



Wolvey Neighbourhood Plan 2018 - 2031



Submission version

September 2020

Contents

	Page
Foreword	3
1 Background and Context	4
Introduction	4
How the Plan was prepared	5
How the Plan fits into the Planning System	6
The Neighbourhood Plan and what we want it to achieve	6
How the Neighbourhood Plan supports sustainable development	7
2 Wolvey	9
A brief history of the parish	9
Wolvey parish profile	10
4 Community Engagement Process	12
5 Vision	14
A Vision for Wolvey	14
6 Policies	15
A: Strategy	15
B: Housing	20
C: Environment	24
D: Community facilities and amenities	43
E: Employment	49
F: Transport	54
7 Monitoring and Review	60

Foreword

On 31 July 2015, Wolvey Parish Council was successful with its application to Rugby Borough Council to become a Qualifying Body for the preparation of a Neighbourhood Plan. The Designated area was the existing Parish Council boundary. References to 'Wolvey' will usually refer to the whole of the Parish.

The Parish Council has produced the Wolvey Neighbourhood Plan with assistance from an Advisory Committee including Parish Council members and help from the Borough Council and other agencies.

The Neighbourhood Plan will form the basis for planning decisions applicable to Wolvey Parish, up to 2031, together with the policies in the National Planning Policy Framework (NPPF), updated in 2019 which embrace the whole of the country and the Local Plan for Rugby Borough, Adopted on 21 June 2019, which covers the area controlled by the Borough Council. It is the Borough Council as the Local Planning Authority who will continue to determine planning applications, but they will have to consider the policies in the Neighbourhood Plan when reaching their decision.

The Wolvey Neighbourhood Plan reflects community-wide comments, observations and concerns about its future, bringing them together with Census information, strategic and statistical evidence into a document that mirrors the community's overwhelming desire to make Wolvey an even better place to live, both now and for future generations.

The Plan sets out a Vision with aspirations and planning policy aims to help shape future development in Wolvey. The policies aim to address key concerns raised by local people including protecting the character of the village and surrounding area. Some of the issues raised cannot be directly addressed by planning policies within the Neighbourhood Plan but are included as 'Community Actions' to support the Neighbourhood Plan policies.

Community consultation events including Open Events and a Community Questionnaire have sat alongside membership of the Advisory Committee and several 'Theme Groups' and have enabled local people to be involved at a level with which they were comfortable to contribute to identifying the changes that the local community wishes to see in Wolvey.

Wolvey is an attractive and popular place in which to live and the contribution from people who care about their community and want to make it better for generations to come is greatly appreciated.

Adrian Warwick,
Chair,
Wolvey Neighbourhood Plan Advisory Committee
June 2021

1 Background and context

Introduction

A key part of the Government's Localism agenda, a Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops, now and in the future. This includes, for example, where new homes and businesses etc. should be built; what new buildings and extensions should look like and which areas of land should be protected from development.

As the *Plain English Guide to the Localism Act 2011* states, "Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live".

The Plan covers the whole of the Parish of Wolvey. It sets out a long-term approach for the development of Wolvey and set outs out clear development related policies to realise this.

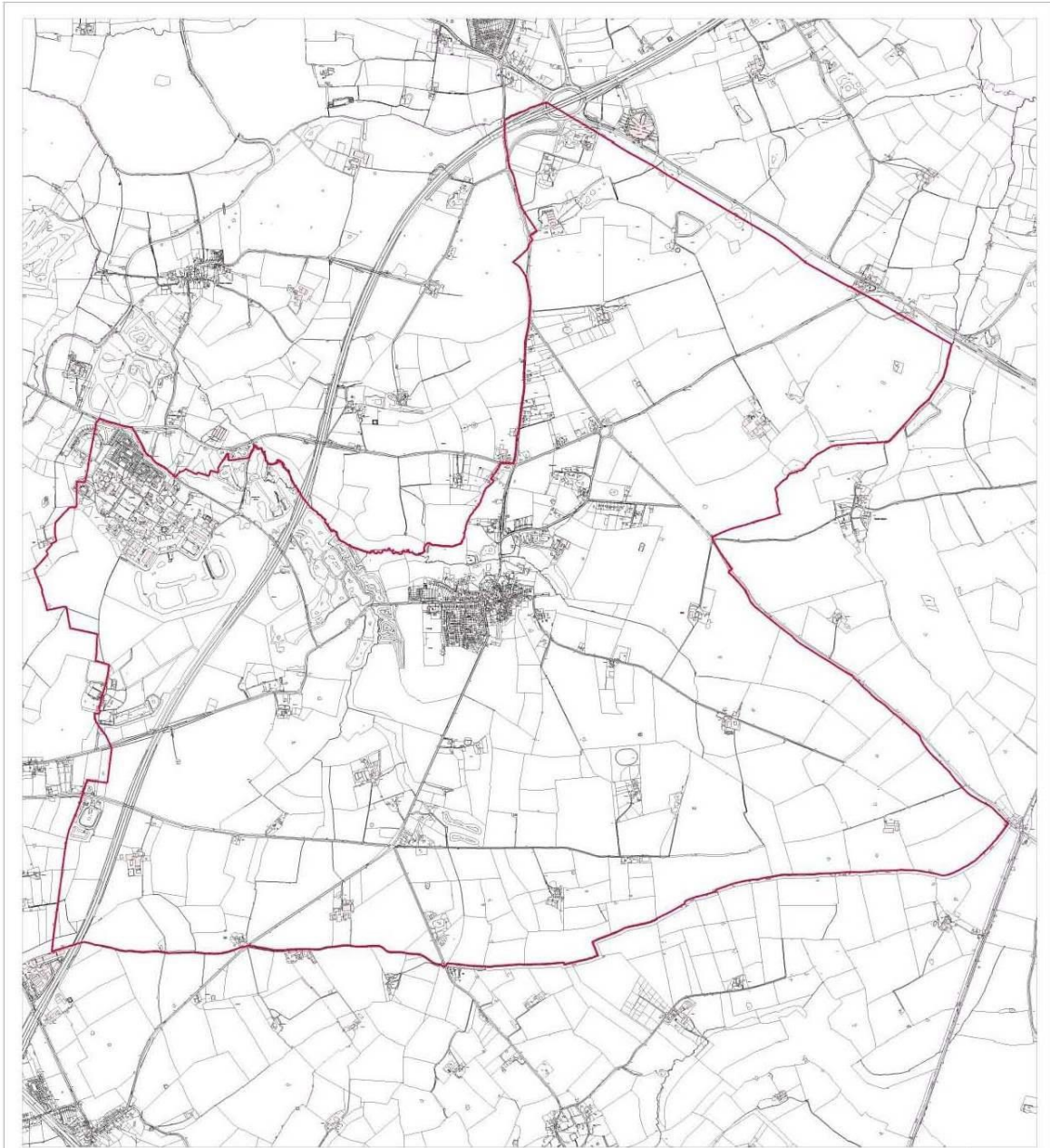
In preparing a Neighbourhood Plan a community is not working from 'a blank piece of paper'. Legislation requires that the Plan, and the policies it contains, must be prepared in a prescribed manner; in particular, the policies must be in general conformity with relevant national and district wide (i.e. Rugby) approved strategic planning policies.

The Plan is now at the stage of being formally submitted to Rugby Borough Council.

Once Rugby Borough Council has validated the Neighbourhood Plan and undertaken a consultation period of at least 6-weeks, it will then go to an Independent Examiner, who will check to see that it has been prepared in the prescribed manner. If the Plan successfully passes this stage, with any modifications, it will be put forward to referendum, where those on the electoral register in Wolvey Parish will be invited to vote on whether or not they support it. At least 50% of those voting must approve it for the Wolvey Neighbourhood Plan to become a 'Made' statutory planning document.

Whilst planning applications will still be determined by Rugby Borough Council, and in special circumstances Warwickshire County Council, the production of a Neighbourhood Plan will mean that they must have regard to the provisions of the Plan and the relevant locally formulated criteria when reaching planning decisions that affect Wolvey Parish. This means that the residents of the Parish will have a far greater control over where development takes place, and what it looks like.

Fig. 1 Designated area



It should be noted; however, it is not at the 'Made' stage when the provisions of the Plan first need to be taken into account when considering planning decisions by Rugby Borough Council and others. It is at the submission stage, whereby whilst decision makers need to bear in mind that it is still draft, legislation requires that the more advanced the preparation of the Plan the greater the 'weight' that may be given to its contents.

How the Plan was prepared

The Plan has been prepared by the Wolvey Neighbourhood Plan Advisory Committee.

This Advisory Committee comprises members of the local community and local Parish Councillors, with the support of Rugby Borough Council and consultants *Yourlocale*, and under the direction of Wolvey Parish Council (the Accountable Body for the Plan).

It is based on a range of evidence sources. This includes statistical information gathered through the Census as well as from community consultation and engagement.

Effective and extensive consultation has been at the heart of the preparation of the Plan. This is key to ensure that the Plan fully reflects local needs and priorities. There have been a variety of consultation exercises during the Plan preparation period, at which many local people have taken part. These include drop-in sessions, a questionnaire, and focussed meetings on specific topics with residents and stakeholders.

How the Plan fits into the planning system

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.

A Neighbourhood Plan forms part of the Statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

One of the main rules governing the preparation of a Neighbourhood Plan is that it must be in line with European regulations on strategic environmental assessment and habitat regulations. It must also be in general conformity with national, county and borough wide (i.e. Rugby) planning policies. This means that it cannot be prepared in isolation. It will need to take into account, and generally work with, the grain of the district wide and national policies unless there are good reasons for not doing so.

At the local level, the key planning document which a Neighbourhood Plan must have regard to is the Borough-Wide Local Plan. In the case of Wolvey, this is the Rugby Borough Local Plan.

Also important is the NPPF This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to encourage sustainable development and details three dimensions to that development:

- An economic dimension – they should contribute to economic development;
- A social dimension – they should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high-quality built environment with accessible local services; and
- An environmental dimension – they should contribute to protecting and enhancing the natural, built and historic environment.

The Neighbourhood Plan and what we want it to achieve

The Plan area encompasses the whole of the Parish of Wolvey and covers the period up to 2031, a timescale which deliberately mirrors that for the Adopted Rugby Local Plan.

The main purpose of the Neighbourhood Plan is not to duplicate national or Borough-Wide

(i.e. Rugby) planning policies, but to sit alongside these, to add additional or more detailed policies specific to Wolvey Parish. Where there are national and Borough-Wide planning policies that meet the needs and requirements of the Parish they are not repeated here.

Instead, the Plan focuses on those planning issues which consultation shows matter most to the community, and to which the Plan can add the greatest additional value. These include policies that:

- Ensure that development takes place in the most sustainable locations;
- Encourage the right types of development that meet local needs;
- Protect important buildings and structures of historic and architectural interest;
- Protect important community facilities and shops;
- Promote high quality design in new development;
- Protect the countryside and special landscape; and
- Protect open spaces that are important to the community and/or wildlife.

Furthermore, these locally formulated policies will be specific to Wolvey Parish and reflect the needs and aspirations of the community.

It is important to note that when using the Plan to form a view on a development proposal or a policy issue the whole document and the policies contained in it must be considered together.

While every effort has been made to make the main parts of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements.

The Plan will be kept under review and may change over time in response to new and changing needs and requirements.

How the Neighbourhood Plan supports sustainable development

According to the key national planning document – the NPPF- the purpose of the planning system is to contribute to sustainable development.

The goal of sustainable development is to enable all people to satisfy their basic needs and to enjoy a better quality of life, without compromising the ability of future generations to meet their own social, economic and environmental needs.

The NPPF carries a presumption in favour of sustainable development. It states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated. In accordance with this, the Plan's aims and policies are centred on the achievement of sustainable development, including by, for example:

a) Social

- To safeguard existing open space for the enjoyment of residents;
- To protect existing community facilities; and
- To deliver a mix of housing types, so that it can meet the needs of present and future generations.

b) Environmental

- To ensure that housing development is of the right quantity and type in the right location, so that it does not harm but instead positively reflects the existing and historic character of the area;
- To protect important open spaces from development,
- To ensure that the design of development enhances the Parish's special character and identity;
- To protect and, where possible, improve biodiversity and important habitats; and
- To make provision for improved pedestrian and cycling facilities, as appropriate.

c) Economic

- To protect existing employment uses;
- To ensure effective broadband speeds in new development;
- To support appropriate small-scale farm diversification and business development; and
- To encourage appropriate start-up businesses and home working.

3 Wolvey Village

A brief history of the Parish

The first written record of Wolvey occurs in the Domesday Book of 1086. From this we learn that Aethelric held land here before the Norman conquest. It lists a priest in the place, so there was presumably a church although the earliest part of the present church is a 12th century doorway. By this date Wolvey was prosperous enough to provide a weekly market for the area. There were other settlements within the parish; one with its own chapel, known as Little Copston, long since disappeared, while another, recorded in the Domesday Book was Bramcote. They were agricultural communities, arable and pasture, with supporting crafts like smiths and millers, and operated within the feudal system. Much of the land was farmed for the benefit of Coombe Abbey; one farm at Wolvey, which included a large fishpond, had been given for the benefit of the Knights Templar in 1257 hence the current name of Temple Farm.

Such land changed hands following the dissolution of the monasteries in the mid-sixteenth century. The manorial system however continued with strips of land cultivated by copyhold tenants in an open field system with shared grazing areas, controlled by two Lords of the Manor, the Marrowe and Astley families. There was little variation to this until changes in farming practice led to the enclosure awards in Wolvey of 1797.

From about this time a number of features associated with modern Wolvey begin to emerge. The road pattern as we know it today was laid out. A school was established by the Vicar of Wolvey for poor children about 1784 and the Baptist Chapel was built 1789. Industrialisation was leaving its mark on rural Wolvey both in farming and in the work of its inhabitants. The 1841 census records more people employed in framework knitting than in farming; farm labouring brought in about nine shillings a week; knitters could earn up to 12 shillings a week.

By the end of the century farming and its support services provided income for the majority of its inhabitants; there was a village smithy and a wheelwright and also a number of traders in Wolvey: butchers, bakers, grocers, coal dealers and other shopkeepers. These gradually disappeared as Wolvey ceased to serve the main road linking south-west and north-east England and changed character to meet the challenges of a diversifying farming and commuting community. Wolvey's population grew to 923 inhabitants, the majority living from farming and its support services; there was a village smithy and a wheelwright but also a number of traders in Wolvey: butchers, bakers, grocers, coal dealers and other shopkeepers.

Wolvey today

At the time of the 2011 Census, Wolvey had 677 houses and a population of 1,942.

Levels of deprivation are below the district, regional and national averages. 51.1% of households are classified as not deprived compared to 48.1% across Rugby and 39.9% in the West Midlands and 42.5% in England. The levels of very good health are above Rugby Borough, with the proportion of residents who consider that their health is very good being (58.4% in Wolvey compared to 47.7% across Rugby, 45.1% regionally and 47.2% in England).

The levels of unemployment are low at 2.1% and levels of self-employment at 11.5% higher than Borough, regional and national levels. Levels of economic activity, at 78.7%, are higher than Borough (73.5%); region (68.3%) and England (69.9%) levels.

Quite a low proportion of residents (38.5%) travel to work by car –lower than across Rugby (51.7%) or the West Midlands (44.4%) or across England (40.2%). Car ownership is very high. The proportion of households with no car is 7.4%, compared to 17.5% (District); 24.7% (region) and 25.8% (national). The proportion of working age residents (7.3%) who state they work from home is almost double the local average (3.8%) and more than double regional and national averages.

People living in the parish are more likely to be living in dwellings with 4 or more bedrooms. Results from the 2011 Census show that around 33% of households live in housing with more than 4 bedrooms which is above the Borough (23%), regional (18%) and England (19%) averages. There is also an under representation of housing for single people with around 2% of dwellings having one bedroom against 8% for the Borough 10% for the region and 12% for England as a whole.

