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mediation of space · making of place

**Willoughby NDP  
Planning Policy Assessment  
and  
Evidence Base Review  
V2 January 2019**

**Kirkwells**

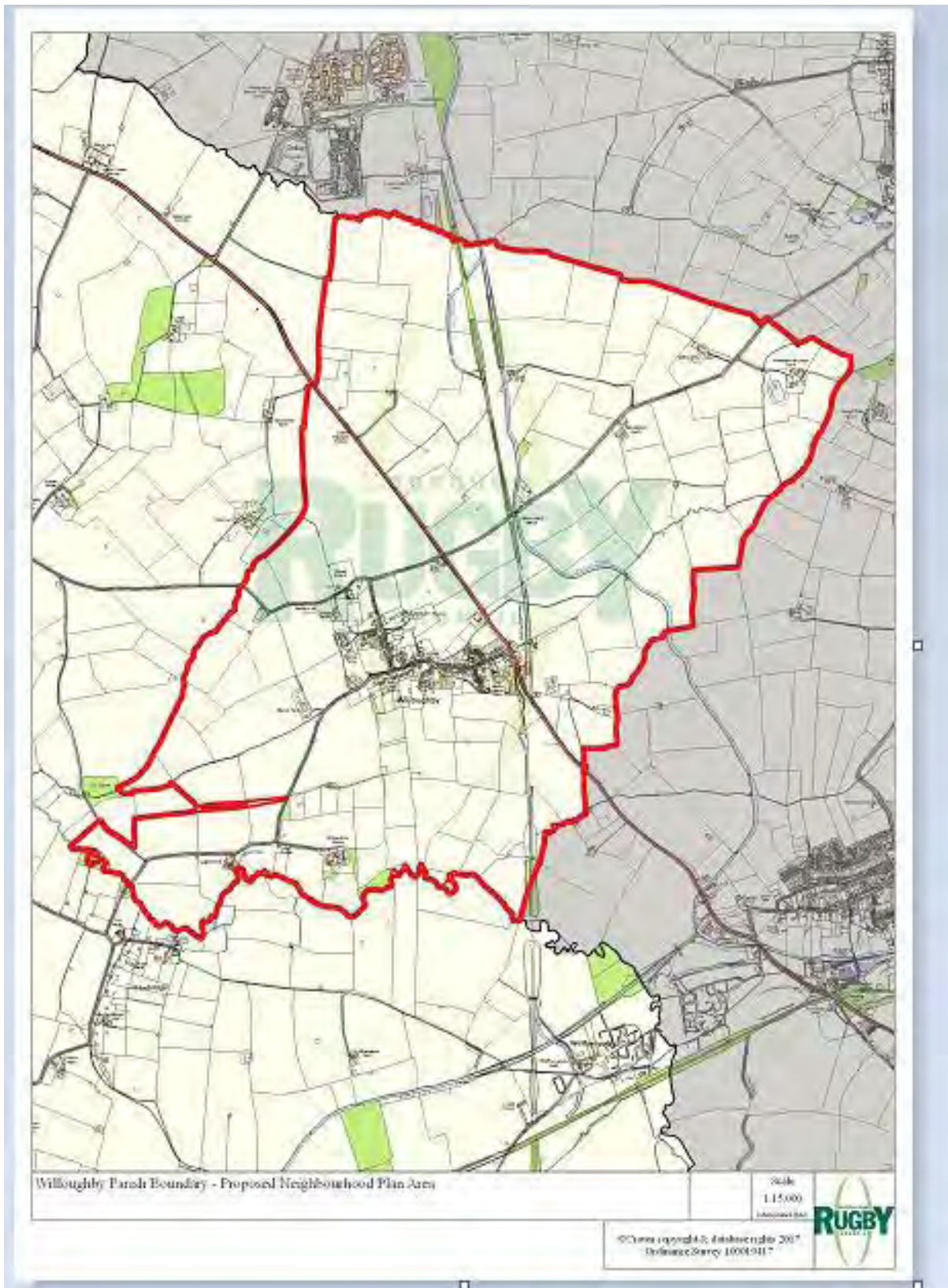
The Planning People

## Table of Contents

<b>Document Overview</b> .....	<b>3</b>
<b>1.0 Introduction</b> .....	<b>5</b>
<b>2.0 National Planning Policy</b> .....	<b>6</b>
2.1 National Planning Policy Framework (NPPF).....	6
2.2 National Planning Practice Guidance (NPPG) .....	10
2.3 Ministerial Statements.....	12
<b>3.0 Rugby Planning Policies</b> .....	<b>15</b>
3.1 Rugby Core Strategy.....	15
3.2 Saved Local Plan Policies .....	21
3.3 Rugby Borough Council Local Plan – 2011-2031 Publication Draft (including Main Modifications, August 2018) .....	24
<b>4.0 Local Plan Evidence Base - Reviews, studies and assessments</b> .....	<b>43</b>
4.1 Rugby Brough Council Green Infrastructure Study, Final report June 2009	43
4.2 Rugby Borough Council Local Development Framework, Habitat And Biodiversity Baseline Report, July 2008.....	44
4.3 Rugby Borough Council Open Space, Playing Pitch and Sports Facilities Study Final report Part 4: Open Spaces November 2015.....	47
4.4 Rugby Borough Council Rural Sustainability Study November 2015 .....	50
4.5 Strategic Flood Risk Assessment 2013 (SFRA).....	52
4.6 Strategic Housing Market Assessment (SHMA) Strategic Housing Market Assessment (SHMA) Joint Update Published 2013 (Annex published in September 2014, Joint Update published September 2015).....	53
<b>5.0 Landscape Character Assessment</b> .....	<b>57</b>
5.1 Natural England National Character Area - NCA Profile: 96 Dunsmore and Feldon (NE469).....	57
5.2 Landscape Assessment of the Borough of Rugby Sensitivity and Condition Study, Warwickshire County Council, April 2006 .....	60
<b>6.0 Flood Risk</b> .....	<b>63</b>
6.1 Environment Agency Flood Maps for Planning .....	63
<b>7.0 Built Heritage Assets</b> .....	<b>65</b>
7.1 Oxford Canal.....	65
7.2 Listed Buildings.....	66
<b>7.0 Conclusions</b> .....	<b>68</b>

# Document Overview

**Map 1 Willoughby Neighbourhood Area**



- Willoughby had a population of 398 residents in 2011 (Census statistics) with an average (mean) age of 46.9 years. The parish extends across 711.48 hectares.
- Willoughby is located about 6 1/2 miles south of Rugby and is within Rugby Borough Council local authority area.
