Enhancing Built Heritage Assets and their Settings</p> <p>Development proposals should conserve and enhance built heritage assets in Willoughby, including any locally significant, non-designated heritage assets. Wherever possible, the following criteria should be addressed:</p> | <p>Policy SDC3: Protecting and enhancing the Historic Environment</p> <p>Development will be supported that sustains and enhances the significance of the Borough’s heritage assets including listed buildings, conservation areas, historic parks and gardens,</p> | <p>Local Plan Policy SDC3 requires development to consider the significance of heritage assets in the Borough and to sustain and enhance them.</p> <p>Willoughby NDP is in general conformity with this strategic planning policy. The NDP provides more local detail by identifying and describing proposed local heritage assets in Willoughby for</p> |

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| <p>A. Development proposals including alterations to existing buildings should describe the significance of any heritage assets affected, including any contribution made by their setting, and conserve and enhance assets according to their significance.</p> <p>B. All development should seek to conserve both designated and non-designated heritage assets including listed buildings and locally significant non-designated assets identified in this Neighbourhood Development Plan for consideration by Rugby Borough Council (see Appendix 3), and put in place measures to avoid or minimise impact or mitigate damage.</p> <p>C. Development proposals in areas on maps in the Warwickshire Historic Environment Record (HER) for Willoughby Parish must take account of known surface and subsurface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development. In all instances the Warwickshire Historic Environment Record should be consulted at an early stage in the formulation of proposals.</p> | <p>archaeology, historic landscapes and townscapes.</p> <p>Development affecting the significance of a designated or non-designated heritage asset and its setting will be expected to preserve or enhance its significance.</p> <p>a) Understand the Asset Applications with the potential to affect the significance of a heritage asset will be required to provide sufficient information and assessment (such as desk-based appraisals, field evaluation, and historic building reports) of the impacts of the proposal on the significance of heritage assets and their setting. The Warwickshire Historic Environment Record, the Borough’s Conservation Area Character Appraisals and Management Plans, the Local List of non-designated heritage assets, the Warwickshire Historic Towns Appraisal Study and Historic Landscape Characterisation Study are examples of sources of information that will be used to inform the consideration of future development including potential conservation and enhancement measures.</p> <p>b) Conserve the Asset Great weight will be given to the conservation of the Borough’s designated heritage assets.</p> | <p>protection under NDP Policy W6 and requires development proposals to take account of the HER and to conserve designated and non-designated heritage assets or put in place suitable mitigation measures.</p> |

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| | <p>Any harm to the significance of a designated heritage asset must be justified.</p> <p>Proposals causing substantial harm to designated heritage assets will need to demonstrate that the harm is necessary to achieve substantial public benefits sufficient to outweigh the harm or loss. Alternatively it must be demonstrated that all of the following apply:</p> <ul style="list-style-type: none"> • the nature of the heritage asset prevents all reasonable uses of the site; and • no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and • conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and • the harm or loss is outweighed by the benefit of bringing the site back into use. <p>Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this will be weighed against the public benefits of the proposal.</p> <p>In weighing applications that affect non-designated heritage assets, a balanced judgement will be required having regard to the</p> | |

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| | <p>scale of any harm or loss and the significance of the asset.</p> <p>Non-designated archaeological sites of equivalent significance to scheduled monuments should be considered subject to the criteria for designated heritage assets.</p> | |
| <p>Policy W7: Encouraging High Quality and Sustainable Design</p> <p>New development proposals and alterations and extensions to existing buildings should demonstrate how they have addressed the following design principles:</p> <p><u>General Principles</u></p> <p>A. New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings. Care must be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual character of the street scene and impact on any significant wider landscape views (see Policy W2).</p> <p>B. Proposals should demonstrate how they have considered the distinctive character of</p> | <p>Policy SDC1: Sustainable Design</p> <p>All development will demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. All developments should aim to add to the overall quality of the areas in which they are situated.</p> <p>Factors including the massing, height, landscape, layout, materials and access should also be a key consideration in the determination of planning applications.</p> <p>The Council will consider appropriate housing density on a site by site basis with decisions informed by local context of the area in terms of design considerations, historic or environmental integration, local character,</p> | <p>High quality and sustainable design is promoted in Local Plan Policy SDC1 and more detailed requirements are set out in Policy SDC4.</p> <p>NDP Policy W7 is in general conformity with these strategic planning policies by promoting high quality and sustainable design in Willoughby, taking into account local character and context which are described in some detail in the NDP. At the same time innovative, modern and sustainable approaches to design are supported and encouraged where they are appropriate to their local context.</p> |

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| <p>the neighbouring area in Design and Access Statements taking into account the local character appraisals in Appendix 4.</p> <p>C. New buildings should follow a consistent design approach in the use of materials, windows/doors and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment.</p> <p>D. Older traditional buildings should be retained where possible. Where alterations are proposed these should be sympathetic to the existing character not detract from it.</p> <p>E. Extensions should be sympathetic in design to the main building and be proportionate in terms of scale.</p> <p>F. Residential amenity of existing neighbouring occupiers should be protected in terms of light, noise, overlooking and odours.</p> <p><u>Sustainable Development</u></p> <p>G. Sustainable, energy efficient designs will be supported. Where planning consent is required, small scale domestic renewable</p> | <p>identified local need and, where relevant, a Neighbourhood Development Plan.</p> <p>Proposals for new development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.</p> <p>Proposals for housing and other potentially sensitive uses will not be permitted near to or adjacent sites where there is potential for conflict between the uses, for example, an existing waste management site. Such proposals must be accompanied by supporting information demonstrating that the existing and proposed uses would be compatible and that the proposal has addressed any potential effects of the existing use on the amenity of the occupiers of the proposed development.</p> <p>Developers should provide adequate off-street storage space for wheeled bins, including storing recycling, to serve all new residential properties, including conversions. This requirement is particularly important in designated Conservation Areas where the visual importance of the street scene has been acknowledged and there is a duty for the area’s character and appearance to be preserved or and enhanced. Provision can be in the form of storage space integral to the design of the</p> | |

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| <p>energy schemes such as solar panels, solar water heating and ground source heat pumps will be supported provided that schemes are sited and designed to be unobtrusive.</p> <p>H. New developments should also be designed to include water efficiency measures to reduce water consumption to an estimated water use of no more than 110 litres per person per day or subsequent target. Such measures could include for instance use of water efficient fixtures and fittings, installation of water butts to collect rainwater for garden and external use and recycling of grey water in toilets.</p> <p>I. Contemporary designs and modern architectural approaches, including the use of innovative construction techniques and new or recycled building materials, will be acceptable where they are of outstanding or innovative design and where they clearly demonstrate that they are appropriate to their context.</p> <p>J. Proposals for new development should aim to promote walking and cycling by linking to existing routes where possible and including suitable storage provision for bicycles.</p> | <p>property, dedicated space externally, in a communal storage area, or in underground waste storage systems.</p> <p>Proposals relating to the enhanced energy efficiency of existing buildings will be supported in accordance with the most up to date national regulations.</p> <p>Policy SDC4: Sustainable Buildings</p> <p><u>Residential buildings</u></p> <p>All new dwellings shall meet the Building Regulations requirement of 110 litres of water/person/day unless it can be demonstrated that it is financially unviable.</p> <p><u>Non-residential buildings</u></p> <p>All non-residential development over 1000 sqm is required should aim to achieve as a minimum BREEAM standard ‘very good’ (or any future national equivalent) unless it can be demonstrated that it is financially unviable.</p> <p>In meeting the carbon reduction targets set out in the Building Regulations and BREEAM standards the Council will expect development</p> | |

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| <p>Electric charging points for vehicles should be provided on external elevations or in garages.</p> <p>K. Development should not increase flood risk elsewhere. Surface water runoff should be no greater than the existing pre-development runoff, irrespective of whether or not the receiving watercourse has capacity to take additional flows as any additional runoff may exacerbate flood risk downstream.</p> <p><u>Respecting Local Character</u></p> <p>L. New buildings should be orientated to front the road. Existing building lines should be maintained. Where existing buildings are set back behind front gardens new development should continue this approach and incorporate similar boundary treatments such as low front walls or hedges.</p> <p>M. Local building materials typically include traditional red brick and render and Northamptonshire ironstone in some older properties and tiled or slate roofs. Proposals should reference existing local materials in the neighbouring area as</p> | <p>to be designed in accordance with the following energy hierarchy:</p> <ul style="list-style-type: none"> • Reduce energy demand through energy efficiency measures • Supply energy through efficient means (i.e. low carbon technologies) • Utilise renewable energy generation <p>Actual provision will be determined through negotiation, taking account of individual site characteristics and issues relating to the viability of development.</p> <p>The re-use and recycling of surface water and domestic waste water within new development will be encouraged.</p> | |

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| <p>described in the character appraisals in Appendix 4 and incorporate these into the design of new schemes to help integrate them into the local context.</p> <p>N. Dormer roofs that can be seen from the street should be pitched and should be functional and unobtrusive.</p> <p>O. Building heights should be no more than two storeys.</p> <p>P. Windows should be appropriate to the type and size of house and alterations to older properties should retain the size and style of the original opening wherever possible. Larger windows may be acceptable if they do not detract from the original building design and are not visible from the road.</p> <p>In the wider rural area, redevelopment, alteration or extension of historic farmsteads and agricultural buildings should be sensitive to their distinctive character, materials and form.</p> | | |
| <p>Policy W8: Providing Suitable Homes</p> <p><u>Housing inside the Settlement Boundary</u></p> | <p>Policy GP2: Settlement Hierarchy</p> <p>Development will be allocated and supported in accordance with the following Settlement Hierarchy, as defined on the Policies Map:</p> | <p>Local Plan Policy GP2 sets out the settlement hierarchy and Willoughby village is identified as a rural village where development is supported within the identified settlement boundary and the surrounding area is included in the wider</p> |

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| <p>New housing development will be supported within the settlement boundary of Willoughby village where:</p> <p>A. Schemes are small in scale (around 1 or 2 houses) and are on small infill or brownfield sites.</p> <p>B. Development does not have an unacceptable impact on the character of the surrounding area and responds positively to design policies in the Neighbourhood Development Plan.</p> <p>C. Residential development in rear gardens demonstrates that proposals would not have an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, hedges and shrubbery and a substantial increase in the density of built form. Local residential amenity and privacy should be protected.</p> <p>D. Suitable access is provided linked to existing local vehicular, pedestrian and cycle networks.</p> <p>E. Car parking provision is provided in accordance with the most up to date parking</p> | <p>Rural Villages Development will be permitted within existing boundaries only, including the conversion of existing buildings where national policy permits.</p> <p>Countryside New development will be resisted; only where national policy on countryside locations allows will development be permitted.</p> <p>Policy H1: Informing Housing Mix</p> <p>To deliver a wide choice of high quality market homes across the Borough residential development proposals must form a mix of market housing house types and sizes consistent with the latest Strategic Housing Market Assessment.</p> <p>New residential development should contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first time buyers, current demand and existing housing stock.</p> <p>The council will consider an alternative mix in the following circumstances where it is clearly demonstrated how the delivery of a mix which</p> | <p>countryside where rural area policies will apply. A suitable housing mix is required in Local Plan policy H1.</p> <p>Willoughby NDP Policy W8 supports suitable small scale housing within the settlement boundary and provides more local detail taking into account local residents' concerns and priorities for new housing design and mix. The Policy has been prepared taking account of residents' feedback in surveys and informal engagement in consultations for the NDP.</p> |

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| <p>standards of Rugby Borough Council³ and suitable provision is made on site to minimise additional on-street parking in the village.</p> <p>F. Development proposals are not in areas at risk of flooding.</p> <p><u>House Types and Sizes</u></p> <p>All proposals for new housing and conversions of existing buildings will be required to demonstrate that they meet local housing needs in terms of house type, size and tenure or a need identified in an updated Local Housing Needs Assessment.</p> <p>The following will be particularly encouraged:</p> <ol style="list-style-type: none"> 1. Smaller starter homes (1-2 bedrooms) for young people. 2. Homes for young families (2-3 bedrooms) with gardens. 3. Smaller homes for older residents (1-2 bedrooms) and extra care/sheltered accommodation to provide opportunities for downsizing. | <p>has regard to the SHMA, or relevant update, is compromised:</p> <ul style="list-style-type: none"> • where the shape and size of the site justifies the delivery of a mix of housing; or • the location of the site, for example sustainable and very accessible sites within or close to Rugby town centre or the train station; or • sites with severe development constraints where the housing mix may impact on viability, where demonstrated through submission of viability appraisal; or • where a mix of housing would compromise the ability of the development to meet a specifically identified affordable or specialist housing need; or • conversions, where the characteristics of the existing building prohibit a mix to be delivered; or • where market factors demonstrate an alternative mix would better meet local demand. <p>Large development proposals</p> <p>Sustainable Urban Extensions will be expected to provide opportunities for self-build and</p> | |

³ See Rugby Local Plan Appendix 5: Car Parking Standards

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| <p>4. Affordable housing⁴ in line with Rugby Borough Council's most up to date requirements for affordable housing provision, including shared ownership schemes.</p> <p><u>Dwellings in the Countryside</u></p> <p>Applications for isolated dwellings outside the village boundary in the countryside will be assessed in line with national policy which takes the approach that planning decisions should avoid the development of isolated homes in the countryside unless they fall within a set of specific criteria.</p> | <p>custom build as part of the mix and type of development.</p> | |
| <p>Policy W9: Supporting Home Working and Small Businesses</p> <p>Small scale economic development which is in keeping with Willoughby's rural location, setting and historic character will be supported. Proposals for such development, including development related to homeworking, will be supported where:</p> | <p>Policy ED3: Employment development outside Rugby urban area</p> <p>With the exception of those sites allocated for employment purposes in this Local Plan, or with a current B use class, employment development will not be permitted outside the Rugby urban area except in the following circumstances:</p> | <p>Local Plan Policy ED3 supports suitable employment related development outside allocated sites and Rugby urban area, including conversions, redevelopment and appropriate expansion of existing premises. Policy ED4 sets out where economic development in the wider rural (and urban) area would be acceptable.</p> |

⁴ See Appendix 7 for definition of Affordable Housing

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| <p>A. Development involves the sensitive refurbishment or conversion of existing rural buildings and, where new buildings or extensions are proposed, designs are appropriate in terms of other policies in the NDP including Policy W1.</p> <p>B. Development is appropriate to the rural parish setting in terms of size, design and type of business.</p> <p>C. Proposals demonstrate consideration of impact on infrastructure and incorporate appropriate mitigation measures to minimise any adverse impacts on local residential amenity in terms of noise, disturbance, capacity of the road network, highway safety, odour and any other environmental contamination.</p> <p>D. Adequate car parking is provided for employees and visitors.</p> <p>In addition, schemes will be encouraged where:</p> <p>E. Proposals are for small businesses and facilities which support local services or the visitor economy linked to the quiet enjoyment of the countryside; and</p> | <ul style="list-style-type: none"> • Conversion of a building for employment purposes, subject to its location and character, including historic or architectural merit, being suitable for the proposed use and it having been in existence for at least ten years; • Redevelopment, at a similar scale, of an existing building or vacant part of an existing employment site for employment purposes, where this would result in a more effective use of the site; • Sustainable expansion of an existing group of buildings for business uses where the site is readily and regularly accessible by means of transport other than the private car; or • A building or structure related to agriculture, horticulture or forestry where it is genuinely required as an ancillary use for an existing rural employment development. <p>To be considered acceptable, any proposals meeting one of these exceptions must also demonstrate compliance with all other relevant policies in the Local Plan, in particular where a proposal is located in the Green Belt.</p> <p>All proposals will be subject to a thorough assessment to make sure their scale, nature and location are appropriate, including the need to:</p> | <p>Willoughby NDP Policy W9 is in general conformity with the Local Plan Policies as it seeks to support business investment and development appropriate to Willoughby's rural location. Such development could include suitable and sensitive conversions of rural buildings where impacts on infrastructure are minimised and sufficient car parking is provided. The aim is to support local economic development to enhance local employment opportunities whilst recognising the need to balance protection of the rural setting of the village and wider parish.</p> |

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| <p>F. Proposals are for the redevelopment or re-use of existing former agricultural buildings, workshops or previously used sites in the countryside for small scale retail (such as farm shops), professional and artisan type uses.</p> <p>Proposals for haulage and distribution type businesses which would lead to an unacceptable level of additional traffic and heavy goods vehicles on rural roads in the parish leading to adverse impacts on highway safety will be strongly resisted.</p> | <ul style="list-style-type: none"> • Limit the impact on local communities, the character of the local landscape, and the natural environment; • Minimise impact on the occupiers and users of existing properties in the area; • Avoid an increase in traffic generation that would have a severe impact on the local road network, unless suitable mitigation to address the impact can be provided; • Make provision for sustainable forms of transport wherever appropriate and justified; and • Prioritise the re-use of brownfield land and existing buildings. <p>Policy ED4: The Wider Urban and Rural Economy</p> <p>The following forms of development and uses are acceptable in principle both in and outside the urban area, subject to the content of other policies in the Local Plan.</p> <p>Tourism and Leisure</p> <ul style="list-style-type: none"> • Small-scale tourism, visitor accommodation and leisure based uses, including sport and recreation, particularly those which would help to provide local employment and support rural services; | |

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| | <ul style="list-style-type: none"> • Purpose-built visitor accommodation that is directly associated with and related to the scale and nature of an existing use; • A small-scale expansion of an existing holiday caravan/chalet site where this would secure benefits to its function and appearance; • Golf courses, golf driving ranges and ancillary facilities; • New or extended, relative to the scale and nature of an existing development, garden centres and nurseries; or • Equine and equestrian related activities, wherever practicable using existing buildings and structures. <p>Farm Diversification</p> <p>Proposals that would support the ongoing viability of farms and other agricultural operations will be encouraged, subject to the following criteria being assessed and satisfied:</p> <ul style="list-style-type: none"> • development on best quality agricultural land is avoided; • existing buildings and structures can be utilised as much as possible; • the scale and nature of the development is integrated into the existing landscape, with minimal adverse impact to its character; | |

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| | <ul style="list-style-type: none"> the impact of the proposal on existing properties in the locality is minimal; and the generation of vehicular movements is acceptable, and suitable consideration is given to of access and parking. | |
| <p>Policy W10: Protecting Existing Community and Recreation Facilities and Supporting Proposals for New Facilities and Services</p> <p><u>Existing Community and Recreation Facilities</u></p> <p>The following local community and recreation facilities in Willoughby (as identified on Map 8) are protected:</p> <ul style="list-style-type: none"> Village Hall and Garden Church of St. Nicholas and Graveyard Rose Inn Cricket Club Playing Field and Children’s Playground Allotments Hayward Lodge Nature Reserve Amenity Garden <p>There will be a presumption in favour of the re-use or redevelopment of these facilities for health, education or community type uses. The change of use of existing facilities to other uses</p> | <p>Policy HS3: Protection and Provision of Local Shops, Community Facilities and Services</p> <p>Proposals that would result in a significant or total loss of a site and/or premises currently or last used for a local shop, post office, public house, community or cultural facility or other service that contributes towards the sustainability of a local settlement or the urban area will not be permitted except where the applicant demonstrates that:</p> <ul style="list-style-type: none"> alternative provision of equivalent or better quality, that is accessible to that local community, is available within the settlement or will be provided and made available prior to commencement of redevelopment; or there is no reasonable prospect of retention of the existing use as it is unviable as demonstrated by a viability assessment and all reasonable efforts to secure suitable alternative business or community re-use been made for a minimum of 12 months or | <p>Local Plan Policy HS3 protects local community facilities and supports suitable new provision. Policy HS4 protects open spaces and recreation provision and supports new provision. NDP Policy W10 is in general conformity with these Local Plan Policies and it adds local detail by identifying local community and recreation facilities in Willoughby for protection and supports investment in improved provision.</p> |

| Willoughby NDP Policies | Rugby Borough Council Local Plan – 2011-2031 Relevant Strategic Planning Policies | General Conformity |
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| <p>will be resisted unless the following can be demonstrated:</p> <p>A. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by various means of transport including walking and cycling and have adequate car parking, or</p> <p>B. There is no longer a need for the facility, and this can be robustly demonstrated in accordance with Local Plan Policy HS3 to the satisfaction of the Parish Council and Rugby Borough Council.</p> <p><u>Proposals for New Community and Recreation Facilities</u></p> <p>Development which contributes towards the improvement of existing or provision of new health, education or community type uses to meet local needs will be supported where they:</p> <ol style="list-style-type: none"> 1. Demonstrate that they meet the needs of the population; and 2. Adopt a design that is appropriate to a rural location in terms of scale, siting and massing, and | <p>a period agreed by the Local Planning Authority prior to application submission.</p> <ul style="list-style-type: none"> • Provision of new community facilities and services will be supported provided that: • it is readily accessible by a choice of means of transport, including by foot and cycle; the nature and the scale of the development would be commensurate with its function to provide facilities for the local resident population. The nature and scale of service provision will reflect and relate to the size and function of the individual settlement; and • the development would not adversely affect the vitality and viability of the Town Centre or any planned town centre development. <p>Policy HS4: Open Space, Sports Facilities and Recreation</p> <p>C. Public open space, sports and recreational buildings and land, including playing fields within the Open Space Audit evidence and/or defined on the Policies Map and/or last in sporting or recreational use should not be built upon unless:</p> | |

| Willoughby NDP Policies | Rugby Borough Council Local Plan – 2011-2031 Relevant Strategic Planning Policies | General Conformity |
|--|--|--------------------|
| <p>3. Ensure accessibility for all through provision of adequate car and cycle parking and safe pedestrian and cycle access.</p> | <ul style="list-style-type: none"> • An assessment has been undertaken which has clearly shown the open space, building or land to be surplus to requirements; or • it can be demonstrated that 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 • the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. <p>Planning permission will be granted for development, which enhances the quality and accessibility of existing open space providing it accords with section B of this Policy.</p> | |

3.6 f. Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

Strategic Environmental Assessment (SEA)

To meet the 'basic conditions' which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination.

THE ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES REGULATIONS 2004 REGULATION 9 SCREENING DETERMINATION STATEMENT Willoughby Neighbourhood Plan was prepared by Rugby Borough Council prior to the Regulation 14 consultation. This included the following determination:

'Determination

*In accordance with Regulation 9 of the SEA Regulations 2004, Rugby Borough Council has determined that an environmental assessment of the emerging Willoughby Neighbourhood Plan is not required as it is unlikely to have significant environmental effects. In making this determination, Rugby Borough 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 forms **Appendix 1** to this determination and comments made by the Consultation bodies form **Appendix 2**.*

*This determination has been made on **Friday 16th November 2018.***

The Report concludes in 6. Screening Outcomes, that *'as a result of the assessment in section 4, it is unlikely that there will be any significant environmental effects arising from the emerging proposals to be contained within the Willoughby NDP'*.

Requirement for Habitats Regulations Assessment (HRA)

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation.

The Screening Report sets out in 5. Assessment for HRA that *'there are not any European sites within 15km of the Neighbourhood Area.'*

European Convention on Human Rights

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights ('The Convention'). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that 'The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.' The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

3.7 g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

The prescribed conditions have therefore been met in relation to the Neighbourhood Development Plan (NDP) and prescribed matters have been complied with in connection with the proposal for the Plan.

Willoughby Parish Council
May 2019

**THE ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES REGULATIONS 2004
REGULATION 9 SCREENING DETERMINATION STATEMENT**

Willoughby 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. 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 Willoughby Neighbourhood Plan and is made in accordance with the regulations. Within 28 days of making its determination, Rugby Borough Council and Willoughby Parish Council will publish a statement, setting out this decision. If it is determined that an SEA is not required, the statement must include reasons for this.

Determination

In accordance with Regulation 9 of the SEA Regulations 2004, Rugby Borough Council has determined that an environmental assessment of the emerging Willoughby Neighbourhood Plan is not required as it is unlikely to have significant environmental effects. In making this determination, Rugby Borough 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 forms **Appendix 1** to this determination and comments made by the Consultation bodies form **Appendix 2**.

This determination has been made on **Friday 16th November 2018**.

Further Information

A copy of this determination will be sent to the Consultation Bodies and made available on the Rugby Borough Council website and Willoughby Parish Council's website.

Appendix 1- SEA and HRA Screening Report

Willoughby Neighbourhood Plan
Strategic Environmental Assessment and Habitat Regulations
Assessment
Screening Report

14th September 2018

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1. Introduction

Under the requirements of the European Union Directive 2001/42/EC and Environmental Assessment of Plans and Programmes Regulation (2004) certain types of plans that set the framework for the consent of future development projects, must be subject to an environmental assessment.

This screening report has been prepared to determine whether the Willoughby Neighbourhood Development Plan to 2031 should be subject to a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC (SEA Directive) and associated Environmental Assessment of Plans and Programmes Regulation 2004 (SEA Regulations)

2. Legislative Background

2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC. This was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)

2.2 This report will also screen to determine whether the Neighbourhood Plan requires a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) and (4) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). A HRA is required when it is deemed that likely adverse significant effects may occur on protected European Sites (Natura 2000 sites) as a result of the implementation of a plan/project. As a general 'rule of thumb' it is identified that sites with pathways of 10-15km of the plan/project boundary should be included with a HRA.

2.3 This report focuses on screening for SEA and HRA and the criteria for establishing whether a full assessment is needed.

3. Criteria for Screening for SEA

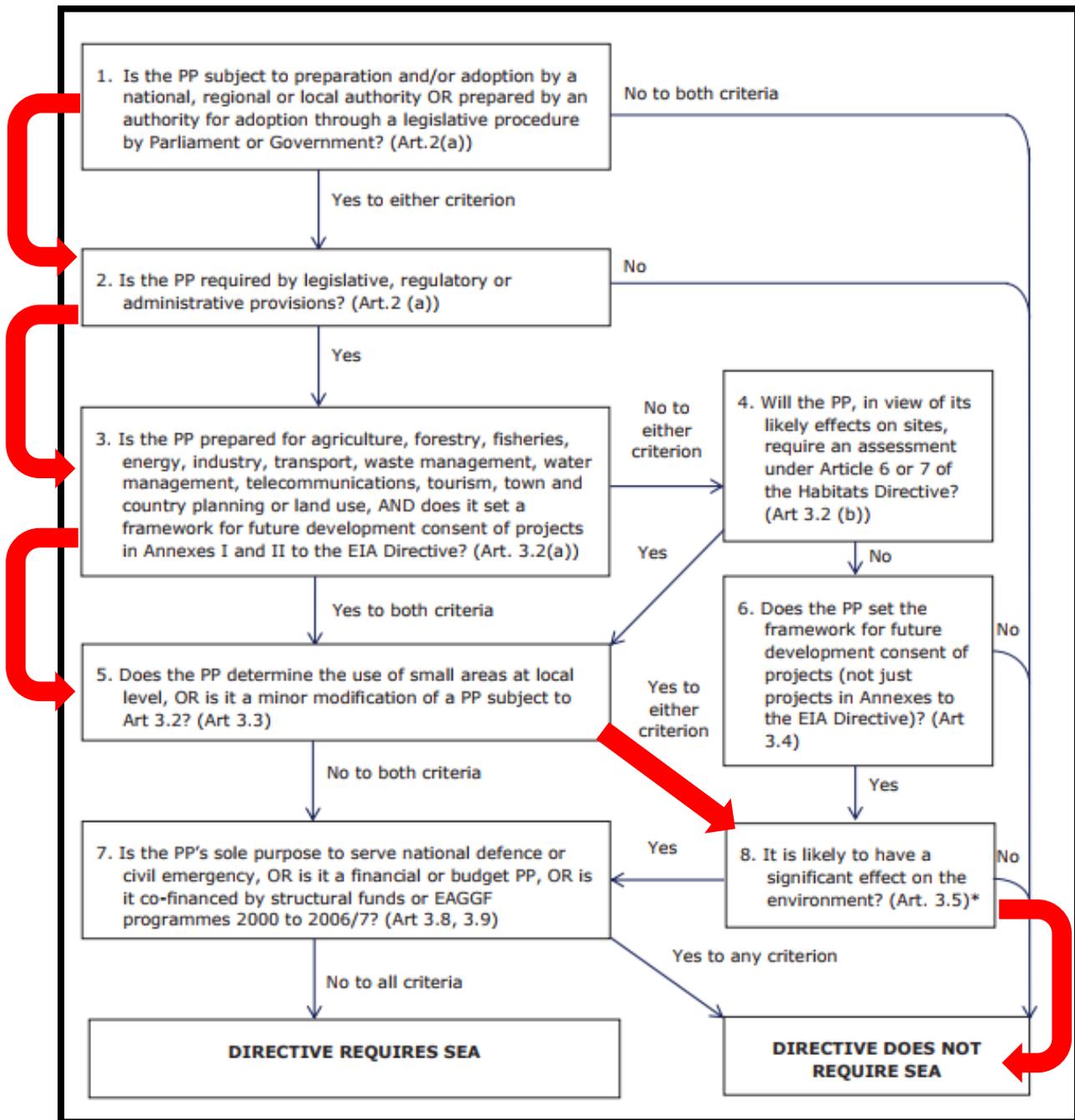
3.1 Criteria for determining the likely significance of effects are set in Schedule 1 of The Environmental Assessment of Plans and Programmes Regulations 2004. These are:

1. The characteristics of plans and programmes, having regard, in particular, to
 - 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 degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - environmental problems relevant to the plan or programme,
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
 - the probability, duration, frequency and reversibility of the effects,
 - the cumulative nature of the effects,
 - the transboundary nature of the effects,
 - the risks to human health or the environment (e.g. due to accidents),
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

4. Assessment for SEA

4.1 The red arrows indicate the Willoughby Neighbourhood Plan SEA screening route.



Source: Practical Guide to the Strategic Environmental Assessment Directive (2005)

Table 1: Establishing the need for an SEA

| Stage | No/Yes | 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 | Yes | 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. |

Willoughby Neighbourhood Plan- SEA & HRA Screening Report

| | | |
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| procedure by Parliament or Government? (Art. 2(a)) | | |
| 2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a)) | Yes | Communities have a right to produce a Neighbourhood Plan; however communities are not required by legislative, regulatory or administrative purposes to produce a Neighbourhood Plan. However, once 'made' the Willoughby Neighbourhood Plan would form part of the statutory development plan, and will be used when making decisions on planning applications within the Neighbourhood Area. Therefore it is considered necessary to answer the following questions to determine further if an SEA is required. |
| 3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a)) | Yes | The Willoughby Neighbourhood Plan is prepared for town and country planning and land use. The plan sets out a framework for some aspects of future development in the Willoughby Neighbourhood Area. Once 'made' the Willoughby Neighbourhood Plan would form part of the statutory development plan, and will be used when making decisions on planning applications which may include development which may fall under Annex I and II of the EIA directive. |
| 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) | Yes | Once 'made' the Neighbourhood Plan would form part of the statutory development plan and be used when making decisions on planning applications of small areas at the local level. |
| 6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4) | Yes | The Neighbourhood Plan, once the 'made', forms part of the statutory development plan and will be used to determine planning applications within the designated Neighbourhood Area. Therefore the Neighbourhood Plan will set the framework for future developments. |

| | | |
|---|----|---------------------------------------|
| 8. Is it likely to have a significant effect on the environment? (Art. 3.5) | No | See table 2 below for further detail. |
|---|----|---------------------------------------|

Source: Stages taken from the Practical Guide to the Strategic Environmental Assessment Directive (2005)

4.2 The following assessment in table 2 provides further detail on the response to criteria 8 in table one. The assessment considers the likelihood of the Willoughby Neighbourhood Plan to have significant effects on the environment.