Number of bedrooms

Bedrooms	Wolvey	Rugby Borough
1	14 2%	8%
2	167 26%	25%
3	249 38%	44%
4	167 26%	17%
5+	47 7%	5%

Data from the 2011 Census shows that the a high number (49.3%) of residential dwellings are detached which is significantly higher than the Borough (28%), regional (24%) and national (22%) share. Semi-detached housing accounts for a quarter (26%) of residential housing stock compared with 33% for the Borough, 37% for the region and 31% for England as a

whole. Detached and semi-detached dwellings account for 75% of the total housing stock in the Wolvey Parish whereas terraced housing and flats provide 24% of accommodation spaces. Levels of affordable housing are relatively low at 6.6% (14.3% across Rugby Borough).

The fit between demand and the available type and tenure of housing is an issue as well as the affordability of existing and new housing.

The area is strategically well located in relation to the national road network and has a number of walking routes.

The built environment is good. This includes 5 Listed Buildings - Bachelor's Rest, Church of St John the Baptist, Hollytree Cottage, Three Roofs Cottage and Wolvey Hall, all Grade II.

4. Community Engagement process

After the Parish Council took the decision to prepare a Neighbourhood Plan and the Neighbourhood Area was approved by Rugby Borough Council, a process was set in motion to establish an Advisory Committee to drive the delivery of the Plan forward.

Open Event

A consultation event on 15 October 2016 set out the context and stages of the project and asked questions about people's thoughts about Wolvey. An analysis of the event is included in the evidence base.

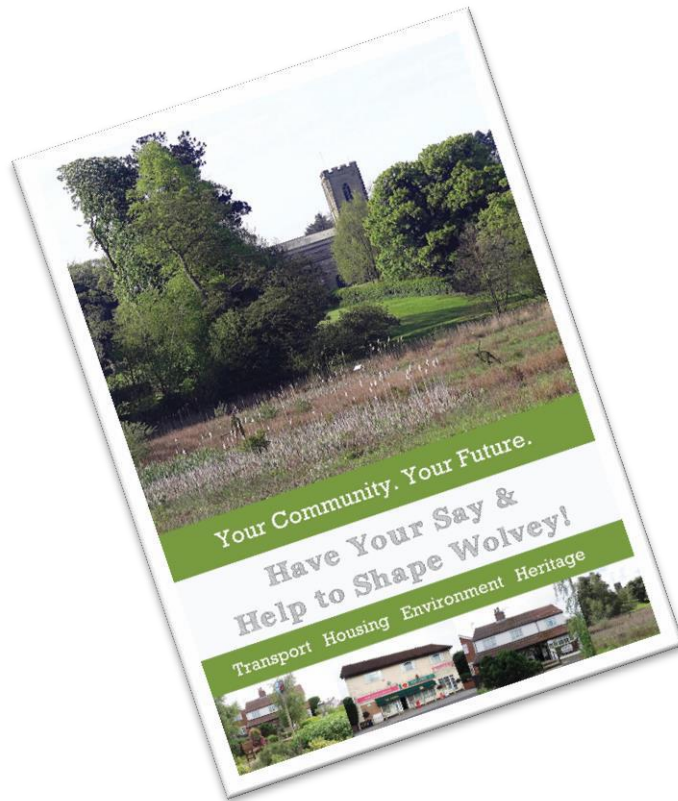
The views expressed by the residents were used to shape the strategy in preparing the Neighbourhood Plan for Wolvey. 120 people attended and offered their views.



Community Questionnaire

Copies of the community questionnaire were distributed to every household in the Parish.

In total, 251 copies of the questionnaire were completed and returned, representing over 16% of the adult population of the Parish.



Theme Groups

Following the Open Event in October 2016, residents signed up to become part of 'Theme Groups' to explore the detail of the Neighbourhood Plan; to build the evidence base and to lay the foundation for the draft Neighbourhood Plan. An environmental Theme Group was established, along with a theme group on housing and the built environment and one covering issues such as community facilities, transport and employment.

This work continued until the autumn of 2017.

Further Open Event

A further Open Event took place on 12 June 2019 at which 25 people were in attendance and the emerging policies were put to the community and were overwhelmingly endorsed.

The responses are in the supporting information on the Parish Council website.

Executive Summary

To help mitigate the impact of the Coronavirus Pandemic, an Executive Summary of the Neighbourhood Plan was prepared and added to the material available on the Parish Council website throughout Regulation 14 consultation.

5 Vision

A vision for Wolvey

The Plan area encompasses the whole of the Parish of Wolvey and covers the period up to 2031, a time scale which deliberately mirrors that for the Rugby Local Plan

The Plan comprises a number of key elements:

A simple and clear vision for the future development of the Parish based on local consultation. This is to **“maintain and enhance the good quality of life, community spirit and attractive natural and built environment in the Wolvey Parish now and for future generations”**. This will be realised by a small number of planning policies specific to Wolvey grouped around the key policy issues identified by the community as being of special importance to them. These include policies that:

- Ensure that development takes place in the most sustainable locations;
- Encourage the right types of development that meets local needs;
- Protect important community facilities that are special to the local community;
- Promote good design;
- Facilitate appropriate employment opportunities;
- Ensure that the community continues to have good access to the surrounding countryside and green spaces;
- Protect open spaces that are important to the community and/or wildlife;
- Improve pedestrian and cycle connections within the Plan area and into the surrounding areas.

The Plan will be kept under review.

6 Policies

A. STRATEGY

Introduction

The purpose of the UK Planning System as set out in the NPPF is to achieve sustainable development. 'Sustainable' is defined in the NPPF as ensuring that providing for the needs of the current generation does not make life worse for future generations. The Wolvey Neighbourhood Plan is a key part of securing sustainable development. The NPPF states that all plans should be based on and reflect the presumption of sustainable development and that neighbourhoods should plan positively to support local development.

When considering development proposals, the Plan will take a positive approach that reflects the presumption in favour of sustainable development.

Through the process of developing a Neighbourhood Plan, consideration has been given to the type and extent of new development required to meet the needs of the local community, where it should be located in the Parish, and how it should be designed.

The Parish of Wolvey has a housing target of around 100 set through the Adopted Local Plan and the Neighbourhood Plan recognises the sites allocated through the process of preparing the Local Plan.

A Limits to Development has been drawn to enable appropriate housing and business growth within the Parish up to 2031. In this regard, the Neighbourhood Plan supports the housing allocated through the Local Plan and windfall housing development and supports business development in appropriate locations that do not impact on residential amenity. The Neighbourhood Plan also states how new housing should be designed and supports the improvement to the infrastructure that is needed to meet the requirements of new development. Through a range of Community Actions, the Neighbourhood Plan identifies on-going improvements not directly related to land use that otherwise support the aims of the Neighbourhood Plan.

Limits to development

The purpose of Limits to Development is to ensure that sufficient housing and economic activity land is available in appropriate locations that can be supported by existing transport infrastructure and avoid impinging into the local countryside.

Limits to Development were established by Rugby Borough Council in order to clarify where new development activity is best located. They are used to define the extent of a built-up part of a settlement and distinguish between areas where, in planning terms, development

would be acceptable in principle, such as in the main settlements, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such growth would risk ribbon development and the merging of settlements to the detriment of the community and visual amenity of the Neighbourhood Plan area's surroundings.

The Neighbourhood Plan supports the retention of Limits to Development for the built-up part of Wolvey. The Limits to Development that were drawn up by Rugby Borough Council in 2011 have been reviewed through the process of preparing a Neighbourhood Plan and have been confirmed as remaining appropriate, as they allow for suitable growth within the red-line boundary and therefore to accommodate the limited organic growth that is required by Rugby Borough Council and welcomed by the community.

Within the defined Limits to Development an appropriate amount of suitably designed and located development will be acceptable in principle, although some sites within this area are protected from development and all development will be required to take into account the policies within this Plan.

There is sufficient developable and deliverable land within the Limits to Development to meet the housing growth required by Wolvey to help meet the Borough's housing growth requirements during the Plan period as well as supporting its own requirement for housing to support local community services.

The parish is predominately rural in nature with the built-up area of Wolvey surrounded by open and attractive, countryside.

In planning terms, land outside a defined Limits to Development, including any small groups of buildings or small settlements, is treated as countryside. This includes any small groups of buildings or small settlements that may be found there.

It is national and local planning policy that development in the countryside should be carefully controlled. Supporting "the intrinsic character and beauty of the countryside and supporting thriving rural communities within it" is identified as a core planning principle in the National Planning Policy Framework, for example. This approach is also supported by this Plan, in particular, because it will help ensure that development is focused in more sustainable settlements with a greater range of services and facilities and infrastructure that has capacity for the expansion, as well as helping to maintain the special landscape character of the Parish and protecting the countryside for its own sake as an attractive, accessible and non-renewable natural resource.

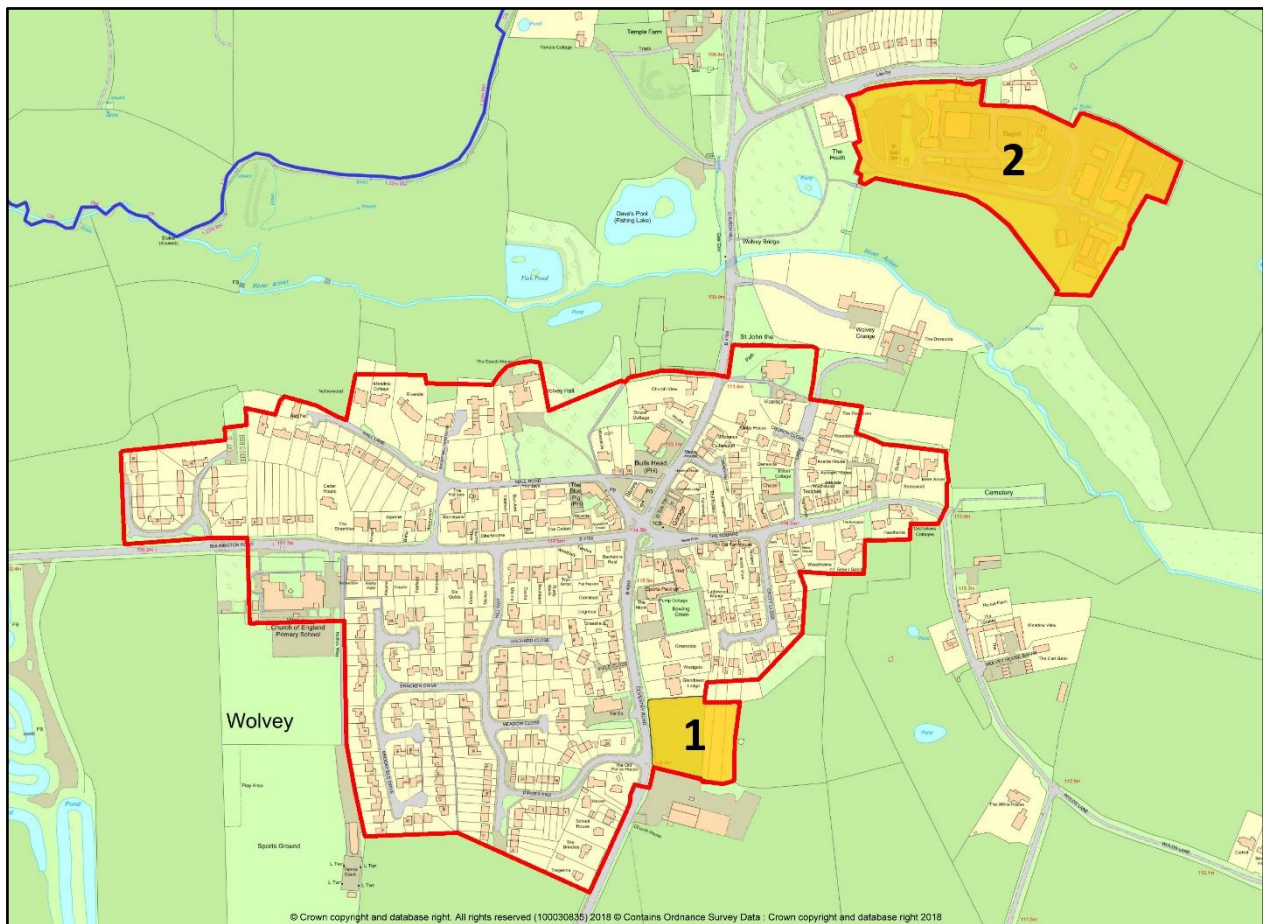
Focusing development within the agreed Limits to Development will help to support existing services within the village centre and help to protect the countryside and the remainder of the Neighbourhood Plan area from inappropriate development. The updated Limits to Development have been determined using the following criteria:

- Preservation of green space in and around the village; maintaining the open feel and easy access to the countryside that people value so much.
- Preventing development at the village fringes in areas with high-to-medium sensitivity (i.e. preserving the views of the village as part of the landscape and maintaining the important panoramas outwards from the village).
- Avoiding sprawl i.e. keeping development within easy access by foot or bicycle to the village amenities.
- Following clearly defined physical features such as walls, fences, hedgerows and roads.
- Incorporating recent approvals and existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlement.

POLICY S1: LIMITS TO DEVELOPMENT – Development proposals within the Plan area on sites within the Limits to Development, or in terms of new sporting facilities close or adjacent to the Limits to Development as identified in Figure 2, will be supported where it complies with the policies of this Neighbourhood Plan, subject to design considerations and safeguarding the living conditions of existing and future occupiers.

Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.

Figure 2 Limits to Development



Building Design Principles

The Parish of Wolvey has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and a distinctive local character.

The biggest challenge facing the future of Wolvey is to balance the desire to protect the character of the village with the need for it to grow and evolve in a sensitive and proportionate manner in order to sustain the community and its facilities.

The policies in this section seek to reflect the design principles which the community believes will help to achieve this aim. They reflect the outcome of consultations of all age groups, of community organisations and of the Housing Theme Group which specifically focused on relevant issues – all of which showed broad unanimity of views. The overall aim is to protect Wolvey so that it retains its character within a unique and distinctive Parish. This can be achieved by the use of the planning system to respond sensitively to the range of historic buildings, structures, landscapes and archaeology situated within the Parish. These assets form many of the key characteristics of the Parish, and future development should seek to enhance, reinforce and preserve this distinctive historic environment.

In this section therefore, the Neighbourhood Plan sets out planning policies which seek to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of Wolvey Parish.

New development proposals should be designed sensitively to sit within the distinctive settlement patterns of Wolvey. Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings.

The community consider it to be important that new residential development is of the highest standard to ensure that it is in keeping with the majority of residential properties in the village. It is not considered necessary to have a uniform series of properties that all look the same, rather to ensure that new developments respect the features of buildings which make the village of Wolvey desirable places in which to live.

New development proposals should be designed sensitively to ensure that the high-quality built environment of the Parish is maintained and enhanced. New designs should respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.

POLICY S2: BUILDING DESIGN - All new commercial and residential development

proposals will need to satisfy the following building design principles:

- a) The design should enhance and reinforce the local distinctiveness and character of the area in which it is situated, and proposals should clearly show how the general character, scale, mass, density and layout of the site, or the building/s or extension fits in with character of the surrounding area.
- b) The quality of design of new buildings and their layout should positively add to the character of the village; listed and historic buildings and their settings should be conserved or enhanced. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context.
- c) Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials, form and setting.
- d) Proposals should ensure that the living conditions of existing and future neighbouring occupiers are safeguarded and give careful consideration to privacy, noise and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient; new street lighting should be modest in scale and appropriate to the rural setting. Development should be enhanced by fostering and increasing biodiversity. Where possible and appropriate, enclosure of plots should be of native hedging, wooden fencing, or stone and/or brick walls of rural design. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original. Category A trees should be retained as part of the development's landscaping proposals or, where this is demonstrably not practicable, replaced with new plantings on a two-for-one basis, using native species, either on site or elsewhere in the parish.
- e) Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, which could include including the use of renewable and low carbon energy technology, as appropriate and where viable.
- f) Having regard to climate change, development should incorporate sustainable drainage systems with viable long-term maintenance regimes to minimise vulnerability to flooding from streams, dykes and surface water run-off, by ensuring appropriate provision for the storage of waste and recyclable materials; all developments must consider impacts both within the site and in the surrounding area of the development within the development period.

B HOUSING

Housing Allocations

Rugby Borough Council's Local Plan sets out the Borough's strategy for the overall housing targets for the Parish.