- The A45 dissects the Parish north east / south west.
- The current local strategic planning policies for Rugby are set out in the adopted Core Strategy and Saved Local Plan policies and a new Local Plan has reached examination stage.
- The village is identified as a Local Needs Settlement in the Core Strategy and is a Rural Village in the new emerging Local Plan, and is surrounded by an area of open countryside.
- There is an area of flood risk though the centre of the village and River Leam flows along the Parish boundary to the south.
- Willoughby is in NCA 96: Dunsmore and Feldon.
- Built heritage assets include a section of the Oxford Canal and 7 Listed Buildings including 1 Scheduled Monument.

## 1.0 Introduction

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.

This document summarises the national and local planning policies that will have to be taken in to account during the preparation of the proposed Willoughby Neighbourhood Plan. It will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

This Planning Policy Evidence Base document has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Willoughby Neighbourhood Plan.

This is Version 2 of the document and takes account of the new revised NPPF, 2018 and the most up to date modifications to the new emerging Rugby Local Plan.

## 2.0 National Planning Policy

### 2.1 National Planning Policy Framework (NPPF)<sup>1</sup>

The NPPF sets out the government’s planning policy for England. One of the basic conditions for neighbourhood plans is that they must have appropriate regard to national planning policy and guidance.

The main sections of the NPPF affecting neighbourhood plans are set out in the remainder of this section of the PPA.

The NPPF does not change the status of the development plan, that includes “made” neighbourhood plans:

*Para 2. Planning law requires that applications for planning permission be determined in accordance with the development plan<sup>2</sup>, unless material considerations indicate otherwise<sup>3</sup>.*

Footnote 2:

This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities.

There is a presumption in favour of sustainable development:

*12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.*

The application of the presumption has implications for the way communities engage in neighbourhood planning.