Table 2: Likelihood of significant effects on the environment part 1

| Characteristics of the Plan | Summary of Effects |
|---|---|
| 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. | Once 'made; the Neighbourhood Plan will set out the framework which will be used to determine proposals for development within the neighbourhood area. |
| The degree to which the plan or programme influences other plans or programmes including those in a hierarchy. | The Neighbourhood Plan must be in general conformity with the strategic policies of the currently adopted Rugby Core Strategy and the National Planning Policy Framework and all proposals within the Neighbourhood Area must comply with the policies of all three documents. |
| The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development. | Draft policies W1, W2, W4 and W5 of the Willoughby Neighbourhood Plan include elements of environmental protection. This includes: <ul style="list-style-type: none"> • The preservation and enhancement of wildlife habitats, corridors and heritage assets; • Protection of grass verges, hedges and other landscape features; • Minimising light pollution; • Protecting and enhancing GI assets; • Improving water quality management and reducing flood risk; • Ensuring new development links to existing cycle networks. |

Willoughby Neighbourhood Plan- SEA & HRA Screening Report

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|--|---|
| | <p>Any proposal would have to comply with the principle of Sustainable Development as laid out in the NPPF and has to comply with the environmental protection policies of both the NPPF and the Local Plan.</p> |
| <p>Environmental problems relevant to the plan.</p> | <p>Current issues in Willoughby raised during the initial public consultation included traffic volumes and flooding. However it is not felt that this plan would have any increased impact on these issues as no sites have been allocated for development.</p> <p>The key environmental issues from the Rugby Core Strategy and the draft Rugby Local Plan which are relevant to this plan includes:</p> <ol style="list-style-type: none"> 1. The risk of flooding; 2. Protection and enhancement of biodiversity 3. The effects of development on the historic environment; 4. The effects of development on the wider landscape; 5. The protection of the best and most versatile agricultural land; <p>The Local Plan contains policies to tackle these issues. The Neighbourhood Plan adds additional support to this.</p> |
| <p>The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).</p> | <p>The Local Plan has regard to European community legislation on the environment and the Willoughby Neighbourhood Plan has to be in general conformity with the strategic policies of the Local Plan.</p> |

Source: Criteria taken from Schedule 2, Paragraph 1&2 of the Environmental Assessment of Plans and Programmes Regulations 2004

Table 3 looks at the specific issues and assesses the likelihood of a significant environmental impact.

Table 3: Likelihood of significant effects on the environment part 2

| | Traffic | Flooding | Biodiversity | Historic Environment | Landscape | Agricultural Land |
|---|---|---|---|---|---|---|
| Characteristics of the effects and of the area likely to be affected. | <p>The Neighbourhood Plan does not allocate sites for development.</p> <p>The Neighbourhood Plan does support development on infill sites within the village boundary. This is in line with the Local Plan.</p> | <p>The Neighbourhood Plan does not allocate sites for development.</p> <p>The Neighbourhood Plan does support development on infill sites within the village boundary. This is in line with the Local Plan.</p> | <p>The Neighbourhood Plan does not allocate sites for development.</p> <p>The Neighbourhood Plan does support development on infill sites within the village boundary. This is in line with the Local Plan.</p> | <p>The Neighbourhood Plan does not allocate sites for development.</p> <p>The Neighbourhood Plan does support development on infill sites within the village boundary. This is in line with the Local Plan.</p> | <p>The Neighbourhood Plan does not allocate sites for development.</p> <p>The Neighbourhood Plan does support development on infill sites within the village boundary. This is in line with the Local Plan.</p> | <p>The Neighbourhood Plan does not allocate sites for development.</p> <p>The Neighbourhood Plan does support development on infill sites within the village boundary. This is in line with the Local Plan.</p> |
| The probability, duration, frequency and reversibility of the effects. | <p>Any proposal would have to comply with transport policies at National and Local level. The Highways Authority would be consulted on this. Additionally there may be no</p> | <p>There are areas of flood zones 2 and 3 within the village boundary. Applications would have to comply with National and Local Policy on flooding which would minimise probability.</p> | <p>Any proposal would have to comply with biodiversity policies at National and Local level as well as the policies within this Neighbourhood Plan.</p> | <p>Any proposal which impacts a Listed Building or Scheduled Monument would be subject to National Policies on the historic environment.</p> <p>Policies in this plan identify</p> | <p>Any proposal which has an impact on the wider landscape would be subject to National and Local policies as well as policies within this Neighbourhood Plan.</p> | <p>Any proposal would have to have regard to National policy on agricultural land. There are only small amounts of agricultural land which sit within the village boundary.</p> |

Willoughby Neighbourhood Plan- SEA & HRA Screening Report

| | | | | | | |
|--|--|---|---|--|---|--|
| | development proposals put forward. Therefore the probability would be very low. | Additionally there may be no development proposals put forward. | Additionally there may be no development proposals put forward. Therefore the probability of a negative impact would be low. Under these policies there is scope for positive impacts. | further historic features important to the village and also cover the importance of retaining the character of the village. Additionally there may be no development proposals put forward. As such the probability of a negative impact is low. | Additionally there may be no development proposals put forward. As such the potential for negative impacts is very low. | Additionally there may be no development proposals put forward. Therefore the potential for negative impacts is low. |
| The cumulative nature of the effects. | Any impacts of additional traffic would be an addition to that which already passes through the village. | Additional development in a flood zone would have a negative cumulative effect on flooding. | Impacts on one species could impact further species. | Any detraction or deterioration of important historic features could lead to further deterioration in future. | If the quality of the relationship between the village and the wider landscape deteriorates this could lead to further deterioration in future. | This would impact only specific land parcels. |

Willoughby Neighbourhood Plan- SEA & HRA Screening Report

| | | | | | | |
|---|---|---|---|---|---|---|
| The trans boundary nature of the effects. | Air pollution from traffic may have a trans boundary effect. | Flooding would generally be localised | These would generally be fairly localised. | These would be localised. | This could have an impact on the wider landscape. | These would be localised. |
| The risks to human health or the environment (e.g. due to accidents). | Potential for a decrease in air quality, increase in noise and potential for car accidents. | Potential for impacts to human health and damage to habitats. | Very little risk to human health. Potential impacts on individual plants and animals, their habitats and the wider ecosystem. | Very little risk to human health. Risk to the quality of the historic environment and deterioration of the character of Willoughby. | Very little risk to human health. Risk to the relationship between the village and the wider landscape. | Very little risk to human health. Some risk to flora and fauna that benefit from the agricultural land. |
| The magnitude spatial extent of the effects (geographical area and size of the population likely to be affected). | These would be very localised impacts. | Localised impacts. | Localised impacts. | Localised impacts. | Impacts could be perceived to extend beyond the Neighbourhood Area. | Generally impacts would be local but could feed into a larger scale picture if good quality agricultural land is also being lost elsewhere. |
| The value and vulnerability of the area likely to be affected due to: - special natural characteristics or cultural heritage | This would be dependent on the location of any proposed development. Within the village boundary are 6 listed buildings, one scheduled ancient monument and several Tree Protection Orders. | | | | | |

Willoughby Neighbourhood Plan- SEA & HRA Screening Report

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|---|---|
| - exceeded environmental quality standards - intensive land use | |
| The effects on areas or landscapes which have a recognised national, community or international protection status. | There are no nationally or internationally protected areas or landscapes within the Neighbourhood Area. |

Source: Criteria taken from Schedule 2, Paragraph 1&2 of the Environmental Assessment of Plans and Programmes Regulations

2004

5. Assessment for HRA

5.1 There are not any European sites within 15km of the Neighbourhood Area

6. Screening Outcomes

6.1 As a result of the assessment in section 4, it is unlikely that there will be any significant environmental effects arising from the emerging proposals to be contained within the Willoughby.

Appendix 2- Consultation Body Responses

Ms Sophie Leaning
Rugby Borough Council
Development Control
PO Box 16
Rugby
Warwickshire
CV21 2LA

Our ref: UT/2007/101479/SE-
04/SC1-L01
Your ref: Willoughby
Date: 30 October 2018

Dear Ms Leaning

Willoughby Neighbourhood Plan SEA Screening Report

Thank you for your email which was received on 16 October 2018.

As requested we have reviewed the Screening Assessment prepared in support of the Willoughby Neighbourhood Plan. Having reviewed the proposals we do not consider there to be significant environmental impacts as a result of this plan, therefore we concur with the conclusions of the report and do not require a SEA or HRA to be undertaken in support of the plan.

We note the presence of floodplain from the River Leam and its tributaries within the Neighbourhood Plan boundary, however as there are no proposed site allocations for development, we have no concerns.

Yours sincerely

Ms Anne-Marie McLaughlin
Planning Advisor

Direct dial 020 3025 4111
Direct e-mail anne-marie.mclaughlin@environment-agency.gov.uk



Historic England

WEST MIDLANDS OFFICE

Ms Sophie Leaning
Rugby Borough Council
Town Hall
Evreux Way
Rugby
CV21 2RR

Direct Dial: 0121 625 6887

Our ref: PL00491002

30 October 2018

Dear Ms Leaning

WILLOUGHBY NEIGHBOURHOOD PLAN- SEA AND HRA SCREENING

Thank you for your consultation and the invitation to comment on the SEA and HRA 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, as set out in section 4 of the screening report, that the preparation of a Strategic Environmental Assessment is not required. Regarding HRA Historic England does not disagree with your conclusions but would defer to the opinions of the other statutory consultees.

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 Historic England 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://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>](https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/)

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

WEST MIDLANDS OFFICE



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Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Date: 09 November 2018
Our ref: 261668
Your ref: NDP – SEA Screening



Ms Sophie Leaning
Senior Planner
Development Strategy Team
Rugby Borough Council
Town Hall
Evreux Way
Rugby CV21 2RR

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Sophie.Leaning@rugby.gov.uk

Dear Ms Leaning

Willoughby Neighbourhood Plan SEA Screening

Thank you for your consultation on the above dated and received by Natural England on 16th October 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.

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

Neighbourhood Plan

Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

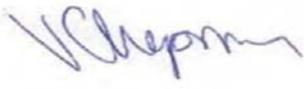
Sharon Jenkins
Consultations Team

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
Tel: 01788 533509

Equality Impact Assessment

| | |
|---|---|
| Service Area | Development Strategy |
| Policy/Service being assessed | Willoughby Neighbourhood Development Plan |
| Is this is a new or existing policy/service? If existing policy/service please state date of last assessment | This is a new policy document |
| EqlA Review team – List of members | Martin Needham – Senior Planning Officer Victoria Chapman – Development Strategy Manager |
| Date of this assessment | 30 th May 2019 |
| Signature of responsible officer (to be signed after the EqlA has been completed) |  |

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 or 01788 533509

Details of Strategy/ Service/ Policy to be analysed

| Stage 1 – Scoping and Defining | |
|---|---|
| (1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)? | The Willoughby Neighbourhood Development 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"> • Enable our residents to live healthy independent lives; • Ensure that the council works efficiently and effectively • Ensure residents have a home that works for them and is affordable • Understand our communities and enable people to take an active part in them; • Promote sustainable growth and economic prosperity; and • Encourage healthy and active lifestyles to improve wellbeing within the Borough. <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"> • Customers • Employees • Wider community or groups | The policy may affect customers or the wider community. Specifically it will affect those living or working in the Parish of Willoughby. |

| | | | |
|---|---|-------------------------|----------------------------------|
| <u>Stage 2 - Information Gathering</u> | 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? | The 2011 Census identifies that Willoughby Parish has a population of 398. 17.8% of the population is aged under 18, 21.9% aged 18 to 29, 18.1% aged 30 to 44, 36.4% aged 45 to 64 and 23.9% aged 65 and 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>Willoughby 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 | | |
| <u>Stage 3 – Analysis of impact</u> | | | |
| (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? | RACE No | DISABILITY No | GENDER No |
| | MARRIAGE/CIVIL PARTNERSHIP No | AGE No | GENDER REASSIGNMENT No |

| If yes, identify the groups and how they are affected. | RELIGION/BELIEF No | PREGNANCY MATERNITY No | SEXUAL ORIENTATION 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 in 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, accommodation for young people, families and elderly people, protection of businesses and fostering new employment opportunities, protection of community facilities and promoting walking and cycling. Together these help 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. |

| <u>Stage 4 – Action Planning, Review & Monitoring</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---------------------|-----------------------|---------------------|-----------------------|----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| If No Further Action is required then go to – Review & Monitoring (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. | EqlA Action Plan <table border="1"> <thead> <tr> <th>Action</th> <th>Lead Officer</th> <th>Date for completion</th> <th>Resource requirements</th> <th>Comments</th> </tr> </thead> <tbody> <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 | | | | | | | | | | | | | | | | | | | | | | |
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| (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 if required amended prior to any final decision to 'make' the plan. | | | | | | | | | | | | | | | | | | | | | | | | | |

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).'



Willoughby Parish Council
 Church View
 Lower Street
 Willoughby
 Rugby
 CV23 8BX

Please ask for Martin Needham

Direct Line (01788) 533741
 E-mail martin.needham@rugby.gov.uk
 DX DX 11681 Rugby

Date 3rd June 2019

Dear Mr Thomas,

Submission of Neighbourhood Development Plan for Willoughby (Willoughby Neighbourhood Development Plan 2019 - 2031). Submitted 16th May 2019: 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 Willoughby Neighbourhood Development Plan 2019 - 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 TCPA 1990 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;

Rugby Borough Council, Town Hall, Evreux Way, Rugby CV21 2RR
 Telephone: (01788) 533533 Email: contact.centre@rugby.gov.uk

- 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 (Willoughby 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.

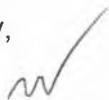
The Willoughby Neighbourhood Development Plan is scheduled to be taken to Cabinet on Monday 24th June for approval to continue to Regulations 16 and 17.

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, is expected to take place from Tuesday 25th June until Tuesday 6th August 2019 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 will be arranging for the appointment of an independent examiner for the Willoughby 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 Willoughby Parish Council.

Finally, on behalf of RBC this letter represents the Council's formal view that the draft Willoughby Neighbourhood Development Plan 2019 - 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,



Martin Needham
Senior Planning Officer
Development Strategy
Rugby Borough Council



RTPI

mediation of space · making of place

**Willoughby NDP
Planning Policy Assessment
and
Evidence Base Review
V2 January 2019**

Kirkwells

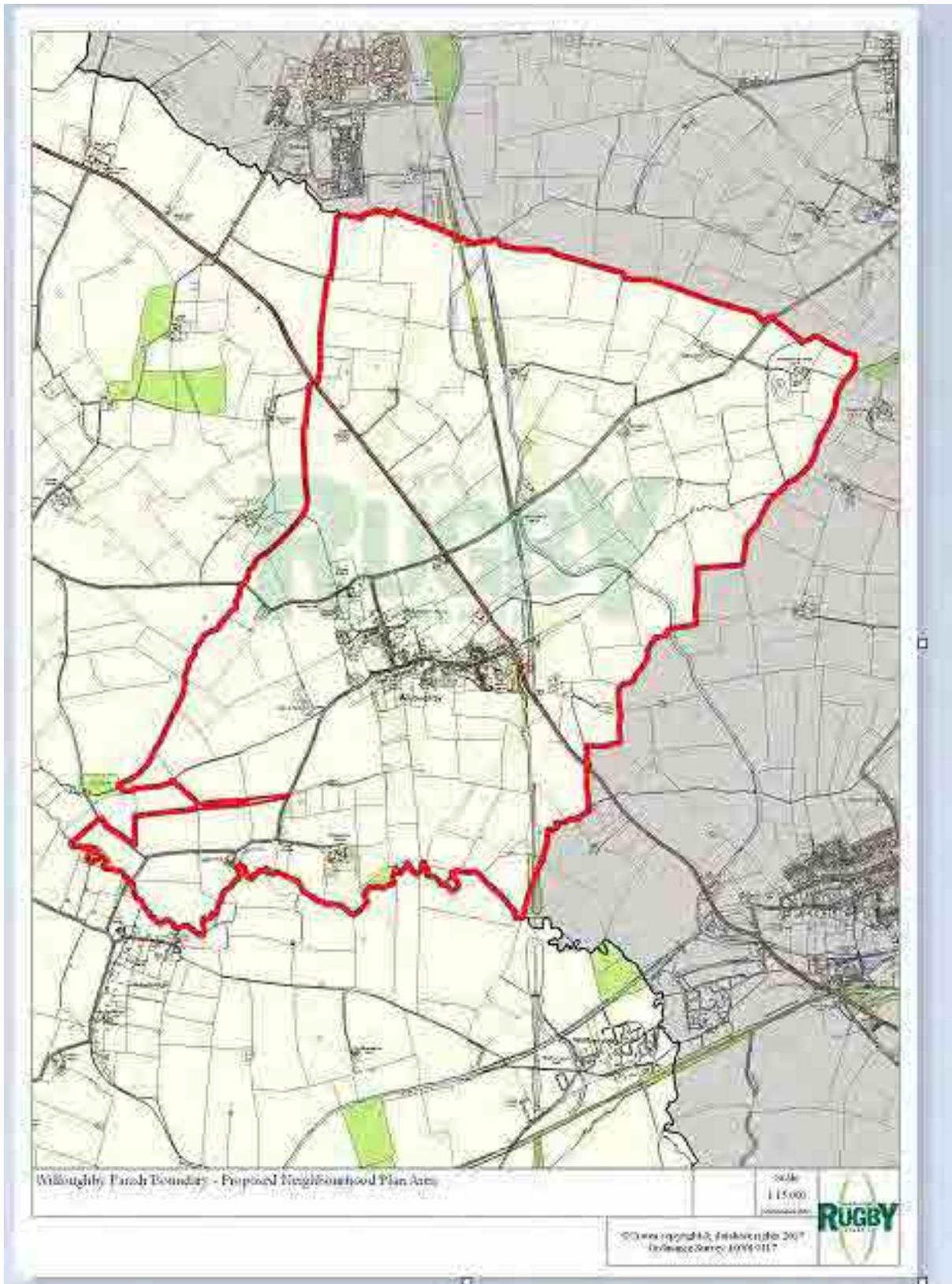
The Planning People

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Document Overview

Map 1 Willoughby Neighbourhood Area



- Willoughby had a population of 398 residents in 2011 (Census statistics) with an average (mean) age of 46.9 years. The parish extends across 711.48 hectares.
- Willoughby is located about 6 1/2 miles south of Rugby and is within Rugby Borough Council local authority area.
- The A45 dissects the Parish north east / south west.
- The current local strategic planning policies for Rugby are set out in the adopted Core Strategy and Saved Local Plan policies and a new Local Plan has reached examination stage.
- The village is identified as a Local Needs Settlement in the Core Strategy and is a Rural Village in the new emerging Local Plan, and is surrounded by an area of open countryside.
- There is an area of flood risk though the centre of the village and River Leam flows along the Parish boundary to the south.
- Willoughby is in NCA 96: Dunsmore and Feldon.
- Built heritage assets include a section of the Oxford Canal and 7 Listed Buildings including 1 Scheduled Monument.

1.0 Introduction

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.

This document summarises the national and local planning policies that will have to be taken in to account during the preparation of the proposed Willoughby Neighbourhood Plan. It will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

This Planning Policy Evidence Base document has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Willoughby Neighbourhood Plan.

This is Version 2 of the document and takes account of the new revised NPPF, 2018 and the most up to date modifications to the new emerging Rugby Local Plan.

2.0 National Planning Policy

2.1 National Planning Policy Framework (NPPF)¹

The NPPF sets out the government’s planning policy for England. One of the basic conditions for neighbourhood plans is that they must have appropriate regard to national planning policy and guidance.

The main sections of the NPPF affecting neighbourhood plans are set out in the remainder of this section of the PPA.

The NPPF does not change the status of the development plan, that includes “made” neighbourhood plans:

Para 2. Planning law requires that applications for planning permission be determined in accordance with the development plan², unless material considerations indicate otherwise³.

Footnote 2:

This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities.

There is a presumption in favour of sustainable development:

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The application of the presumption has implications for the way communities engage in neighbourhood planning.

13. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

Additional provisions apply where the provision of housing conflicts with a neighbourhood plan:

14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply⁸:

a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;

c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and

d) the local planning authority's housing delivery was at least 45% of that required⁹ over the previous three years.

Most neighbourhood plan policies are considered to deal with non-strategic matters and the NPPF sets out how these should be dealt with:

18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.

21. Plans should make explicit which policies are strategic policies. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.

28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.¹⁶

Footnote 16: Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

The NPPF also sets out how different policies in different plans should be handled:

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

The issue of “prematurity” where a proposal comes forward for decision before a plan is completed is dealt with in paragraph 50:

50. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how

granting permission for the development concerned would prejudice the outcome of the plan-making process.

Communities can also use special types of neighbourhood plan, “orders”, to grant planning permission:

52. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.

The NPPF section on housing sets out the relationship between strategic planning policy and neighbourhood plans:

65. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations³⁰. Once the strategic policies have been adopted, these figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.

Footnote 30:

Except where a Mayoral, combined authority or high-level joint plan is being prepared as a framework for strategic policies at the individual local authority level; in which case it may be most appropriate for the local authority plans to provide the requirement figure.

66. Where it is not possible to provide a requirement figure for a neighbourhood area³¹, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

Footnote 31: Because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; or in instances where strategic policies for housing are out of date.

Specific guidance is offered neighbourhood planning groups in terms of allocating small sites:

69. Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.

The NPPF sets out the specific conditions when the Local Green Space designation can be used:

99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

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

a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) local in character and is not an extensive tract of land.

101. *Policies for managing development within a Local Green Space should be consistent with those for Green Belts.*

Neighbourhood plans should also consider setting local design policy:

125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

Where relevant, the revised NPPF, introduces the ability for neighbourhood plans under certain conditions to alter Green Belt boundaries:

136. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

Under a Community Right to Build Order development may not be inappropriate in the Green Belt.

146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Guidance is provided on community-led renewable energy initiatives:

152. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

Finally, the NPPF sets out how the revised framework should be implemented.

214. The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted⁶⁹ on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned.

Footnote 69: For neighbourhood plans, 'submission' in this context means where a qualifying body submits a plan proposal to the local planning authority in accordance with regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

2.2 National Planning Practice Guidance (NPPG)²

National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning. It is important to note that the guidance is exactly that, guidance, and should not be seen as representing Government policy. To view the NPPG please visit the dedicated website.

Contents

1. What is neighbourhood planning?
2. Who leads neighbourhood planning in an area?
3. The role of the local planning authority in neighbourhood planning
4. Designating a neighbourhood area
5. Preparing a neighbourhood plan or Order
6. Consulting on, and publicising, a neighbourhood plan or Order
7. Submitting a neighbourhood plan or Order to a local planning authority
8. The independent examination
9. The neighbourhood planning referendum
10. A summary of the key stages in neighbourhood planning
11. The basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum
12. Updating a neighbourhood plan

What is neighbourhood planning?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new

² <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/>

buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Paragraph: 001 Reference ID: 41-001-20140306

Revision date: 06 03 2014

What can communities use neighbourhood planning for?

Local communities can choose to:

- set planning policies through a neighbourhood plan that is used in determining planning applications.
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Communities may decide that they could achieve the outcomes they want to see through other planning routes, such as incorporating their proposals for the neighbourhood into the Local Plan, or through other planning mechanisms such as Local Development Orders and supplementary planning documents or through pre-application consultation on development proposals. Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood.

Paragraph: 002 Reference ID: 41-002-20140306

Revision date: 06 03 2014

Note also:

Para 004 - A neighbourhood plan should support the strategic development needs set out in the [Local Plan](#) and plan positively to support local development. A neighbourhood plan must address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para 009 - A draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place, the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan

- the emerging Local Plan
- the adopted development plan

with appropriate regard to national policy and guidance.

Para 065 - only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- having regard to national policies and advice;
- having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest;
- having special regard to the desirability of preserving or enhancing the character or appearance of any Conservation Area;
- the making of the neighbourhood plan contributes to the achievement of sustainable development;
- the making of the neighbourhood plan 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).
- the making of neighbourhood plan does not breach, and is otherwise compatible with, EU obligations
- prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

2.3 Ministerial Statements

From time to time, ministers give statements on planning policy which have the effect of introducing changes to established policy. The following statements are relevant to neighbourhood planning:

Written Statement: Support for Small Scale Developers, Custom and Self-Builders, 28 November 2014³

This introduced a number of changes to the National Planning Practice Guidance (NPPG) with regard to Section 106 planning obligations, including the introduction of a threshold beneath which affordable housing contributions should not be sought.

The Ministerial statement indicated that:

- For sites of 10 units or less and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.

³ <http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

(b) In designated rural areas (under Section 157 of the Housing Act 1985), authorities may choose to implement a lower threshold of five units or less, beneath which affordable housing and tariff style contributions should not be sought.

(c) Affordable housing and tariff style contributions should not be sought in relation to residential annexes and extensions.

(d) A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

Written Statement to Parliament: Planning Update, 25 March 2015⁴

Local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the [Code for Sustainable Homes](#) to be achieved by new development; the government has now withdrawn the code. The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the [National Planning Policy Framework and Planning Guidance](#). Neighbourhood plans should not be used to apply the new national technical standards.

Written Statement to Parliament: Wind Energy, 18 June 2015⁵

This statement indicated that, when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Maps showing the wind resource as favourable to wind turbines, or similar, will not be sufficient.

Written Statement to Parliament: Neighbourhood Planning (HCWS346) – 12th December 2016⁶

Neighbourhood planning was introduced by the Localism Act 2011, and is an important part of the Government's manifesto commitment to let local people have more say on local planning. With over 230 neighbourhood plans in force and many more in preparation, they are already a well-established part of the English planning system. Recent analysis suggests that giving people more control over development in their area is helping to boost housing supply – those plans in force that plan for a

⁴ <https://www.gov.uk/government/speeches/planning-update-march-2015>

⁵ <http://www.publications.parliament.uk/pa/cm201516/cmhansrd/cm150618/wmstext/150618m0001.htm>

⁶ <https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2016-12-12/HCWS346/>

housing number have on average planned for approximately 10% more homes than the number for that area set out by the relevant local planning authority.

The Government confirms that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted. However, communities who have been proactive and worked hard to bring forward neighbourhood plans are often frustrated that their plan is being undermined because their local planning authority cannot demonstrate a five-year land supply of deliverable housing sites.

This is because Paragraph 49 of the National Planning Policy Framework states that if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites relevant policies for the supply of housing should not be considered up-to-date, and housing applications should be considered in the context of the presumption in favour of sustainable development.

As more communities take up the opportunity to shape their area we need to make sure planning policy is suitable for a system with growing neighbourhood plan coverage. Building on proposals to further strengthen neighbourhood planning through the Neighbourhood Planning Bill, I am today making clear that where communities plan for housing in their area in a neighbourhood plan, those plans should not be deemed to be out-of-date unless there is a significant lack of land supply for housing in the wider local authority area. We are also offering those communities who brought forward their plans in advance of this statement time to review their plans.