The Local Plan for Rugby has updated the housing need across the Borough and the allocation of housing within it. It states that there is a requirement to provide for at least 12,400 new dwellings between 2011 and 2031 across the Borough.

The Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for the remaining development.

On the basis of this hierarchy, Wolvey is classified as a Main Rural Settlement along with 8 others. Development will be permitted within the existing boundaries of all Main Rural Settlements.

The housing provision required in Wolvey to meet the Borough-wide housing target up to 2031 is around 100. Community consultation has confirmed a willingness to accept the Local Plan allocations.

POLICY H1: HOUSING PROVISION - The new housing provision for the Parish will be around 100 new dwellings across the parish over the period 2011 to 2031, which will be met by the allocation of housing sites identified below (see figure 2) and by Rugby Borough Council in the Local Plan:

1. Land at Coventry Road, Wolvey for around 15 dwellings
2. Wolvey Campus, Leicester Road, Wolvey for around 85 dwellings

Housing Mix

At the time of the 2011 Census, the average household size in the Wolvey Parish was 2.8 people which is higher than the district (2.3), regional (2.4) and national (2.4) rates. At 6.4 the average number of rooms per household is higher than the district (5.7), regional (5.5) and national (5.4) rates.

People living in the Wolvey Parish are also more likely to live in homes with a high number of bedrooms. The average number of bedrooms per household is 3.1 which is higher than the district (2.9), region (2.8) and national (2.7) rates.

Home ownership levels are relatively high, particularly the proportion of homes that are owned outright. There is a significantly high share of private rented properties and these account for over a quarter (25.1%) of occupied households. The over representation of private rented properties is largely due to barrack housing situated within the parish. Social housing represents just 7% of Wolvey's housing stock and is below district, regional and

national rates.

Data from the 2011 Census shows that detached dwellings represent the highest share of properties in the parish accounting for 49% of the housing stock against 28% for the district, 24% for the region and 22% for England as a whole. Semi-detached dwellings account for 26% of dwellings compared with 34% for the district, 37% for the region and 31% England rates. Terraced housing represents 21% of dwellings and flats just 3%, both being lower than district, regional and national rates.

People living in the parish are more likely to be living in dwellings with 4 or more bedrooms. Results from the 2011 Census show that over a third (33%) of households live in housing with more than 4 bedrooms which is above the district (23%), regional (18%) and England (19%) averages. There is also an under representation of smaller type housing units with around 28% of dwellings having 2 or fewer bedrooms against 33% for the district, 35% for the region and 40% for England as a whole.

There is evidence of widespread under occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that almost half (46%) of households in the Wolvey Parish have two or more spare bedrooms and almost two fifths (38%) have one spare bedroom. Under occupancy is higher than both regional and national rates. Under occupancy is particularly evident in larger properties with over two fifths (41%) of dwellings with 4 or more bedrooms occupied by just one or two people.

The publication of middle layer super output area (MSOA) level income estimates for 2011/12 presents an opportunity for detailed housing affordability analysis. In England and Wales in 2014, the average MSOA had an average house price equal to 380 times net weekly household income. The MSOA (E02006492) which includes the Wolvey Parish was 396 times the net weekly household income, indicating it would be difficult for those on lower income such as first-time buyers to enter the current housing local housing market.

In the West Midlands, the lowest house price to income ratio was in Stoke on Trent 011 MSOA where the average house price for all dwelling types was equal to 140 times the average net weekly income and the highest was the Warwick 004 MSOA with 623 times.

In summary, there is a higher than average share of detached housing, private rented properties and houses with more than 4 bedrooms. Although there is a high level of private rented properties, home ownership levels are also high. There is evidence of under occupied dwellings particularly those with 4 or more bedrooms.

The high level of under occupancy suggests a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

POLICY H2: HOUSING MIX - New housing development proposals should provide a mixture of housing types which meets specific identified local needs in Wolvey. Priority should be given to provision of smaller dwellings (with 1, 2 or 3 bedrooms) and to homes suitable for older people, such as 2-bedroom bungalows and dwellings suitable for those with restricted mobility; unless it can be demonstrated why this would not be appropriate or would not meet an identified evidenced local need. 4+ bedroom dwellings may be included in the mix of dwellings but will be expected to comprise a clear minority within the overall development.

Windfall Sites

Windfall sites are small infill or redevelopment sites that come forward unexpectedly and which have not been specifically identified for new housing in a planning document. These sites can comprise redundant or vacant buildings including barns, or a gap between existing properties in a built-up area.

The Local Plan defines windfall as unallocated sites of 1-4 dwellings.

Such sites have made a regular contribution towards the housing supply in the Parish over the last two decades and it is considered that they will continue to make a contribution to housing provision in the Parish over the lifetime of the Plan.

POLICY H3: WINDFALL SITES - Small residential development proposals on infill and redevelopment sites will be supported subject to proposals being well designed and meeting relevant requirements set out in other policies in this Plan and the Borough's Local Plan, and where such development:

- a) Comprises a restricted gap in the continuity of existing frontage buildings;
- b) Is within the Limits to Development established in Policy S1; and
- c) Does not adversely impact on the character and visual amenity of the area, or the amenity of neighbours.

Affordable Housing

Rural Affordable Housing is intended to help communities by offering local families, couples and single people the chance to live in the place where they have strong connections. This can be:

- those currently living in the Parish;
- those previously living in the Parish;
- people permanently employed in the Parish;
- those with close connections to people still living in the Parish.

Nationally, Affordable Housing is defined as “social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the

market”. The Housing and Planning Act 2016 inserts a new Affordable Housing definition into the Town and Country Planning Act 1990 and includes Starter Homes (as defined by the Act). It can take several forms:

- Social rented housing - owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
- Affordable rented housing - let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- Intermediate housing - homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing

With average house prices too high for those on average incomes, housing affordability remains a key housing issue for the Parish and there is a clear case for affordable housing provision. The Local Plan contains a requirement to provide 30% affordable units on-site for all greenfield developments with 11 or more dwellings (20% on previously developed land) through provision for social rented, affordable rented and intermediate housing. Consultation has demonstrated support for affordable units to be provided for those individuals in housing need who have a local connection so that local need is prioritised. Similarly, the provision of Starter Homes or Shared Ownership Homes will be supported to increase levels of home ownership locally.

POLICY H4: AFFORDABLE HOUSING PROVISION - On sites of 11 or more dwellings, or on sites of more than 0.36 hectares, developers will be required to supply a percentage of affordable homes in line with Local Plan requirements and latest SHMA guidance, or make an equivalent financial contribution *in lieu*, having particular regard to the local needs of the parish, market conditions, economic viability, and infrastructure requirements.

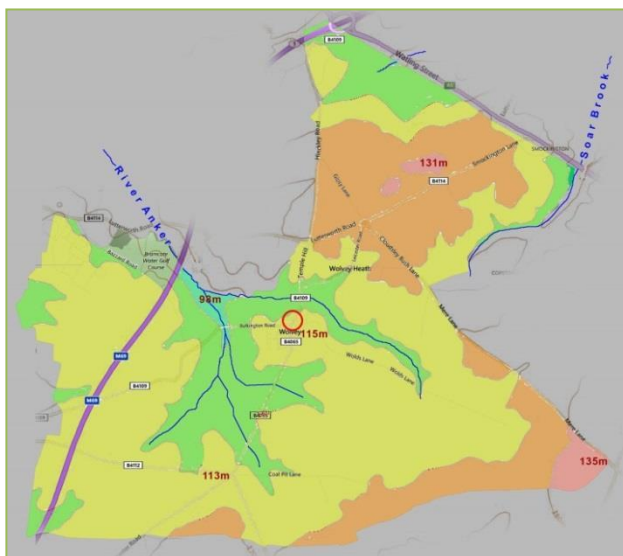
The affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site, should be dispersed throughout the development and where possible, shall be allocated to eligible households with a connection to Wolvey.

C. ENVIRONMENT

Introduction

Landscape, geology and setting

The old part of Wolvey village lies on a north-facing hillside overlooking the marshy valley of a tributary of the River Anker. Its name indicates both its setting and its origin, probably in

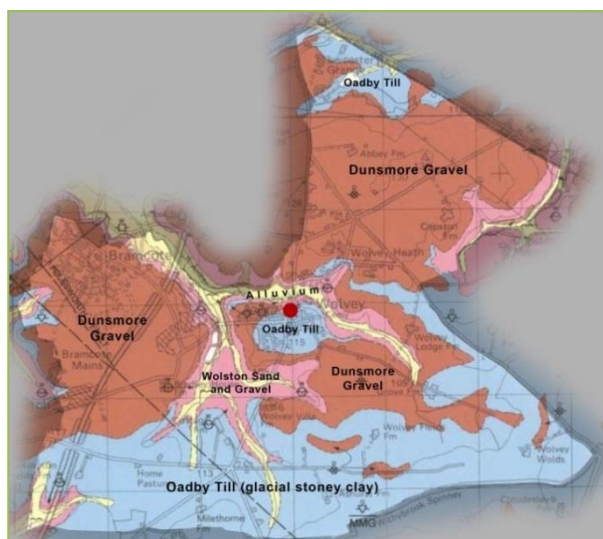


Topography of Wolvey parish. Based on contour mapping at sketchmap.co.uk/

the 8th century, as an Anglo-Saxon settlement called ‘wolf island’ (Old English *wulf* + Anglian *ēg*, an island or a dry area surrounded by marsh). The lowest part of the Plan Area is to the west of the village, where the Anker leaves the parish; the highest points are northeast of Wolvey Heath and in the far eastern corner of the parish, although the landscape is mostly gentle and rolling, with the difference between lowest and highest only about 40 metres. The small valley provides a series of intimate rural landscapes through the modern built-up area, with woodland, paddocks, historic bridges crossing the

brook, a prime biodiversity site – all largely accessible via roads and footpaths – all overlooked by the church and churchyard on its mound. Other parts of the Plan Area, away from the village and in the open countryside have a ‘big sky’, open and breezy aspect; there are several well-used footpaths giving access to these areas.

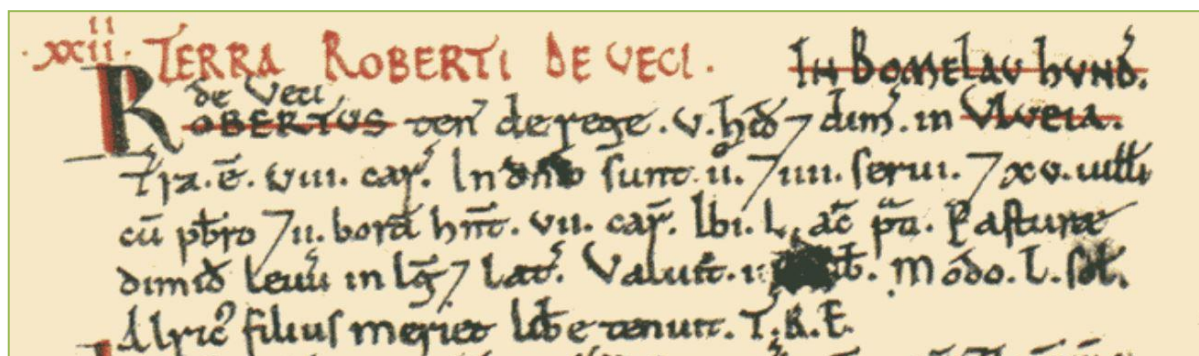
Geologically the parish is a relic of the ice ages, with thick spreads of clay, sand and gravel deposited by ice or meltwater between about 1 million years and 12,000 years ago. The south and far north of the parish have areas of stony clay, as does the ridge on which Wolvey village stands, while the west and centre have thick gravel beds, the result of deposition in ice age conditions by torrents of glacial meltwater.



Geology of Wolvey parish. Based on British Geological Survey mapping at bgs.ac.uk/data/maps/

Historic environment

The area was inhabited in prehistoric times, with a locally important archaeological record of the late Neolithic and Bronze Age in the north of the parish: there are two burial mounds (Scheduled Monuments), ring-ditches and other crop-mark sites and an area with



Ulveia (Wolvey) in Domesday Book. Image from Domesday Online

distinctive scatters of Bronze Age flint tools. The Roman Watling Street still defines the northern boundary of the Plan Area, partly because in the Anglo-Saxon 'dark ages' it became the boundary between Danish and English kingdoms at the time when the territories that would become today's parishes were being established. The first written record of Wolvey is In Domesday Book (1086) where both Wolvey and nearby Bramcote are mentioned. Both were agricultural communities, arable and pasture, with supporting crafts, such as blacksmithing and milling. Domesday tells us that the land in Wolvey (Ulveia) was held by Aethelric and consisted of 22 households and most likely a church. The medieval open field system lasted, with modification, from then until changes in farming practice led to the Enclosure awards of 1790s. The present-day road pattern was laid out at this time and a number of features associated with modern Wolvey began to emerge. Traces of the pre- Enclosure open field system can be seen in the present landscape including ridge and furrow in some fields.

The agricultural and industrial revolutions left their mark on Wolvey, both on farming and on the nature of local employment. The 1841 census records more people employed in framework knitting than in farming, while in the mid-19th century silk ribbon weaving was being undertaken, likely linked to the Coventry industry. These changes fluctuated but the movement from a purely agricultural economy to a mix of home-working, light engineering and, more recently, services is reflected in the contrast between the pre-19th century traditional rural buildings and the 19th and 20th century houses, shops and pubs of a working village.

Galliford Try plc is a major UK building company, one half of which was founded in 1916 by Mr T J Galliford, on the Wolvey site its East Midlands offices still occupy. It has been a significant local employer for over a century, but during the development period of the Neighbourhood Plan the company announced its intention to vacate the site, which will be allocated for housing in the Plan.

Natural environment

The agricultural and land-ownership history of the Plan Area means that its open

countryside is today dominated by large arable fields; there are only a few areas of pasture, and only three 'covert' woods. Other areas of woodland are ornamental plantings from the 18th to 20th centuries, or natural regeneration on a previous airfield and around sites of earlier gravel extraction – which are of environmental value as wetland. The upper Anker valley is an ecologically valuable wildlife corridor; it includes several small areas of good wet grassland (particularly that managed as a community-run *Wetland Reserve*) and woodland. The Plan Area has no national-important biodiversity sites, but the areas mentioned above do make a significant contribution to biodiversity generally, and their survival as semi-natural landscape features is very important to residents' appreciation of the special character of Wolvey village and the parish.

Existing environmental designations

The Plan Area falls in *National Character Areas* (Natural England landscape areas, designated for Planning purposes) 72 *Mease Sence Lowlands* and 94 *Leicestershire Vales*; both are characterised by gently rolling countryside with generally fast-flowing streams: these are the headwaters of rivers flowing northeast and northwest but both being tributaries of the River Trent.

There are five Listed Buildings and two Scheduled Monuments (historic features of national importance), 20 further extant sites and features of historic significance at County or Borough level and 16 areas of *Priority Habitat* as mapped by Natural England.

Approximately 40% of the open agricultural land is under arable cultivation and 60% under grass (DEFRA mapping); the preponderance of grassland, especially where this has not been improved (fertiliser or re-seeding) is of some ecological and historical value.

Environmentally significant characteristics of the Plan Area

- High, breezy, open landscape in the north with important archaeological sites and earthworks as well as extensive views
- Upper Anker valley close to the village with intimate views, semi-natural habitats, and well-used recreational footpaths
- Recreational fishing lakes, with locally important wetland habitats and species

Although most Warwickshire rural communities are superficially similar, at a detailed level – thanks to the accidents of geography history, land use and land ownership – no two are the same. The particular sites and features of community value and environmental significance that this Plan has identified and aims to protect via the Planning system are unique to Wolvey. Together they characterise the community and its environment; their loss (other than in exceptional circumstances) should be regarded as the red line beyond which Wolvey as a place and community would also lose its character.

Environmental inventory

An environmental inventory (Appendix 5) of Wolvey was carried out in the preparation of the Neighbourhood Plan. The work comprised two elements:

- Review of all existing designations and available information, and
- Fieldwork to identify sites and features of natural and historical environment significance in the context of the Plan Area.