*13. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.*

Additional provisions apply where the provision of housing conflicts with a neighbourhood plan:

*14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply<sup>8</sup>:*

*a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;*

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

*b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;*

*c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and*

*d) the local planning authority's housing delivery was at least 45% of that required<sup>9</sup> over the previous three years.*

Most neighbourhood plan policies are considered to deal with non-strategic matters and the NPPF sets out how these should be dealt with:

*18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.*

*21. Plans should make explicit which policies are strategic policies. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.*

*28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.*

*29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.<sup>16</sup>*

Footnote 16: Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

The NPPF also sets out how different policies in different plans should be handled:

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

The issue of “prematurity” where a proposal comes forward for decision before a plan is completed is dealt with in paragraph 50:

*50. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how*

*granting permission for the development concerned would prejudice the outcome of the plan-making process.*

Communities can also use special types of neighbourhood plan, “orders”, to grant planning permission:

*52. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.*

The NPPF section on housing sets out the relationship between strategic planning policy and neighbourhood plans:

*65. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations<sup>30</sup>. Once the strategic policies have been adopted, these figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.*

Footnote 30:

Except where a Mayoral, combined authority or high-level joint plan is being prepared as a framework for strategic policies at the individual local authority level; in which case it may be most appropriate for the local authority plans to provide the requirement figure.

*66. Where it is not possible to provide a requirement figure for a neighbourhood area<sup>31</sup>, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.*

Footnote 31: Because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; or in instances where strategic policies for housing are out of date.

Specific guidance is offered neighbourhood planning groups in terms of allocating small sites:

*69. Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.*

The NPPF sets out the specific conditions when the Local Green Space designation can be used:

*99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.*



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

*a) in reasonably close proximity to the community it serves;*

*b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*

*c) local in character and is not an extensive tract of land.*

*101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.*

Neighbourhood plans should also consider setting local design policy:

*125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.*

Where relevant, the revised NPPF, introduces the ability for neighbourhood plans under certain conditions to alter Green Belt boundaries:

*136. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.*

Under a Community Right to Build Order development may not be inappropriate in the Green Belt.

*146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*

*f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

Guidance is provided on community-led renewable energy initiatives:

*152. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.*

Finally, the NPPF sets out how the revised framework should be implemented.

214. *The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted<sup>69</sup> on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned.*

Footnote 69: For neighbourhood plans, 'submission' in this context means where a qualifying body submits a plan proposal to the local planning authority in accordance with regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

## 2.2 National Planning Practice Guidance (NPPG)<sup>2</sup>

National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning. It is important to note that the guidance is exactly that, guidance, and should not be seen as representing Government policy. To view the NPPG please visit the dedicated website.

### *Contents*

1. What is neighbourhood planning?
2. Who leads neighbourhood planning in an area?
3. The role of the local planning authority in neighbourhood planning
4. Designating a neighbourhood area
5. Preparing a neighbourhood plan or Order
6. Consulting on, and publicising, a neighbourhood plan or Order
7. Submitting a neighbourhood plan or Order to a local planning authority
8. The independent examination
9. The neighbourhood planning referendum
10. A summary of the key stages in neighbourhood planning
11. The basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum
12. Updating a neighbourhood plan

### *What is neighbourhood planning?*

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new

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<sup>2</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/>

buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Paragraph: 001 Reference ID: 41-001-20140306

Revision date: 06 03 2014

*What can communities use neighbourhood planning for?*

Local communities can choose to:

- set planning policies through a neighbourhood plan that is used in determining planning applications.
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Communities may decide that they could achieve the outcomes they want to see through other planning routes, such as incorporating their proposals for the neighbourhood into the Local Plan, or through other planning mechanisms such as Local Development Orders and supplementary planning documents or through pre-application consultation on development proposals. Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood.

Paragraph: 002 Reference ID: 41-002-20140306

Revision date: 06 03 2014

Note also:

*Para 004* - A neighbourhood plan should support the strategic development needs set out in the [Local Plan](#) and plan positively to support local development. A neighbourhood plan must address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

*Para 009* - A draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place, the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan

- the emerging Local Plan
- the adopted development plan

with appropriate regard to national policy and guidance.