This means that relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be 'out-of-date' under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:

- this written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;
- the neighbourhood plan allocates sites for housing; and the local planning authority can demonstrate a three-year supply of deliverable housing sites.

This statement applies to decisions made on planning applications and appeals from today. This statement should be read in conjunction with the National Planning Policy Framework and is a material consideration in relevant planning decisions.

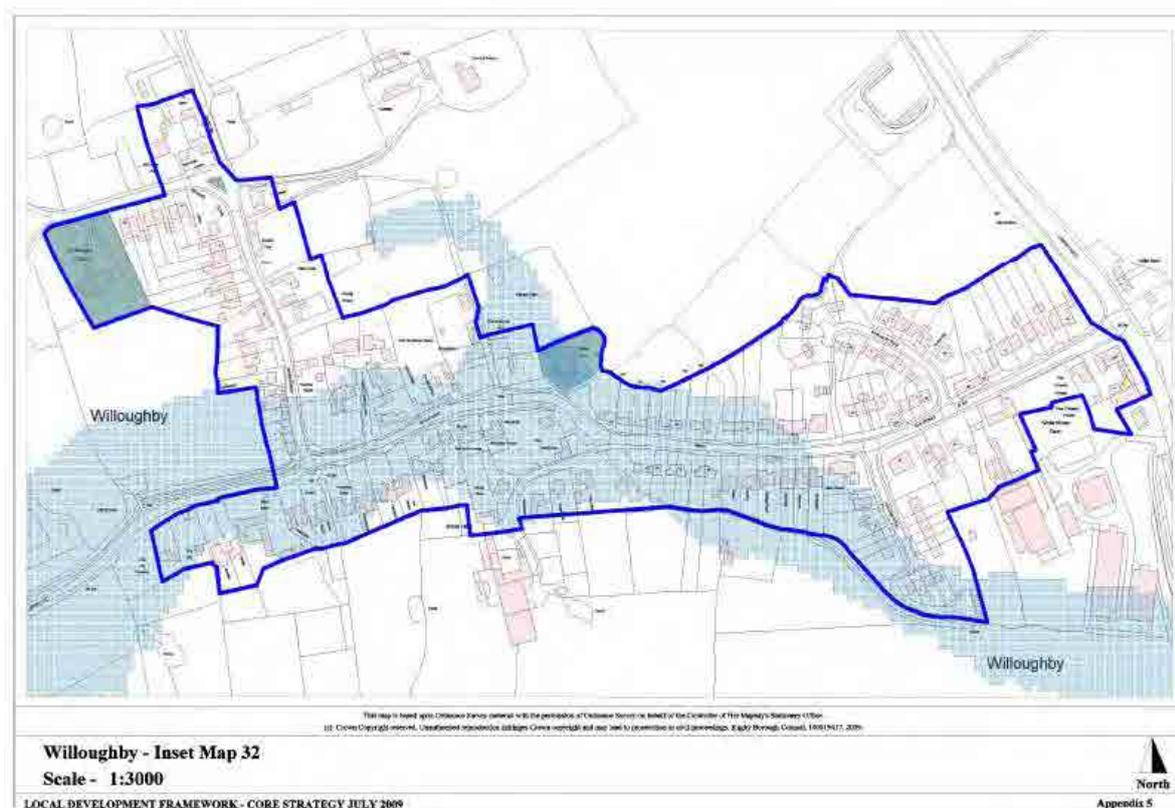
My Department will be bringing forward a White Paper on Housing in due course. Following consultation, we anticipate the policy for neighbourhood planning set out in this statement will be revised to reflect policy brought forward to ensure new neighbourhood plans meet their fair share of local housing need and housing is being delivered across the wider local authority area. It is, however, right to take action now to protect communities who have worked hard to produce their neighbourhood plan and find the housing supply policies are deemed to be out-of-date through no fault of their own.

3.0 Rugby Planning Policies

3.1 Rugby Core Strategy⁷

The Core Strategy provides the council's planning policy framework and outlines the vision for future development in the borough. It was adopted in June 2011 and the plan period is up to 2026. The following policies are identified as relevant to the Willoughby NDP.

Map 2 Willoughby Village Inset Map



Policy CS1: Development Strategy

The location and scale of development must comply with the settlement hierarchy. It must be demonstrated that the most sustainable locations are considered ahead of those further down the hierarchy.

Willoughby is a LOCAL NEEDS SETTLEMENT where:

- Small scale development to meet local housing needs permitted within existing village boundaries.
- A threshold of 0.2 Ha applies.
- Development will not be permitted if the site could reasonably form part of a larger developable area.

⁷ https://www.rugby.gov.uk/directory_record/934/core_strategy

Local Needs Settlements

2.7. Local Needs Settlements will not play a role in helping to deliver Rugby Borough's strategic growth. The level of services within Local Needs Settlements is more limited than that of Main Rural Settlements and as such the development strategy affords Local Needs Settlements a greater restriction limiting new development to that which meets an identified local housing need on sites smaller than 0.2Ha in size within existing settlement boundaries.

It is expected that local housing need will be identified within a Housing Needs Survey (see 9.17). Because of the strategic importance of meeting local housing needs, in exceptional circumstances, affordable housing developments will be permitted through the application of Rural Exception Sites Policy, on the edge of Local Needs Settlements in the Countryside or Greenbelt where it can be demonstrated that there are no suitable sites within existing boundaries.

Countryside

2.8. Countryside locations are those which are not defined by a settlement boundary and are the most unsuitable for development and therefore only where national policy on countryside locations allows will development be permitted and inappropriate development will be resisted. As indicated above, the only anticipated variations to this approach will be the exceptional delivery of housing to meet a specifically identified housing need or types of development that are intrinsically appropriate to a countryside setting.

Policy CS2: Parish Plans

Where the views of a community are expressed in a Parish Plan (or equivalent), they will be taken into account in the planning system. For the views of a community to be considered, the Parish Plan will need to:

- have been endorsed by Rugby Borough Council;
- be in conformity with the LDF; and
- be regularly updated if necessary.

The use of parish plans will principally inform:

- the determination of a planning application;
- the requirement and scope of development contributions associated with a planning permission; and
- the assessment of schemes in the context of a need identified through the Parish Plan.

Policy CS10: Developer Contributions

Where it is necessary to mitigate against the impact of a development proposal; planning permission will only be granted when a legal agreement, or planning obligation is entered into with the Council, in line with the requirements of Circular 05/2005 and the Community Infrastructure Levy Regulations 2010.

In the first instance infrastructure contributions will be sought "on site". However where this is not possible an off site (commuted) contribution will be negotiated.

The type, amount and phasing of contributions sought from developers will be related to the form and scale of the development, its potential impact on the site and surrounding area and the levels of

existing infrastructure and community facilities. The financial viability of the development will also be a consideration.

Where relevant, contributions may be made to a wider 'pot' of funds where multiple developments have cumulative impacts and require combined comprehensive mitigating measures. Where appropriate, infrastructure should be delivered in advance of development.

The Planning Obligations SPD outlines the procedures of Rugby Borough Council in the negotiation of planning contributions which should be read in conjunction with this policy.

Policy CS11 – Transport and New Development

Development will be permitted where sustainable modes of transport are prioritised and measures mitigating against the transport impacts which may arise from that development or cumulatively with other proposals are provided. This shall be achieved where appropriate through the submission of a transport assessment and:

- Contributions to transport modeling work;
- The provision of travel plans to promote sustainable travel patterns for work related trips; and;
- The entering into of bus and/or freight partnerships with the County Council and/or third parties.

The thresholds above which transport assessments will be required and the relevant car parking standards for all development types are set out in the Planning Obligations SPD.

Where development proposals fall within the designated Air Quality Management Area, the transport assessment should set out how detrimental impacts on air quality will be mitigated.

Policy CS13: Local Services and Community Facilities

Existing local services and community facilities should be retained unless it can be demonstrated that:

- there is no realistic prospect of the existing use continuing for commercial and/or operational reasons
- the site has been actively marketed for a similar or alternative type of service or facility that would benefit the local community; and
- the existing service or facility can be provided in an alternative manner or on a different site in the local area

New local services and community facilities to meet the needs of local communities will be permitted in the following locations:

- as an integral part of a planned new development
- in identified areas of deprivation where the provision would contribute towards addressing the deprivation
- in existing residential areas within the urban area and defined rural village boundary settlements; and
- when a provision is identified in a Parish Plan adjacent to the settlement boundary when it cannot be met within the settlement boundary.

Provided that:

- it is readily accessible by a choice of means of transport, including by foot and cycle
- the nature and the scale of the development would be commensurate with its function to provide facilities for the local resident population
- the nature and scale of service provision will reflect and relate to the size and function of the individual settlement; and
- the development would not adversely affect the vitality and viability of the Town Centre or any planned town centre development

Where new developments are proposed the implications on existing services need to be taken into account. This may result in contributions to existing services or new provisions being accrued.

New community services and facilities should be provided in Gateway Rugby and Rugby Radio Station Sustainable Urban Extensions in order to create a focus for new communities. These services and facilities should be provided at walkable distances in order to reduce reliance on car journeys.

Policy CS14: Enhancing the Strategic Green Infrastructure Network

The Council will work with partners towards the creation of a comprehensive Borough wide strategic GI Network which is inclusive of the Princethorpe Woodland Biodiversity Opportunity Areas as shown indicatively on the Proposals Map. This will be achieved through the following:

- The protection, restoration and enhancement of existing GI assets within the network as shown on the Proposals Map;
- The introduction of appropriate multi functional linkages between existing GI assets Where appropriate new developments must provide suitable GI linkages throughout the development and link into adjacent strategic and local GI networks or assets, where present.

Policy CS16: Sustainable Design

All development will demonstrate high quality, inclusive and sustainable design and will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated.

Development will ensure that the amenities of existing and future neighbouring occupiers are safeguarded.

New development should seek to complement, enhance and utilise where possible, the historic environment and must not have a significant impact on existing designated and non – designated heritage assets and their settings.

Sustainable drainage systems (SUDS) should be proportionately incorporated in all new scales of developments. Infiltration SUDS should be promoted where it is practical.

Where infiltration SUDS are not applicable surface water should be discharged to a watercourse in agreement with the Environment Agency.

Considerations in reducing the use of non renewable resources and taking into account the impacts of climate change include:

- Urban heat islands and cooling
- Promoting sustainable methods of transport;
- Conserving and enhancing the built and natural environment

All new residential development should meet the water conservation standards in Level 4 of the Code for Sustainable Homes. Non-residential development shall demonstrate water efficiency of the relevant BREEAM very good standard.

Actual provision will be determined through negotiation, taking account of individual site characteristics and issues relating to the viability of development.

Policy CS17: Sustainable Buildings

All development shall comply with the published Building Regulations relevant at the time of construction.

As a minimum, all new development of 10 dwellings or 1000sqm of non-residential floor space or more shall incorporate decentralised and renewable or low carbon energy equipment to reduce predicted carbon dioxide emissions by at least 10%.

Development of the Sustainable Urban Extensions will achieve the highest technically feasible and financially viable carbon efficiency standards of the Code for Sustainable Homes possible, even when these standards are higher than those expected at the national level.

Actual provision will be determined through negotiation, taking account of individual site characteristics and issues relating to the viability of development.

Policy CS19: Affordable Housing

Affordable housing should be provided on all sites of at least 0.5 Hectares in size or capable of accommodating 15 or more dwellings. On sites between 0.5 Hectares and 1 Hectare in size a target affordable housing provision of 33.3% will be sought. On sites exceeding 1 Hectare in size or capable of accommodating 30 or more dwellings a target affordable housing provision of 40% will be sought.

New housing developments within Rugby Town will be required to provide a range of affordable dwellings of different sizes, types and tenures. New housing developments in Main Rural Settlements that are within the thresholds of this policy will be required to meet any identified Local Housing Needs as a priority before the requirements of this policy. Local Housing Need dwellings will be provided in accordance with CS22 and contribute to the achievement of the affordable housing provision target.

In circumstances where the provision of the targets set out here are likely to threaten the financial viability of a development scheme, the Council will consider a reduced target.

Further details of the requirements are outlined within the Housing Needs SPD which should be read in conjunction with this policy.

Policy CS20: Local Housing Needs

In Main Rural Settlements permission for Local Housing Needs development will be granted where it is proven to meet the identified needs of local people.

In Local Needs Settlements permission for Local Housing Needs development will be granted on sites smaller than 0.2 Hectares.

- Need will be judged with reference to the circumstances of the proposed resident including:
- The suitability of present accommodation to meet the need and whether it could be converted to meet it; and
- Whether the need can be met from the existing housing stock

There must be an established local connection for those local people that claim to be in housing need. Local people will include:

- A person or persons and their dependants residing permanently in the parish or adjoining parish, for at least 5 years or more in the previous 20 years;
- A person or persons required to live close to another person who satisfies the above criteria and is in essential need of frequent attention and/or care due to age, ill health and/or infirmity;
- A person or persons required to live close to their place of work in the parish or an adjoining parish.

In all cases where a local need has been clearly identified arrangements for the management and occupation of dwellings must be made to ensure that all dwellings provided will be, and will remain available for occupancy by eligible local people both initially and in perpetuity.

In circumstances where the provision of this requirement is likely to threaten the financial viability of a development scheme, the council will consider a reduced provision.

Policy CS21: Rural Exceptions Sites

The development of affordable housing that meets the needs of local people, as defined in policy CS20, will be permitted as a Rural Exception Site adjacent to defined settlement boundaries, where development is normally resisted, if all of the following criteria are met:

- It is clearly demonstrated that there is a local need for affordable housing which outweighs other policy considerations;
- It is demonstrated no alternative suitable sites exist within the defined settlement boundary;
- The development consists exclusively of affordable housing;
- Developments do not have an adverse impact on the character and/or appearance of settlements, their setting or the surrounding countryside;

In all cases arrangements for the management and occupation of dwellings must be made to ensure that all dwellings provided will be, and will remain available for occupancy by eligible local people at an affordable cost and at a range of tenures, both initially and in perpetuity.

3.2 Saved Local Plan Policies ⁸

Saved Local Plan Policies (Post Core Strategy Adoption) June 2011

Policy GP2 – Landscaping

The landscape aspects of a development proposal will be required to form an integral part of the overall design. A high standard of appropriate hard and soft landscaping will be required. All proposals should ensure that:

1. Important site features have been identified for retention through a detailed site survey;
2. The landscape character of the area is retained and, where possible, enhanced;
3. Features of ecological, geological and archaeological significance are retained and protected and opportunities for enhancing these features are utilised
4. Opportunities for utilising sustainable drainage methods are incorporated;
5. New planting comprises native species which are of ecological value appropriate to the area
6. In appropriate cases; there is sufficient provision for planting within and around the perimeter of the site to minimise visual intrusion on neighbouring uses or the countryside; and
7. Detailed arrangements are incorporated for the long-term management and maintenance of landscape features.

Policy GP5 – Renewable energy

The provision of renewable energy schemes will be encouraged where careful consideration has been given to design, layout and siting in the landscape.

Planning permission will be granted where no material harm would result in relation to residential amenity and the environment.

Policy E6 – Biodiversity

The Borough Council will seek to safeguard maintain and enhance features of ecological and geological importance, in particular priority habitats/species and species of conservation concern.

Developers will be required to take measures during the development process to prevent the disturbance of wildlife and to make provision for the protection and subsequent retention of natural features and necessary supporting habitats, such as ponds, hedgerows, ditches and trees which are to be retained. Where loss of habitat is unavoidable, adequate mitigation measures should be undertaken and only where this is not possible, adequate compensation measures should be implemented.

Where necessary the Borough Council will seek long term management plans, which will be secured by planning conditions or obligations.

⁸ https://www.rugby.gov.uk/downloads/file/275/core_strategy_-_saved_local_plan_policies

Policy E17 – Development affecting parks and gardens and other elements of the historic landscape

Planning permission will not be granted for development, which would adversely affect the character, appearance, or setting of a:

1. Park, or Garden registered as being of Special Historic Interest, or
2. Any other element of the Historic Landscape, or
3. Parks or gardens of acknowledged local importance

Or, which would detract from the contribution they make to other features and the wider landscape, unless:

1. The need for and benefits of the development for the community can not otherwise be achieved and are sufficient to override the need to preserve the Park, or Garden, or other element of the Historic Landscape; and
2. All opportunities for avoiding potential adverse impacts are taken and if this cannot be achieved their mitigation.

Development proposals should not compromise the future restoration of such Parks or Gardens, or other element of the Historic Landscape and wherever possible should seek to enhance such features.

Policy T5 - Parking facilities

Planning permission will only be granted for development incorporating satisfactory parking facilities including provision for motor cycles, cycles and for people with disabilities, (or impaired mobility), based on the Borough Council's standards (contained in Appendix 3).

Policy H12 – Open space provision in residential developments in the rural area

Outside the Rugby urban area planning permission will be granted for residential developments on sites of 0.2 hectares or more and/or capable of accommodating 6 or more dwellings, where appropriate open space provision is made in accordance with the standards set out in Policy LR1.

All such developments will be expected to provide adequate amenity greenspace in accordance with Policy LR1.

Policy ED14 – Working from home

The change of use of part of a dwelling to Use Class B1 will be permitted where this is for the use of the occupants of the dwelling and that the change of use would not have a detrimental impact on the local environment or amenity.

Policy LR3 – Quality and accessibility of open space

Planning permission will only be granted for the provision of open space, which would comprise a high quality and accessible facility, and which ensures that open space:

1. Is appropriately maintained, if necessary through the use of developer contributions
2. Is secure and safe,
2. Is attractive in appearance,
3. Enhances the natural and cultural environment,
4. Provides appropriate ancillary facilities and equipment,
5. Is conveniently accessed and facilitates access to other areas of open space, including the countryside, and
6. Facilitates access by a choice of transport.
7. Avoids any significant loss of amenity to residents, neighbouring uses or biodiversity.

Planning permission will be granted for development, which enhances the quality and accessibility of existing open space, provided it accords with Policy LR4.

Policy LR4 – Safeguarding open space

Planning permission for the development of Open Space shown on the Proposals Map for non-sport and recreation uses will be granted provided that:

1. The open space is no longer needed or of value for its current or other open space use now and in the foreseeable future; or
2. The development would result in the enhancement of sport and recreation facilities sufficient to outweigh any loss of the existing facilities; or
3. In the case of school playing fields, the development is for educational purposes that outweigh the loss of the existing facilities.

LR11 – Conversion of buildings to tourist facilities

Planning permission will be granted for the conversion of a building to provide tourist facilities, provided the following criteria are met;

1. The building is suitably constructed and worthy of retention by virtue of its historic or architectural interest or its contribution to the character of the area;
2. The building does not require extensive alteration, extension or rebuild to make it suitable for the intended purpose; and
3. Where the building is in the countryside or a local needs settlement, and the application is for holiday accommodation, the applicant can demonstrate that the building cannot be developed for an employment generating use and conditions are imposed to ensure that the property is not used as full-time residence.

3.3 Rugby Borough Council Local Plan – 2011-2031 Publication Draft (including Main Modifications, August 2018) ⁹

The Local Plan sets out a vision, policies and proposals for future development and land use.

A public consultation on the publication draft of the Local Plan ran from Monday 26 September to Friday 11 November. An additional period of consultation on the publication draft ran from Wednesday 30 November to 5pm on Wednesday 11 January.

The Local Plan was submitted to the Secretary of State for independent examination in public in July 2017, following a resolution of the council at a meeting held on 21 June.

4 November 2018 - Summaries of representations received during the public consultation on the Local Plan post-examination hearing main modifications have now been published on the [council's website](#). The summaries can also be viewed in the main reception at the Town Hall during office hours (9am to 5pm, Monday to Friday).

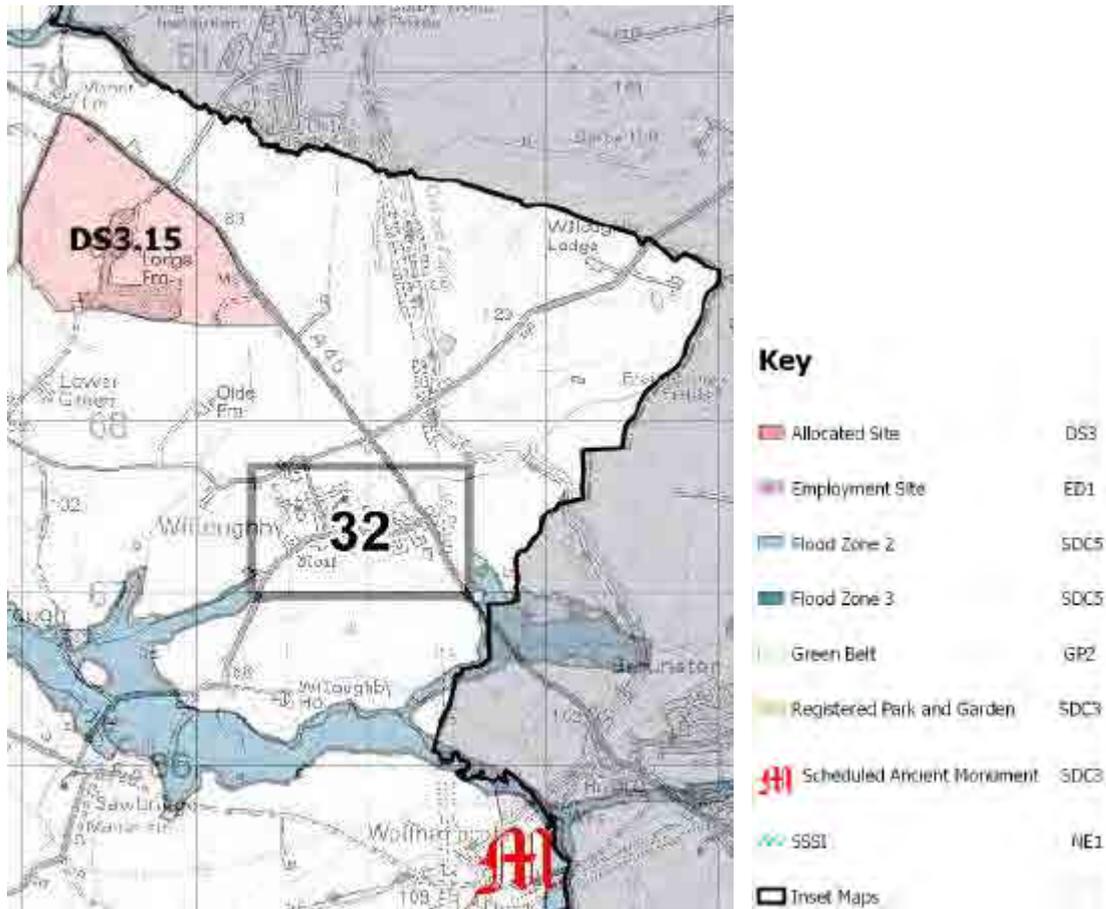
5 October 2018 - The public consultation on the post-examination hearing main modifications to the Local Plan closed at 5pm.

14 August 2018 - A public consultation on the post-examination hearing main modifications to the Local Plan has started. The consultation runs until 5pm on Friday 5 October.

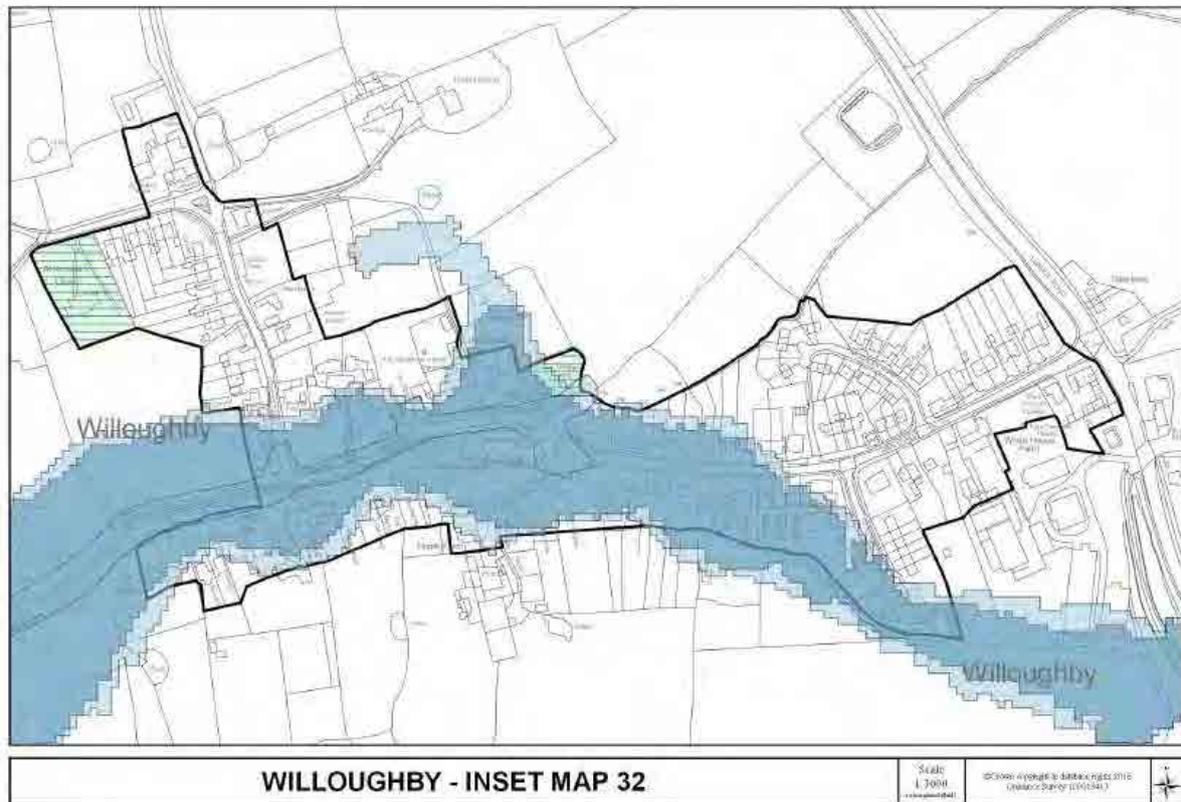
The examination is ongoing.

⁹ https://www.rugby.gov.uk/downloads/file/1115/local_plan_-_publication_draft

Proposals Map - Extract



Willoughby Village Inset Map 32.



Last updated - 28 September 2016

Local Plan Policies

(including Main Modifications, Published for Consultation from Tuesday 14 August to Friday 5 October 2018).

Policy GP1: Securing Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants to jointly find solutions, which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay unless material considerations indicate otherwise.

Policy GP2: Settlement Hierarchy

Development will be allocated and supported in accordance with the following Settlement Hierarchy, as defined on the Proposals Map:

Rural Villages

Development will be permitted within existing boundaries only, including the conversion of existing buildings where national policy permits.

Countryside

New development will be resisted; only where national policy on countryside locations allows will development be permitted.

Policy GP3: Previously Developed Land and Conversions

The Council will support the redevelopment of previously developed land where proposals are compliant with the policies within this Local Plan. In particular consideration will be given to the following:

- The visual impact on the surrounding landscape and properties;
- The impact on existing services if an intensification of the land is proposed; and
- The impact on any heritage or biodiversity assets.

Proposals to re-use and adapt existing buildings in rural areas will be permitted subject to the following criteria:

- the building is of permanent and substantial construction;
- the condition of the building, its nature and location, makes it suitable for re-use or adaptation;
- the proposed use or adaptation can be accommodated without extensive rebuilding;
- The proposal is of a high quality and sustainable design, retaining the external and/or internal features that contribute positively to the character of the building and its surroundings;
- the proposal retains and respects the special qualities and features of listed and other traditional rural buildings; and
- the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside.

Proposals which are deemed to be Permitted Development or where Prior Approval is required and granted under The Town and Country Planning General Permitted Development) (England) Order 2015 (or any subsequent updates to this) do not need to comply with the provisions of GP3. For proposals which involve changes to historic assets or their setting, this policy should be read in conjunction with SDC3: Protecting and Enhancing the Historic Environment.

Policy GP5: Neighbourhood level documents

Neighbourhood Plans

The Council will support communities in the preparation of neighbourhood plans.

Neighbourhood plans will need to:

- have been through an independent examination process and have been made by Rugby Borough Council;
- be in general conformity with the strategic policies of this Local Plan; and

- not promote less development than is set out in this Local Plan.

Once made a neighbourhood plan forms part of the Development Plan for the Borough. The planning policies contained within a made neighbourhood plan will be used alongside the policies of this Local Plan to determine decisions on planning applications. Neighbourhood plans can also help to inform the requirement and scope of development contributions associated with a planning permission.

Parish Plans and Design Guides

Parish Plans and design guides will need to:

- have been endorsed by Rugby Borough Council; and
- be in general conformity with the Local Plan.

Parish Plans and Design Guides do not form part of the development plan for the Borough. They will be a material consideration in determining decisions on planning applications.

Policy DS1: Overall Development Needs

The following levels of housing and employment development will be planned for and provided within Rugby Borough between 2011 and 2031:

a) 12,400 additional homes, including 2,800 dwellings to meet Coventry's unmet needs, with the following phased annual requirement:

- Phase 1 2011-2018 540 dwellings per annum
- Phase 2 2018-2031 663 dwellings per annum.

b) 208 ha of employment land, including 98 ha to meet Coventry's unmet needs.