The review compiled information from many sources, including:

- DEFRA; Natural England; Historic England; Warwickshire Historic Environment Records; Warwickshire Environmental Record Centre records (biodiversity and geology); Environment Agency; British Geological Survey; Old maps (Ordnance Survey, manuscript); British History Online Local history and archaeology publications; Local knowledge

Fieldwork reviewed all open and currently undeveloped land in the Plan Area, and significant species, habitats, landscape characteristics, earthworks and other extant features were checked.

These data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored and evaluated using the nine criteria for Local Green Space selection in the *National Planning Policy Framework 2012*:

Fig. 3. Environmental inventory scoring system used in the Plan

Criterion (NPPF 2019)	Score range			Notes
ACCESSIBILITY	0	1-3	4	e.g. private, no access (0) – visible from public place – accessed via PRow – fully open to the public (4)
PROXIMITY / LOCAL	0	1-3	4	Distant (0) --- fairly near to --- adjoins (3) or is within (4) settlement
BOUNDED	0	1-3	4	Individual parcel of land (not an undefined or large area)
SPECIAL TO COMMUNITY	0	1-3	4	Opinion of local people e.g. via questionnaire or at consultation events
RECREATIONAL / EDUCATIONAL USE	0	1-3	4	Actual or potential, informal sports, dog-walking, Forest School use, informal or official open space, etc.
BEAUTY (including views)	0	1	2	Subjective, relative (give justification); use consultation map results
TRANQUILITY	0	1	2	Subjective, relative (give justification)
HISTORICAL SIGNIFICANCE	0	1-3	4	Extant, visible evidence. Number of periods/features/records etc. / Relevant existing designations (Historic Environment Records)
WILDLIFE SIGNIFICANCE, GEOLOGY	0	1-3	4	Richness of species and habitats (Priority (BAP) spp. / Priority habitats) / relevant existing designations (Habitat Survey, Local Wildlife Sites / site of geological/industrial history significance)
[Maximum possible score]	32			

Environmental protections

In the National Planning Policy Framework, the *natural and historical environment* is acknowledged to be an essential component of *sustainable development*; as such it carries equal weight in a balance against social and economic growth, including new development.

This section identifies land and features of environmental significance in Wolvey. It includes policies to protect the best from loss or damage by allocating them to categories, as follows, based on their type, importance, function (as community assets, for example) and intrinsic value.

Site-specific environmental policies

Local Green Space


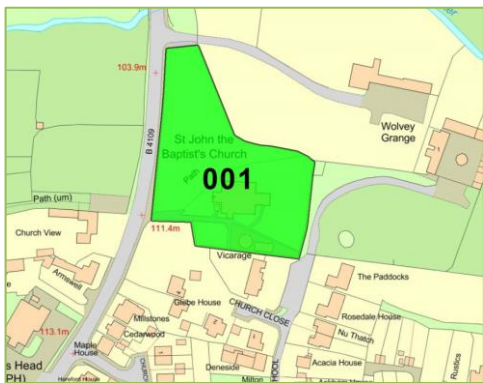


Of the approximately 300 inventoried parcels of open land in the parish, some 24 were identified as having notable environmental (natural, historical and/or cultural) features. These sites were scored, using the nine criteria for Local Green Space designation noted in the *National Planning Policy Framework 2012* (see Fig. 3 for the criteria and scoring system adopted for this Plan).

Three sites score 25/32 or more of the maximum possible and meet the essential requirements for designation as Local Green Space as outlined in the National Planning Policy Framework (NPPF paragraph 100). Their statutory protection will ensure that these most important places in Wolvey's natural and human environment are protected.

POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACES – The following sites are designated as Local Green Space, as shown on Figure 4, where new development will not be allowed, except in very special circumstances:

- **St John the Baptist Churchyard**
- **Wetland Reserve**
- **Anker Meadows**

EVIDENCE BASE FOR LOCAL GREEN SPACES

Ref.	EVIDENCE	NPPF (2019) ELIGIBILITY CRITERIA									
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Tranq. /2	History /4	Wildlife /4	TOTAL
001	St John the Baptist churchyard	4	4	4	4	2	2	1	4	3	28
	<p>Churchyard on elevated early Christian site. Closely mown grass with drifts of spring bulbs. Established trees, cherries, sweet chestnut, various native trees, yew(3), redwood, holly, birch and larch. Surrounded by mature hedges, privet (roadside), old mixed hedge on two sides (holly, hawthorn, alder etc). Swithland slate gravestones and modern section with upright stones, memorial garden. New cemetery area (former gardens). Full access. Grade II listed. Views excellent. Wildflower area.</p> <p>Also protected as burial ground and as the setting for the Grade II Listed church.</p> <p>Area: 0.64ha</p>										
											
009	Wetland Reserve	4	3	4	4	3	2	1	3	4	28
	<p>Former old cricket field now a wetland nature reserve. Field in Trust. Accessed by a boardwalk with a spur into a woodland area. Bounded by metal fencing to north and west boundaries. Southern boundary formed by wire fence near River Anker and woodland and hedges to east boundary marked by post and rail fence and Galliford Try development. Pond surrounded by reed mace. Habitat for protected species (water voles and great crested newts). Extensive flora and fauna. Tributary brook to the River Anker flows through woodland area. Local wildlife site and designated by Natural England as <i>Priority habitat – rush</i> pasture. Views of Church on adjacent hill and towards Temple Hill and over Temple Farm. Site of ancient bridge crossing brook.</p> <p>Area: 1.16ha</p>										
											
029 030	Anker meadows	2	3	4	3	3	2	2	3	4	26
	<p>A contiguous area, previously two parcels, of flood-plain pasture. Access via footpath R287 and</p>										


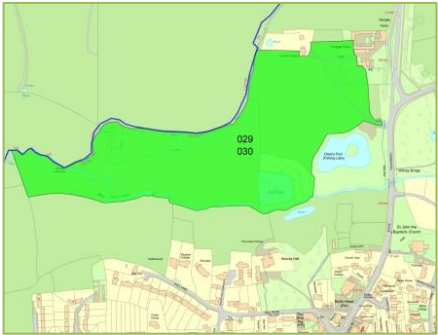
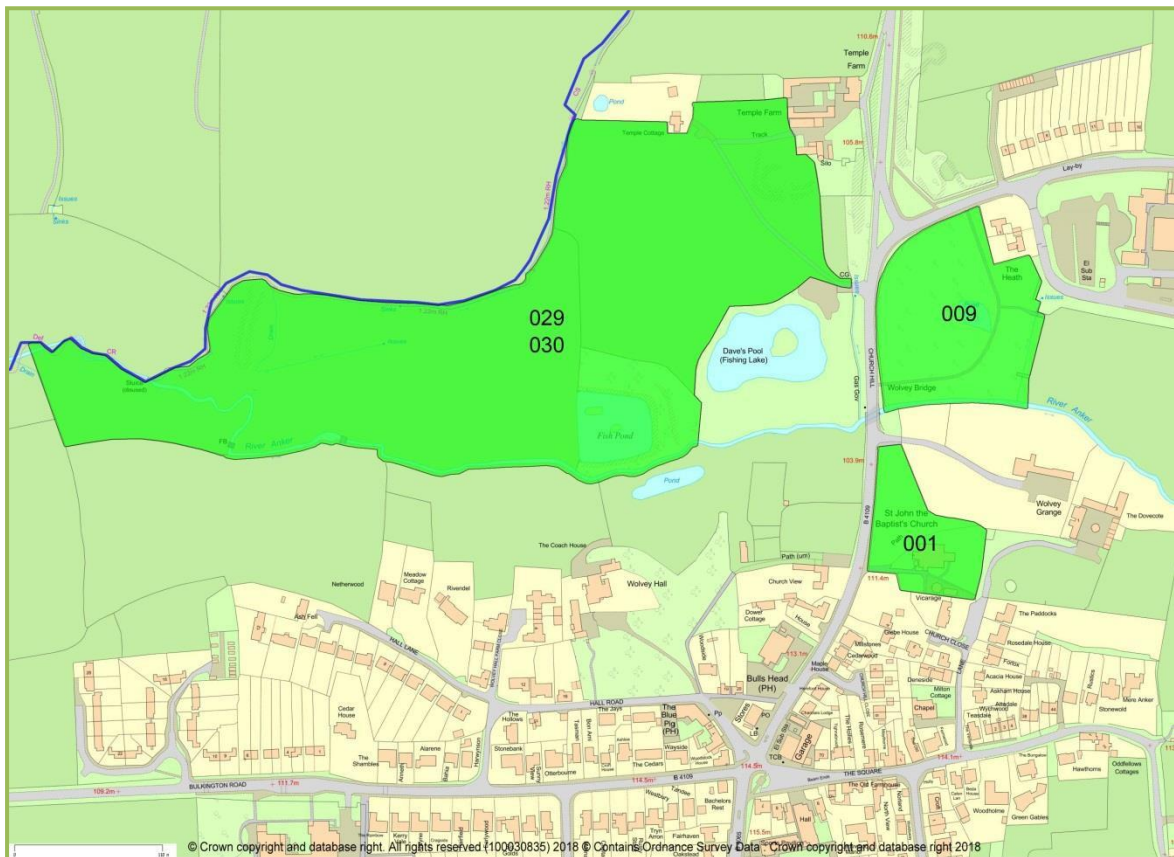
Ref.	EVIDENCE	NPPF (2019) ELIGIBILITY CRITERIA									
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Tranq. /2	History /4	Wildlife /4	TOTAL
	<p>Permissive Paths directly from Temple Hill and the village; used for informal recreation and enjoyment. Effectively this is a relic of the medieval landscape of the parish and is valued for its beauty and tranquillity. Includes the river, its banks and a tributary stream, with associated riparian habitats and species, old hedgerows and trees, also important earthworks and other earthworks providing evidence of manorial and village habitation and river management. Part of the site includes Warwickshire Historic Environment Record (HER) site MWA3574: Medieval settlement site, possibly religious, fishponds and probable Manor House site, all visible as earthworks.</p> <p>Area: 7.5ha</p>	 									

Fig. 4: Locations of Local Green Spaces



Sites and features of environmental significance

A second group of inventory sites scores highly for 'history' and 'wildlife' (scoring at least 6/8 under these two criteria) but, because their community value scores are not high enough, they are not eligible for Local Green Space designation. The features for which the identified sites have been selected and notified are listed in the environmental inventory (Appendix 5). The maps show their locations.

The **historic environment** sites comprise sites recorded in the Warwickshire Historic Environment Records (HER) database or the Historic England list of Scheduled Monuments. They are either sites with *extant and visible* archaeological or historical features or sites where known, buried archaeological features are present. All are either of national (already protected) status or are included in the Plan as non-designated Heritage Assets of at least Borough-level importance.

HISTORICAL ENVIRONMENT SITES (Figure 5)

From **Historic England** (*Scheduled Monuments*) and **Warwickshire Historic Environment Record** (*MWA references*) databases. **NDHA** = non-designated Heritage Asset

MWA 12659 Leicester Grange: **NDHA** parkland, rectangular pond, avenue, woodland, late 17th – 18th centuries with later modification. Historic landscape, semi-natural.

1016846 Bowl barrow 900m north of Copston Farm: **Scheduled Monument** Late Neolithic to Bronze Age; reasonably well-preserved despite ploughing; believed to preserve (*buried archaeology*) primary burial, artefacts and environmental deposits. Visible as low earthworks

1016845 Bowl barrow 490m northwest of Abbey Farm: **Scheduled Monument** Late Neolithic to Bronze Age; reasonably well-preserved despite ploughing; believed to preserve (*buried archaeology*) primary and secondary burials and associated artefacts. Visible as 0.5m high oval earthworks.

MWA 4964 Possible round barrow site 300m northeast of Heath Farm **NDHA** Site of a possible Bronze Age round barrow, visible as an earthwork. Field 254 (inventory) also includes a scatter of Mesolithic, Neolithic

and Bronze Age flints.

MWA 4965 Possible round barrow site 200m southwest of Copston Lodge Farm. **NDHA** Site of a possible Bronze Age round barrow, visible as an earthwork.

MWA 4967 Site of two round barrows 100m west of Heath Farm **NDHA** Two partially visible circular earthworks, thought to be Bronze Age round barrows

MWA 3586 Windmill mound at Heath Farm. **NDHA** Site of a windmill, 18th-19th centuries (extant in 1818) surviving as an earthwork.

MWA 4963 Mesolithic flint scatter recorded in field 236 (inventory)

MWA 12720 Wolvey Grange garden. **NDHA** 19th century (?) villa-type pleasure grounds / garden.

MWA 3580 Medieval fishpond. **NDHA**. Medieval to later fishpond, still visible as earthwork with water

MWA 3581 Fishpond. **NDHA**. 18th-19th century fishpond, still visible as earthwork with water.

MWA 3741 Medieval/post-medieval dam

west of Wolvey Bridge. **NDHA** An earth dam associated with medieval or later watercourse engineering, still visible to the west of an area of flat land with sinks and issues close to the confluence of a the River Anker and a tributary.

MWA 3573 Site of medieval manor house, Temple Farm **NDHA** in Sites and Monuments Record (national). The present building, containing 15th century elements, is on the site of the 14th century (or older) manor house known as Temple Wolvey.

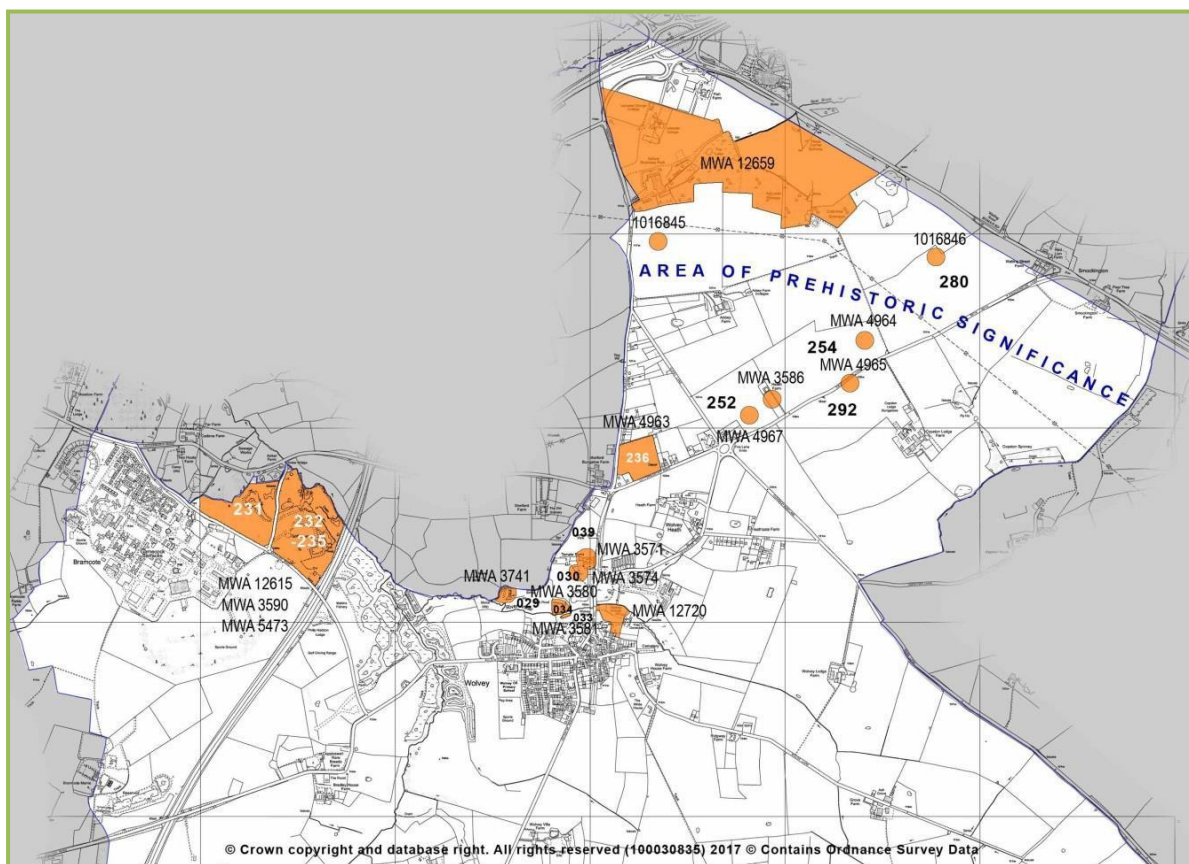
MWA 3574 Settlement earthworks south of Temple Farm **NDHA**. Apparent house platforms and other earthworks of medieval or later date, visible in aerial photographs and on the ground.