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

- having regard to national policies and advice;
- having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest;
- having special regard to the desirability of preserving or enhancing the character or appearance of any Conservation Area;
- the making of the neighbourhood plan contributes to the achievement of sustainable development;
- the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- the making of neighbourhood plan does not breach, and is otherwise compatible with, EU obligations
- prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

### 2.3 Ministerial Statements

From time to time, ministers give statements on planning policy which have the effect of introducing changes to established policy. The following statements are relevant to neighbourhood planning:

#### **Written Statement: Support for Small Scale Developers, Custom and Self-Builders, 28 November 2014<sup>3</sup>**

This introduced a number of changes to the National Planning Practice Guidance (NPPG) with regard to Section 106 planning obligations, including the introduction of a threshold beneath which affordable housing contributions should not be sought.

The Ministerial statement indicated that:

- For sites of 10 units or less and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.

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<sup>3</sup> <http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

(b) In designated rural areas (under Section 157 of the Housing Act 1985), authorities may choose to implement a lower threshold of five units or less, beneath which affordable housing and tariff style contributions should not be sought.

(c) Affordable housing and tariff style contributions should not be sought in relation to residential annexes and extensions.

(d) A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

#### **Written Statement to Parliament: Planning Update, 25 March 2015<sup>4</sup>**

Local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the [Code for Sustainable Homes](#) to be achieved by new development; the government has now withdrawn the code. The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the [National Planning Policy Framework and Planning Guidance](#). Neighbourhood plans should not be used to apply the new national technical standards.

#### **Written Statement to Parliament: Wind Energy, 18 June 2015<sup>5</sup>**

This statement indicated that, when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Maps showing the wind resource as favourable to wind turbines, or similar, will not be sufficient.

#### **Written Statement to Parliament: Neighbourhood Planning (HCWS346) – 12th December 2016<sup>6</sup>**

Neighbourhood planning was introduced by the Localism Act 2011, and is an important part of the Government's manifesto commitment to let local people have more say on local planning. With over 230 neighbourhood plans in force and many more in preparation, they are already a well-established part of the English planning system. Recent analysis suggests that giving people more control over development in their area is helping to boost housing supply – those plans in force that plan for a

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<sup>4</sup> <https://www.gov.uk/government/speeches/planning-update-march-2015>

<sup>5</sup> <http://www.publications.parliament.uk/pa/cm201516/cmhansrd/cm150618/wmstext/150618m0001.htm>

<sup>6</sup> <https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2016-12-12/HCWS346/>

housing number have on average planned for approximately 10% more homes than the number for that area set out by the relevant local planning authority.

The Government confirms that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted. However, communities who have been proactive and worked hard to bring forward neighbourhood plans are often frustrated that their plan is being undermined because their local planning authority cannot demonstrate a five-year land supply of deliverable housing sites.

This is because Paragraph 49 of the National Planning Policy Framework states that if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites relevant policies for the supply of housing should not be considered up-to-date, and housing applications should be considered in the context of the presumption in favour of sustainable development.

As more communities take up the opportunity to shape their area we need to make sure planning policy is suitable for a system with growing neighbourhood plan coverage. Building on proposals to further strengthen neighbourhood planning through the Neighbourhood Planning Bill, I am today making clear that where communities plan for housing in their area in a neighbourhood plan, those plans should not be deemed to be out-of-date unless there is a significant lack of land supply for housing in the wider local authority area. We are also offering those communities who brought forward their plans in advance of this statement time to review their plans.

This means that relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be 'out-of-date' under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:

- this written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;
- the neighbourhood plan allocates sites for housing; and the local planning authority can demonstrate a three-year supply of deliverable housing sites.

This statement applies to decisions made on planning applications and appeals from today. This statement should be read in conjunction with the National Planning Policy Framework and is a material consideration in relevant planning decisions.