All new development will be sustainable and of a high quality, fully supported by infrastructure provision and environmental mitigation and enhancement as required in the policies contained within this Plan.

Policy H1: Informing Housing Mix

To deliver a wide choice of high quality market homes across the Borough residential development proposals must form a mix of market housing house types and sizes consistent with the latest Strategic Housing Market Assessment.

New residential development should contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first time buyers, current demand and existing housing stock.

The council will consider an alternative mix in the following circumstances where it is clearly demonstrated how the delivery of a mix which has regard to the SHMA, or relevant update, is compromised:

- where the shape and size of the site justifies the delivery of a mix of housing;
- the location of the site, for example sustainable and very accessible sites within or close to Rugby town centre or the train station;

- sites with severe development constraints where the housing mix may impact on viability, where demonstrated through submission of viability appraisal;
- where a mix of housing would compromise the ability of the development to meet a specifically identified affordable or specialist housing need;
- conversions, where the characteristics of the existing building prohibit a mix to be delivered.
- Large development proposals will be expected to consider the contribution self-build can make to the mix and type of development; and
- where market factors demonstrate an alternative mix would better meet local demand.

Sustainable Urban Extensions will be expected to provide opportunities for self-build and custom build as part of the mix and type of development.

Policy H2: Affordable Housing Provision

Affordable housing should be provided on all sites of at least 0.36 hectares in size or capable of accommodating 11 (net) dwelling units or more (including conversions and subdivisions).

On previously developed sites a target affordable housing provision of 20% will be sought.

On green field sites a target affordable housing provision of 30% will be sought.

The tenure and mix of the affordable housing units should be in compliance with the latest SHMA guidance.

The target levels will be expected to be provided unless the local planning authority is satisfied by robust financial viability evidence that development would not be financially viable at the relevant target level. Such evidence will be required to be submitted with the planning application to justify any reduced levels of affordable housing provision proposed for assessment using an open-book approach and may be subject to independent assessment (e.g. by the District Valuer Services or equivalent).

Development should provide for the appropriate integration of affordable housing and market housing, in order to achieve an inclusive and mixed community.

Affordable housing should be provided on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified, and the agreed approach contributes to the objective of creating mixed and balanced communities.

Policy H3: Housing for rural businesses

Proposals for a permanent dwelling, either by new build or conversion, for occupation by a person engaged in an agricultural operation, or rural business within the countryside, will only be supported if all of the following criteria are met:

- a) There is a clearly established essential need for a dwelling;
- b) The need relates to a full-time worker, or one who is primarily employed in the activity to which the application relates;
- c) The agricultural unit and the rural enterprise concerned, are currently financially sound, and have a clear prospect of remaining so; and

d) The essential need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.

The size of any such rural workers dwelling should be commensurate with the established essential requirement. Dwellings that are unusually large in relation to the needs of the unit, will not be permitted.

Any permission granted will be subject to an 'occupancy' condition. The variation or removal of such a condition will only be granted if it is clear that its original purpose is obsolete and no longer required.

Proposals for the removal of occupancy conditions would only be permitted if the applicant can demonstrate that long term need for a Rural Workers Dwelling has ceased, and the Council is satisfied that the dwelling has been sufficiently marketed.

Policy H4: Rural Exceptions Sites

The development of affordable housing that meets the needs of local people will be permitted as a Rural Exception Site adjacent to defined rural settlement boundaries, where development is normally resisted, if all of the following criteria are met:

- a) It is clearly demonstrated that there is a local need for affordable housing which outweighs other policy considerations;
- b) It is demonstrated no suitable alternative sites exist within the defined settlement boundary; and
- c) Developments do not have an adverse impact on the character and/or appearance of settlements, their setting or the surrounding countryside.

In all cases arrangements for the management and occupation of dwellings must be made to ensure that all dwellings provided will be, and will remain available for occupancy by eligible local people at an affordable cost and at a range of tenures, both initially and in perpetuity.

In some circumstances a small proportion of open market housing may be allowed where it can be shown that the scheme will deliver significant affordable housing and viability is a key constraint.

Policy H5: Replacement Dwellings

The replacement of dwellings within the Countryside and Green Belt will be permitted provided that:

- a) The form and bulk of the new dwelling is not materially larger than that of the original dwelling or that which could be achieved as permitted development; and
- b) The new dwelling is not more intrusive in the landscape than that which it replaces;
- c) the new dwelling has substantially the same siting as the existing; and
- d) the existing dwelling to be demolished is not of historic merit.

The removal of permitted development rights by condition may be included in any approval.

Policy ED3: Employment development outside Rugby urban area

With the exception of those sites allocated for employment purposes in this Local Plan, or with a current B use class, employment development will not be permitted outside the Rugby urban area except in the following circumstances:

- Conversion of a building for employment purposes, subject to its location and character, including historic or architectural merit, being suitable for the proposed use and it having been in existence for at least ten years;
- Redevelopment, at a similar scale, of an existing building or vacant part of an existing employment site for employment purposes, where this would result in a more effective use of the site;
- Sustainable expansion of an existing group of buildings for business uses where the site is readily and regularly accessible by means of transport other than the private car; or
- A building or structure related to agriculture, horticulture or forestry where it is genuinely required as an ancillary use for an existing rural employment development.

To be considered acceptable, any proposals meeting one of these exceptions must also demonstrate compliance with all other relevant policies in the Local Plan, in particular where a proposal is located in the Green Belt.

All proposals will be subject to a thorough assessment to make sure their scale, nature and location are appropriate, including the need to:

- Limit the impact on local communities, the character of the local landscape, and the natural environment;
- Minimise impact on the occupiers and users of existing properties in the area;
- Avoid an increase in traffic generation that would have a severe impact on the local road network, unless suitable mitigation to address the impact can be provided;
- Make provision for sustainable forms of transport wherever appropriate and justified; and
- Prioritise the re-use of brownfield land and existing buildings.

Policy ED4: The Wider Urban and Rural Economy

The following forms of development and uses are acceptable in principle both in and outside the urban area, subject to the content of other policies in the Local Plan.

Tourism and Leisure

- Small-scale tourism, visitor accommodation and leisure based uses, including sport and recreation, particularly those which would help to provide local employment and support rural services;
- Purpose-built visitor accommodation that is directly associated with and related to the scale and nature of an existing use;
- A small-scale expansion of an existing holiday caravan/chalet site where this would secure benefits to its function and appearance;
- Golf courses, golf driving ranges and ancillary facilities;
- New or extended, relative to the scale and nature of an existing development, garden centres and nurseries; or

- Equine and equestrian related activities, wherever practicable using existing buildings and structures.

Farm Diversification

Proposals that would support the ongoing viability of farms and other agricultural operations will be encouraged, subject to the following criteria being assessed and satisfied:

- development on best quality agricultural land is avoided;
- existing buildings and structures can be utilised as much as possible;
- the scale and nature of the development is integrated into the existing landscape, with minimal adverse impact to its character;
- the impact of the proposal on existing properties in the locality is minimal; and
- the generation of vehicular movements is acceptable, and suitable consideration is given to of access and parking.

Policy HS1: Healthy, Safe and Inclusive Communities

The potential for creating healthy, safe and inclusive communities will be taken into account when considering all development proposals. Support will be given to proposals which:

- provide homes and developments which are designed to meet the needs of older people and those with disabilities;
- provide energy efficient housing to help reduce fuel poverty;
- design and layout development to minimise the potential for crime and anti-social behaviour and improve community safety;
- contribute to the development of a high quality, safe and convenient walking and cycling network;
- contribute to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and by bicycle;
- seek to encourage healthy lifestyles by providing opportunities for formal and informal physical activity, exercise, recreation and play and, where possible, healthy diets;
- improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space;
- deliver, or contribute to, new and improved health services and facilities in locations where they can be accessed by sustainable transport modes;
- provide good access to local shops, employment opportunities, services, schools and community facilities; and
- do not involve the loss of essential community buildings and social infrastructure.

Policy HS2: Health Impact Assessments

All major development proposals will be required to demonstrate that they would not generate detrimental impacts on health and wellbeing.

National guidance recognises that major development proposals have potentially greater impacts on health and wellbeing. As such, proposed development above the thresholds set out below will need to demonstrate that they would not generate adverse impacts on health and wellbeing:

- All residential development of 150 units and above and where the site area is 5 hectares or above;
- non-residential development where the area of development exceeds 1ha; and
- development located on an industrial estate exceeding 5ha

Where development proposals meet the above criteria, an assessment of potential impacts on health and wellbeing should be demonstrated through:

- A Health Impact Assessment screening report; and
- A full Health Impact Assessment where the screening report identifies that significant impacts on health and wellbeing would arise from the development

Where required Health Impact Assessments should to be prepared in accordance with advice and best practice for such assessments as published by the Department of Health and other agencies, such as the Coventry and Rugby Clinical Commissioning Group, Public Health Warwickshire, University Hospitals Coventry and Warwickshire NHS Trust.

Where it is demonstrated that a development proposal would have a significant adverse impact on wellbeing, the Borough Council may require appropriate mitigation measures through planning conditions, financial or other contributions secured through planning obligations and/or the Council's CIL charging schedule.

Policy HS3: Protection and Provision of Local Shops, Community Facilities and Services

Proposals that would result in a significant or total loss of site and/or premises currently or last used for a local shop, post office, public house, community or cultural facility or other service that contributes towards the sustainability of a local settlement or the urban area will not be permitted except where the applicant demonstrates that:

- alternative provision of equivalent or better quality, that is accessible to that local community, is available within the settlement or will be provided and made available prior to commencement of redevelopment; or
- there is no reasonable prospect of retention of the existing use as it is unviable as demonstrated by a viability assessment and all reasonable efforts to secure suitable alternative business or community re-use been made for a minimum of 12 months or a period agreed by the Local Planning Authority prior to application submission.

Provision of new community facilities and services will be supported provided that:

- it is readily accessible by a choice of means of transport, including by foot and cycle;
- the nature and the scale of the development would be commensurate with its function to provide facilities for the local resident population. The nature and scale of service provision will reflect and relate to the size and function of the individual settlement; and
- the development would not adversely affect the vitality and viability of the Town Centre or any planned town centre development

Policy HS5: Traffic Generation and Air Quality, Noise and Vibration

Development proposals should promote a shift to the use of sustainable transport modes and low emission vehicles (including electric/hybrid cars) to minimise the impact on air quality, noise and vibration caused by traffic generation. Proposals should be located where the use of public transport, walking and cycling can be optimised. Proposals should take full account of the cumulative impact of all development including that proposed in this Local Plan on traffic generation, air quality noise and vibration. Development proposals should complement the Air Quality Action Plan.

Development throughout the Borough of more than 1,000 sqm of floorspace or 10 or more dwellings or development within the Air Quality Management Area (see Appendix 8) that would generate any new floorspace must:

1. Achieve or exceed air quality neutral standards; or
2. Address the impacts of poor air quality noise and vibration due to traffic on building occupiers, and public realm or amenity space users by reducing exposure to and mitigating their effects, proportionate to the scale of the development. This can be achieved using design solutions that include:
 - Orientation and layout of buildings, taking into account building occupiers, public realm and amenity space users;
 - Appropriate abatement technologies; and
 - Urban greening appropriate for providing air quality benefits.
3. Where air quality neutral standards are not met, measures to offset any shortfall will be required, according to the following hierarchy:
 - On-site measures; then
 - Off-site measures; then
 - Financial contributions.

Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets

The Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity as set out below

Development will be expected to deliver a net gain in biodiversity and be in accordance with the mitigation hierarchy below. Planning permission will be refused if significant harm resulting from development affecting biodiversity cannot be:

- avoided, and where this is not possible;
- mitigated, and if it cannot be fully mitigated, as a last resort;
- compensated for.

Sites of International and European Importance

Development that is likely to result in an adverse effect , on the integrity of any European site (either alone or in combination), will not be permitted unless:

- there are no alternative solutions; and
- there are imperative reasons for overriding public interest; and
- adequate compensatory measures can be taken to ensure the overall coherence of Natura 2000 is protected.

As per the requirements of the Habitat Regulations.

Sites of International or European Importance Include: Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites.

Sites of National Importance

Development affecting nationally important Sites of Special Scientific Interest (SSSIs) either directly or indirectly will only be permitted in exceptional circumstances where the benefits of development clearly outweigh the impacts on the site or species.

Sites of Local Importance

Development likely to result in the loss, deterioration, degradation or harm to habitats or species of local importance to biodiversity, or geological or geomorphological conservation interests, either directly or indirectly, will not be permitted for Local Nature Reserves (LNRs); Local Wildlife Sites (LWS), Local Geological Sites (LGS), European and UK protected species, or Biodiversity Action Plan habitats unless:

- The need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest. All Development proposals impacting on local wildlife sites will be expected to assess the site against the 'Green Book'¹ criteria to determine the status of the site and to ascertain whether the development clearly outweighs the impacts on the site;
- It can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interest; and
- Measures can be provided (and secured through planning conditions or legal agreements), according to the mitigation hierarchy as set out above. The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network.

Ancient Woodland

Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland, and/or the loss of aged or veteran trees found outside of ancient woodland unless the need for, and benefits of, the development in that location clearly outweighs the loss.

All development proposals in the proximity of ancient woodland shall incorporate buffers having regard to Natural England's standing advice.

Ecological Assessment

All proposals likely to impact on the sites noted above will require be subject to an Ecological Assessment. The Ecological Assessment shall should include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of the development.

1 The Green Book: Guidance for the Selection of Local Wildlife Sites in Warwickshire, Coventry and Solihull (2015) Local Wildlife Sites Project: Habitat Biodiversity Audit for Warwickshire.

Policy NE4: Strategic Green and Blue Infrastructure

The Council will work with partners towards the creation of a comprehensive Borough wide Strategic Green and Blue Infrastructure Network which is inclusive of the Princethorpe Woodland Biodiversity Opportunity Areas (also known as the Princethorpe Woodlands Living Landscape), as shown on the Green and Blue Infrastructure Policies Map. This will be achieved through the following:

- the protection, restoration and enhancement of existing and potential Green and Blue Infrastructure assets within the network as shown on the policies map; and
- the introduction of appropriate multi-functional corridors between existing and potential Green and Blue Infrastructure assets

Where appropriate new developments must provide suitable Green Infrastructure corridors throughout the development and link into adjacent strategic and local GI networks or assets where present.

Where such provision is made a framework plan should be produced as part of the planning application demonstrating the contribution to the overall achievements of the multi-functional strategic Green/Blue Infrastructure network. A management plan, based on delivering the framework plan and detailing how the infrastructure will be managed, may be required by condition.

Policy NE3: Landscape Protection and Enhancement

New development which positively contributes to landscape character will be permitted.

Development proposals will be required to demonstrate that they:

- integrate landscape planning into the design of development at an early stage;
- consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;
- relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance;
- identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;
- aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;
- address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing and expanding these features through means such as buffering and reconnecting fragmented areas; and
- are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements.

Policy SDC1: Sustainable Design

All development will demonstrate high quality, inclusive and sustainable design and new development will be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. All developments should aim to add to the overall quality of the areas in which they are situated

Factors including the massing, height, landscape, layout, materials and access should also be a key consideration in the determination of planning applications.

The Council will consider appropriate housing density on a site by site basis with decisions informed by local context of the area in terms of design considerations, historic or environmental integration, local character, identified local need and, where relevant, a Neighbourhood Development Plan.

Proposals for new development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.

Proposals for housing and other potentially sensitive uses will not be permitted near to or adjacent sites where there is potential for conflict between the uses, for example, an existing waste management site. Such proposals must be accompanied by supporting information demonstrating that the existing and proposed uses would be compatible and that the proposal has addressed any potential effects of the existing use on the amenity of the occupiers of the proposed development.

Developers should provide adequate off-street storage space for wheeled bins, including storing recycling, to serve all new residential properties, including conversions. This requirement is particularly important in designated Conservation Areas where the visual importance of the street scene has been acknowledged and there is a duty for the area's character and appearance to be preserved or enhanced. Provision can be in the form of storage space integral to the design of the property, dedicated space externally, in a communal storage area, or in underground waste storage systems.

Proposals relating to the enhanced energy efficiency of existing buildings will be supported in accordance with the most up to date national regulations.

Policy SDC2: Landscaping

The landscape aspects of a development proposal will be required to form an integral part of the overall design. A high standard of appropriate hard and soft landscaping will be required. All proposals should ensure that:

- Important site features have been identified for retention through a detailed site survey;
- Features of ecological, geological and archaeological significance are retained and protected and opportunities for enhancing these features are utilised (consideration will also be given to the requirements of policies NE1 and SDC3 where relevant);
- Opportunities for utilising sustainable drainage methods are incorporated;
- New planting comprises native species which are of ecological value appropriate to the area;
- In appropriate cases; there is sufficient provision for planting within and around the perimeter of the site to minimise visual intrusion on neighbouring uses or the countryside; and
- Detailed arrangements are incorporated for the long-term management and maintenance of landscape features.

Policy SDC3: Protecting and enhancing the Historic Environment

Development will be supported that sustains and enhances the significance of the Borough's heritage assets including listed buildings, conservation areas, historic parks and gardens, archaeology, historic landscapes and townscapes.

Development affecting the significance of a designated or non-designated heritage asset and its setting will be expected to preserve or enhance its significance.

To conserve and enhance the Borough's heritage assets, development proposals must:

a) Understand the Asset

Applications with the potential to affect the significance of a heritage asset will be required to provide sufficient information and assessment (such as desk-based appraisals, field evaluation, and historic building reports) of the impacts of the proposal on the significance of heritage assets and their setting.

The Warwickshire Historic Environment Record, the Borough's Conservation Area Character Appraisals and Management Plans, the Local List of non-designated heritage assets, the Warwickshire Historic Towns Study and Historic Landscape Characterisation Study are examples of sources of information that will be used to inform the consideration of future development including potential conservation and enhancement measures.

b) Conserve the Asset

Great weight will be given to the conservation of the Borough's designated heritage assets. Any harm to the significance of a designated heritage asset must be justified. Proposals causing substantial harm to designated heritage assets will need to demonstrate that the harm is necessary to achieve substantial public benefits sufficient to outweigh the harm or loss. Alternatively it must be demonstrated that all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use

Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this will be weighed against the public benefits of the proposal.

In weighing applications that affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.

Non-designated archaeological sites of equivalent significance to scheduled monuments should be considered subject to the criteria for designated heritage assets.

Policy SDC4: Sustainable Buildings

Residential buildings

All new dwellings shall meet the Building Regulations requirement of 110 litres of water/person/day unless it can be demonstrated that it is financially unviable.

Non-residential buildings

All non-residential development over 1000 sqm should aim to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent) unless it can be demonstrated that it is financially unviable.

In meeting the carbon reduction targets set out in the Building Regulations and BREEAM standards the Council will expect development to be designed in accordance with the following energy hierarchy:

- Reduce energy demand through energy efficiency measures
- Supply energy through efficient means (i.e. low carbon technologies)
- Utilise renewable energy generation

Actual provision will be determined through negotiation, taking account of individual site characteristics and issues relating to the viability of development.

The re-use and recycling of surface water and domestic waste water within new development will be encouraged.

Policy SDC5: Flood Risk Management

A sequential approach to the location of sustainable development will be undertaken by the Council based on the Environment Agency's flood zones as shown on the latest Flood Map for Planning and Strategic Flood Risk Assessment. (SFRA). This will steer new development to areas with the lowest probability of flooding, in order to minimise the flood risk to people and property and manage any residual risk.

If, following application of the sequential test, it is not possible or consistent with wider sustainability objectives for the development to be located in zones with a lower probability of flooding, then the Exception Test can be applied as set out in the NPPF.

Following the Sequential Test, and if required the Exception Test, development will only be permitted where the following criteria are met:

- that the development does not increase flood risk elsewhere
- Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and
- Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

Land that is required for current and future flood management will be safeguarded from development. Opportunities to reduce the causes and impacts of flooding should be taken where possible.

Applicants will be required to demonstrate how they comply with this Policy by way of a site-specific Flood Risk Assessment (FRA) which is appropriate to the scale and nature of the development proposed, where the development is:

- in Flood Zone 2 or 3 as defined by the Environment Agency's Flood Map or Rugby Borough SFRA;
- minor development and change of use more than 1ha and in Flood Zone 1;

- within 20m of a watercourse;
- adjacent to, or including, any flood bank or other flood control structure; or
- within an area with critical drainage problems.

The FRA must assess the flood risk from all sources and identify options to mitigate the flood risk to the development, site users and surrounding area.

Policy SDC6: Sustainable Drainage

Sustainable Drainage Systems (SuDS) are required in all major developments and all development in flood zones 2 and 3. Such facilities should preferably be provided on-site or, where this is not possible, close to the site, and:

- be designed and located outside the floodplain and to integrate with Green Infrastructure functions;
- be appropriate for the needs of the site;
- promote enhanced biodiversity;
- improve water quality;
- increase landscape value; and
- provide good quality open spaces.

Infiltration SuDS is the preferred way of managing surface water. The developer will carry out infiltration tests where possible and a groundwater risk assessment to ensure that this is possible and that groundwater would not be polluted. Where it is proven that infiltration is not possible, surface water should be discharged into a watercourse (in agreement with the Lead Local Flood Authority (LLFA) at pre-development greenfield run off rates or into a surface water sewer if there is no nearby surface water body.

In exceptional circumstances, where a sustainable drainage system cannot be provided, it must be demonstrated that:

- an acceptable means of surface water disposal is provided which does not increase the risk of flooding or give rise to environmental problems and improves on the current situation; and
- contributions will be made to off-site SUDS schemes if located in an area known to suffer surface water flooding the development should seek to offer a strategic solution.

Policy SDC7: Protection of the Water Environment and Water Supply

Developers will be expected to ensure that there is adequate water supply to serve existing and proposed developments by:

- minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water having due regard to Severn Trent's Water Resource Management Plan and Strategic Business Plan as well as the findings of the Water Cycle Study; and
- ensuring development is in accordance with the Water Framework Directive Objectives and does not adversely affect the waterbodies' ability to reach good status or potential as set out in the River Severn 'River Basin Management Plan' (RBMP).

Development will not be permitted where proposals have a negative impact on water quality, either directly through pollution of surface or ground water, or indirectly through the overloading of Wastewater Treatment Works. Prior to any potential development, consultation must be held with Severn Trent Water to ensure that the required wastewater infrastructure is in place in sufficient time.

Development will not be permitted where the sensitivity of the groundwater environment, or the risk posed by the type of development is deemed to pose an unacceptable risk of pollution of the underlying aquifer.

Policy SDC 8: Supporting the provision of renewable energy and low carbon technology

Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will be supported in principle subject to all of the following criteria being demonstrated:

- the proposal has been designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity;
- the proposal has been designed to minimise the adverse impacts (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact;
- there is no unacceptable impact on heritage assets and their setting;
- the scheme maximises appropriate opportunities to address the energy needs of neighbouring uses (for example linking to existing or emerging District Heating Systems);
- for biomass, it must be demonstrated that fuel can be obtained from a sustainable source and the need for transportation will be minimised;
- for proposals for hydropower the application must be supported by a Flood Risk Assessment and Water Framework Directive assessment;
- for wind turbines, the proposed development site is identified as suitable for wind energy development in a Local or Neighbourhood Plan;
- for solar farms proposed on the best and most versatile agricultural land a sequential test has to be undertaken as outlined in the supporting text to this policy. Where it is proven that the use of the best and most versatile agricultural land is necessary, conditions may be applied to an approval to require the land to be restored to its previous greenfield use when the operation ceases; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

Policy SDC 9: Broadband and mobile internet

Developers of new developments (residential, employment and commercial) will be expected to facilitate and contribute towards the provision of broadband infrastructure suitable to enable the delivery of broadband services across Rugby Borough to ensure that the appropriate service is available to those who need it.

Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included, wherever possible and viable.

Policy D1: Transport

Development will be permitted where sustainable modes of transport are prioritised and measures designed to mitigate transport impacts arising from either individual development proposals or cumulative impacts caused by a number of proposals are provided. Proposals should have regard to the Sustainable Transport Strategy.

...

Smaller scale development must also be accompanied by a Transport Statement which should address:

- opportunities for sustainable transport to serve the proposed development;
- whether safe and suitable access to the site can be achieved; and
- whether improvements can be undertaken that cost effectively mitigate the impacts of the development.

Proposals should be considered in the light of the transport mitigation measures identified in the Infrastructure Delivery Plan, and other localised impacts as identified in the transport assessments and statements.

Policy D2: Parking facilities

Planning permission will only be granted for development incorporating adequate and satisfactory parking facilities including provision for motor cycles, cycles and for people with disabilities, (or impaired mobility), based on the Borough Council's Standards included at Appendix 5 of this Local Plan.

Electric and/or hybrid vehicle charging points are required to be provided as part of development as outlined in Appendix 5 unless it can be demonstrated that it is financially unviable.

4.0 Local Plan Evidence Base - Reviews, studies and assessments¹⁰

4.1 Rugby Brough Council Green Infrastructure Study, Final report June 2009

The following extracts may be useful for the NDP:

7.2 Description of the strategic GI Network

The study describes the strategic GI network (p45) as:

- River network and associated sites. Rivers form a natural interconnected network that, together with their floodplains and associated habitats, provide a range of functions relating to natural and ecological processes.
- Canal network and associated sites.
- Disused railway network and associated sites.
- Cluster of woodlands in the Princethorpe area
- strategic accessible natural greenspace.

7.3 Local GI networks

The following resources should, wherever possible, be incorporated within local GI networks:

- hedgerows, rail and motorway embanks, and road verges that provide movement corridors and habitats for a range of wildlife (including legally protected and other notable species);
- notable species populations;
- woodlands, orchards and trees that play an important role in providing shading and contributing to the image of an area (as well as being valuable habitats);
- areas of historic value at the local scale (HER records and Historic Landscape Characterisation); areas of high landscape quality (identified through landscape character assessments);
- landscape, ecological and historic features that contribute to local character and sense of place;
- ponds, which provide valuable wildlife habitats and may have a role in local drainage networks;
- public rights of way and permissive routes that may be important as sustainable movement corridors; and
- allotments.

8.2.3 Developing Local GI networks

Standards for new developments:

1. ... Incorporate within the local GOI network all sites of nature conservation value and sites of historic value, whether designated or not and as much as possible of the following: woodlands,

¹⁰

https://www.rugby.gov.uk/directory/25/our_planning_strategies_policies_and_evidence/category/86/categoryInfo/8

hedgerows, watercourses, other landscape features, sites which already have open public access and public rights of way.

2. Where appropriate, enhance the retained GI resource (eg by opening up culverted watercourses or other habitat enhancement) so as to enhance the GI network.

3. Where legally protected species occur on site, measures should be adopted to ensure compliance with legal requirements.

4. Where a development site adjoins a valuable site of semi natural habitat, create an area of habitat in between ..

5. Habitats/landscape features created as part of a local GI network should be designed to contribute to a sense of place, be appropriate to the site's landscape character, avoid damage to valued historic or natural features and link together isolated areas of retained GI.

6. Areas of floodplain within the site would normally not be built upon but would be a focus for wetland habitat creation.

7. provide new access links through development.

8. Provide safe walking / cycling routes along green corridors

10. The local GI network should incorporate allotment provision

11. Ensure an implementation and management plan is prepared...

4.2 Rugby Borough Council Local Development Framework, Habitat And Biodiversity Baseline Report, July 2008

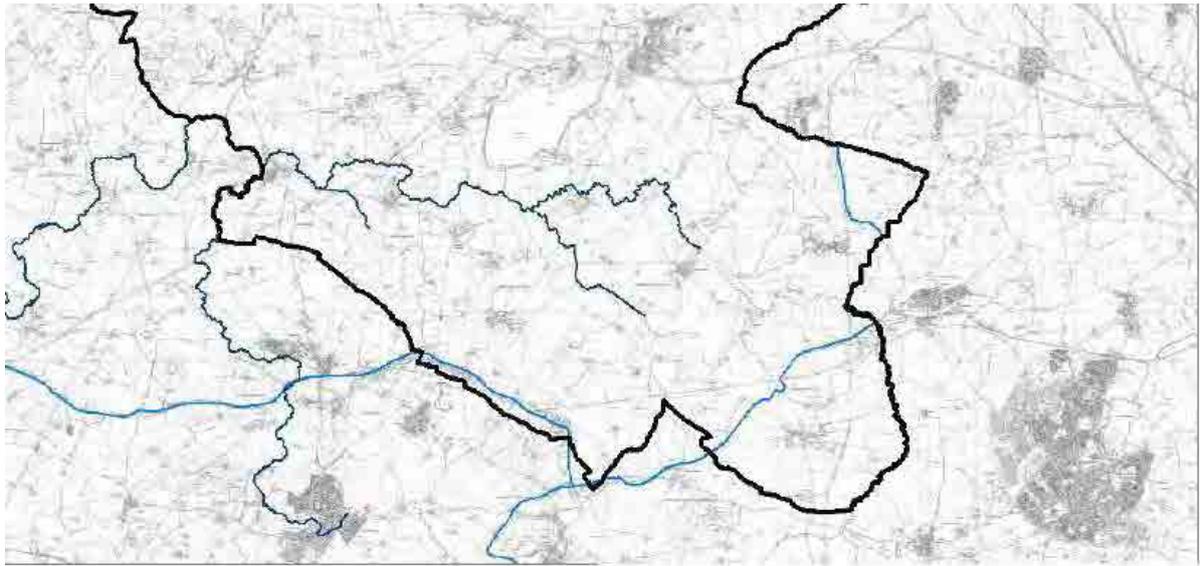
The purpose of this report is to identify important biodiversity and nature conservations sites in order to ensure they are properly considered within the Council's emerging Local Development Framework (LDF).