MWA 12615 Wolverhill House garden **NDHA** (proposed). Ornamental planting, earthworks, pools etc. associated with landscaping of grounds of post-medieval (extant 1725) mansion

MWA 3590 Medieval moat northeast of Wolverhill Hall Farn. **NDHA** Earthworks, representing a medieval moat, probably associated with a medieval manor house on this site

MWA 5473 Medieval fishponds north and east of Wolverhill Hall Farm **NDHA** Earthworks representing one or more of a group of medieval fishponds, possibly associated with a medieval manor house.

Figure 5: Sites of historic environment significance



The **natural environment** sites comprise a) those where *priority habitats* occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded as breeding or as regular visitors; b) Local Wildlife Sites (LWS) as listed by Warwickshire County Council and c) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan area.

NATURAL ENVIRONMENT SITES (Figure 6)

See above for sources. Numbers refer to the inventory (Appendix 5)

230 (part). Areas of natural regeneration of deciduous woodland on site of former Bramcote Barracks. **Priority Habitat** (Natural England); isolated and relatively undisturbed, its biodiversity is enhanced by the mosaic of open habitats including grass and old concrete

229 (part). Areas of natural regeneration of deciduous woodland occupying features of the former Bramcote Barracks. **Priority Habitat** (Natural England); isolated and relatively undisturbed, its biodiversity is enhanced by the

mosaic of open habitats including grass and old concrete

231-235 Parts of Bramcote Waters Golf Course: mown and rough grass with areas of planted and semi-natural mixed woodland, scrub and open water. **Priority Habitat** (Natural England). Biodiversity is enhanced by site management and the resulting mosaic of habitats

206 Two adjacent species-rich, wet floodplain meadows, part of the area managed as Lakeside Fisheries, with River Anker forming its northern boundary. Designated **Priority Habitat – floodplain grazing marsh** (Natural England)

028 Permanent hay meadow, grazed, semi-improved or better (low or no fertiliser use), wildflowers, river and banks, species-rich hedges and mature hedgerow and riverside trees. Several BAP species birds, invertebrates, bats.

029/030 Two floodplain meadows, grazed. Contiguous, separated by old hedge-line and surrounded by species-rich hedges, standard trees. Includes stretch of River Anker and other watercourses, boggy areas, etc. BAP species birds; mammals, invertebrates, grassland and riparian plants. Potential **Local Wildlife Site** (pLWS, Warks. CC) and Proposed Local Green Space; its biodiversity value is recorded in detail here

031 Dave's Pool and surrounding land. Fishing pond with surrounding mown and rough grass, trees, etc. Bounded by the River Anker. Deciduous woodland, grassland, scrub and riparian habitats with associated species. One of the very few ponds in the parish

001 St John the Baptist churchyard. Mounded site of great antiquity, unimproved grass, headstones, coniferous and deciduous trees, ornamental shrubs, ornamental and native flowers, lichens, etc. BAP species birds (swift, spotted flycatcher, song thrush, etc.), bats (roost and foraging). Proposed Local Green Space; its biodiversity value is recorded in detail here

009 Wetland Reserve (Old Cricket Ground wetland reserve). Valley bottom meadow, **Priority Habitat – Rush pasture** (Natural England) and **Local Wildlife Site** (Warks. CC). Locally rare wetland habitats, with tussock grass, sharp-flowered rush, other flowering plants, deciduous woodland, ditches and the adjacent River Anker. Locally scarce birds (redshank, snipe, curlew, yellow wagtail, etc.), wide range of invertebrates; great crested newts; bat foraging area, water vole (nationally declining, at risk). Proposed Local Green Space; its biodiversity value is recorded in detail here

004 Permanent pasture in floodplain and valley side of River Anker, wet on southern side with rushes etc. and known water vole habitat. Mapped in Phase 1 Habitat Survey (Warks. CC) for its importance as grassland to connectivity; included in proposed Wildlife Corridor.

011 Marshy field of rough grass and sedges, grazed, on south side of River Anker and with species-rich hedgerow with standards to south. Water vole habitat; BAP species birds including yellow wagtail, other ground-nesting and farmland birds

016 Permanent pasture with mature species-rich hedged boundaries. Includes two field ponds.

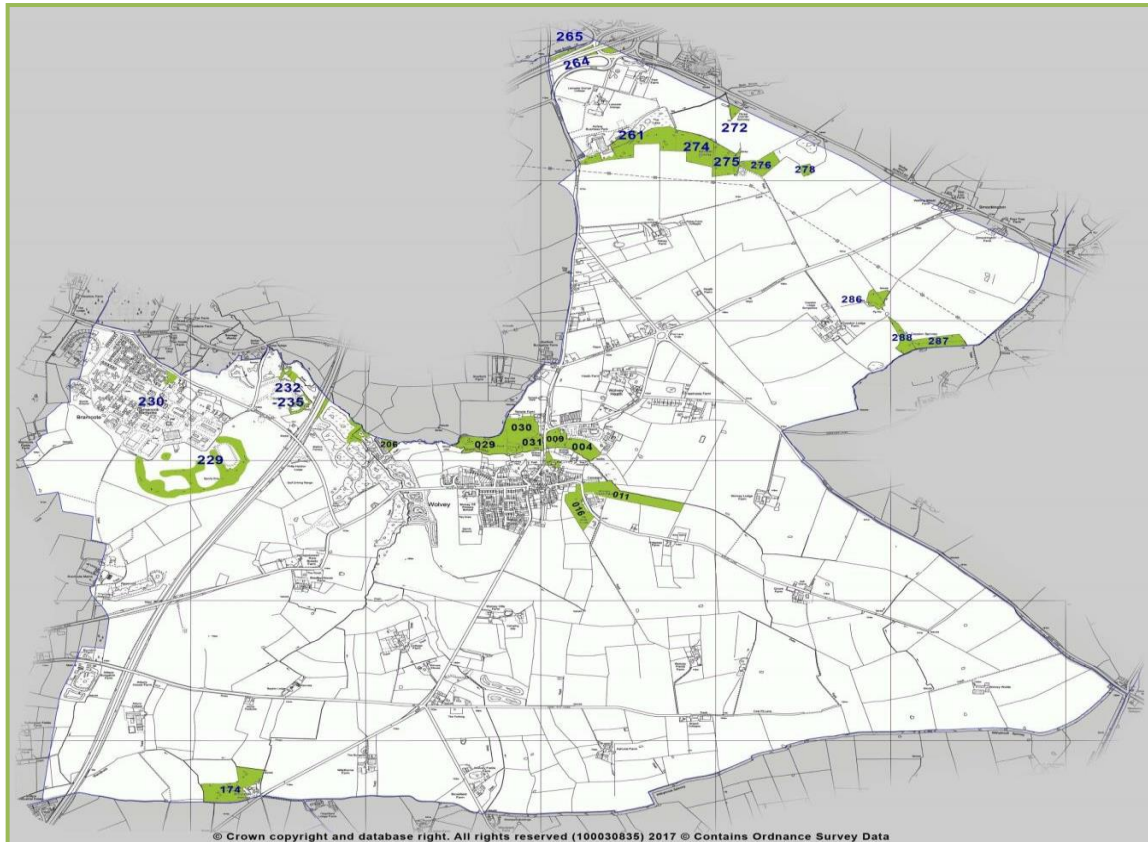
264/265 Rough grassland, woodland and scrub adjacent to M69/A5 junction. **Priority Habitat – deciduous woodland** (Natural England), although 265 has planning consent

261/272/274/275/276/278 Several contiguous or adjacent areas of deciduous and mixed woodland previously forming part of the Leicester Grange estate. **Priority Habitat – deciduous woodland and ancient or semi-natural woodland** (Natural England). This is the last surviving area of substantial woodland in the Plan Area, including mature and ancient trees and area of replanting, natural regeneration, etc. Supports woodland species (plants and animals) not seen elsewhere in Wolvey or surrounding parishes, locally high biodiversity site with BAP species in a number of higher taxa.

286, 287/288 A group of small 19th century covert woods. areas of deciduous and mixed woodland previously forming part of the Leicester Grange estate. **Priority Habitat – deciduous woodland** (Natural England).

174 Wolvey Gorse, or 'the fox covert'. Woodland, mainly deciduous and scrub, 19th century plantation. **Priority Habitat – deciduous woodland** (Natural England).

Figure 6 Sites of natural and historic significance



POLICY ENV 2: SITES AND FEATURES OF ENVIRONMENTAL SIGNIFICANCE - Development proposals that affect natural and historic sites of significance as shown in Figure 6 will be expected to protect the identified features and/or species according to their status and give appropriate weight to their importance and the contribution they make to the wider ecological network or historical environment, and to provide a net gain in biodiversity. The need for and the benefits arising from the development in that location must clearly outweigh the loss.

Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Warwickshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

Important Open Space

A further group of sites scored highly in the inventory (scoring at least 75% of the possible total under the relevant criteria) for their outstanding community value. They have been identified in fieldwork, community consultations and in Parish records; some are existing Open Space, Sport & Recreation (OSSR) sites (e.g. in *RBC Open Space, Sports & Recreational Facilities Study (PPG17) 2017* and the *Local Plan*). Their value as open space *within and close to the built-up areas* and/or their current, or potential, value, as community resources are recognised in Community Action ENV 1.

Fig. 7: Important Open Spaces



COMMUNITY ACTION ENV 1: IMPORTANT OPEN SPACE - The Parish Council will actively work with Rugby Borough Council, landowners, the community and other partners to secure the protection of the locations and features of the following sites (listed below and mapped in Fig. 7 and detailed in Appendix 5) through confirmation as existing, or designation as new, Open Space, Sport and Recreation (OSSR) sites in appropriate typologies, as follows:

St John the Baptist churchyard. RBC OSSR site, *cemeteries and closed churchyards*

Bowling Green. RBC OSSR site, *outdoor sports facilities*

Wetland Reserve NEW; also proposed Local Green Space and significant site for natural environment; *natural and semi-natural greenspace*

Sports ground, cricket club and pavilion NEW; *outdoor sports facilities*

School Grounds NEW; *children and young people's facilities, outdoor sports facilities*

Baptist Chapel graveyard NEW: *cemeteries and closed churchyards, local amenity green space*

Wolds Lane cemetery NEW; *cemeteries and closed churchyards*

Buildings and structures of local significance

LISTED BUILDINGS

Five buildings and structures in the Plan Area are Listed at Grade II* or II, while two further sites are Scheduled Monuments. They already have Statutory protection, so the Neighbourhood Plan lists them for reference, and to note that new development will be required to take into account their *settings* as defined, on a case by case basis, by Historic England. Where relevant, their location within, or close to, sites designated or noted for protection in the Plan's Policies and Community Actions contributes to these sites' evidence of significance.

WOLVEY HALL

- List Entry Number: 1115792
- Heritage Category: Listing
- Grade: II
- Location: WOLVEY HALL, HALL ROAD, Wolvey, Rugby, Warwickshire

BACHELOR'S REST

- List Entry Number: 1365109
- Heritage Category: Listing
- Grade: II
- Location: BACHELOR'S REST, COVENTRY ROAD, Wolvey, Rugby, Warwickshire

HOLLYTREE COTTAGE

- List Entry Number: 1115800
- Heritage Category: Listing
- Grade: II
- Location: HOLLYTREE COTTAGE, WOLDS LANE, Wolvey, Rugby, Warwickshire

THREE ROOFS COTTAGE

- List Entry Number: 1034861
Heritage Category: Listing

- Grade: II
- Location: THREE ROOFS COTTAGE, 23 AND 24, LEICESTER ROAD, Wolvey, WOLVEY HEATH, Rugby, Warwickshire

CHURCH OF ST JOHN THE BAPTIST

- List Entry Number: 1116252
- Heritage Category: Listing
- Grade: II*
- Location: CHURCH OF ST JOHN THE BAPTIST, CHURCH HILL, Wolvey, Rugby, Warwickshire

Bowl barrow 900m north of Copston Farm

- List Entry Number: 1016846
- Heritage Category: Scheduling
- Location: Wolvey, Rugby, Warwickshire

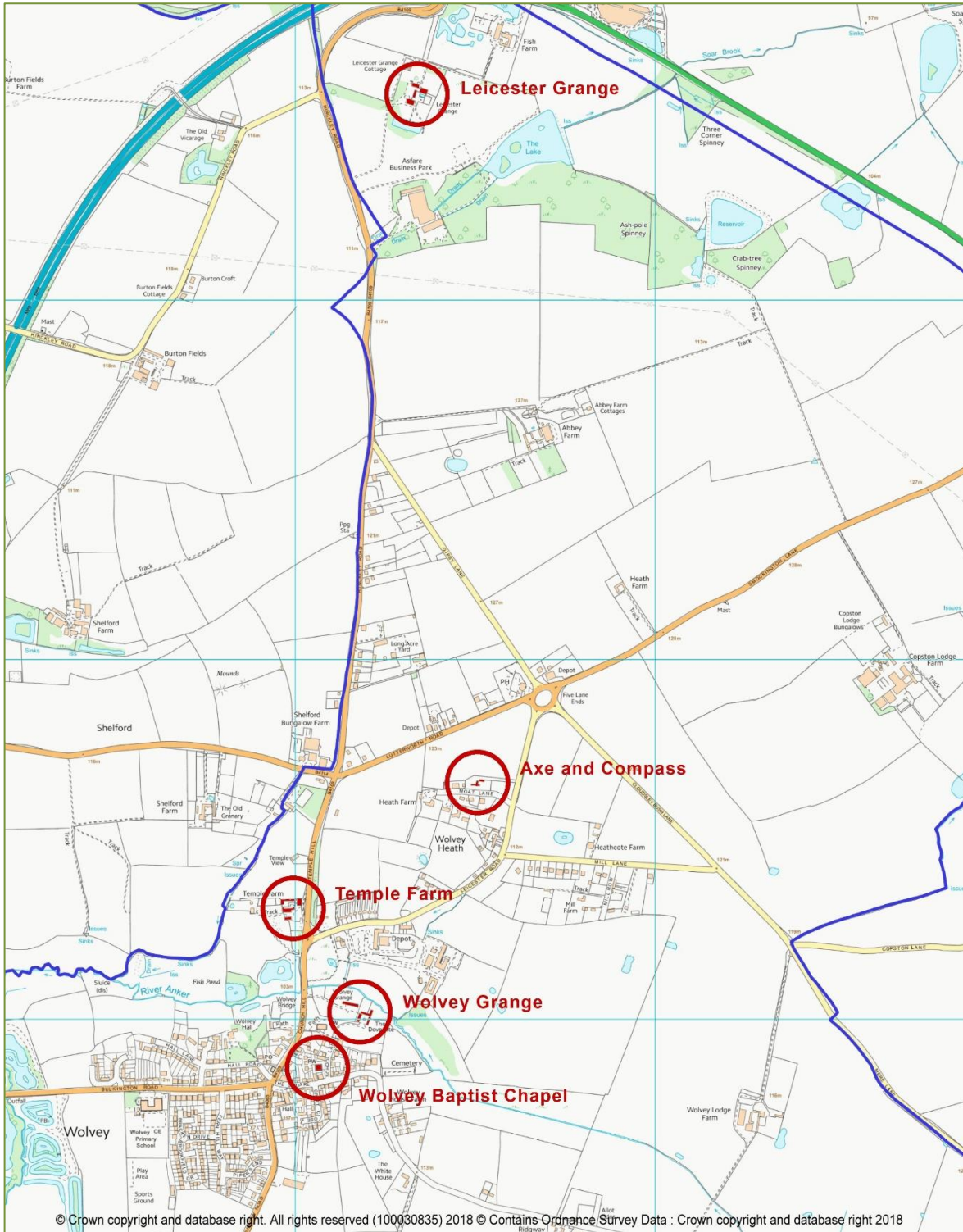
Bowl barrow 490m north west of Abbey Farm

- List Entry Number: 1016845
- Heritage Category: Scheduling
- Location: Wolvey, Rugby, Warwickshire

BUILDINGS OF LOCAL SIGNIFICANCE

The Neighbourhood Plan identifies a number of other buildings and structures in the built environment of Wolvey that are considered to be of local significance for architectural, historical or social reasons (details below). Their inclusion here records them in the Planning system as non-designated *heritage assets*.