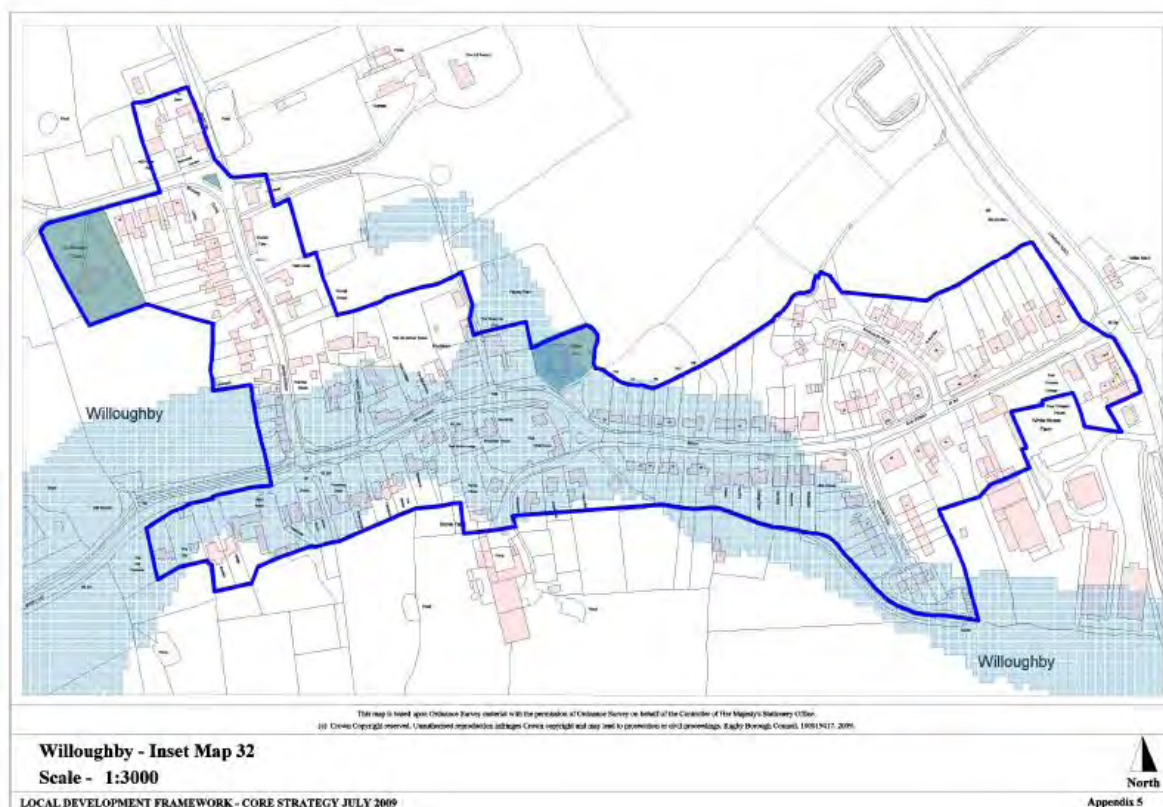
My Department will be bringing forward a White Paper on Housing in due course. Following consultation, we anticipate the policy for neighbourhood planning set out in this statement will be revised to reflect policy brought forward to ensure new neighbourhood plans meet their fair share of local housing need and housing is being delivered across the wider local authority area. It is, however, right to take action now to protect communities who have worked hard to produce their neighbourhood plan and find the housing supply policies are deemed to be out-of-date through no fault of their own.

## 3.0 Rugby Planning Policies

### 3.1 Rugby Core Strategy<sup>7</sup>

The Core Strategy provides the council's planning policy framework and outlines the vision for future development in the borough. It was adopted in June 2011 and the plan period is up to 2026. The following policies are identified as relevant to the Willoughby NDP.

#### Map 2 Willoughby Village Inset Map



#### ***Policy CS1: Development Strategy***

The location and scale of development must comply with the settlement hierarchy. It must be demonstrated that the most sustainable locations are considered ahead of those further down the hierarchy.

Willoughby is a LOCAL NEEDS SETTLEMENT where:

- Small scale development to meet local housing needs permitted within existing village boundaries.
- A threshold of 0.2 Ha applies.
- Development will not be permitted if the site could reasonably form part of a larger developable area.

<sup>7</sup> [https://www.rugby.gov.uk/directory\\_record/934/core\\_strategy](https://www.rugby.gov.uk/directory_record/934/core_strategy)

### ***Local Needs Settlements***

2.7. Local Needs Settlements will not play a role in helping to deliver Rugby Borough's strategic growth. The level of services within Local Needs Settlements is more limited than that of Main Rural Settlements and as such the development strategy affords Local Needs Settlements a greater restriction limiting new development to that which meets an identified local housing need on sites smaller than 0.2Ha in size within existing settlement boundaries.