The following maps identify natural heritage assets in and around Willoughby neighbourhood area:

Appendix 7: Natural England Natural Areas.



Rugby is in 44. Midland Clay Pastures.



PLANNING AND CULTURE SERVICES

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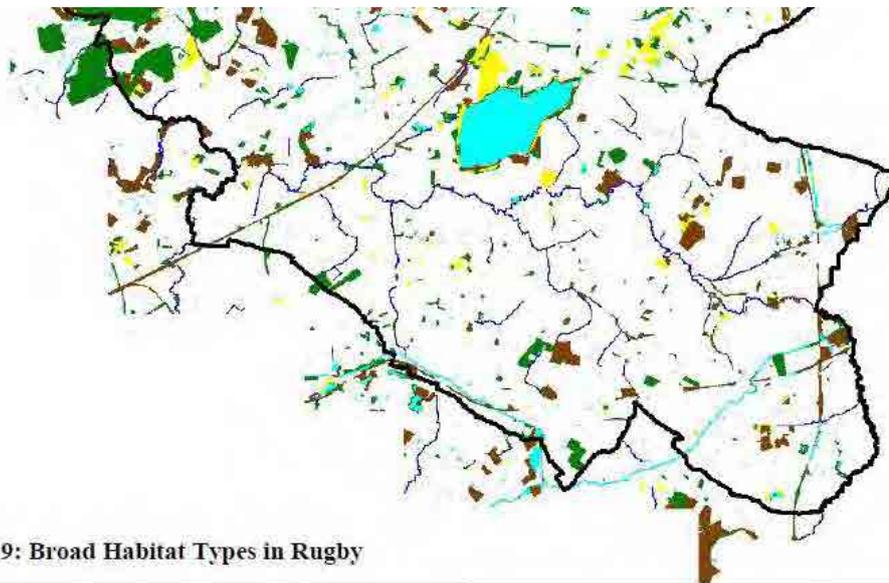
Planning Applications Reference No. 07/

Appendix 8: Strategic Watercourses in Rugby

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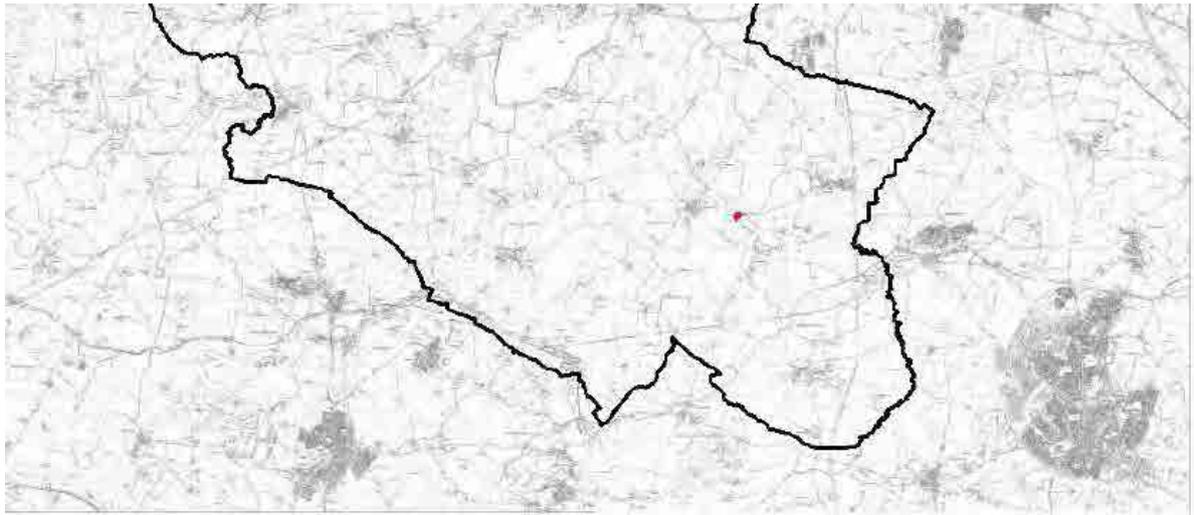
Appendix 9: Broad Habitat Types in Rugby

- Amenity Grassland
- Woodland
- River/running water
- Ponds/reservoirs
- Acid, calcareous and neutral grassland

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Rugby Borough Council. 100018417.

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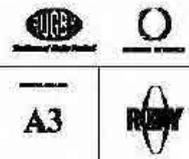
PLANNING AND CULTURE SERVICES

Town Hall, Rugby, CV21 2RR.
Tel. No. (01788) 533533 Fax. No. (01788) 533778

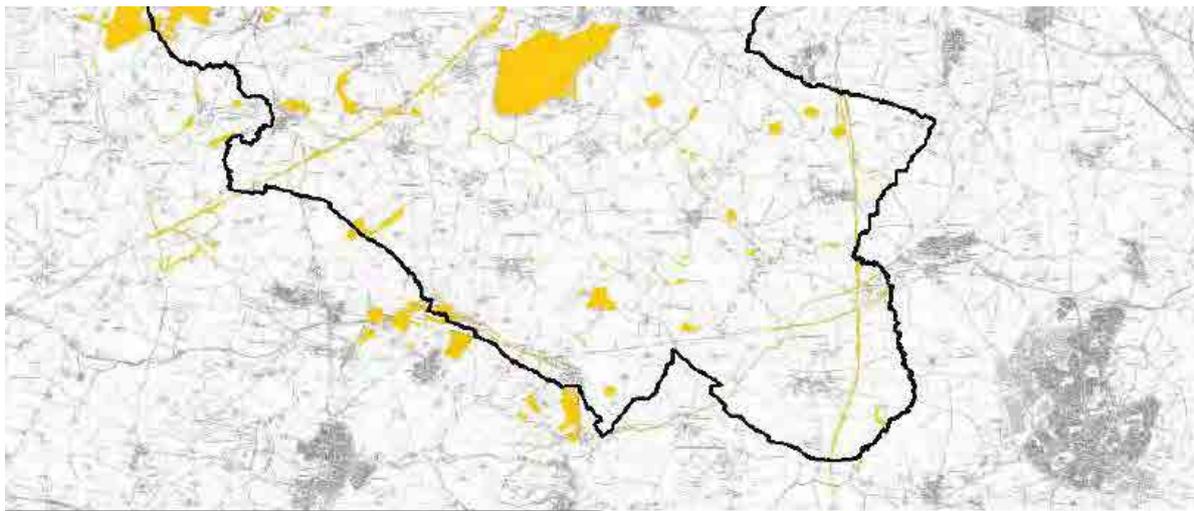
Planning Application Reference No. 07

Appendix 10: SINCs in Rugby

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Rugby Borough Council 104016417.



| Field | Date | Scale |
|-------|----------------|-----------|
| | 23rd July 2009 | 1:100,000 |



PLANNING AND CULTURE SERVICES

Town Hall, Rugby, CV21 2RR.
Tel. No. (01788) 533533 Fax. No. (01788) 533778

Planning Application Reference No. 07

Appendix 10b: pSINCS in Rugby

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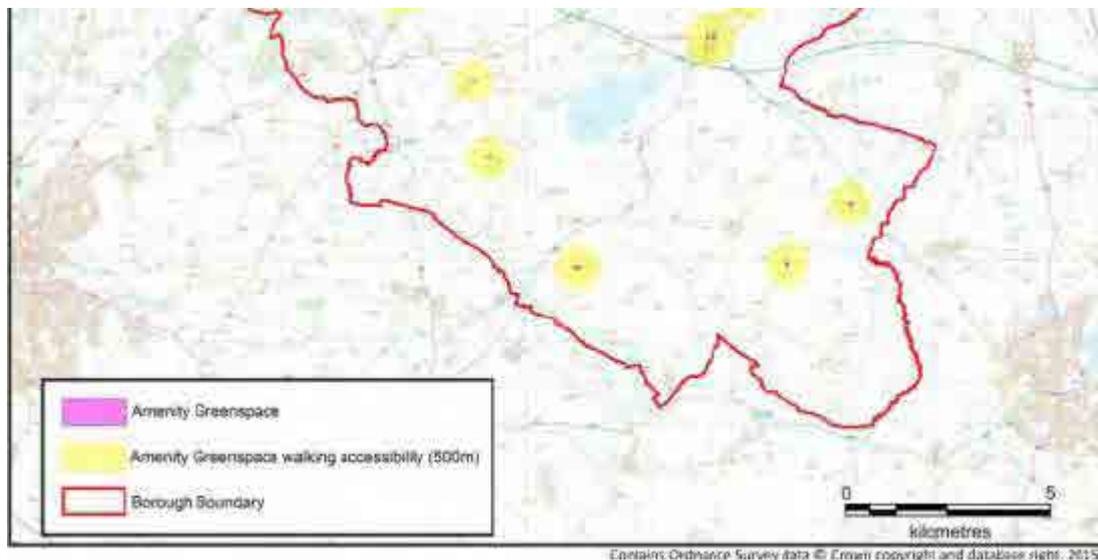
| Field | Date | Scale |
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| | 23rd July 2009 | 1:100,000 |

SECTION 5: AMENITY GREEN SPACE

Typology and best practice

5.1 Amenity green spaces are public open spaces whose primary purpose is to improve and enhance the appearance of the local environment and improve the well-being of local residents. Often children's equipped playgrounds whether or not they are fenced, are part of amenity green spaces, and the "informal" play space which links to children's play provision is integral to the amenity green space.

Figure 13: Amenity Green Space across Rugby with accessibility



Rural parishes

5.25 At the parish level, most of the parishes containing the Main Rural Settlements (MRS) have sufficient Amenity Green Space to meet the current standard of 0.5 ha per 1000. The exceptions are Brinklow and Ryton-on-Dunsmore which each have deficits of 0.1 and 0.3 hectares respectively. **However many of the smaller parishes have no or very little amenity green space which meet the agreed minimum size and criteria for this type of typology, and therefore fall short of the standard (see Appendix 2).**

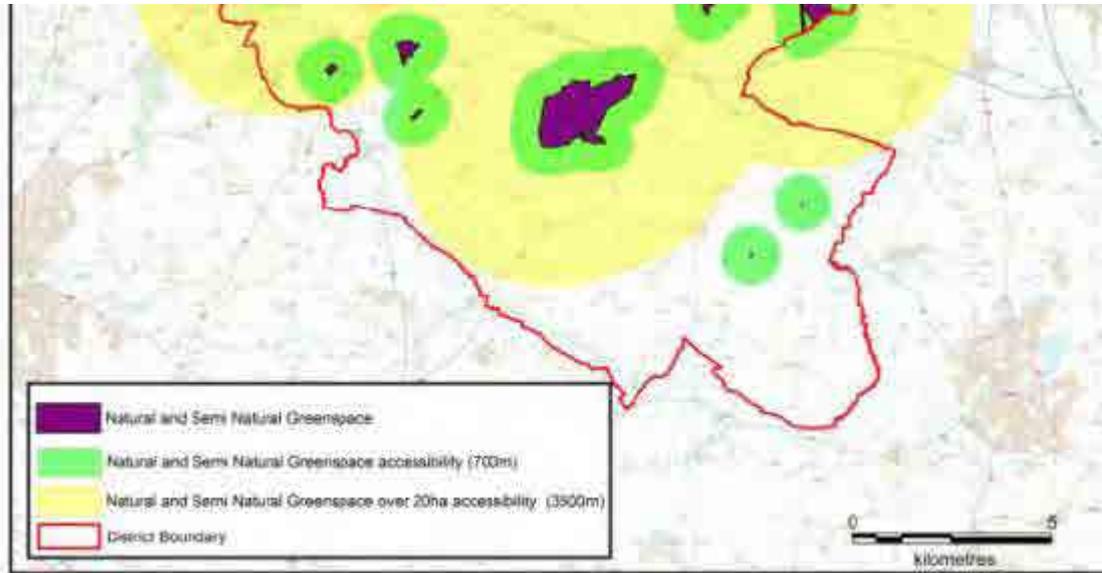
SECTION 6: ACCESSIBLE NATURAL AND SEMI NATURAL GREEN SPACE

Typology and best practice

6.1 Natural and semi natural green spaces are areas whose primary purpose is for nature conservation, and this is confirmed by the Rugby Borough Green Space Strategy 2014-2024 definition:

These are areas whose primary purpose is for nature conservation. An example would be Swift Valley Park.

Figure 21: Natural and Semi Natural Green Space



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SECTION 7: CHILDREN’S PLAY AND YOUTH PROVISION

Children’s play typology and best practice

7.5 The definition for this typology in the Green Spaces Strategy 2014-2024 is:

These included equipped children’s play areas, youth facilities and ball courts such as Brindley Road Play Area.

7.14 Fields In Trust has identified three categories of play area. These are set out in Appendix 4 along with their defining characteristics, but very simplistically,

- Local Area for Play (LAPs): a minimum area of around 100 sq m designed for children up to 6 years, and located within 1 minute walking time from home.
- Local Equipped Area for Play (LEAP): must be a minimum of 400 sq m in size, to cater for younger children beginning to play independently, and to have a catchment of around 400 m.
- Neighbourhood Equipped Area for Play (NEAP) is much larger and caters predominantly for more independent older children. Most of the NEAPs in Rugby also have equipment suitable for younger ages, and therefore act as a LEAP as well as a NEAP. NEAPs should have a hard surface area such as a multi-use games area or a skate park, or other youth facility catering for older children.

7.19 The headline finding for the LEAPs and NEAPs, is that although there appears to be good coverage of facilities in the town area, the rural areas are much more limited in what they have to offer, and in particular there are no NEAPs in the central rural areas of the borough to the west side of Rugby town.

7.20 In relation to teenage provision, again the town has reasonable coverage, though not in all parts, and some of rural area has a relatively high level of provision. However in the northern and southern rural areas there are very limited facilities, see Figure 31.

Figure 30: LEAPs and NEAPs in Rugby Borough

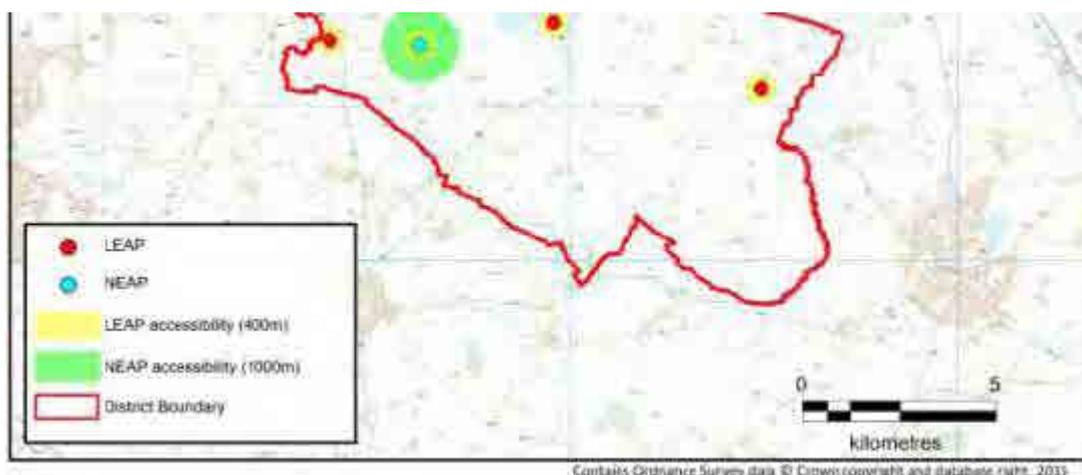
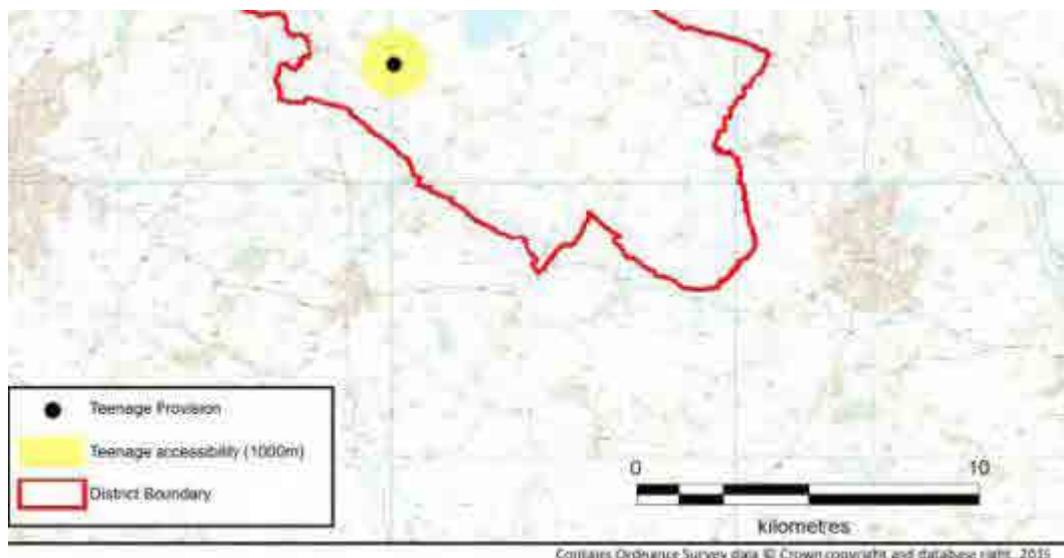


Figure 31: Provision for teenagers in Rugby Borough



SECTION 8: ALLOTMENTS

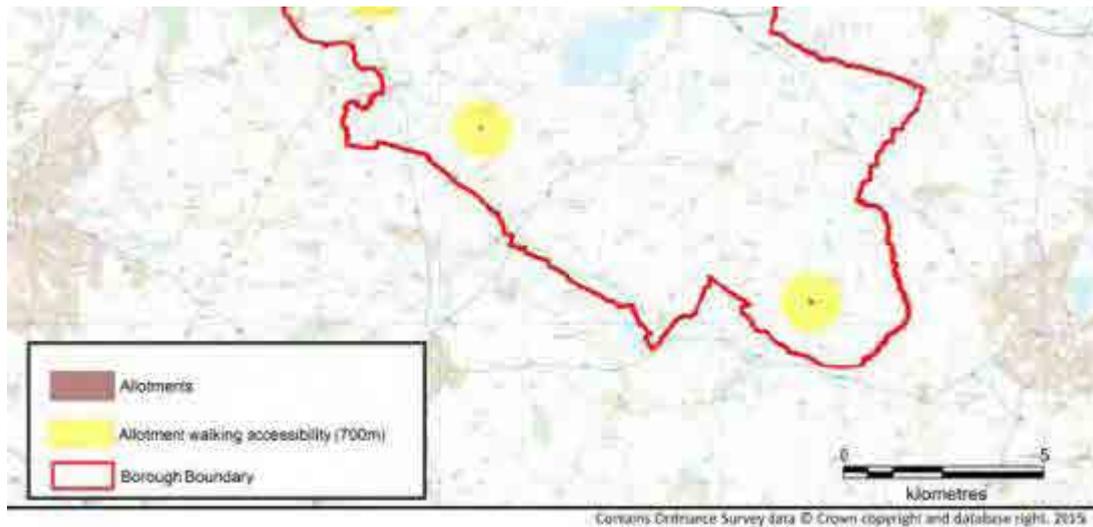
Introduction

8.1 The typologies of different open spaces were set out in the, now withdrawn, PPG17 and its Annex. This typology provides opportunities for those people who wish to do so to grow their own produce providing landscaped open space for the local area that can promote improved physical and

mental health. Allotments can therefore improve well being and the quality of life of communities by providing; a cheap source of good food; healthy outdoor exercise and social interaction; and, enhancement of the biodiversity and green infrastructure in an area.

8.2 They can benefit all groups, from those on limited income, to those who are financially secure but take pleasure in growing their own food. By providing economic, social and environmental benefits, allotments contribute towards the three core principles of sustainable development. Allotments play an important role in providing areas of green space within urban environments.

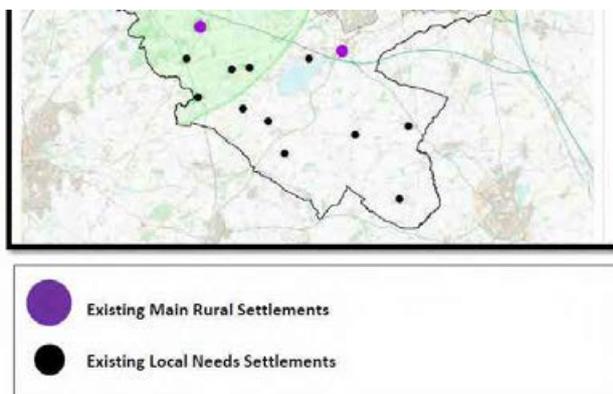
Figure 39: Allotments across Rugby Borough



4.4 Rugby Borough Council Rural Sustainability Study November 2015

Section 1 –Study Aims

This Rural Sustainability Study has been produced to update previous work undertaken by the Council, which informed a ‘Settlement Hierarchy Background Paper’ produced in 2008 (see Section 2 for further discussion). The main reason for revising the previous rural sustainability work now is to update information held on all designated (i.e. those with a clear boundary in planning terms within Rugby’s development plan) villages within the Borough. The map below shows the location of these villages in relation to the overall Rugby Borough boundary and the smaller Rugby urban area boundary, as well as the extent of the West Midlands Green Belt designation within Rugby Borough.



Section 4 – Audit of Settlements and Parish Consultation

As shown in Section 3 above, criteria for assessing a village’s sustainability ranking were weighted depending on the importance of the service. An initial audit of services was undertaken by a combination of desktop research and visits to each settlement. The Council’s initial overall ranking based on this audit work can be seen in Table 1 below:

Table 1: Overall Sustainability Rankings (pre-consultation)

| Village | Access to Services Score | Access to Public Transport* Score | Overall Score |
|--------------------------------|--------------------------|-----------------------------------|---------------|
| MAIN RURAL SETTLEMENTS | | | |
| Dunchurch | 42 | 4 | 46 |
| Wolston | 39 | 5 | 44 |
| Binley Woods | 36 | 5 | 41 |
| Brinklow | 35 | 5 | 40 |
| Wolvey | 33 | 3 | 36 |
| Long Lawford | 27 | 8 | 35 |
| Clifton upon Dunsmore | 28 | 6 | 34 |
| Stretton on Dunsmore | 28 | 3 | 31 |
| Ryton on Dunsmore | 26 | 3 | 29 |
| LOCAL NEEDS SETTLEMENTS | | | |
| Church Lawford | 20 | 5 | 25 |
| Shilton | 22 | 3 | 25 |
| Monks Kirby | 21 | 3 | 24 |
| Easehall | 20 | 3 | 23 |
| Harborough Magna | 18 | 5 | 23 |
| Marton | 20 | 3 | 23 |
| Princethorpe | 20 | 3 | 23 |
| Brandon | 16 | 5 | 21 |
| Pailton | 16 | 5 | 21 |
| Stretton under Fosse | 16 | 5 | 21 |
| Willoughby | 18 | 3 | 21 |

Table 2: Overall Sustainability Rankings (post-consultation)

| Village | Access to Services Score | Access to Public Transport* Score | Overall Score (Bold numbers denote change post-consultation) |
|--------------------------------|--------------------------|-----------------------------------|--|
| LOCAL NEEDS SETTLEMENTS | | | |
| Willoughby | 18 | 3 | 21 |

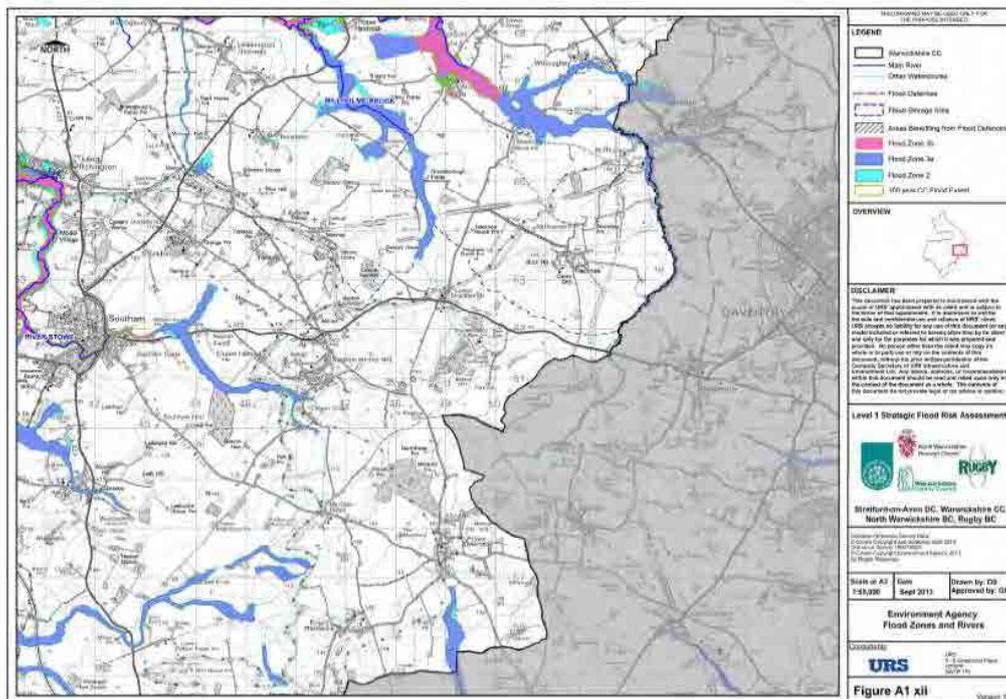
Local Needs Settlements

| Village | Access to Services Score | Access to Public Transport Score | Overall Score |
|----------------------|--------------------------|----------------------------------|---------------|
| Shilton | 26 | 3 | 29 |
| Monks Kirby | 21 | 3 | 24 |
| Easehall | 20 | 3 | 23 |
| Marton | 20 | 3 | 23 |
| Princethorpe | 20 | 3 | 23 |
| Brandon | 16 | 5 | 21 |
| Harborough Magna | 16 | 5 | 21 |
| Pailton | 16 | 5 | 21 |
| Stretton under Fosse | 16 | 5 | 21 |
| Willoughby | 18 | 3 | 21 |

4.5 Strategic Flood Risk Assessment 2013 (SFRA)

Description

The Strategic Flood Risk Assessment informs local planning and provides additional information to help in the determination of planning applications.



4.6 Strategic Housing Market Assessment (SHMA) Strategic Housing Market Assessment (SHMA) Joint Update Published 2013 (Annex published in September 2014, Joint Update published September 2015).

1 INTRODUCTION

1.1 The purpose of this report is to draw together evidence regarding the Objectively Assessed Need (OAN) for Housing in the Coventry and Warwickshire Housing Market Area (HMA).

Figure 26: Population change 2011 to 2031 by fifteen year age bands (2012-based SNPP (as updated))

| | Under 15 | 15-29 | 30-44 | 45-59 | 60-74 | 75 and over | Total |
|-----------------------|----------|-------|-------|--------|-------|-------------|-------|
| Coventry | 34.7% | 21.8% | 32.0% | 17.4% | 28.1% | 47.8% | 28.1% |
| North Warwickshire | 0.6% | -5.8% | -5.2% | -13.9% | 23.7% | 88.5% | 6.3% |
| Nuneaton & Bedworth | 8.9% | -3.4% | 1.9% | -7.7% | 23.7% | 87.7% | 10.0% |
| Rugby | 13.2% | -0.2% | 0.9% | 4.9% | 35.2% | 85.3% | 15.8% |
| Stratford-on-Avon | -0.1% | -7.8% | -7.7% | -13.8% | 22.7% | 95.2% | 8.7% |
| Warwick | 11.0% | -0.4% | 9.4% | -0.1% | 24.7% | 65.9% | 12.6% |
| Coventry/Warwickshire | 18.1% | 8.1% | 12.5% | 1.6% | 26.4% | 72.2% | 17.3% |
| West Midlands | 7.9% | 1.3% | 3.4% | -3.4% | 24.7% | 67.1% | 10.7% |
| England | 11.0% | 2.3% | 4.9% | 1.9% | 31.4% | 69.2% | 13.8% |

Source: JGC Demographic Projections

Table 13: 2012-based Household Projections: Projected Household Growth (2011-2031)

| | Households 2011 | Households 2031 | Change in households | % change |
|-----------------------|-----------------|-----------------|----------------------|----------|
| Coventry | 128,441 | 169,190 | 40,749 | 31.7% |
| North Warwickshire | 25,860 | 29,032 | 3,172 | 12.3% |
| Nuneaton & Bedworth | 52,809 | 61,021 | 8,212 | 15.6% |
| Rugby | 42,087 | 51,087 | 9,000 | 21.4% |
| Stratford-on-Avon | 52,102 | 60,813 | 8,711 | 16.7% |
| Warwick | 58,712 | 70,357 | 11,644 | 19.8% |
| Coventry/Warwickshire | 360,011 | 441,500 | 81,489 | 22.6% |
| West Midlands | 1,087,934 | 1,287,668 | 199,734 | 18.4% |
| England | 22,103,878 | 26,406,679 | 4,302,801 | 19.5% |

Source: CLG and demographic projections

Figure 30: Projected Housing Need 2011-31 – 2012-based SNPP and 2012-based headship rates

| | Households 2011 | Households 2031 | Change in households | Per annum | Dwellings (per annum) |
|-----------------------|-----------------|-----------------|----------------------|-----------|-----------------------|
| Coventry | 128,441 | 169,190 | 40,749 | 2,037 | 2,099 |
| North Warwickshire | 25,860 | 29,032 | 3,172 | 159 | 163 |
| Nuneaton & Bedworth | 52,809 | 61,021 | 8,212 | 411 | 423 |
| Rugby | 42,087 | 51,087 | 9,000 | 450 | 464 |
| Stratford-on-Avon | 52,102 | 60,813 | 8,711 | 436 | 449 |
| Warwick | 58,712 | 70,357 | 11,644 | 582 | 600 |
| Coventry/Warwickshire | 360,011 | 441,500 | 81,489 | 4,074 | 4,197 |

Rugby

- 4.60 The Borough has seen strong economic performance over the last decade, and we would expect future employment growth in line with the HMA average. The Borough benefits from strong accessibility, and historically workforce growth and employment have run in tandem. The office market will be influenced by the Friargate scheme coming forward in Coventry. 0.7% annual growth in employment seems realistic, in line with the CE 2015 forecasts. This equates to growth of 4,800 jobs between 2014-31. This would require provision of 425 homes per year (as an annual average over the 2011-31 period).