Figure 8. Non-designated heritage assets in Wolvey: buildings and structures of local significance



POLICY ENV 3: NON-DESIGNATED HERITAGE ASSETS – Development proposals that affect an identified non-designated building or structure of local historical or architectural interest (listed below and described in appendix 6) or its setting will be expected to conserve or enhance the character, integrity and setting of that building or structure, proportionate to the asset’s importance.

Temple Farm

Wolvey Grange

The Axe and Compass Cottage

Leicester Grange

Wolvey Baptist Chapel

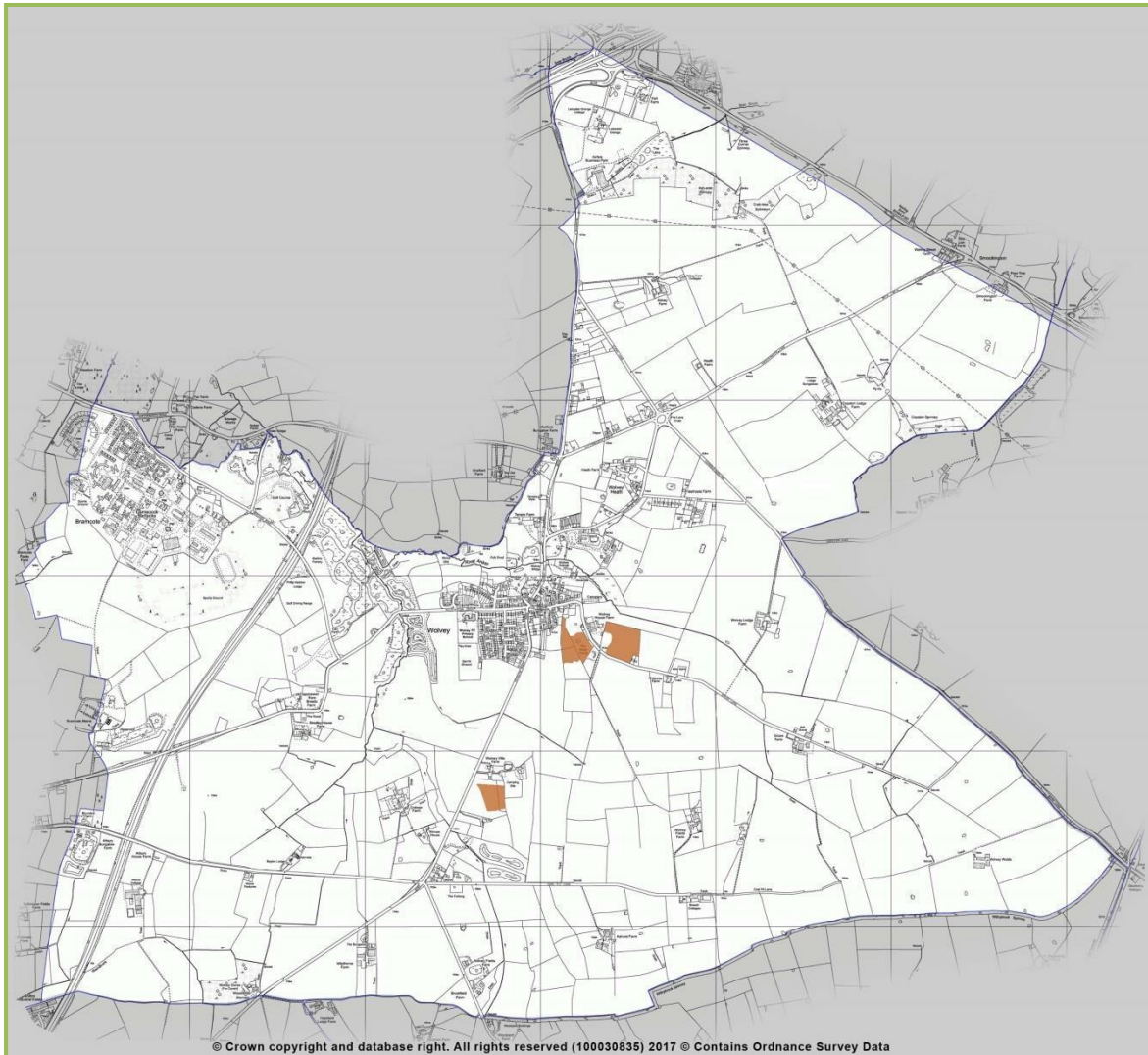
Ridge and Furrow

Wolvey, with Burton, Bramcote and Copston, appears to have been an Anglo-Saxon, pre-Conquest 'estate' abutting the Roman Watling Street. The land was managed under a system of open fields, on which crops were grown in a three-year rotation, plus permanent grazing and woodland. This form of agricultural management was probably fully developed by the time of the Domesday survey, with three fields (or more) for each township.

The medieval township of Wolvey was farmed using this open field system for nearly a thousand years, from the Early Medieval Period until 1797, the date of its Enclosure. Ploughing was by oxen; the medieval plough was not reversible, meaning that as the furlongs were ploughed the soil was always thrown to the same side, forming ridges and furrows with a height difference of up to 2 metres. After the Enclosure, the open fields were subdivided by hedges and almost all were converted to permanent grazing land, thus 'fossilising' all the features of the medieval farmed landscape, including the furlongs, headlands, sikes and baulks. This was the situation until the mid-20th century, when farming practice in the Midlands changed again, away from grazing and back to arable.

Elsewhere, the level of loss from 1940 to the present has been 85% (or worse) per parish (Hall, D 2001. *Turning the Plough. Midland open fields: landscape character and proposals for management*. English Heritage and Northamptonshire County Council). The ubiquity of intensive large-scale arable land use in Wolvey means that almost all of the ridge and furrow earthworks surviving in the mid-20th century have been ploughed out. A survey was done in preparation for this Plan in 2017 to record the ridge and furrow throughout the parish, using satellite imagery and fieldwork. The result is concerning: it has been possible to identify only three fields of permanent grass in which ridge and furrow can still be seen (Fig. 9). This represents a 98% loss from the inferred pre-1940 situation. These three survivors are therefore of very high local importance in their own right and are valued by the local community. Any further loss would be irreversibly detrimental. Historic England recommends treating all ridge and furrow earthworks as non-designated *heritage assets*, and this is the approach taken in this Plan. While collaboration with farmers and landowners on a case-by-case basis is normal (to achieve a sustainable balance between viable agriculture, development and the historic environment heritage), the critical situation in Wolvey means that no development proposal or change of land use should be allowed to destroy ridge and furrow in the Plan Area.

Fig. 9 The surviving Ridge and Furrow in Wolvey is a rare and threatened non-designated *heritage asset*



POLICY ENV 4: RIDGE AND FURROW – The three areas of well-preserved ridge and furrow earthworks mapped above (Fig. 9) are non-designated heritage assets of high significance and rarity. Any harm to the assets arising from a development proposal, or a change of land use requiring planning approval, will need to be balanced against the benefits having regard to the scale of the harm and the significance of the affected heritage assets.

General environmental policies

Biodiversity and Wildlife Corridors

A key objective of the NPPF (2019) in achieving sustainable development is to seek to protect and enhance the natural, built and historic environment. This policy is about compliance with the *Wildlife & Countryside Act, 1981*, with all subsequent revisions, the *EU Natural Habitats and Wild Flora and Fauna Directive, 1992*, the *EU Biodiversity Strategy to 2020 (2011)* and the UK Government's strategic response to the latter, *Biodiversity 2020*. In drafting this Plan, it was assumed that the delegation of Planning powers to Neighbourhood Plans afforded by the *National Planning Policy Framework 2012* (with subsequent updates

and *guidelines*) includes the transfer of an appropriate level of responsibility for compliance with the above legislation and regulations to the Plan Area level.

Because wildlife inhabits individual fields, woods, ponds and gardens, an approach to biodiversity protection that operates at this scale, across all English parishes, will ultimately be more effective than concentration on only the national- or county-level 'hotspots'. What matters to our declining wildlife now is the maintenance and restoration of the connectivity of habitats, breeding sites, food sources. By identifying and, as far as possible, protecting these places this policy is intended to ensure that Wolvey 'does its bit' for English biodiversity.

Policy ENV 6 deals with individual sites. This policy (ENV 5) applies the principles of the above legislation to development proposals in the Plan Area in general, and also identifies wildlife corridors in which connectivity of ecological systems is already working and should be maintained.

[The mission of this strategy is]:

... to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.

Biodiversity 2020, DEFRA, 2011

POLICY ENV 5: BIODIVERSITY AND WILDLIFE CORRIDORS - Development proposals will be expected to deliver a net gain in biodiversity and to protect locally significant habitats and species and, where possible, to create new habitats for wildlife.

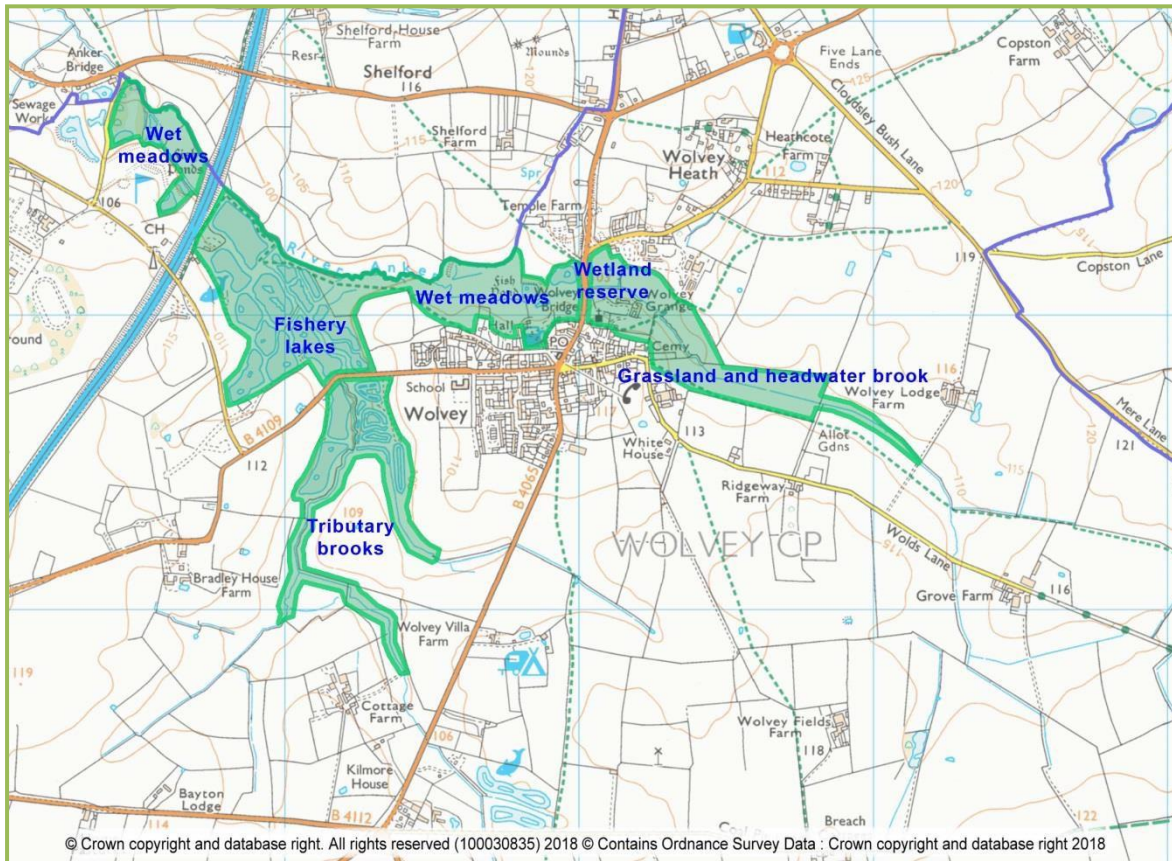
Development proposals will be required to protect and enhance the identified wildlife corridors (figure 10) and other potential habitat links. It should not create barriers to the permeability of the landscape for wildlife in general, or fragment populations of species of conservation concern.

COMMUNITY ACTION ENV 2: BIODIVERSITY

a) The Parish Council in conjunction with other bodies will maintain the environmental inventory list of known sites of biodiversity interest prepared for this Plan;

b) The Parish Council will work with community groups, landowners, funders and other organisations to enhance the biodiversity of the Parish by creating and/or managing habitat sites (e.g. wildflower meadows, woodland, wetland) on suitable parcels of land.

Fig. 10: River Anker – Wolvey wildlife corridors

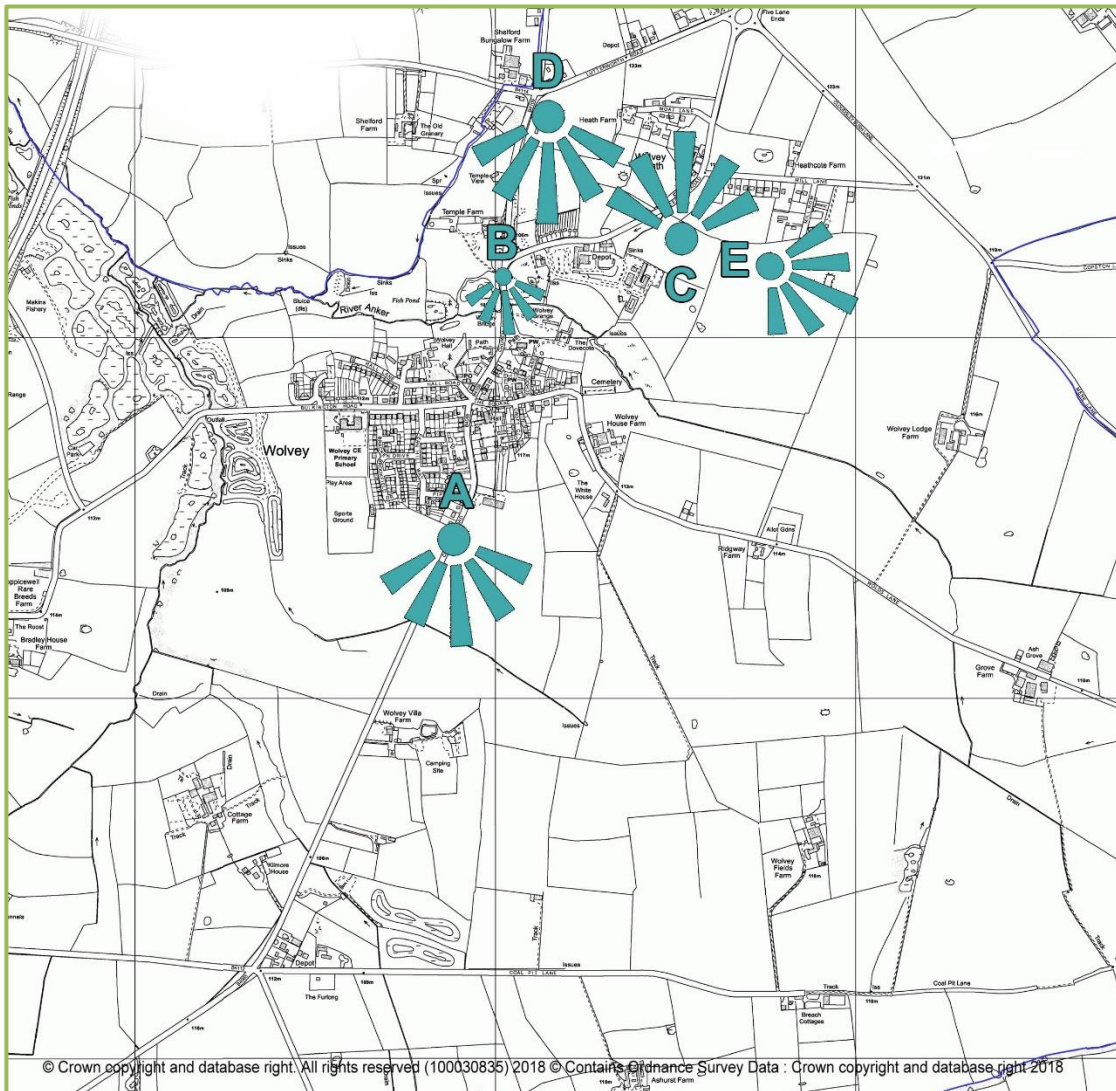


Important Views

Consultation during the Neighbourhood Plan's preparation identified a widely held wish to protect Wolvey's rural setting, and its relationship with the surrounding farmland and the wider landscape.