It is expected that local housing need will be identified within a Housing Needs Survey (see 9.17). Because of the strategic importance of meeting local housing needs, in exceptional circumstances, affordable housing developments will be permitted through the application of Rural Exception Sites Policy, on the edge of Local Needs Settlements in the Countryside or Greenbelt where it can be demonstrated that there are no suitable sites within existing boundaries.

### ***Countryside***

2.8. Countryside locations are those which are not defined by a settlement boundary and are the most unsuitable for development and therefore only where national policy on countryside locations allows will development be permitted and inappropriate development will be resisted. As indicated above, the only anticipated variations to this approach will be the exceptional delivery of housing to meet a specifically identified housing need or types of development that are intrinsically appropriate to a countryside setting.

### ***Policy CS2: Parish Plans***

Where the views of a community are expressed in a Parish Plan (or equivalent), they will be taken into account in the planning system. For the views of a community to be considered, the Parish Plan will need to:

- have been endorsed by Rugby Borough Council;
- be in conformity with the LDF; and
- be regularly updated if necessary.

The use of parish plans will principally inform:

- the determination of a planning application;
- the requirement and scope of development contributions associated with a planning permission; and
- the assessment of schemes in the context of a need identified through the Parish Plan.

### ***Policy CS10: Developer Contributions***

Where it is necessary to mitigate against the impact of a development proposal; planning permission will only be granted when a legal agreement, or planning obligation is entered into with the Council, in line with the requirements of Circular 05/2005 and the Community Infrastructure Levy Regulations 2010.

In the first instance infrastructure contributions will be sought "on site". However where this is not possible an off site (commuted) contribution will be negotiated.

The type, amount and phasing of contributions sought from developers will be related to the form and scale of the development, its potential impact on the site and surrounding area and the levels of



existing infrastructure and community facilities. The financial viability of the development will also be a consideration.

Where relevant, contributions may be made to a wider 'pot' of funds where multiple developments have cumulative impacts and require combined comprehensive mitigating measures. Where appropriate, infrastructure should be delivered in advance of development.

The Planning Obligations SPD outlines the procedures of Rugby Borough Council in the negotiation of planning contributions which should be read in conjunction with this policy.

### ***Policy CS11 – Transport and New Development***

Development will be permitted where sustainable modes of transport are prioritised and measures mitigating against the transport impacts which may arise from that development or cumulatively with other proposals are provided. This shall be achieved where appropriate through the submission of a transport assessment and:

- Contributions to transport modeling work;
- The provision of travel plans to promote sustainable travel patterns for work related trips; and;
- The entering into of bus and/or freight partnerships with the County Council and/or third parties.

The thresholds above which transport assessments will be required and the relevant car parking standards for all development types are set out in the Planning Obligations SPD.

Where development proposals fall within the designated Air Quality Management Area, the transport assessment should set out how detrimental impacts on air quality will be mitigated.

### ***Policy CS13: Local Services and Community Facilities***

Existing local services and community facilities should be retained unless it can be demonstrated that:

- there is no realistic prospect of the existing use continuing for commercial and/or operational reasons
- the site has been actively marketed for a similar or alternative type of service or facility that would benefit the local community; and
- the existing service or facility can be provided in an alternative manner or on a different site in the local area

New local services and community facilities to meet the needs of local communities will be permitted in the following locations:

- as an integral part of a planned new development
- in identified areas of deprivation where the provision would contribute towards addressing the deprivation
- in existing residential areas within the urban area and defined rural village boundary settlements; and
- when a provision is identified in a Parish Plan adjacent to the settlement boundary when it cannot be met within the settlement boundary.

Provided that:

- it is readily accessible by a choice of means of transport, including by foot and cycle
- the nature and the scale of the development would be commensurate with its function to provide facilities for the local resident population
- the nature and scale of service provision will reflect and relate to the size and function of the individual settlement; and
- the development would not adversely affect the vitality and viability of the Town Centre or any planned town centre development

Where new developments are proposed the implications on existing services need to be taken into account. This may result in contributions to existing services or new provisions being accrued.

New community services and facilities should be provided in Gateway Rugby and Rugby Radio Station Sustainable Urban Extensions in order to create a focus for new communities. These services and facilities should be provided at walkable distances in order to reduce reliance on car journeys.