Affordable Housing Need

Table 39: Estimated Level of Affordable Housing Need from Newly Forming Households (per annum)

| Area | Number of new households | % unable to afford | Total in need |
|-----------------------|--------------------------|--------------------|---------------|
| Coventry | 3,551 | 37.0% | 1,312 |
| North Warwickshire | 419 | 38.2% | 160 |
| Nuneaton & Bedworth | 992 | 32.3% | 321 |
| Rugby | 822 | 34.8% | 286 |
| Stratford-on-Avon | 773 | 42.2% | 326 |
| Warwick | 1,194 | 36.6% | 436 |
| Coventry/Warwickshire | 7,751 | 36.7% | 2,841 |

Source: Projection Modelling/Income analysis

Table 40: Estimated level of Housing Need from Existing Households (per annum)

| Area | Number of Existing Households falling into Need | % of Need |
|------------------------------|---|---------------|
| Coventry | 1,237 | 61.2% |
| North Warwickshire | 60 | 3.0% |
| Nuneaton & Bedworth | 206 | 10.2% |
| Rugby | 159 | 7.9% |
| Stratford-on-Avon | 183 | 9.0% |
| Warwick | 178 | 8.8% |
| Coventry/Warwickshire | 2,021 | 100.0% |

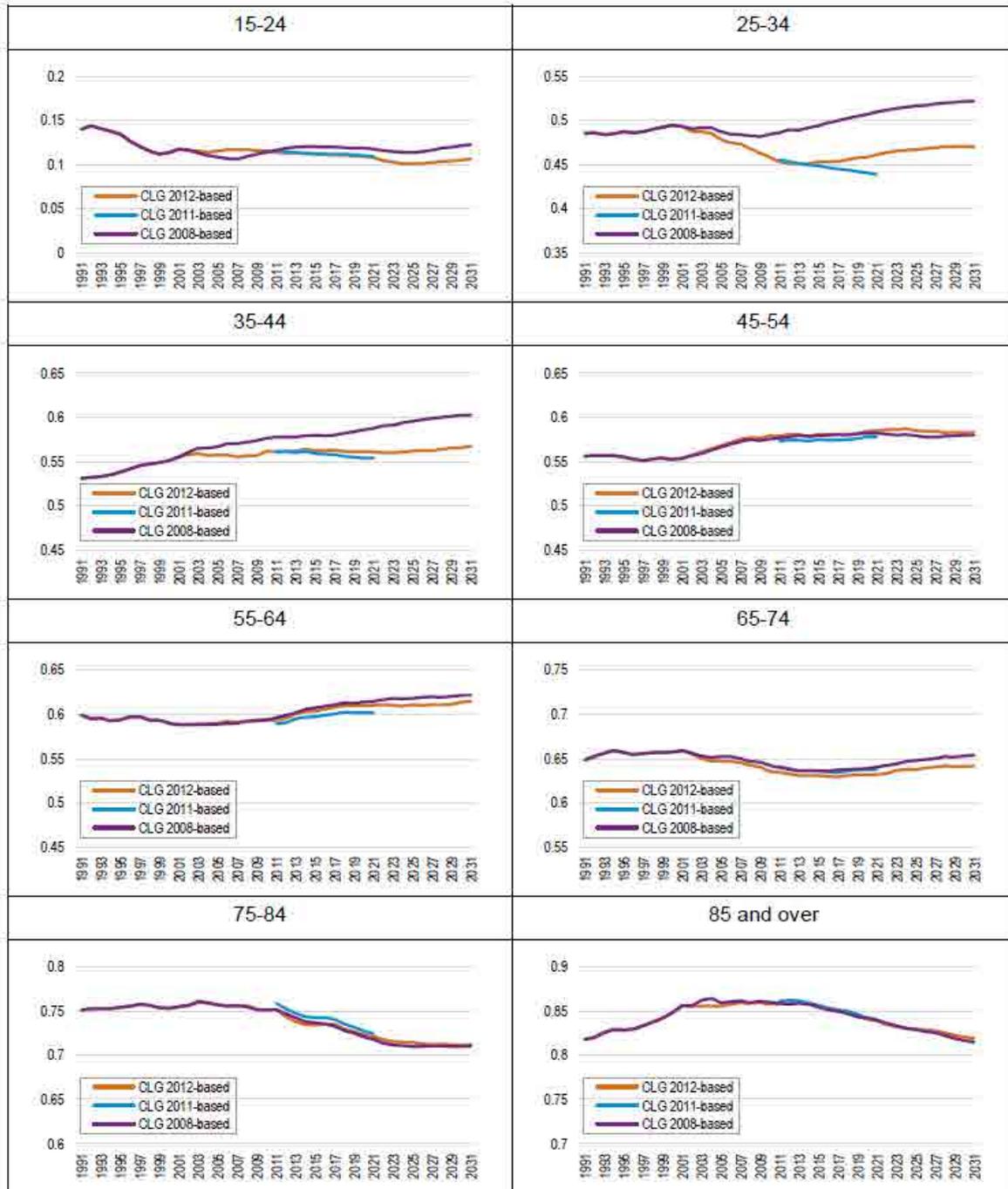
Source: CoRe/affordability analysis

Figure 55: Estimated level of Affordable Housing Need (per annum) by type of affordable housing

| | Intermediate | | | Social/affordable rented | | |
|------------------------------|--------------|-----------|------------|--------------------------|--------------|--------------|
| | Total need | Supply | Net need | Total need | Supply | Net need |
| Coventry | 192 | 26 | 167 | 2,547 | 2,114 | 433 |
| North Warwickshire | 18 | 5 | 13 | 222 | 144 | 79 |
| Nuneaton & Bedworth | 47 | 6 | 41 | 520 | 475 | 45 |
| Rugby | 37 | 10 | 27 | 441 | 297 | 144 |
| Stratford-on-Avon | 37 | 12 | 25 | 513 | 305 | 208 |
| Warwick | 52 | 12 | 40 | 620 | 380 | 240 |
| Coventry/Warwickshire | 383 | 70 | 314 | 4,862 | 3,714 | 1,148 |

Source: Affordable Housing Needs Analysis

Figure 4: Projected household formation rates by age of head of household – Rugby



Source: Derived from CLG data

5.0 Landscape Character Assessment

5.1 Natural England National Character Area - NCA Profile: 96 Dunsmore and Feldon (NE469)¹¹

NCAAs divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries.

NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change. Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

Willoughby is in NCA 96: Dunsmore and Feldon.

Summary

Dunsmore and Feldon is predominantly a rural, agricultural landscape, crossed by numerous small rivers and tributaries and varying between a more open character in the Feldon area and a wooded character in Dunsmore. The name Feldon refers to the old English term *feld* meaning 'open cleared land' and expresses the contrast, in medieval times, with the more wooded Arden area to the north-west. The area is mainly within Warwickshire, with the southern boundary delineated by the steep limestone escarpment of the Cotswolds, and the northern boundary by the Leicestershire Vales. To the west lie the well-wooded pastures of Arden, together with the Severn and Avon Vales, while the undulating pastures and low hills of the Northamptonshire Uplands form the eastern border.

It is an important food producing area and the agricultural expanse of large arable fields, improved pasture and small villages forms a transitional landscape between the surrounding National Character Areas (NCAs). The land to the north comprises the wedge-shaped area of low ridges and valleys lying between Leamington Spa, Coventry and Rugby, and is known as Dunsmore. This still retains a character of historic heathland and woodlands such as the Princethorpe Woodlands which are the most important cluster of ancient woodlands in Warwickshire and an outstanding example of a large area of semi-natural habitat. The woods sometimes create a sense of confinement in the generally open landscape. The fringes of the plateaux are all similar in character but have open views framed by low hills and settlements.

In the south the landform becomes more undulating with low hill tops, clay vales, sparse woodland and hedgerows, now largely denuded of the large elm trees that once grew in abundance. This area

¹¹ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>
<http://publications.naturalengland.org.uk/publication/4878893332824064?category=587130>

is known as the Feldon and comprises most of the south-eastern part of Warwickshire. It is a rural landscape strongly influenced by post-medieval enclosures of former strip fields, heavy clay soil and frequent small, compact villages. This NCA is drained by the rivers Avon and Leam flowing in a south-westerly direction. Flood meadows, characterised by great burnet and meadow foxtail, occur on the regularly flooded alluvial soils. There is an important water resource at Draycote Reservoir which has the capacity to provide drinking water and recreation for the local area.

Coventry, which sits on the border of Dunsmore and Feldon and Arden, exerts a huge influence, especially in the north of the area. The other main settlements in Dunsmore and Feldon are Rugby and Leamington Spa. Seven per cent of this area is classed as urban. To the south, the area becomes more rural and undulating as it merges into the Cotswolds in the neighbouring NCA. One per cent of this area falls within the Cotswolds Area of Outstanding Natural Beauty.

The historic character of this area is very important, in particular its ancient woodlands, enclosed fields, veteran trees, landscaped parklands and areas of archaeological interest, including deserted villages and numerous sites of remnant ridge and furrow. The Fosse Way Roman military road passes through the area and has influenced patterns of settlement in this NCA. Earthwork remains of medieval settlements and associated field systems at Radwell, Tysoe and Napton on the Hill are three of the most coherent medieval township landscapes in existence in England. The area is facing key challenges around how to protect and enhance its assets and recreational resource while accommodating the pressure for sustainable modern growth and development and the needs of the communities who live there.

Statements of Environmental Opportunity

SEO 1: Protect and appropriately manage the historic character, settlement pattern and features of Dunsmore and Feldon, in particular its areas of archaeological and heritage interest, including the deserted settlements and ridge-and-furrow sites, ancient woodlands, veteran trees, farmsteads, country houses and landscaped parklands, and enhance the educational, access and recreational experience for urban and rural communities.

SEO 2: Protect and appropriately manage Draycote Reservoir and the important network of natural and manmade rivers, streams, ponds, canals and other wetland habitats for their important role in water provision and water quality, for the species they support and for their contribution to recreation, sense of place and geodiversity.

SEO 3: Protect and manage the mosaic of habitats including woodlands, hedgerows and heathlands, particularly ancient and semi-natural woodlands, together with sustainable management of agricultural land, and new planting of woodland and heathland, where appropriate, to ensure continued provision of food, to extend the timber and biomass resource and to contribute to pollination, biodiversity and carbon storage, and for the benefits to soil and water management.

SEO 4: Protect and manage the landscape character, high tranquillity levels and the historic settlement character to enhance sense of place and of history and to promote recreational opportunities; and ensure that new development is sensitively located and designed, integrate green infrastructure links into development, encourage new woodland planting to soften urban fringe developments and promote recreational assets such as the National Cycle Routes.

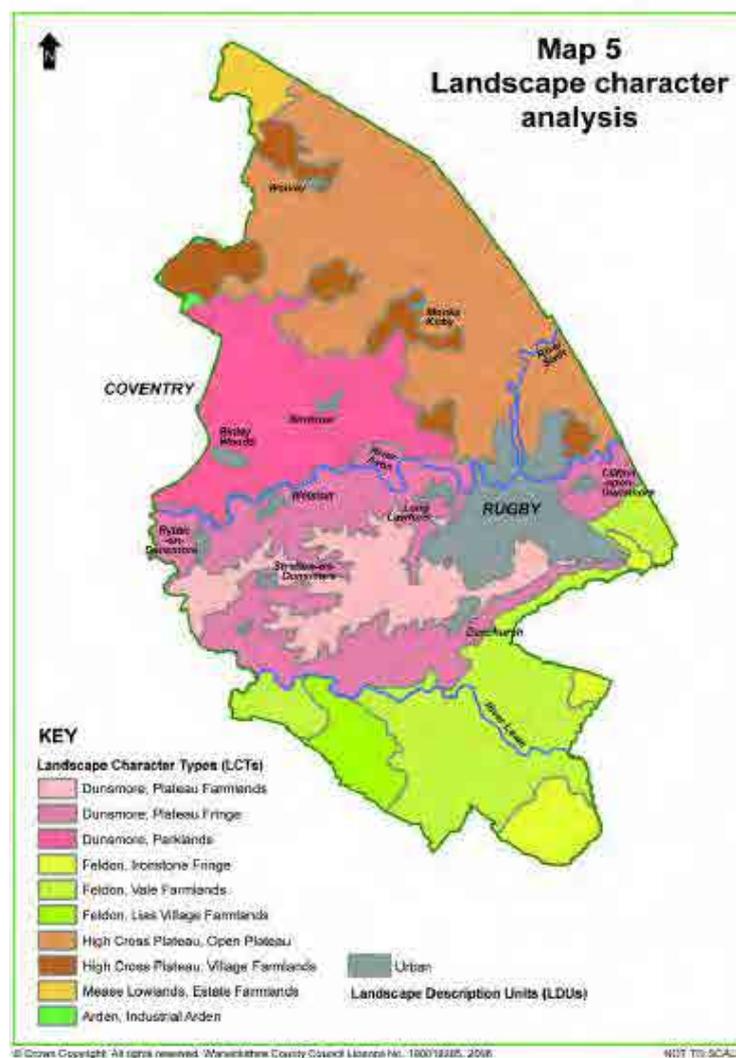
Key characteristics

- The sense of a predominantly quiet, rural landscape is heightened by its close proximity to several urban areas, with a gently undulating landscape of low hills, heathland plateaux and clay vales separated by the occasional upstanding escarpment.
- The underlying lower Lias clays and Mercia mudstones are similar throughout Dunsmore and Feldon but the Quaternary 'superficial' deposits are what mark the change in character between Dunsmore and Feldon.
- Light sandy soils associated with the west (Dunsmore) supporting mixed farming and some intensive arable with fertile alkaline soils to the east (Feldon) supporting grazed pasture.
- Generally low woodland cover across the area, although there are areas of well-wooded character and ancient woodlands, especially in the north, providing habitats for bluebells, molluscs and fritillary butterflies; these woodlands are linked with landscaped parklands and hedgerow trees.
- Remnants of the formerly extensive Dunsmore Heath, preserving characteristic heathland archaeology, can still be found in woodland clearings. Natural regeneration on sand and gravel soils also occurs along roadside verges, although bracken is often abundant.
- Narrow, meandering river valleys with pollarded willows, streamside alders and patches of scrub supporting dipper, kingfisher, otter and Atlantic stream crayfish.
- Canals, including the Grand Union Canal, and Draycote Reservoir provide important riparian habitats and a well-used recreational resource.
- Mainly large fields, with regular or rectilinear shapes, although some smaller fields also feature. Numerous areas of remnant ridge-and-furrow and earthwork remains of medieval settlements as found at Lower Tysoe, Radwell and Napton on the Hill.
- Predominantly nucleated settlement pattern with a low density of isolated farmsteads and some field barns sitting within a landscape of piecemeal and planned enclosure of the open fields which extended from the villages over large parts of this area. Many villages have recently expanded but the traditional buildings, constructed of red brick or Lias limestone, still retain their blue brick or ironstone details.
- The busy roads and large industrial units on the outskirts of the main settlements of Leamington Spa, Coventry and Rugby exert an urban influence on the surrounding area.
- Limestone quarrying for the cement industry was formerly a feature in the centre and south of the area, and disused quarries are now prominent elements in the landscape. The rock exposures and spoil heaps are of geological importance, as well as having interesting limestone grassland communities.

5.2 Landscape Assessment of the Borough of Rugby Sensitivity and Condition Study, Warwickshire County Council, April 2006¹²

Introduction

This report details the work of a broad scale landscape assessment and sensitivity analysis of the Borough of Rugby, looking in more detail at the countryside around the urban fringe of Rugby itself.



Willoughby NDP area is partly in LCT Feldon Ironstone Fringe and partly in Feldon Vale Farmlands.

Feldon

Feldon comprises most of the south-eastern part of Warwickshire, with only the northern area falling within the Borough of Rugby. The name "Feldon" originates from the Old English word *feld*, meaning "open, cleared land", and even to this day the area remains largely unwooded. It has traditionally been a good stock-rearing area due largely to the heavy but relatively fertile Lower

¹² <https://apps.warwickshire.gov.uk/api/documents/WCCC-688-147>

Lias Clays, which underlie much of the area. Neutral grassland and seminatural woodland are the most valuable habitat types in this farmed landscape but neither occurs to any extent within the Rugby Borough. Woodland is virtually absent, but within hedgerows calcareous soils give rise to ash and oak as the main tree species.

The character of Feldon is strongly influenced by the historical development of the region, in particular the Tudor and Parliamentary enclosure movements.

This is reflected in the pattern of: large geometric fields resulting from deliberate planning; small villages (red brick in the Rugby region) typically linked by few direct roads; and the strong impression of emptiness in many areas. The farmed landscape has a strong rural character retaining many historic features, in particular, ridge and furrow and deserted village sites.

Feldon can be sub-divided into four different landscape types, only the first three occurring in the borough of Rugby:

- Ironstone Fringe
- Vale Farmlands
- Lias Village Farmlands
- Feldon Parklands

Ironstone Fringe

The Ironstone Fringe is a remote rural landscape associated with a raised Lower Lias tableland which occurs along the fringe of the Ironstone Wolds, (a hilly region in the western part of adjoining Northamptonshire). It has a large scale, gently rolling topography, punctuated in places by prominent ironstone hills. There are few roads or settlements, and sometimes there are extensive areas of empty countryside, often associated with deserted medieval villages.

Large, isolated manor farmsteads are a feature of this area, together with small, strongly nucleated ironstone villages often situated on rising ground. It is characterised by a large, strongly hedged field pattern, which creates a relatively strong sense of enclosure in an otherwise rather open, intensively farmed landscape with sparse tree cover. Extensive areas of permanent pasture were a characteristic feature of the Ironstone Fringe until relatively recently, much having been ploughed up. Where pockets of pasture still remain, well-preserved ridge and furrow is often a special feature. Roadside verges are typically wide and bounded by tall, thick hedgerows and on steep hillsides, semi-natural grassland may sometimes be found.

Sensitivity – Fragility: Cultural Sensitivity is low due to the presence of a variable, albeit historic, pattern. Ecological sensitivity is also low within the study area.

Sensitivity – Visibility: Where visibility is high this is due to the unwooded, rolling landform. At the southern tip of the Borough visibility is more moderate due to the presence of small woods.

Overall sensitivity: Visibility is the main contributor to the overall sensitivity rating – where visibility is high the overall rating is high and, where moderate, the rating is moderate.

Condition: Only a small parcel of land to the southeast of Hillmorton falls within the survey area, the condition of which is in decline.

Vale Farmlands

This is perhaps the most typical landscape within Feldon – an area of broad, flat, low-lying clay vales with few roads or settlements. It is characterised by a largely intact pattern of medium to large-sized geometric fields, bounded by hawthorn hedges. Tree cover of any kind is sparse, allowing wide views to rising ground and giving a strong impression of sky and space. Despite a significant move towards arable production in recent years, extensive areas of permanent pasture still remain a feature of this landscape, together with wellpreserved areas of ridge and furrow. Deserted medieval villages have also survived in places.

Villages are typically few and far between, often consisting of small, straggling clusters of farmsteads and dwellings. Most are situated around a cross-road, and many are well off the beaten track. Roads are often single track, with wide grass verges, bounded by a ditch and thick hedge.

Sensitivity – Fragility: Cultural sensitivity is generally moderate due to a coherent historic pattern. Ecological sensitivity across the area is low with the exception of an isolated wetland area, giving this pocket a moderate fragility score.

Sensitivity – Visibility: Visibility is moderate due to the low-lying, unwooded landscape character.

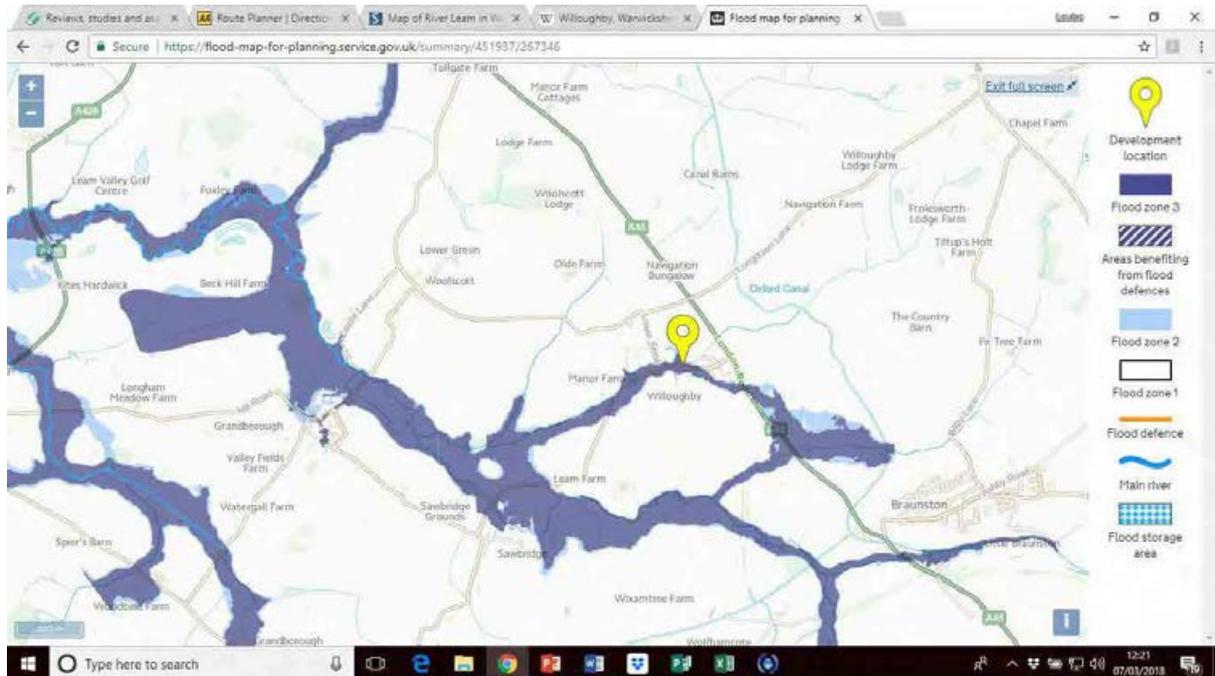
Overall sensitivity: Visibility and cultural sensitivity (coherent cultural pattern) both contribute to a moderate overall sensitivity rating.

Condition: Within the survey area the condition of land to the east of Hillmorton, together with a parcel of land to the south of the Plateau Fringe are both in decline.

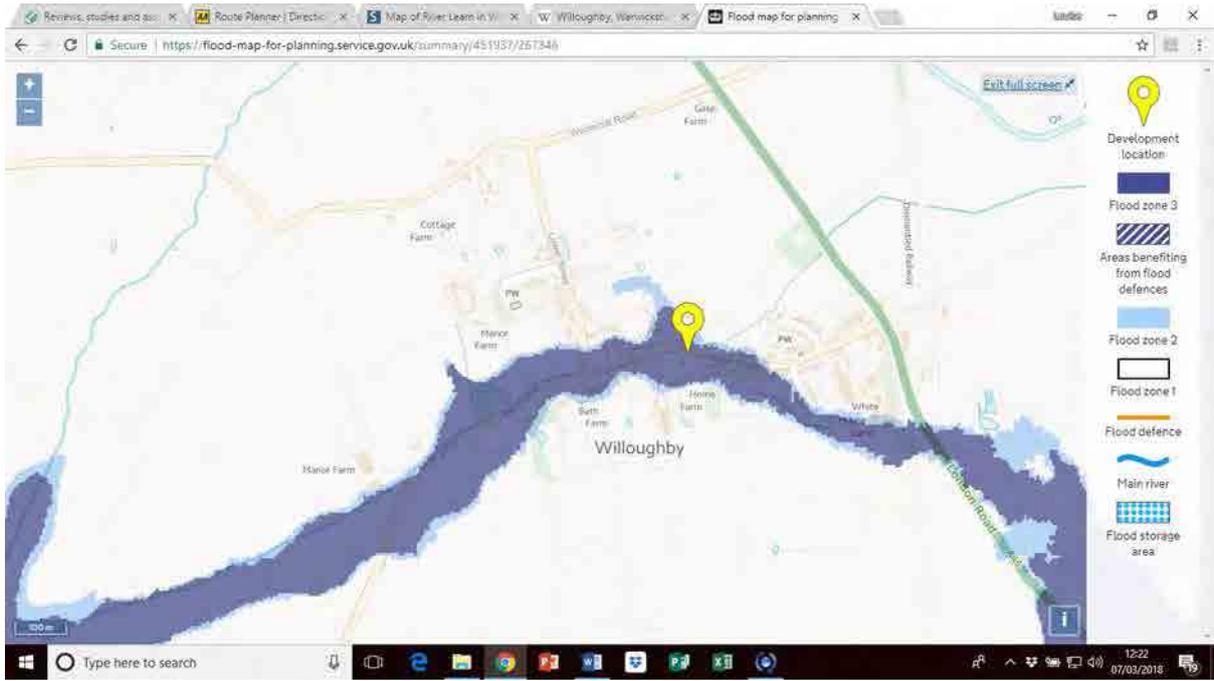
6.0 Flood Risk

The Parish includes several water courses which are associated with flood risk. The River Leam flows along the southern boundary of the Parish and there are several smaller tributaries.

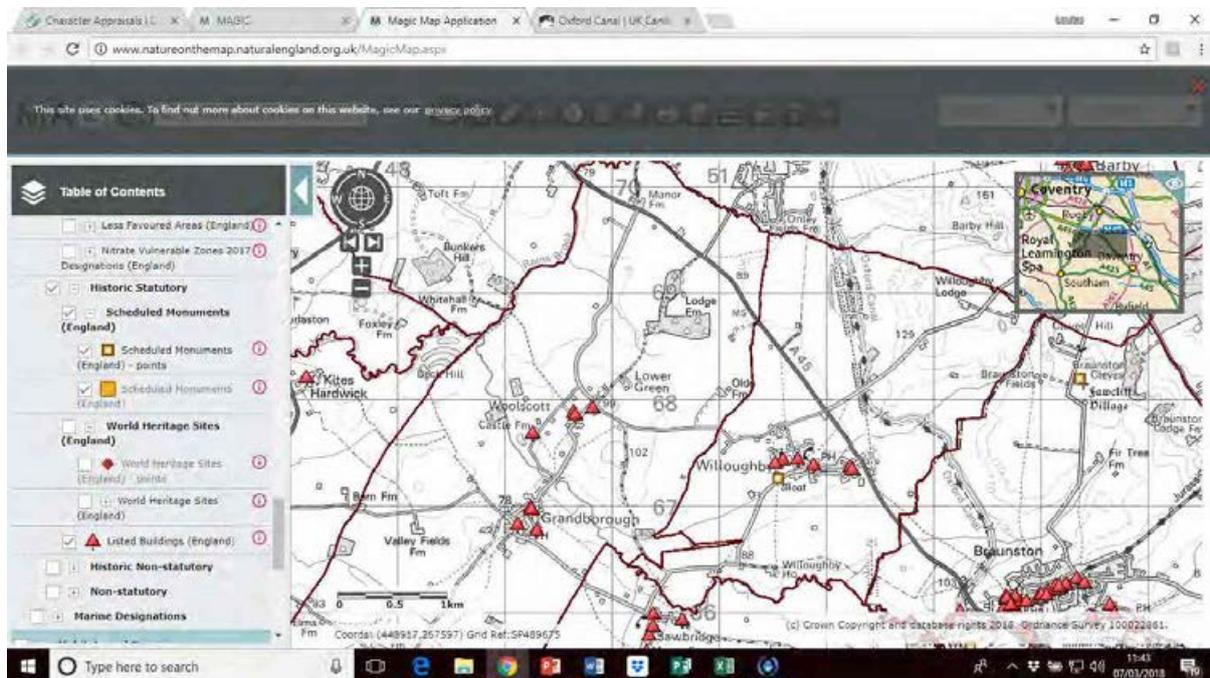
6.1 Environment Agency Flood Maps for Planning¹³



¹³ <https://flood-map-for-planning.service.gov.uk/>



7.0 Built Heritage Assets¹⁴



7.1 Oxford Canal¹⁵

A section of the Oxford Canal cuts through the north east of the NDP area.