One of the main ways in which residents expressed this wish was by describing a small number of highly valued views within the village and from it to the surrounding countryside. These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the sightlines of the suggested views and mapped them (below, figure 11). These most highly valued views should be protected by careful siting of all development in the parish during the lifetime of the Plan. See appendix 7 for images of the views.

Fig. 11: Important views. See text for description



POLICY ENV 6: PROTECTION OF IMPORTANT VIEWS – Significant Local Views are identified in Figure 11. Development proposals should respect the identified important local views. Where a development proposal impacts on an identified important local 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

A: From the southern edge of the village, extensive views southwards over rising open countryside to the parish boundary hedge

B: From Temple Hill and Wetland Reserve, south over the narrow Anker valley and up the hill to the church and village

C: From field 006 on footpath R12 north over Wolvey Heath to Temple Hill and the high ground toward Watling Street

D: From field 038 (Bowling Lees Field) at ‘Temple View’ south over the village and church and across open countryside toward the parish boundary

E: From field 007 on footpath R12 southeast across wide, open countryside

D COMMUNITY FACILITIES AND AMENITIES

Introduction

The presence of community facilities and amenities make a significant contribution to the vitality and viability of Wolvey and have a positive impact on the sustainability of the parish, enhancing the quality of life and often providing an important focal point for social interaction.

These facilities and amenities can provide local employment, reduce the need to travel and offer important services, particularly for those who do not have access to a car. The loss and threatened closure of facilities and services is, however, a common feature of village life and is likely to be tested further in the future as increases in car ownership and frequent commuting to work and to access leisure activities challenge the viability of many rural services. The range in many villages of a similar size to Wolvey is reducing as local residents increasingly use the larger retail outlets and leisure facilities in Hinckley, Nuneaton, Coventry and elsewhere.

In Wolvey village there is a range of facilities which include 3 pubs/restaurants, a church, a chapel, village hall, school, a sports ground, cricket club and a bowls club.

Protecting existing community facilities

The importance of the existing facilities and amenities were highlighted in the consultation events that have taken place across the Parish through the preparation of this Neighbourhood Plan.

The Open Events held in October 2016 and June 2019 identified the value in retaining the existing Parish facilities as did the community survey, conducted during October 2016, in which the shop/post office, the pubs, the doctor/pharmacy, the village hall, Wolvey wetland were the top five facilities listed by respondents.

Both the Wolvey community survey and the Rugby Local Plan indicate that valued community facilities should be retained. Policy CF1 supports the objective of maintaining an adequate level and range of facilities. The facilities in Wolvey Parish are as follows:

St John the Baptist Church

There was a priest in Wolvey in Saxon days and it is likely that his church was on the site of the present Church of St John the Baptist. It would have been adjacent to the habitation of Ulve or Wulf, from which the parish derives its name.

It is situated on a mound, rising above the River Anker. The church is typical of the larger English parish churches, having chancel, nave, north and south aisles, west tower, south porch and north doorway. The earliest parts of the present church are: the south doorway of the twelfth century and probably the lower stages of the tower. There have been various

substantial restorations through the centuries: in 1900 the Church having been closed for twelve months for very much needed restorations. In 1909 the old porch was replaced by a stone one, some of the early seventeenth timbers being reused in its roof. The flooring of the Church is of Horton stone paving (1929) and the pews are late Victorian.

Wolvey Baptist Chapel

In 1768, village grocer, George Toone, the first known Baptist dissenter in Wolvey opened his house for religious worship. He had been "influenced by some words at Kegworth" in 1760 and joined the New 'Connection' Baptist Church in the neighbouring town of Hinckley.

Toone opened his home to other villagers for Baptist worship with the aid of his two friends, John and Richard Shipman, The membership gradually increased, until in 1789 it was necessary for a meeting house to be built. The land cost £57 and 15 shillings and was bought by Toone and Samuel Walker from a man named "Cooper". As such, Wolvey was, and continued to be, a subsidiary of the Hinckley church until 1815, when Wolvey took the step to branch out on its own.

The chapel has adapted through the years. A rebuild of the original structure in 1803, schoolrooms added to support the younger generations, the addition of a Baptistry to move towards complete independence, and the creation of galleries to cope with the increasing congregation.

Wolvey Baptist Chapel stands today as a substantial and elaborate place of worship. Over the past few years the chapel has seen difficulties largely due to a dwindling congregation.

However, the current minister and church committee are active and are fund-raising to safeguard the future of the chapel for the village and villagers. A great deal of work and effort has already been put into revitalise the building, creating a community space with disabled access, a meeting room and a new and fully functioning kitchen. It remains an active and important part of Wolvey village life.

Wolvey Village Hall

Wolvey Village Hall was built in the heart of the village in 1920 as a memorial to local men who had died serving in the First World War. The Village Hall has two rooms for meetings or parties of up to 130 guests. The large hall boasts a stage, and a serving hatch for a bar and kitchen. The small room is the ideal venue for gatherings of up to 40.

The Hall is used for both formal and recreational purposes by residents of Wolvey and the surrounding villages. The Village Hall is very well used. 14 different groups use the Village Hall on a regular basis each week. The activities undertaken in the Village Hall are varied and attract people from all age groups.

In addition to the regular organised activities the Village Hall is available for hire for weddings, funerals and family gatherings. The Hall is available for public use every day of the week from 9.00am to late night.

The Village Hall Committee consists of a small band of volunteers who meet monthly. They

see it as their duty and privilege to ensure the building is maintained to a high standard for use by future generations and welcome anyone who is interested in helping with this task.

Pubs & restaurants

Wolvey village is well served by pubs and eateries as there are three that qualify on both counts. In the community survey almost 36% of the people in Wolvey often visited the pubs in the village and nearly 60% sometimes visited, indicating that they are well supported.

Bulls Head, Church Hill

The Bull's Head was rebuilt on its present site in 1967. It is a family friendly Marston's pub situated in a prime location on the main road through the village. It has a large restaurant and a separate bar area with pool table, darts board, games machines, jukebox and TV. "The Bull" offers a food menu to suit all tastes with daily deals available including a delicious home cooked selection of roasts available every Sunday. They usually have two real ales on the bar and new in 2016 is an extended Beer garden at the front.

Blue Pig, Hall Road

The Blue Pig is a picture postcard "Greene King" village pub near to the centre of the village, It is claimed that an inn has been on the site since the 15th century and recently had its 600th birthday. "The Pig" has a long-split level U-shaped bar with low ceilings and plenty of "Olde worlde" character. There are two traditional log fires for the cold winters and a lovely garden for the summer days. This "2017 Good Beer Guide" pub usually has 5 real ales on offer and to one side there is a large restaurant area, where home cooked food is served. During busy times, diners spread further around the pub.

The Axe & Compass, Fiveways

The Axe & Compass was resited to its present position in 1938. It has served for many years as a traditional pub but now is a very popular "PESTO" Italian restaurant combining authentic Italian cuisine and a relaxed dining environment. There is a large restaurant with a smaller reception area, which houses a real fire for chilly nights. There is a large garden with outdoor seating for summer days. The pub serves 1 real ale and a good selection of Italian wines.

The three pubs all offer something a little different and the long-term desire is to see them prosper and continue to offer the residents of Wolvey and indeed those from surrounding areas, a good range of "going out" options. The Bulls Head and Blue Pig are both owned by large brewery companies who appear to support their presence in the village and the Axe & Compass is part of a wider restaurant chain who again seem to appreciate the rural ambiance of a country location.

Wolvey Playing Field

The Playing Field in Wolvey is a 6.5-acre site that is situated behind the village Primary

School, it is managed by the Wolvey Playing Field Trust Committee, who are all volunteers.

The Field has an excellent Play Area that is both well-equipped and well maintained, and a tarmac surfaced tennis court. Football teams play there and it is also home to the village Cricket club; the Cricket pitch is widely acknowledged as being one of the best in the Warwickshire cricket set up. The Pavilion is headquarters for the village scout group, it has an excellent kitchen and is home to the Cricket Clubs bar and lounge facility.

The Field has been running since 1970 and the village has grown considerably since then, and it is about to grow even more. The Trust consider the Pavilion to be the area that would benefit most from some improvements and modernisation.

Wolvey Bowling Club

The club was founded in 1921 on the tennis courts of Wolvey Grange by a few local farmers and villagers, there being few social or village activities for the older less energetic male members of the Wolvey. In 1935 Wolvey Bowling club became a Private Members club, the land held by trustees on behalf of its members.

The club house has been extended and built in each decade since the early 50s. The 60s saw a further small piece of land purchased and a bar and office incorporated. 1992 witnessed a major change in the structure and layout of the club. The main hall was extended and can be used for social events and meals. A new modern kitchen installed.

During the summer months, the club is used as a Bowling Club with games and events at daily basis. Each Wednesday morning it hosts "Craft sessions" Parchment Work, Cross Stitching and Knitting groups, who make garments for local charities and hospitals. Each of these groups is thriving, with around 30 attending the 2-hour sessions. On Wednesday afternoons Bingo sessions are held for anyone to attend, the main enthusiasts being the older villagers. It acts as a social outing and meeting point for them.

The winter months sees the club transformed. Skittle evenings are held 2 or 3 times each week. Local societies and charities use the facilities for meetings, fund raising and social events. Once a month, well known national musicians and radio personalities perform to an audience of around 120 people, a capacity audience. In the past 5 years thousands of pounds has been raised for charities (Air Ambulance. Breast Cancer Research, Acorn)

Throughout its history Wolvey Bowling Club has been run by Village people for village people. Its upkeep and maintenance are still carried out by local volunteers and enthusiasts.

Wolvey C of E Primary School

Wolvey C of E Primary School is a one form entry school and pre-school serving the catchment areas that include among others: Wolvey, Antsy, Shilton, Barnacle and Gamecock Barracks. Our PAN for Foundation Stage is 30 children with the whole school capacity standing at 210 children. Pre-school's maximum number is 20 children at any one session. There is no ability due to limited space to go beyond these figures. If there was an increase

in both preschool age (2 to 4-year olds) and primary school aged children then funding would be required to increase the building size, furnish the extensions and employ staff to teach the extra children.

Wolvey Wetland

79% of those responding to the survey said that they visit the wetland. Wolvey Environmental Group was formed in as a result of a survey delivered with the 2007 Parish Plan questionnaire asking for volunteers to help with environmental related issues in and around the Village.

The Group meets monthly to plan works and discuss issues. Main activities undertaken are to maintain the Wolvey Wetland (a Field in Trust), maintain the village square, to place and water hanging baskets and tubs, and to enhance the village environment through bulb planting and litter picking.

The Wetland and adjacent River Anker has a population of water voles and great crested newts which are both protected species. It is intended to increase the number of wildflowers at the boundary of the Wetland. The Wolvey Environmental Committee of the Parish Council, comprising both Parish Councillors and Group members is the Link between the Parish Council and the Group. The Committee authorises works and has a budget set by the Parish Council to fund activities.

Wolvey Village Surgery (doctor/dispensary)

69% of those responding to the survey use the surgery.

Fishing

This is a very important commercial activity in the area

The Millennium Building

The Millennium Building was opened at the start of 2001 with the aim of providing a modern small meeting room with a maximum capacity of 35 people for use by the wider community. There is a small servery for general refreshments, and a larger fitted kitchen for the preparation of meals. It not only serves the church, but provides a meeting place for various clubs and societies, as well as for larger family gatherings and parties. It is regularly used as a training venue by different groups.

Village Shop / Post Office

The village shop was identified in the community survey as being the most used of all local facilities. 76% of those responding said that they use it often, 23% use it sometimes and only 1% never use it. The Shop provides for a comprehensive range of goods and services, including the following:

Selection of daily newspapers and a home delivery service, groceries, confectionaries,

greeting cards, ice creams, bread and milk. There is also a well-stocked off license selling wines, beers, lagers and spirits. A fresh food counter for the lunch trade comprising of filled cobs, sausage rolls, samosas, cakes, cooked ham, coffee and freshly baked pastries and croissants. The Post Office is staffed by experienced people and provides a full range of services, such as foreign currency, cash deposit and withdrawal, postal service amongst other services. The shop also provides a community facility for placing posters and advertisements in the shop window. The owners of the shop are continually improving the goods and services provided and see this as a long-term commitment to the village.

To promote the on-going prosperity of the Parish it is essential that Wolvey retains its remaining community facilities and amenities and continues to provide local services that will sustain the vitality of the community and encourage local spending.

Policy CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES – Development leading to the loss of an existing community facility (including the village hall, pubs, and playing field) will not be supported unless it can be demonstrated that:

- a) There is no longer any need or demand for the existing community facility; or
- b) The existing community facility is no longer economically viable; or
- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

Promoting additional community facilities and amenities

Community consultation confirmed the importance of enhancing the range of community facilities and amenities in the Parish, recognising their value to the local community.

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:

- a) Meets the design criteria stated in Policy S2;
- b) Will not result in unacceptable traffic movements or other disturbance to residential properties;
- c) Will not generate a need for parking that cannot be adequately catered for;
- d) Ensures living conditions of neighbouring occupiers are safeguarded;
- e) Is of an appropriate size for the community and the nature of the development relates well to the needs of the community;
- f) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and
- g) Takes into account the needs of disabled people.

Community Action CF1: DISABLED ACCESS - All bodies responsible for the management of community facilities in the parish will be encouraged to undertake an audit to assess their accessibility for people with disabilities.

E EMPLOYMENT

Support for existing employment opportunities

The strength of the local economy and of the community goes hand in hand. Supporting the growth of a stronger local economy is recognised as an important theme of the Neighbourhood Plan. However, Wolvey is a rural parish, away from the major employment centres. Employment opportunities within the Parish are therefore limited in scale.

That said, there are long established businesses which are run from home-based facilities within the village. There is an increasing trend for residents to work from home (7.3% of people living in the Parish (aged 16-64) compared to 3.8% in Rugby Borough) and with improving connectivity locally and changing employment patterns nationally, this trend is likely to continue.

For the majority of workers resident in the Parish the lack of significant employment opportunity means that their only option is to work away from the area, commuting increasingly greater distances to secure employment. 38.5% of residents go to work by car. An unusually high percentage of residents travel to work on foot (22.4% compared to 7.2% across Rugby Borough). A similarly high percentage cycle to work – at 5.7% this is almost three times the Borough average. This impacts particularly on young people for whom the high property values combine with the lack of local employment opportunities make Wolvey a difficult option for residence.

There are limited dedicated employment opportunities within the Parish outside of the local pub and farm-related activities. Where there are buildings dedicated to business use in the Parish it is recommended that they are protected against being lost to other uses. To do so, it is necessary to restrict the premature demolition or conversion of existing commercial premises for non-commercial purposes. Only if it is clearly demonstrated that there is little prospect of the existing building or land being used for employment-generating purposes can this be supported.

Policy E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES - Development proposals that result in the loss of an employment use will not be supported unless the use is ancillary to a residential use or it can be demonstrated that the current use is not viable and that all reasonable steps have been taken to let or sell the site or building for employment purposes for a period of at least 24 months.

Support for new employment opportunities

New employment initiatives in the right location can help to boost and diversify the local economy and to provide more local employment opportunities.