#### ***Policy CS14: Enhancing the Strategic Green Infrastructure Network***

The Council will work with partners towards the creation of a comprehensive Borough wide strategic GI Network which is inclusive of the Princethorpe Woodland Biodiversity Opportunity Areas as shown indicatively on the Proposals Map. This will be achieved through the following:

- The protection, restoration and enhancement of existing GI assets within the network as shown on the Proposals Map;
- The introduction of appropriate multi functional linkages between existing GI assets Where appropriate new developments must provide suitable GI linkages throughout the development and link into adjacent strategic and local GI networks or assets, where present.

#### ***Policy CS16: Sustainable Design***

All development will demonstrate high quality, inclusive and sustainable design and will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated.

Development will ensure that the amenities of existing and future neighbouring occupiers are safeguarded.

New development should seek to complement, enhance and utilise where possible, the historic environment and must not have a significant impact on existing designated and non – designated heritage assets and their settings.

Sustainable drainage systems (SUDS) should be proportionately incorporated in all new scales of developments. Infiltration SUDS should be promoted where it is practical.

Where infiltration SUDS are not applicable surface water should be discharged to a watercourse in agreement with the Environment Agency.

Considerations in reducing the use of non renewable resources and taking into account the impacts of climate change include:

- Urban heat islands and cooling
- Promoting sustainable methods of transport;
- Conserving and enhancing the built and natural environment

All new residential development should meet the water conservation standards in Level 4 of the Code for Sustainable Homes. Non-residential development shall demonstrate water efficiency of the relevant BREEAM very good standard.

Actual provision will be determined through negotiation, taking account of individual site characteristics and issues relating to the viability of development.

***Policy CS17: Sustainable Buildings***

All development shall comply with the published Building Regulations relevant at the time of construction.

As a minimum, all new development of 10 dwellings or 1000sqm of non-residential floor space or more shall incorporate decentralised and renewable or low carbon energy equipment to reduce predicted carbon dioxide emissions by at least 10%.

Development of the Sustainable Urban Extensions will achieve the highest technically feasible and financially viable carbon efficiency standards of the Code for Sustainable Homes possible, even when these standards are higher than those expected at the national level.

Actual provision will be determined through negotiation, taking account of individual site characteristics and issues relating to the viability of development.

***Policy CS19: Affordable Housing***

Affordable housing should be provided on all sites of at least 0.5 Hectares in size or capable of accommodating 15 or more dwellings. On sites between 0.5 Hectares and 1 Hectare in size a target affordable housing provision of 33.3% will be sought. On sites exceeding 1 Hectare in size or capable of accommodating 30 or more dwellings a target affordable housing provision of 40% will be sought.

New housing developments within Rugby Town will be required to provide a range of affordable dwellings of different sizes, types and tenures. New housing developments in Main Rural Settlements that are within the thresholds of this policy will be required to meet any identified Local Housing Needs as a priority before the requirements of this policy. Local Housing Need dwellings will be provided in accordance with CS22 and contribute to the achievement of the affordable housing provision target.

In circumstances where the provision of the targets set out here are likely to threaten the financial viability of a development scheme, the Council will consider a reduced target.

Further details of the requirements are outlined within the Housing Needs SPD which should be read in conjunction with this policy.

### ***Policy CS20: Local Housing Needs***

In Main Rural Settlements permission for Local Housing Needs development will be granted where it is proven to meet the identified needs of local people.

In Local Needs Settlements permission for Local Housing Needs development will be granted on sites smaller than 0.2 Hectares.

- Need will be judged with reference to the circumstances of the proposed resident including:
- The suitability of present accommodation to meet the need and whether it could be converted to meet it; and
- Whether the need can be met from the existing housing stock

There must be an established local connection for those local people that claim to be in housing need. Local people will include:

- A person or persons and their dependants residing permanently in the parish or adjoining parish, for at least 5 years or more in the previous 20 years;
- A person or persons required to live close to another person who satisfies the above criteria and is in essential need of frequent attention and/or care due to age, ill health and/or infirmity;
- A person or persons required to live close to their place of work in the parish or an adjoining parish.

In all cases where a local need has been clearly identified arrangements for the management and occupation of dwellings must be made to ensure that all dwellings provided will be, and will remain available for occupancy by eligible local people both initially and in perpetuity.

In circumstances where the provision of this requirement is likely to threaten the financial viability of a development scheme, the council will consider a reduced provision.