The history

The Oxford Canal is amongst the earliest of cuts in the Canal Age. It was initially designed by James Brindley, succeeded by Samuel Simcock and Robert Whitworth after Brindley's untimely death in 1772 at the age of 56.

It was opened in sections between 1774 and 1790 with the purpose of bringing coal from the Coventry coalfields to Oxford and the River Thames. The canal formed part of Brindley's grand plan for a waterway 'cross' linking the rivers Thames, Mersey, Trent and Severn.

The Oxford Canal provided a direct link with London via the Thames, and for several years was hugely profitable. The arrival of the Grand Junction Canal, linking Braunston to London and later becoming the backbone of the [Grand Union Canal](#), finally broke its stranglehold and effectively bypassed the southern half of the Oxford Canal.

Nonetheless, it brought more traffic to the northern section, which soon required upgrading. The Oxford Canal was originally built to the contour method favoured by Brindley, which not only meant

¹⁴ See Magic website

<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

¹⁵ <https://canalrivertrust.org.uk/enjoy-the-waterways/canal-and-river-network/oxford-canal>

that earthworks were minimised, but that the canal could call at many villages and wharves along the route. The drawback to this approach was lengthy transit times.

In the 1830s, Marc Brunel and William Cubitt made the most of developments in engineering to straighten Brindley's original line. Several of the resulting 'loops', where the new line bisected the old, can still be seen: some have found use as tranquil moorings. Other improvements included the duplication of locks at Hillmorton. In the 1830's the stretch between Napton and Braunston, where the canal shares its route with the modern-day Grand Union, was widened.

But the southern section between Napton and Oxford remains remarkably unspoilt and offers an evocative insight into canal life as it would have been two centuries ago. Trade began to seriously decline on the Oxford after World War II, but commerce continued well into the 1960s.

Tooley's Boatyard, in Banbury, is famous as the spot from where canal pioneer Tom Rolt set out on his 1930s journey around the waterways. His travels in Cressy were immortalised in the book *Narrow Boat*, which directly led to the formation of the Inland Waterways Association and the campaign to save the waterways. The boatyard has recently been reborn as the centrepiece of the Castle Quays shopping development.

The historic Oxford terminus of the canal is long lost, sold to Nuffield College and redeveloped as a public car park. However, support is growing for proposals to reinstate it as the heart of a new cultural quarter for the city.

7.2 Listed Buildings¹⁶

There are 7 Listed Buildings and Scheduled Monuments in the NDP Area:

THE SMITHY

- List Entry Number: 1034926
- Heritage Category: Listing
- Grade: II
- Location: THE SMITHY, 28, MAIN STREET, 26, MAIN STREET, Willoughby, Rugby, Warwickshire

THE ROSE PUBLIC HOUSE

- List Entry Number: 1116423
- Heritage Category: Listing
- Grade: II
- Location: THE ROSE PUBLIC HOUSE, MAIN STREET, Willoughby, Rugby, Warwickshire

VALE HOUSE

- List Entry Number: 1116428

¹⁶ <https://historicengland.org.uk/listing/the-list/>

- Heritage Category: Listing
- Grade: II
- Location: VALE HOUSE, LOWER STREET, Willoughby, Rugby, Warwickshire

[CHURCH OF ST NICHOLAS](#)

- List Entry Number: 1116454
- Heritage Category: Listing
- Grade: II*
- Location: CHURCH OF ST NICHOLAS, BROOKS CLOSE, Willoughby, Rugby, Warwickshire

[MANOR FARMHOUSE](#)

- List Entry Number: 1365062
- Heritage Category: Listing
- Grade: II
- Location: MANOR FARMHOUSE, BROOKS CLOSE, Willoughby, Rugby, Warwickshire

[WHITEHOUSE FARMHOUSE](#)

- List Entry Number: 1365063
- Heritage Category: Listing
- Grade: II
- Location: WHITEHOUSE FARMHOUSE, MAIN STREET, Willoughby, Rugby, Warwickshire

[Moated site S of Manor Farm House](#)

- List Entry Number: 1404858
- Heritage Category: Scheduling
- Location: Willoughby, Rugby, Warwickshire

7.0 Conclusions

This Planning Policy Assessment provides a broad planning policy framework on which to build the Neighbourhood Plan for Willoughby. The Assessment should assist with identifying key themes and planning policy areas in the proposed Plan and much of the information referred to within the document will form part of the Neighbourhood Plan evidence base.

The Assessment should be considered as a “live”, working document, and Kirkwells, if retained, will continue to review and amend the information at key stages in the preparation of the Plans. In the meantime, it is essential that the Steering Group use the document as a key source of information and reference point for preparing planning policies for the Willoughby neighbourhood area.

For more information on the contents of this document contact:

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FLOODING RISK TO WILLOUGHBY

A.W.Ogle CEng MIMechE

Introduction

The ancient village of Willoughby is in The Leam Valley to the West of the A45. The Willoughby Brook has its source at Tiltups Wood beyond Willoughby Fields (MR:- SP540688) and flows down to Willoughby through culverts beneath the Oxford Canal, passing under the A45 adjacent to Hayward Lodge, behind houses to the north of Main Street, to cross Main Street at the bridge in front of the Village Hall. The brook continues west along Main Street, crossing beneath it at the junction with Lower Street and continuing along the north side of Moor Lane until it veers off over pasture land to meet The River Leam between Sawbridge and Grandborough.

The construction of The Great Central Railway in 1898 caused interruption to the natural surface run off the fields to the east of the rail line, giving rise to accumulation of floodwater beneath the bridge at the old station. To alleviate this a drain was excavated, in 1937, to take floodwater from the A45 via the fields of White House Farm and College Farm, to flow into the Willoughby Brook opposite the Village Hall.

Photograph 1. Flooding at Willoughby Station 1932



Surface Water Flooding (Pluvial Flooding)

Surface water flooding occurs when rainfall is unable to soak into the ground or enter the drainage system and creates runoff which flows over the surface to low lying areas. It is usually the result of intense rainfall, often of short duration, (typically, greater than 30-40 mm /hr). Whilst surface water flooding is basically driven by the topography of the land, and permeability of the subsoils, it is influenced to a significant degree by man-made structures, bridges, culverts, fences and other development, especially that associated with significant areas of hard standing.

The most significantly affected point in the village during any flooding episode is the junction of Main Street and Lower Street, where the brook passes under Main Street via two culverts. As the water level downstream rises the brook backs up to top its bank. As seen in Photograph 2. the water level in the brook rises until the occupation bridge at the end of the footpath along Moor Lane is submerged.

Photograph 2. Water level rising to parapet of occupation bridge on Moor Lane



The water level rises to the top of the parapet because the increased head only gives rise to a relatively small increase in flow under the bridge. The increase in level is reflected to the two culverts at the end of Lower street, causing further inhibition of the flow and increased water level. During flood build-up the water flowing down the brook tops its bank at the bridge by the village hall (Photograph 3) and very quickly floods the road and gives rise to build up of floodwater at the Main Street/Lower Street junction. As the water builds up, houses in Lower Street are at risk of flooding as the increasing depth of water extends along the street towards Brooks Close.

Photograph 3. Brook topping bank at Village Hall Bridge



Photograph 4. Flooding at White Barn Close junction with Main Street on 6th October 2016.



Photograph 5. Flooding at lower section of Main Street on 6th October 2016



Photograph 6. Flooding - Lower Street 6th on October 2016



Flash Flooding

Flash Flooding occurs when rainfall of high intensity does not soak into the land or enter water courses and storm drains cannot take the full quantity of water. This can be because the land is saturated or parched. When sewers or road drains are overloaded the excess flood water bypasses them or, in some cases, re-emerges from such drains. See Photographs 7 and 8.

Photograph 7.



Photograph 8.



This was the cause of flooding at critical points in Willoughby on Sunday, 27th May 2018. Over 20 minutes, 25mm of rain fell over the village. This resulted in flooding to several garages and minor water ingress into properties. The roadway was flooded to a depth of 300-350mm, as shown in Photograph 9, and sewers and road drains were saturated. The Willoughby Brook and Great Central Station Drain were low in level. (Photograph 10). It took some 30 minutes for the flooding to abate and it was only after this time that the brook water level started to rise as runoff upstream of Willoughby began to fill the brook.

Such flooding will only be reduced by attention to surface water drainage into the water course and minimising rate of run-off from hard landscaping at neighbouring properties.

Photograph 9.



Photograph 10.



Photograph 10. shows the flooding event in May 2018. Note that the road flooded whilst the drain from the A45 at the old railway station is not at a high level.

Photograph 11. below shows excess water being ejected from a main sewer man access cover in the road by the parish car park. Sewer Flooding occurs when the sewer network cannot cope with the volume of water entering it. To minimise this, it is essential that sewers are adequately sized and maintained. Figure 1 shows the sewer configuration for Willoughby. It is noted that the entire underground system is based upon 150mm piping, which is inadequate to deal with excess water during heavy rainfall. Maximum loading of the sewage system is an important criterion when considering new development. It is also important that surface water, that can be drained elsewhere, should not be allowed into the sewer network, to reduce the loading on both the sewers and the sewage treatment plant. The possibility of increased bore size should be considered for parts of the network.

Photograph 11. Flooding on 27th May 2018 showing sewer refluxing.



Figure 1. Plan of Willoughby Sewer System



Willoughby Brook Flooding

In September 1992, when there was flooding in Willoughby, the level of flooding was greater than the regular pattern of flooding in the village. The Willoughby Brook substantially contributed to the flooding and water overflowed the watercourse flooding several houses to the north of Main Street including numbers 66 and 68. On two nights of the same week, water entered number 66 during the night, flowing through the property from rear to front, with water to calf level i.e. approx. 250mm deep. Numbers 56 and 58 Main Street were also affected. The A45 crossroads at Gate Farm was substantially flooded during this event.

This episode was recorded in the Rugby Advertiser in the 24th September edition where it stated that firefighters had to pump out some of the houses.

Photograph 12.

Flooded garden at Treetops, 56 Main Street in September 1992



It was widely recognised that the magnitude of 1992 floods and several earlier incidences in which substantial quantities of flood water flowed down Willoughby Brook were due to canal overtopping. Overtopping occurred along the section of canal above the culvert through which the Willoughby Brook passes. (Photographs 13. and 14.).

Photograph 13.



Raising the bank of the canal to prevent overtopping in 1998

Photograph 14.



The canal bank above the brook in 1998 (Note the waterlogging to the right of the parapet)

Oxford Canal Involvement in Willoughby Flooding:-

It was not until detailed investigation was carried out following the widespread flooding over Easter 1998 that it was, incontrovertibly, established that the Oxford Canal did contribute substantially to the flooding in Willoughby.

Over a period of two days, 9th & 10th April 1998 (Maundy Thursday and Good Friday), rainfall locally was approaching 75mm. This gave rise to extensive flooding in the district. With the ground saturated during the Thursday, when rain continued on the Friday, the runoff quickly led to overtopping of watercourses. Between 11.00 and 21.00 on the 9th, rainfall of 46.8mm was recorded at Church Lawford. Measurement of the 24hr rainfall at Wellesbourne was 64.5mm, which with statistics applied, gave a 'return' period of 35 years. (i.e. average frequency of occurrence).

It was during these two days that water was seen exiting the canal, in large quantities, at the weir and spillway at MR:-SP535666. The water enters a small stream which crosses under the A45 via two culverts and through a single culvert in the Great Central Railway embankment to join the Leam above Sawbridge. Under high flows a substantial part of the water is arrested at the two small culverts under the A45, which are partially silted, (Photograph 15.) and diverts across the fields northwards to cross the A45 at the site of the old station (Photograph 16.) and flowing along the drain described in the introduction, behind houses to the south of the village. During this event No. 45 Main Street saw water intrusion, together with other properties including Old Pastures, Barbary Cottage and Rose Cottage. The water that enters the village by this route is additional to that derived from the natural Willoughby catchment and serves to amplify the flooding in the village.

To minimise the quantities of canal water adding to flooding in Willoughby, the culverts under the A45, which are under the control of Northamptonshire Highways, need to be kept clear and the possibility of increased bore should be addressed.

Photograph 15.



Photograph 16.



Partly silted culverts under A45

Flood water crossing A45 at site of Old Station Bridge

Since Easter 1998, a Level 1 Strategic Flood Risk Assessment has been carried out for Warwickshire which includes a Flood Map for Surface Water '1 in 200 year' Flood Events. This map together with a map of predicted Fluvial Flooding, produced by the Environment Agency (EA) closely matches the conditions which existed during the 1998 floods (Figures 4 & 5). However, it predicts more extensive flooding extending along Lower Street towards the pond (Refer:- Appendix 1 and www.warwickshire.gov.uk/sfra - Figure A3xii).

The return period of 200 years used in the formulation of the Warwickshire map is by no means accurate since it is based upon historical information collected over a wide area, some of it anecdotal and an additional allowance for climate change. The impact of climate change can only serve to increase the frequency of such occurrences since its quantitative estimation is based on generalised predictions.

Following the 1998 floods and subsequent investigation, British Waterways (Now Canals and Rivers Trust) were contacted regarding the involvement of their weir in the flood event. They were very defensive, declaring that they had a right to discharge into watercourses at their discharge points (Figure 2) and it is was the responsibility of riparian owners to maintain the watercourses clear.

Volume 2 of the Final Assessment by the Independent Review Team into the Easter 1998 Flooding, prepared by the EA, stated British Waterways have confirmed that a large volume of water originated from the Grand Union Canal. Control structure data received from BW telemetry indicated that side weirs along the Braunston to Northampton reach were spilling into the Nene with a head of water up to 270mm. In addition both BW reservoirs (Drayton and Middlemore at Daventry which feed the Braunston Top Pound) were reported to have been spilling throughout the event.

Water levels in the canal are reported to have been rising on 9th April and appeared to be threatening residential areas of Northampton. To avoid this flooding, the paddles in all 17 locks on the Northampton reach were opened

The report made no reference to the operation of the paddles or sluices on the locks between Braunston Top Pound and the bottom lock at Braunston as it only dealt with flooding risk to urban areas such as Northampton and Leamington. Unquestionably, with this situation of excess water in the Braunston Top Pound, the bypasses on the locks in the Braunston staircase would have transferred large quantities of water into the Braunston Main Pound which could only be dealt with by the waste weirs. Indeed the bypasses were seen to be running full by several reliable observers with waterways experience.

If we are to mitigate the effects of flooding in the village, arising from canal overflow as described, it is essential that we pursue the following:

1. Ensure that as much water as possible by-passes the village by persuading the relevant authority to increase the water flow capability under the A45 at the County Boundary, firstly by clearing and possibly by increasing culvert size.
2. Pressure riparian owners into clearing and maintaining the watercourse between the canal and A45 by lobbying Northamptonshire County Council to use their enforcement powers under the Land Drainage Act.
3. Remind the Canal and River Trust of the consequences of excess water coming from the canal and to take account of this within their operating procedures. They must act responsibly to protect others by planned operation of sluices and maintenance of reservoirs and waterways.

Groundwater Flooding.

Groundwater flooding can occur when the water table rises, after prolonged periods of rain, and emerges above ground level. The underlying geology under Willoughby is primarily Jurassic Charmouth Mudstone which suggests that the risk of groundwater flooding should be relatively low. However, groundwater flooding risks are highly localised and dependent upon geological interfaces between permeable and impermeable subsoils as can exist in areas of superficial deposits of sand and gravel and river terrace

deposits as are known to exist along the Willoughby Brook. It is therefore essential that an understanding of the site-specific ground conditions is established, if development in low lying areas is entertained.

When groundwater flooding needs to be considered, a quantitative assessment is difficult. This is due to a lack of groundwater level records, the variability of geological conditions and the lack of predictive modelling tools. The EA's Areas Susceptible to Groundwater Flooding (ASStGWF) is a map showing some groundwater flood areas as 1 km square grids and is not particularly useful. Borehole investigation using piezometer installations provides the most accurate information but must be monitored over a significant period of time, at least 12 months.

Flood Risk to Properties in Settlement Area.

Figure 6. of Appendix 6 shows the Category 2 and 3 Flood Zone superimposed upon the Willoughby Settlement Boundaries. (Refer to Appendix 2 for Flood Zone Definitions). Within the settlement boundaries there is very little Cat 2 zone between Cat 1 and Cat 3 zones due to the topography of the catchment. (see Figure 5). It is important to note that the zones are constructed to show maximum accumulation and includes a 20% increase in flow to represent the effect of climate change. Of 150 properties (dwellings) within the settlement 70 are wholly or partially within the Cat 2 and 3 zones. In area this represents approximately 45% of the land area of the settlement.

The only areas within the settlement boundary in which development may be considered without substantial flood risk analysis (FRA) are those outside the Cat3 flood zone. (See Appendix 3 for FRA details) Where an area is identified as being at risk from flooding from an 'artificial source' such as a canal, the FRA for that site should consider the risk to the development and mitigation measures that would be effective to account for that source.

Policy

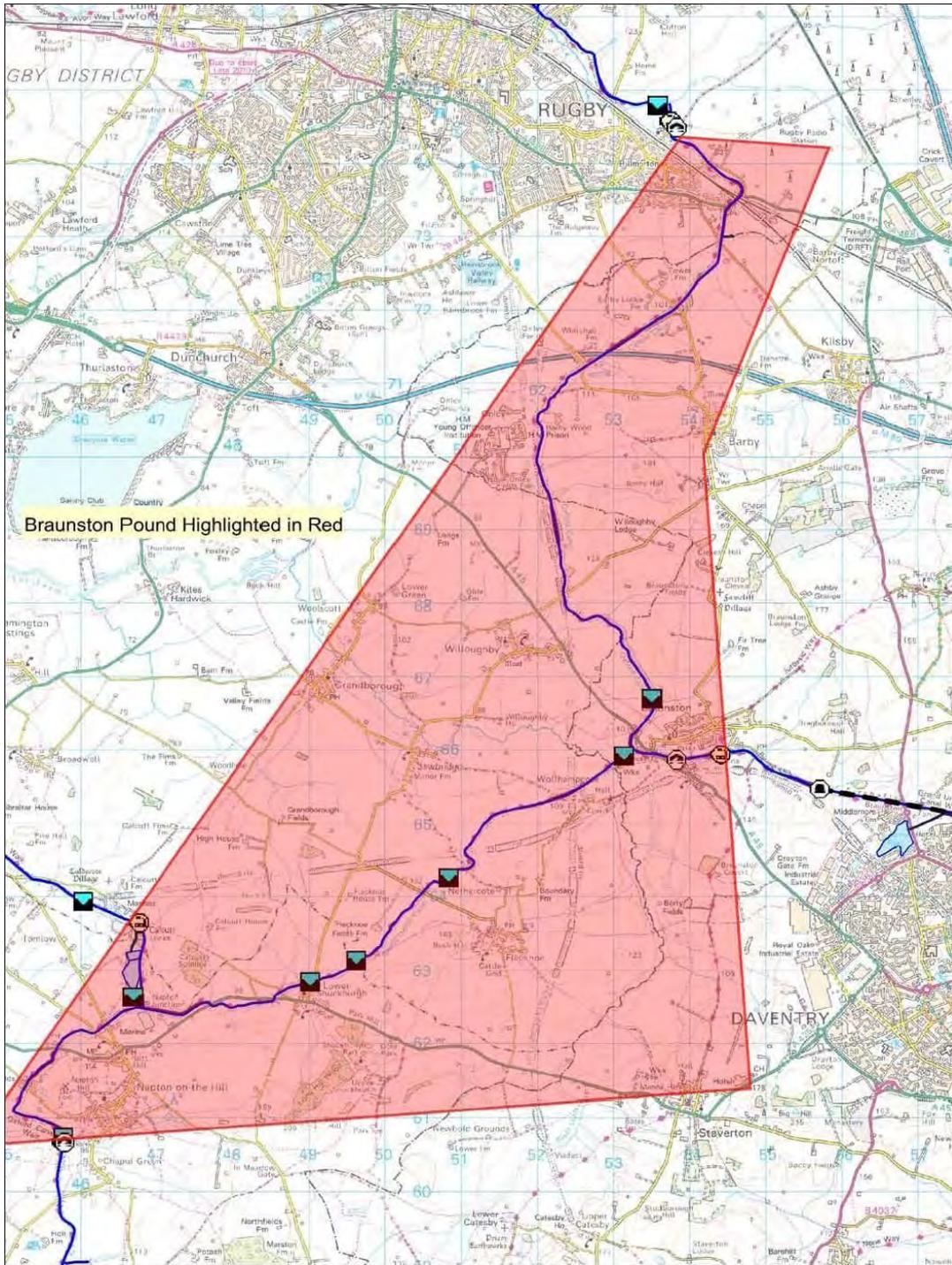
In accordance with NPPF, a specific policy on flood risk should exist to ensure:-

- Development is in the lowest risk area.
- Where required, new and extension to existing development is flood proofed to a satisfactory degree and does not increase flood risk elsewhere.
- Surface water is managed effectively on site.

Summary of Measures to Mitigate Flooding in Willoughby

1. Maintain watercourses and ditches clear of significant vegetation and remind riparian owners (including Local Authority) of their responsibility in this regard.
2. Maintain ditches and culverts clear of silt and obstruction and implement a regular inspection plan.
3. Limit surface water drainage into sewers and encourage use of porous hardstanding which retains water and gradually releases to drainage systems and aquifers.
4. Consider increase in sewer bores along critical lengths, in conjunction with Severn Trent Water.
5. Attempt to prevent canal related flooding by pursuing recommendations proposed under section relating to Oxford Canal Flooding.
6. New development proposals should not be allowed within the Cat3 zone and, if considered in a Cat2 zone, should be accompanied by a comprehensive FRA generally in line with APPENDIX 3 and having regard for the recommendations of APPENDIX 4.
7. Where planning application is made for extension or development of an existing site within the Cat 2 or 3 zones a FRA must be included in accordance with the relevant parts of APPENDIX 3.
8. During 2013, the Warwickshire Flood Resilience Community Project was set up and Willoughby was selected by Rugby Borough Council to develop a Flood Action Plan. The resultant plan is available on the Parish Council website and aims to give guidance to residents in the event of severe flooding. Residents, particularly those living in vulnerable areas, should be familiar with this document.

Figure 2.



| | | |
|--|--|---|
| <p>title</p> <p>Braunston Pond Waste Weirs</p> | <p>scale</p> <p>1:70,815</p> <p>date</p> <p>17/03/2011</p> |  <p>British Waterways</p> |
| <p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. British Waterways 100019843, 2011.</p> | | |

APPENDIX 1.

Environment Agency (EA) Flood Maps:-

Flood zones have been created by the EA to be used within the planning process as a starting point in determining how likely somewhere is to flood. However, they only refer to flood risk from rivers or the sea, and not all rivers are included. It is stated that a flood zone is created as a planning tool and does not necessarily mean somewhere will or will not flood.

The Environment Agency Flood Maps are shown in Figures 3. and 4. Figure 3. is described as 'Flood Risk from Surface Water' and Figure 4. as 'Flood Risk from Rivers and Sea'.

The "Flood Risk from Surface Water" map shows water entering the village from the east by several routes. The significance of The Great Central Railway embankment in holding up water is clearly shown.

Water supply to maintain the Oxford Canal, when it was built as a single level contour canal (i.e. without locks) was intended to rely on water from streams and springs. It can be seen from the surface water map, (Figure 3.) that where the cut crossed land which contained ridge and furrow these created artificial swales (ditches), allowing local surface water to be more readily fed into the canal. At MR:-SP535666 the stream which originates at Braunston Cleaves and flows to the north of housing in Braunston enters the canal. The accumulation of water shown to the east of the point of entry to the canal on both maps can only occur if there is a significant rise in the water level in the canal itself.

The canal system is protected by overflows located at points along the canal where surplus water can spill over into local watercourses. Figure 2 above shows the location of these spillways on the Braunston Pound.

Figure 3. Flood Risk from Surface Water

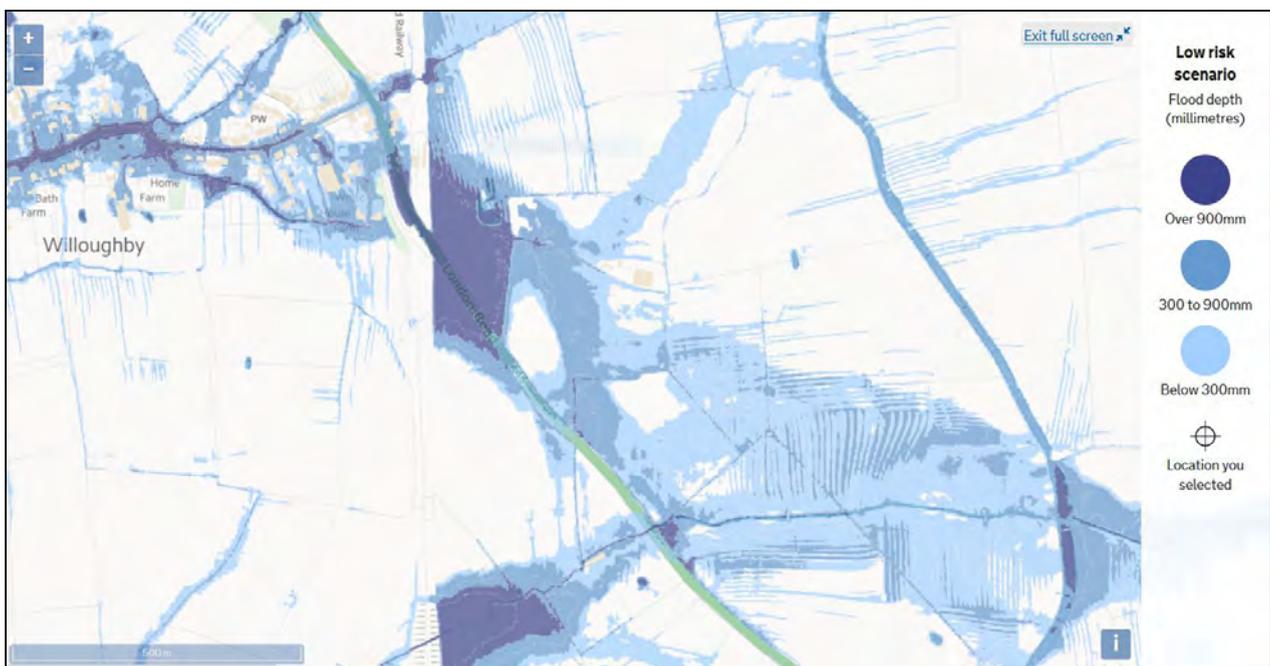
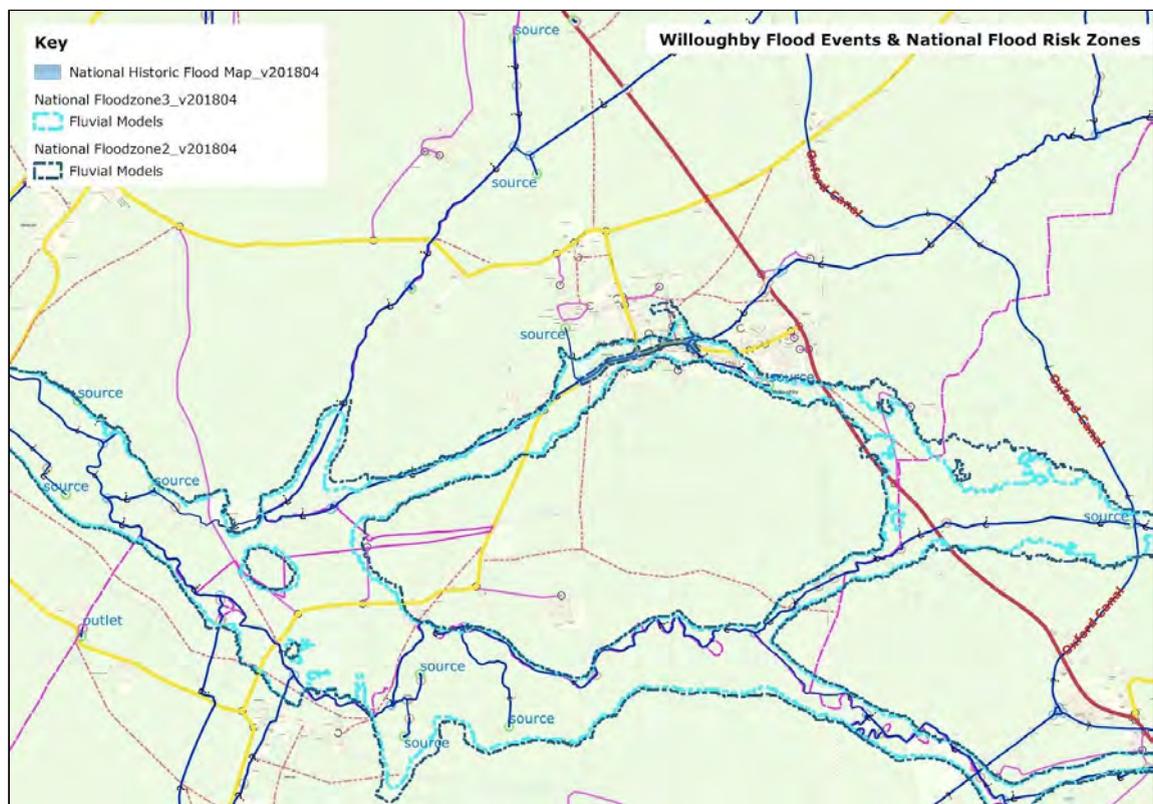


Figure 4. Flood Risk from Rivers and Sea



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Figure 5. Flood Events and National Risk Outline



APPENDIX 2.