Through consultation, views were mixed on the provision of new employment opportunities in the Parish. Views expressed suggested there would be no objection to small scale

development appropriate to the rural nature of the village and the Parish. However, there was significant opposition to any larger scale business development, citing reasons such as the inability of the roads to cope and it not being good for a small village.

Any new employment initiatives should be sensitive to the character of the Parish. Employment proposals will only be supported if they avoid harmful impacts on other matters identified as being locally important such as increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

There is, however, a need to recognise and support the increasing numbers of people who conduct their businesses from home. The Neighbourhood Plan reflects this in its proposals to provide a wider range of housing and to support the provision of local business premises where appropriate.

The Local Plan supports the rural economy by allowing for new employment land to be provided to help create or safeguard jobs.

Policy E2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - New employment-generating opportunities will be supported where it:

- a) Falls within the boundary of planned limits of development for Wolvey unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are proven exceptional circumstances; and reuses land or buildings wherever possible; and
- b) Is of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside; and
- c) Does not involve the loss of dwellings; and
- d) Ensures living conditions of neighbouring occupiers are safeguarded, including not increasing noise levels to an extent that they would unacceptably disturb occupants of nearby residential property; and
- e) Does not generate unacceptable levels of traffic movement; and
- f) Contributes to the character and vitality of the local area; and
- g) Is well integrated into and complement existing businesses.

The following types of employment development will be supported:

- a) The small-scale expansion of existing employment premises across the Parish;
- b) Small-scale new build development within the Limits to Development.

Home Working

In rural areas such as Wolvey with limited employment opportunities the benefit of supporting home working is that it helps to promote employment activities whilst reducing the dependency of the car for long journeys to employment sites outside the Parish.

The intention of Policy E3 is to recognise that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living space. Policy E3 supports the construction of extensions, the conversion of outbuildings, and the development of new free-standing buildings in gardens from which businesses can operate. This is intended to maximise the opportunity for home run enterprises to be created and supported in the long term in Wolvey.

Policy E3 would apply where a material change of use occurs, such that planning permission is required. This reflects positive support for entrepreneurial activity in line with the NPPF and Rugby Local Plan.

There is a strong desire for new housing to contain a small office space to accommodate home working wherever possible.

POLICY E3: WORKING FROM HOME - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;
- b) Ensures living conditions of neighbouring occupiers are safeguarded, including no significant adverse impact on the amenity of neighbouring occupiers, having regard to matters including noise and disturbance, fumes, odour, outlook and privacy; and
- c) Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

Farm diversification

The conversion of former agricultural buildings has enabled farm diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses which generate income and employment opportunities for local people. This is a trend, which the Parish Council would like to continue in the Plan area to maintain a balanced and vibrant community, subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues. New business development in the countryside is covered in Policy E2.

There are a number of working farms in the Parish. To help maintain the rural economy and protect the open countryside from inappropriate development, the Plan supports the sustainable growth and expansion of business and enterprise through the development and where appropriate, conversion of farm existing buildings in the countryside. Specifically, this is intended to:

- Promote the diversification of rural businesses;
- Encourage new businesses to provide a wider range of local produce;

- services and leisure facilities, to provide local employment and attract visitors to the Parish;
- Maintain and enhance viable and sustainable farming and rural economy in Wolvey Parish.
- Promote the local environment of rural and agricultural lands.

The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system.

Policy E4: Re-Use of Agricultural and Commercial Buildings - The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:

- a) The use proposed is appropriate to the rural location;**
- b) The conversion/adaptation works respect the local character of the surrounding area;**
- c) The development will not result in any unacceptable harm in respect of any archaeological, architectural, historic or environmental features;**
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site;**
- e) There is no unacceptable harm to neighbours through noise, light pollution, increased traffic levels or increased flood risk.**

Broadband infrastructure

61% of those responding to the survey felt that broadband was inadequate to meet their needs.

The modern economy is changing and increasingly requires a good communications infrastructure as a basic requirement to maximise technological advances. High speed internet connectivity is driving business innovation and growth, helping people access services, and opening up new opportunities for learning. This is particularly important in small rural settings where better broadband enables improved access to an increasing number of on-line applications and services provided by the public and private sector and can help to reduce social exclusion and increase business opportunities.

Additionally, just as few would have predicted the technological transformation of the past few years, there will undoubtedly be further advances in the future. It is crucial that Wolvey is able to accommodate and deliver new technology as it arises. The need for further development of high-speed broadband infrastructure to serve Wolvey Parish as technology develops is very important.

The need for further development of high-speed broadband infrastructure to serve Wolvey

Parish is therefore very important.

Policy E5: BROADBAND INFRASTRUCTURE - Proposals to provide increased access to a super-fast broadband service (currently of at least 30mbps) and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes.

F TRANSPORT

Traffic management

At the heart of this rural Parish is the village of Wolvey, which sits at the junction of two busy B Class roads - the B4065 Coventry Road and the B4109 Bulkington Road. There are no existing roads in the parish subject to 7.5 tonne weight limit, which means that HGV traffic runs through the centre of the village. However, located as it is, among other villages and urban areas (Hinckley, Nuneaton, Coventry etc.) the Parish is often used as a 'cut through' for traffic. The village largely predates motor transport which leads to parking issues, particularly at the village centre and the school on Bulkington Road. There is currently a weight restriction on the canal bridge on the Lutterworth Road outside of the parish, of 18 tonnes, with the diversion route being signed through the centre of the village.

There is limited public transport provision, with the main service being from Nuneaton to Coventry via the village centre. This service consists of 6/7 journeys in either direction through the day, commencing at 7.45am in the morning with the last bus being at 6.00pm. There are 4 Flexibus services, one bus per day in either direction to and from Rugby and Hinckley departing late morning and returning early afternoon. During school terms, buses are used to convey schoolchildren to and from the local High Schools and 6th form colleges which are outside of the Parish, which causes some congestion on the roads through the village. For most people living in the Parish, however, the car has become the principal mode of transport, even for some of the shortest journeys.

There is considerable potential for traffic flow to increase, including commercial vehicles, as a consequence of the proliferation of distribution centres in the locality and the inadequacy of the A5. Magna Park is increasing rapidly, major commercial developments at Ansty and there are proposals to develop a new commercial estate adjacent to the Hinckley Island Hotel just outside the Parish boundary. All of these sites will contribute to increased traffic through the village and the Parish.

The NPPF encourages a reduction in congestion and greenhouse gas emissions through the introduction of measures which promote a reduction in the number of journeys made by car, and there are a number of actions that can be taken by individuals and by the public and private sectors to support this objective.

This Plan therefore focuses on those areas where it can have an influence on the need to travel by car, highway safety and parking provision. In particular, it includes measures to prevent the loss of off-street parking and ensure that, where necessary, traffic management measures are provided in connection with new development.

There was significant feedback from residents about a number of transport issues, which are summarised under the headings below as follows:

Speeding

The high speed of traffic is highlighted as a problem particularly, approaching and leaving the village on the main road, along Bulkington Road especially past the school, around Wolvey Heath, at Lutterworth Road, the Shelford crossroads; but also, through the village in general. There are limited traffic calming measures - four speed humps on Bulkington Road, a variable speed sign in the village and one on the Hinckley Road approaching the Shelford crossroads.

The policing of speeding through the village is considered to be extremely limited, also the existing traffic calming measures are deemed to be ineffective.

Community Action T1: TRAFFIC SPEEDING - The Parish Council undertakes to:

- a) Source evidence from the police and County Council to establish the figures relating to speeding in and around the village:**
- b) Ensure that speed control measures are investigated, particularly those suggested via the Neighbourhood Plan questionnaire feedback, which were:**
 - i. speed cameras particularly with average speed checking;**
 - ii. speed cameras on Church Hill both in and out of the village;**
 - iii. additional speed control measures on all roads into the village and the slowing of traffic throughout the village;**
 - iv. traffic calming that increased noise such as humps would not be recommended;**
 - v. consultation with residents before any decisions being made;**
 - vi. village entry chicanes and village gateways;**
 - vii. extension of the 30mph speed limit outside of the village i.e. Hinckley Road and Leicester Road until all houses have been passed.**

Road Layout

There is a double mini-roundabout system in the centre of the village, where drivers unfamiliar with it do not seem to know what to do, resulting in many “near” accidents. At the northern boundary of the parish the A5/M69 roundabout was highlighted as a major issue and a danger for people leaving the Wolvey parish.

There are currently no cycle lanes within the parish in spite of high cycle usage and no footpaths on the Lutterworth Road. Also, safer walking to neighbouring towns such as Bulkington, Whitestone and Burbage is required, currently there is no footway provision and a number of bad bends. The Temple Hill crossroads is very dangerous, with cars approaching at speed and motorists pulling out often unaware of the speed.

The B4109 through Wolvey is used as a diversion route for the M69 during closure or re-surfacing, which has happened twice during 2017, for 6 days at a time, between the hours of

8PM - 6AM, resulting in 120 hours of HGV's speeding in convoy through the main street, causing residents discomfort in Coventry Road, Church Hill, Temple Hill, Hinckley Road and Leicester Road. This is carried out with the full compliance of Highways England and local and County Councils. There is currently a weight restriction on the canal bridge on the Lutterworth Road outside of the parish, of 18 tonnes, with the westerly diversion route being through the village centre.

Community Action T2: ROAD LAYOUT - The road layout issues referred to above require further investigation, therefore the Parish Council will:

- a) **Source evidence from the County Council to establish what the accident figures are within the parish;**
- b) **Ensure that action is taken to review and improve the layout and issues relating to the centre of the village and the “double roundabout”, carry out any necessary consultation and incorporate road layout improvements. All or part funding to be taken from developer’s contributions;**
- c) **Ensure that action is taken to review and where possible improve the layout and issues relating to the:**
 - i. **roundabout entry at the A5, and installation of traffic lights;**
 - ii. **cycling and cycle lanes within the parish;**
 - iii. **safety at the Temple Hill crossroads;**
 - iv. **walking facilities within the parish and between villages, such as Bulkington and Burbage;**
 - v. **the use of the B4109 as a diversion route.**

Traffic Volume / Type /Noise

The feedback from the questionnaire indicated that there needs to be a survey of traffic through village as the volume of traffic over the last 6 months has dramatically increased. It is felt that HGV's should not use Bulkington Road as regular route. There is a noise nuisance mainly from traffic, with too many heavy lorries and farm tractors. There is also a noise problem due to speeding traffic along Bulkington Road, particularly late at night and early morning. HGV's seem to be taking short cuts. The speed, volume and noise of HGV traffic through the village is also a problem – referenced in particular were gravel and quarry lorries.

Community Action T3: Traffic Volume/Type/Noise - The traffic volume, type and noise issues referred to above require further investigation, therefore the Parish Council will:

- a) **Source traffic flow records from the County Council and review the necessary figures.**
- b) **Investigate the options to resolve the issues such as:**
 - i. **Recommending that large lorries should use the M69**
 - ii. **That there is a general reduction and restriction of HGV traffic imposed throughout the parish.**

PARKING ISSUES

There were many parking issues raised, these are summarised by location:

- **Hall Road** – Parking for the Blue Pig pub opposite the Hall on a single-track road is unsatisfactory.
- **In the village generally** – Vehicles obstruct the pavements making it difficult for prams and the disabled, particularly on route to the doctor's surgery. There is insufficient off-road parking, causing roadside parking which obstructs larger farm vehicles. There are too many cars parking outside houses preventing residents from getting access and parking.
- **Coventry Road** – New housing has already caused additional parking problems.
- **School Lane** – Inconsiderate parking is a problem.
- **Church** – Extra parking is needed for the church.
- **Leicester Road** – Too many cars parking in the lay-by.
- **The School** – There is much inconsiderate parking outside of the school, this prevents access to properties and driveways, obstructs the footway and the carriageway between 8.45 - 10 am & 3pm – 4pm. There is no parking outside of the school for parents' vehicles, sometimes numbers in excess of 30. Children cannot be seen coming in between large vehicles as they cross the road. Emergency vehicles would struggle to pass cars parked on both sides of the road at these times.

Community Action T4: PARKING - The parking issues referred to above require further investigation, therefore the Parish Council will:

- a) **Carry out a thorough parking survey to assess the issues and provide solutions, this will need to be carried out in conjunction with the County Council.**
- b) **Carry out an awareness exercise to make explicit the negative impact on residents from parking on pavements.**
- c) **Following the survey investigate and consult on the following community suggestions to improve the situation, which included:**
 - i. **installation of double yellow lines, to encourage parking in the correct places.**
 - ii. **Provision of additional / better parking in the village.**
 - iii. **Provision of additional public parking near the school when parents are collecting children**
 - iv. **Explore the fact that the land next to the school could be purchased / used by the county council to provide proper parking for the school in order to make Bulkington Road safer for pedestrians (vehicles parked on footpath) and for general traffic at school start + finish times.**
 - v. **Review that if parking was provided, then double yellow lines could be provided on Bulkington Road near the school.**
 - vi. **Allow parking in school grounds as a solution.**
 - vii. **Review residents' roadside parking that may be adding to the problems.**

Public Transport

There were many issues raised about public transport and these are summarised as follows:

- A better bus service is needed to Hinckley other than the current once a week; a bus service in the evening would be welcomed; village bus services need improving; possibly additional stops.
- It is evident that parishioners think that public transport and school transport systems do not currently meet the needs of the village. Parishioners feel it would be used more if a better service was available, especially to the larger conurbations of Rugby and Nuneaton.

Community Action T5: Public Transport - The above issues relating to public transport require further investigation, therefore the Parish Council will:

- a) Ensure that communication takes place between the Warwickshire and Leicestershire County Councils and the local bus companies to explore the possibilities of improving the bus services along the lines detailed above;
- b) Arrange for subsequent improvement in bus services;
- c) Review the current positioning of and seek to increase the number of designated bus stops to encourage usage.

Transport implications from additional new housing within the parish

The anticipated issues relating to transport resulting from increased housing were summarised as:

Almost 80% of those consulted felt that public transport would need improvement. Over 50% felt that public parking provision would need improvement. Other concerns, were that it would increase the number of cars impacting at the school, that pathways into the village from the Galliford site would need improvement, that access to the new housing could be problematic on the busy road, there were concerns over traffic and safety of pedestrians and there was concern over the impact new development will have on the transport network in a picturesque village.

Community Action T6: TRAFFIC IMPLICATIONS FROM NEW DEVELOPMENT

The traffic implications from new development referred to above require further investigation, therefore the Parish Council will:

- a) Look to providing better public transport, including an evening bus service to Hinckley
- b) Provide more and improve public parking within the village and parish
- c) Seek to improve both vehicular and pedestrian access throughout the village as we encourage higher numbers of people into the community via these new

developments, including reviewing the option of providing a formal / signalized crossing point in the centre of the village. This option to be funded or part funded through the Section 106 monies attained from the new development.

- d) Review how to encourage residents to move their cars to off-road parking locations by dropping kerbs and having frontage parking, possibly by subsidizing through any new development.

ROAD AND FOOTWAY CONDITION

Feedback from the questionnaire indicated concern over highway maintenance, especially at Wolds Lane, considered a community facility and very poorly maintained with large potholes and areas of water retention.

Community Action T7: ROAD AND FOOTWAY CONDITION - The Parish Council will open discussions with the relevant authorities to explore the improvement of and maintenance of the condition of roads and pavements in the village and wider parish. Such improvements should be in keeping with the character of the village.

Policy T1: TRAFFIC MANAGEMENT - With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic, all development must:

- a) Be designed to minimise additional traffic generation and movement;
- b) Incorporate sufficient off-road parking;
- c) Provide any necessary improvements to site access and the highway network either directly or by financial contributions;
- d) Consider, where appropriate and necessary, the improvement and the creation of footpaths and cycleways to key village services.

Policies identified elsewhere in the Neighbourhood Plan support the aim of improving the transport situation in the Parish. These include reducing the reliance on vehicles through the support for additional employment opportunities and home working (Policies E2 and E3) and supporting the promotion of high-speed electronic communications, enabling businesses and individuals to communicate more effectively without travel (Policy E5).

7. MONITORING AND REVIEW

The Neighbourhood Plan will last up to 2031. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Wolvey Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a five-year cycle commencing in 2024 or to coincide with the review of the Rugby Local Plan if this cycle is different.