Flood Zones and Application to Development:-

There are 3 flood zones defined by the EA; Zones 1, 2 and 3. These are based on the likelihood of an area flooding, with flood zone 1 areas least likely to flood and flood zone 3 areas more likely to flood.

Flood Zone 1

Areas classed as being in flood zone 1 have been shown to be at less than 0.1% chance of flooding in any year, this is sometimes known as having a 1:1000 year chance of flooding.

There are very few restrictions in terms of flood risk to development on flood zone 1 areas, the exception is for development over 1ha in size which must have a flood risk assessment undertaken as part of a planning application.

Flood Zone 2

Areas classed as being in flood zone 2 have been shown to have between 0.1% – 1% chance of flooding from rivers in any year (between 1:1000 and 1:100 chance).

Flood zone 2 development needs FRA (Flood Risk Assessment) as part of its planning application which shows the risk of flooding to the site.

Flood Zone 3

Flood zone 3 is actually split into 2 separate zones; 3a and 3b by the local planning authorities however the EA do not split the zone and as such their maps only identify a general flood zone 3. Areas within flood zone 3 have been shown to be at a 1% or greater probability of flooding from rivers. Flood zone 3 development needs to submit a flood risk assessment as part of its planning application which determines if the site is classified as flood zone 3a or 3b as well as reviewing flood risk on the site and proposing suitable mitigation.

The types of development that can occur within flood zone 3 is not only controlled by the vulnerability of these usages but also if the site is located within flood zone 3a or 3b.

Flood Zone 3b

Flood zone 3bs are classified as functional floodplain, and are deemed to be the most at risk land of flooding from rivers or the sea. Local planning authorities have classified areas at significant risk of flooding to be within flood zone 3b. This classification is usually classified as land which had a 5% probability of flooding also known as a 1:20 chance.

There are significant restrictions as to what can be developed on areas of flood zone 3b.

APPENDIX 3.

Flood Risk Analysis (FRA)

A site specific flood risk assessment must show:-

- What the flood risks are and how they could change
- Whether the project will increase flood risk
- How any flood risk can be effectively managed.
- Whether the eventual development can provide safe movement of people to and from the building without the use of emergency services during a flood event.
- The assessment for planning submission will typically consist of key elements:-
 1. A clear assessment of the likelihood and extent of potential flooding for the site and surrounding area
 2. A summary of any existing information or history of flooding on the site
 3. Details of any existing flood alleviation measures which could protect the site
 4. Recommendations for surface water management and a sustainable drainage system (SUDS)
 5. Recommendations to reduce the risk of flooding

APPENDIX 4.

Recommendations to reduce Flooding for Developers

1. Sustainable Drainage Systems must be included in new developments as a way to manage surface water;
2. For Greenfield development sites, the rate of surface water runoff generated as a result of the development must be equivalent to the rate of surface water runoff generated from the undeveloped site.;
3. Brownfield development sites, developers are expected to deliver a substantial reduction in the existing rate of surface water runoff generated from the development and, where possible, limit the rate of surface water runoff to the equivalent Greenfield rate.
4. Where practicable, runoff rates should be restricted to greenfield runoff rates in areas known to have a history of sewer flooding;
5. Where practicable, the separation of surface water from sewers should be undertaken, through consultation with Severn Trent Water.
6. Sustainable Drainage Systems should be considered in line with the Management Train hierarchy set out in The SUDS Manual, C697, whereby 'Prevention' techniques are considered initially. Adopted techniques should also be located in accordance with the restrictions set out in Policy and Practice for the Protection of Groundwater

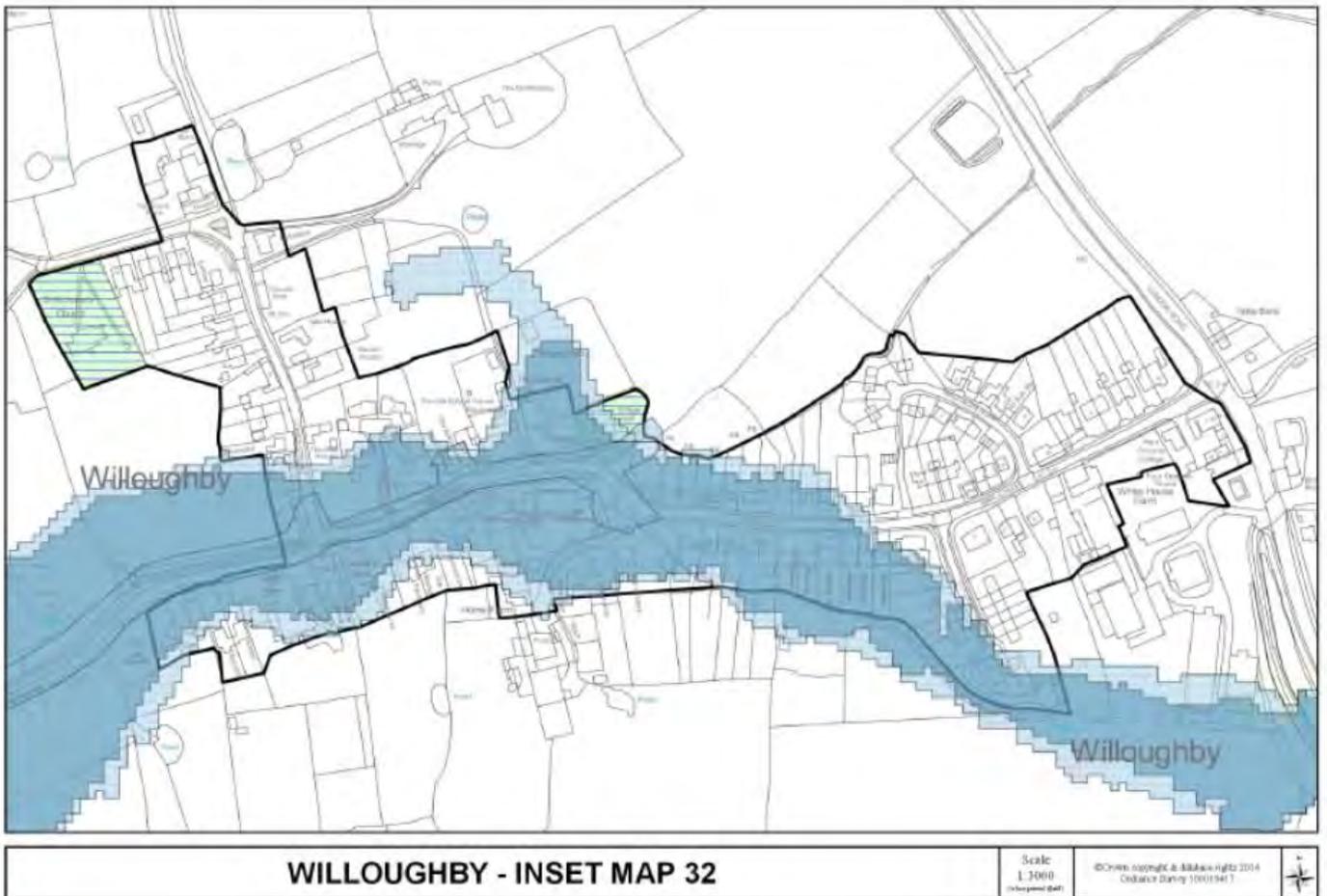
APPENDIX 5.

Planning

- Surface water flow paths should be taken into account in spatial planning for urban developments. Local topography and built form can have a strong influence on the direction and depth of flow. The design of development down to a micro-level can influence or exacerbate this.
- Where an area is identified as being at risk from surface water flooding, site specific flood risk assessments should consider localised flow paths to establish the risks to the site.
- Surface water runoff from all new developments should be attenuated to the greenfield runoff rate for equivalent rainfall events, up to and including, the 1% AEP (1 in 100 year) plus climate change return period event.
- Developments should aim to use SuDS, wherever practicably possible, in order to achieve surface water runoff requirements for all developments. Infiltration measures should be the preferred means of surface water disposal where ground conditions are appropriate. Where an area is identified as being at risk from groundwater flooding, site specific flood risk assessments should consider localised groundwater levels and geology to establish the risks to the site.
- Developments within each flood zone should be directed to sites with lower flood risk i.e. towards the adjacent zone of lower risk in respect of surface water, groundwater, sewers and artificial sources.
- Where an area is identified as being at risk from flooding from an artificial source, a site specific FRA should consider the risk to the development and potential mitigation measures to account for this flood source

APPENDIX 6.

Figure 6. Flood Risk to Properties in Settlement Area - referenced on Page 10. of this report.



Case Name: Moated site 118m S of Manor Farm House, and area of ridge and furrow known as Big Grounds, Willoughby

Case Number: 467426

Background

We have been asked to assess the moated site and an area of ridge and furrow for scheduling.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

| Annex | List Entry Number | Name | Heritage Category | EH Recommendation |
|-------|-------------------|-----------------------------------|-------------------|-------------------|
| 1 | 1404858 | Moated site S of Manor Farm House | Scheduling | Add to Schedule |

Visits

| Date | Visit Type |
|----------------|-----------------|
| 05 August 2011 | Full inspection |

Context

The application has come forward in response to a planning application for the development of part of the field south and east of Moor Lane, known as land at Pear Tree Farm. The area is subject to an Article 4 direction controlling development. There is a high degree of urgency in the determination of the application for scheduling as the planning application is shortly due for determination and the designated status of the site will be a primary consideration.

PAST DESIGNATION HISTORY

An application was received earlier in 2011 requesting that we consider only the land at Pear Tree Farm for scheduling; this was treated as a hotcase as a previous planning application was due for determination at the time. The application for scheduling the land at Pear Tree Farm, also known as Big Grounds, was rejected at initial assessment on the basis of a desk-based assessment.

We have been advised that ploughing has begun in the field containing the ridge and furrow, so the case is now urgent.

Assessment

CONSULTATION

The owners, the applicant, the County Archaeology Service, the Historic Environment Service and the local planning authority were invited to comment on the factual details of the case as part of the consultation process. Responses were received from the County Archaeology Service, the applicant and the owner of the field known as Land at Pear Tree Farm. The response from the County Archaeology Service comprised the Historic Environment Records for the sites in question, which were already reflected in the Consultation Report.

The APPLICANT has provided further documentary evidence along with some observations on the Consultation Report. Some of the points made are speculative and not supported by our research or other sources. Those points relevant to the assessment are set out below, and where necessary, considered further in the Discussion.

COMMENT

That Pear Tree Farm does not exist and there is no record of there having been a farm there in the past.

RESPONSE

The land has been referred to within the planning process as Land at Pear Tree Farm, and for ease of reference for all the parties consulted, this was used as part of the name of the site, which is also known as Big Ground or Grounds, and land off Moor Lane, in the Consultation Report. The name of the site has no bearing on the assessment as we do not consider the name to imply that the assessment area has been the site of a farm at any point in the past.

COMMENT

That parts of the church are likely to date from before the C16, the date ascribed to it in the Consultation Report.

RESPONSE

Whilst it is of course possible that there was an earlier church on the site, which may help to indicate the site of part of the medieval settlement, there is no evidence for this; the List Description, the Victoria County History and the Buildings of England volume for the area all agree on a date in the early C16. In the absence of evidence to the contrary we are unable to alter our opinion on its probable date.

COMMENT

That the levelling of the area at the north-eastern edge of the ridge and furrow site did not involve the loss of any of the ridge and furrow lands as it was part of the flood plain of Moor Gutter.

RESPONSE

Survey of the site, including that undertaken to inform the report by Benchmark Archaeology, shows that there is an area of low ridge-and furrow extending northwards beyond the complete lands to the eastern side of the site, divided from them by a drainage channel which appears to respect the headlands immediately to its south. These remains of lower lands extend northwards towards and apparently just under the new hedge-line surrounding the levelled area, indicating that they have been truncated.

The OWNER of the land at Pear Tree Farm or Big Grounds site passed on a further copy of the report by Benchmark which we had consulted in compiling the Consultation Report, and was acknowledged as one of our selected sources in that report. The information was reflected in the Consultation Report, and helps to inform the Discussion. The owner also passed on further comments and observations. Those which are relevant to the assessment for scheduling are set out briefly here. The owner discussed the background to English Heritage's previous research into medieval field systems, including past precedent. These points are a matter of fact, and form part of the basis of the assessment of national importance and suitability for scheduling in the Discussion. The owner reminds English Heritage of past designation approaches, where samples of ridge-and-furrow have been scheduled where they have a clear relationship to the archaeological remains of medieval settlements, but that in many cases, scheduling is not considered to provide the most appropriate management tool for more extensive ridge-and-furrow landscapes. This is covered in our Discussion. The other substantive points raised in response to the Consultation Report are dealt with in turn, below and where necessary, considered further in the Discussion.

COMMENT

That the application for the moated site to the north together with this area of ridge and furrow implies a specific archaeological or tenurial relationship between them which did not exist.

RESPONSE

This is not suggested in the report, other than to recognise that the moated site and the ridge and furrow are parts of the same medieval landscape of Willoughby, which we are clear went well beyond these two areas.

COMMENT

That the village contains many more acres of equally well-preserved ridge and furrow, and that it would be illogical to select this field for scheduling and not the remainder of the township fields.

RESPONSE

As the response acknowledges, this is recognised in our Consultation Report, where we are clear that the ridge and furrow landscape extends well beyond the area under assessment, most prominently to the west and south. The principle of selecting for scheduling a sample of ridge and furrow which forms part of a wider landscape of ridge and furrow is considered in the Discussion which follows.

COMMENT

That the moated site under consideration for scheduling is degraded by tree growth, and has lost its direct association with the field systems due to the creation of a paddock at the north end of Big Grounds.

RESPONSE

The moated site does have some tree growth, but it survives well in all other respects, in particular the depth of the ditches and their definition, as well as their continued waterlogged state. There has been no apparent disturbance of the islands other than the tree growth, which has been managed to a degree by the current

owner, and is not as extensive as it might appear from the foliage visible at the roadside. The possible impact of the tree growth on the archaeological potential of the site is considered in the Discussion below.

DISCUSSION

The 1979 Ancient Monuments and Archaeological Areas Act (1979) states monuments are scheduled by reason of their archaeological, historic, architectural, artistic or traditional national importance. The Department for Culture, Media and Sport's Scheduled Monuments: Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979, Annex 1 (March 2010) sets out the non-statutory criteria which provide further guidance on assessing national importance. They state that when archaeological sites are assessed for scheduling, the key considerations are period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity and potential. Monuments are assessed under those of the criteria relevant to their type. They should not be regarded as definitive, but as indicators which contribute to a wider judgment based on the individual circumstances of a case. Archaeological sites are assessed for their national importance, which is the key indicator of their significance. Those which are identified as of national importance may then be scheduled, if this is considered to be the most appropriate tool for their future management. Sites may be considered to be of national importance; but the Secretary of State may still use his discretion not to add the site to the Schedule.

The area currently under assessment includes two separate archaeological sites: the moated site, and the ridge and furrow cultivation within the field known as Big Grounds or land at Pear Tree Farm. As these form two different classes of monument, they are discussed separately here.

The MOATED SITE appears well-preserved, with the ditches surviving to a good depth, and remaining in water for much of the year. Its form is unchanged since at least the late C19, as shown on the historic Ordnance Survey maps, and conforms to the usual form and layout of such sites. Though there is some tree-growth on the island, it does not appear to have been used for horticulture, and remains unencumbered by later development; it will retain the buried remains of buildings or structures on the site related to its construction and use. The moat ditches are waterlogged and will retain both artefacts and environmental information relating to the occupation of the site and the economy of its inhabitants. There is no record of any excavation or archaeological evaluation on the site, indicating that, apart from the limited action of tree-roots, there has been little below-ground disturbance to impact upon the otherwise very good potential for the survival of buried remains.

Moated sites form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. This example may have been the site of a manor house, although there is no visible evidence of any buildings surviving on the island. The manor house might equally have been situated to the north, at the site of the current Manor Farm House (C18), close to the current church. Although the church dates from the early C16, it has been suggested that it may be on the site of an earlier building. Although the precise location of the medieval settlement with which it would have been associated is not known, it is likely to have lain to the north-east of the moated site, in the area close to the church, if this was indeed the site of the medieval place of worship. The scheduling applicant has undertaken considerable and painstaking documentary research into the history of Willoughby; despite examining many of the multitude of documents which survive, as yet it has not been possible to pinpoint the location of the manors at any particular point in time. Without archaeological investigation of the moated site, it is not possible to confirm its identification as one of the manors at Willoughby; this increases the value of its archaeological potential, as the buried remains may provide the only evidence of how it was used. The village of Willoughby has a wealth of good historic documentation, and though it has not so far been possible to firmly link this documentation with the moated site, should further archaeological research provide this link it will further enhance the significance of the site, as the value of the archaeological evidence and the documentary evidence taken together is greater than either in isolation; they will complement each other to tell a fuller picture and the one can correct misinterpretations of the other.

The moated site also benefits from associations with other historic assets in close proximity, in particular the C16 church (listed at Grade II*), the C18 manor house (listed at Grade II), and the possible remains of the former manor house garden, of which it forms a part. The form of the moated site, with one larger island and a smaller annexe, is relatively unusual. The islands will retain evidence of their respective use which will aid our understanding of their individual functions and relationship to one another.

The moated site at Willoughby is clearly of national importance, and it is recommended that this well-defined site should be scheduled, as this provides an appropriate way to guide its future management.

The moated site sits within the remains of an open field system which survives as an extensive area of RIDGE AND FURROW, surrounding the modern village on all sides. The area of ridge and furrow under assessment is situated to the south of the moated site, and is divided from it by a road, Moor Lane, which runs east-west at this point and then curves away on the west side until it runs north-east to south-west. It appears likely from documentary evidence that the east-west section of Moor Lane makes a change in ownership boundaries which pre-dates the creation of the lane at the time of the 1760 Inclosure. The moated site had already been inclosed prior to that date, so the northern extent of the area under assessment is likely to represent the northern boundary of the pre-Inclosure open field of which Big Grounds forms a part. However, the western boundary of the field under consideration is formed by the western extension of Moor Lane, and this drives through the furlong of ridge and furrow lands at the western edge of the assessment area, meaning that it is incomplete on this side. Similarly, an area at the north-eastern corner of the assessment area has been levelled, to create paddocks, and although the applicant contends that this has not resulted in any loss of lands, there is some evidence of low ridge and furrow extending northwards at this point which would have emerged under the new hedge-line around this plot. There has, therefore, been some loss in this area, so its survival is not as complete as it might be. This field is fairly close to the probable site of the medieval settlement, though towards its western edge, and divided from it by both the Moor Gutter (the brook associated with the moated site) and the pre-Inclosure boundary now marked by Moor Lane.

The remainder of the ridge and furrow is well-preserved, surviving as well-defined earthworks, and does not appear to have been subject to later cultivation. We have been advised as this report was being finalised that a small area of the field has now been ploughed; it is hard to ascertain from photographs provided by the local authority to what depth, and precisely how large an area is affected, although there will undoubtedly be additional disturbance in this area. The ridge and furrow in this field contains a number of the typical features expected in such a landscape, which give a clear demonstration of how the lands were laid out and ploughed, and how the various furlongs relate to each other. As this is poor agricultural land which has been in use for grazing since at least the C19, the archaeological potential in this area is likely to be confined to material dating from the use of the site for agriculture in the medieval period. However, it is impossible to consider this fragment of the former medieval open-field system for designation in isolation: its significance lies more in the fact that it forms a small part of a much wider, well-preserved medieval open field system than in its individual archaeological interest, and it is at the landscape scale that its claims to national importance will lie.

Ridge and furrow survives over large areas of the Midlands, and as such is not rare, though it is inherently vulnerable to loss through development or changing agricultural practice. The area under assessment forms part of a very extensive landscape of ridge and furrow surrounding the modern village of Willoughby on all sides, and documentary research being undertaken by the applicant, allied with earlier research by David Hall, who studied the landscape character of the area with particular reference to surviving medieval open field systems (published in *Turning the Plough* by English Heritage and Northamptonshire District Council in 2001), has shown that a large proportion of the three medieval open fields surrounding the medieval settlement of Willoughby can be identified today, with well-preserved ridge and furrow characterising their terrain. It is evident from the documents held by Magdalen College and others that much of the layout, tenure and ownership of the medieval open field system could be reconstructed, and this adds much to our understanding of the historic land use and pattern of landholding in the medieval period. Overall, therefore, it is evident that the entire landscape of ridge and furrow surrounding the modern village of Willoughby is of national importance by virtue of its extent and the proportion of the medieval area under plough which it represents.

Ridge and furrow has been the subject of considerable attention at English Heritage over recent years. In the past, some small areas of ridge and furrow have been designated where they form surviving integral parts of contemporary settlements, such as medieval village earthworks and motte and bailey castles. This field is fairly close to the probable site of the medieval settlement, though towards its western edge, and divided from it by both the Moor Gutter (the brook associated with the moated site) and the pre-Inclosure boundary now marked by Moor Lane, and does not form the only surviving element of ridge and furrow associated with the remains of medieval settlement. It has in addition suffered some losses, and so is not recommended for designation as a sample. It is, however, necessary to consider whether or not the wider landscape of medieval open fields which surrounds the village, with its distinctive pattern of ridge and furrow cultivation, should be recommended for scheduling as a whole, as this is where its national importance lies.

Extensive landscapes of ridge and furrow, such as that at Willoughby, are not generally suitable candidates for scheduling, as this introduces a very restrictive form of control over the use of very large areas of land, most of it commonly in agricultural use and selection is necessary for classes of site which do survive in quite high numbers. Therefore, it is not recommended that this wider landscape should be scheduled. The vast majority of archaeological sites and areas in England are managed through the planning process, with PPS 5 allowing for the protection of sites which are deemed to be of national importance, regardless of whether or

not they are scheduled, and this is an appropriate mechanism for the management of this archaeological area, which exists at a landscape scale. Agri-environmental schemes have also been an important way of securing protection of non-designated but significant archaeological landscape features.

CONCLUSION: After examining all the records and other relevant information and having carefully considered the national importance of this case, the criteria for scheduling are fulfilled in the case of the moated site only. The large areas of ridge and furrow cultivation around the parish, though of national importance, are not recommended for scheduling as this is not considered the most appropriate tool for their management.

REASONS FOR DESIGNATION DECISION

The Willoughby moated site south of Manor House Farm is considered to be of national importance. It is recommended for scheduling for the following principal reasons:

- * Archaeological interest: the site is a medieval moated site, a class of monument which is important for the understanding of the distribution of wealth and status in the countryside; they are generally of national importance where they survive well
- * Survival: the moated site is apparently unaltered, and has not been excavated or otherwise disturbed
- * Potential: the site has significant potential within the waterlogged deposits in the ditches, and in the largely undisturbed island, for both occupation and environmental evidence
- * Historic interest: it forms part of the former medieval settlement, and sits within an extensive landscape of medieval ridge and furrow, which is itself of national importance, though not included within the scheduling

The ridge-and-furrow landscape within the field off Moor Lane known variously as Big Grounds and land at Pear Tree Farm, is not recommended for scheduling, for the following principal reasons:

- * Archaeological: the site under assessment is not immediately adjacent to the likely area of the former medieval settlement, but is at its western edge, and forms only a small part of the much wider medieval open field system, which is identifiable by the large areas of ridge and furrow which survive surrounding the modern village: it represents only an isolated sample
- * Survival: though it contains a range of features of interest, it is not complete, with part of the site having previously been levelled as a paddock, and the south-western furlong truncated by Moor Lane
- * Management considerations: although the entire extensive ridge-and-furrow landscape surrounding the village is of national importance for the scale and extent of its survival, scheduling is not generally an appropriate management regime for such large areas of agricultural land

Countersigning comments:

Agreed. The moated site south of Manor Farm House survives particularly well and has high archaeological potential. The rich documentary evidence for the settlement in the area provides a strong historic background which will complement the archaeological potential of the site. As a relatively sophisticated moated site, it displays diversity in its elements, with a double island and associated water management system. The later reuse of the site as an element of a later post medieval garden adds to its importance. The moated site fully merits designation as a scheduled monument.

The field of ridge and furrow cultivation at Pear Tree Farm, whilst of importance as an element of the wider open field system which lies around the village of Willoughby, does not merit scheduling in isolation. Its significance in the wider landscape is, however, noted.

22 September 2011

Deborah Williams

Annex 1

Proposed List Entry

List Entry Summary

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance.

Name: Moated site S of Manor Farm House

List Entry Number: 1404858

Location

Moated site approximately 118m south of Manor Farm House, just north of Moor Lane, Willoughby.

The monument may lie within the boundary of more than one authority.

| County | District | District Type | Parish |
|--------------|----------|--------------------|------------|
| Warwickshire | Rugby | District Authority | Willoughby |

National Park: Not applicable to this List entry.

Grade: Not Applicable to this List Entry

Date first scheduled:

Date of most recent amendment:

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Not applicable to this List entry.

Legacy Number: Not applicable to this List entry.

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Monument

A medieval moated site.

Reasons for Designation

- * Archaeological national importance: the site is a medieval moated site, a class of monument which is important for the understanding of the distribution of wealth and status in the countryside; they are generally of national importance where they survive well
- * Survival: the moated site is apparently unaltered, and has not been excavated or otherwise disturbed
- * Potential: the site has significant potential within the waterlogged deposits in the ditches, and in the largely undisturbed island, for both occupational and environmental evidence
- * Historic interest: it forms part of the former medieval settlement, and sits within an extensive landscape of medieval ridge and furrow, which is itself of national importance, though not included within the scheduling

History

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

The moated site at Willoughby is situated to the south of the C18 Manor Farm House and to the south-west of the early-C16 parish church. It is considered to be a medieval homestead moat which may have been occupied by an earlier manor house. There is considerable documentary evidence recorded for settlement at Willoughby which reflects a complex history of land ownership in the area; although none of the records can be firmly tied to the moated site itself.

The moat appears to have been incorporated into a C19 garden scheme for the manor house, shown on the first edition Ordnance Survey map of 1886, where a line of trees along the western edge of the paddock in which the moat sits had been planted along a path reaching from the garden at the rear of the house to the north-western corner of the moat. The moated site is shown in its current form on this map. It remains part of the wider garden of Manor Farm House.

Details

A medieval homestead moat, situated at the southern end of a field approximately 118m to the south of Manor Farm and measuring roughly 55m by 67m in total. The wide ditches, which remain waterlogged, enclose a rectangular island. At the south-eastern corner of the site, the ditches project eastwards slightly to enclose a second, smaller island which may have been used for waterfowl. It is understood that the moat was spring-fed, although a leat entering at the north-west corner of the site may have supplemented the water supply. The outlet is visible at the south-western corner. The ditches vary in width between about 5m and about 14m, and they are between 1m to 2m in depth. The principal island is circa 0.8 hectares in area, and the smaller island covers circa 25 square metres. The field in which the moated site is located contains a number of distinct earthworks whose purpose is not known; they may relate to features forming part of an earlier garden for the manor and are not included in the scheduling.

Selected Sources

Moat 200 S of Church, Willoughby: Warwickshire HER record MWA3055

Shrunken medieval settlement at Willoughby: Warwickshire HER record MWA6395

Willoughby Manor (manor Farm) garden, Willoughby: Warwickshire HER record MWA12706

Benchmark Archaeology, Land at Pear Tree Farm, Moor Lane, Willoughby, Warwickshire: an assessment of the Significance of the Ridge and Furrow and other Historic Landscape Components, 2011

Map

National Grid Reference: SP5155167264



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1404858_1.pdf

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| Consultation Strategy | |
| Document title: Willoughby Neighbourhood Development Plan Regulation 16 Consultation and Regulation 17 Examination | |
| Nature of Plan being prepared: | This document is the submission version of the Willoughby 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. |
| Purpose of consultation | This consultation is required under Regulation 16 of The Neighbourhood Planning (General) (As Amended) Regulations 2012. |
| Nature of issues that need to be consulted upon | <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"> • 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. |
| Who should be consulted | <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> |

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| Why are we consulting | The consultation is to obtain views on whether the Neighbourhood Development Plan meets the basic conditions. |
| When will the consultation take place | Consultation is expected to take place between Tuesday the 25 th June and Tuesday 6th August 2019. |
| Accessible Inclusive Consultation | 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. |
| How comments will be taken into account | All comments received will be passed on to the Examiner and be used in examining the Neighbourhood Plan. |
| How will comments be reported | Responses received will be considered by the Examiner. The representations will be made public by the Council following the close of the consultation. |