### ***Policy CS21: Rural Exceptions Sites***

The development of affordable housing that meets the needs of local people, as defined in policy CS20, will be permitted as a Rural Exception Site adjacent to defined settlement boundaries, where development is normally resisted, if all of the following criteria are met:

- It is clearly demonstrated that there is a local need for affordable housing which outweighs other policy considerations;
- It is demonstrated no alternative suitable sites exist within the defined settlement boundary;
- The development consists exclusively of affordable housing;
- Developments do not have an adverse impact on the character and/or appearance of settlements, their setting or the surrounding countryside;

In all cases arrangements for the management and occupation of dwellings must be made to ensure that all dwellings provided will be, and will remain available for occupancy by eligible local people at an affordable cost and at a range of tenures, both initially and in perpetuity.

## 3.2 Saved Local Plan Policies <sup>8</sup>

### **Saved Local Plan Policies (Post Core Strategy Adoption) June 2011**

#### **Policy GP2 – Landscaping**

The landscape aspects of a development proposal will be required to form an integral part of the overall design. A high standard of appropriate hard and soft landscaping will be required. All proposals should ensure that:

1. Important site features have been identified for retention through a detailed site survey;
2. The landscape character of the area is retained and, where possible, enhanced;
3. Features of ecological, geological and archaeological significance are retained and protected and opportunities for enhancing these features are utilised
4. Opportunities for utilising sustainable drainage methods are incorporated;
5. New planting comprises native species which are of ecological value appropriate to the area
6. In appropriate cases; there is sufficient provision for planting within and around the perimeter of the site to minimise visual intrusion on neighbouring uses or the countryside; and
7. Detailed arrangements are incorporated for the long-term management and maintenance of landscape features.

#### **Policy GP5 – Renewable energy**

The provision of renewable energy schemes will be encouraged where careful consideration has been given to design, layout and siting in the landscape.

Planning permission will be granted where no material harm would result in relation to residential amenity and the environment.

#### **Policy E6 – Biodiversity**

The Borough Council will seek to safeguard maintain and enhance features of ecological and geological importance, in particular priority habitats/species and species of conservation concern.

Developers will be required to take measures during the development process to prevent the disturbance of wildlife and to make provision for the protection and subsequent retention of natural features and necessary supporting habitats, such as ponds, hedgerows, ditches and trees which are to be retained. Where loss of habitat is unavoidable, adequate mitigation measures should be undertaken and only where this is not possible, adequate compensation measures should be implemented.

Where necessary the Borough Council will seek long term management plans, which will be secured by planning conditions or obligations.

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<sup>8</sup> [https://www.rugby.gov.uk/downloads/file/275/core\\_strategy\\_-\\_saved\\_local\\_plan\\_policies](https://www.rugby.gov.uk/downloads/file/275/core_strategy_-_saved_local_plan_policies)

### **Policy E17 – Development affecting parks and gardens and other elements of the historic landscape**

Planning permission will not be granted for development, which would adversely affect the character, appearance, or setting of a:

1. Park, or Garden registered as being of Special Historic Interest, or
2. Any other element of the Historic Landscape, or
3. Parks or gardens of acknowledged local importance

Or, which would detract from the contribution they make to other features and the wider landscape, unless:

1. The need for and benefits of the development for the community can not otherwise be achieved and are sufficient to override the need to preserve the Park, or Garden, or other element of the Historic Landscape; and
2. All opportunities for avoiding potential adverse impacts are taken and if this cannot be achieved their mitigation.

Development proposals should not compromise the future restoration of such Parks or Gardens, or other element of the Historic Landscape and wherever possible should seek to enhance such features.

### **Policy T5 - Parking facilities**

Planning permission will only be granted for development incorporating satisfactory parking facilities including provision for motor cycles, cycles and for people with disabilities, (or impaired mobility), based on the Borough Council's standards (contained in Appendix 3).

### **Policy H12 – Open space provision in residential developments in the rural area**

Outside the Rugby urban area planning permission will be granted for residential developments on sites of 0.2 hectares or more and/or capable of accommodating 6 or more dwellings, where appropriate open space provision is made in accordance with the standards set out in Policy LR1.

All such developments will be expected to provide adequate amenity greenspace in accordance with Policy LR1.

### **Policy ED14 – Working from home**

The change of use of part of a dwelling to Use Class B1 will be permitted where this is for the use of the occupants of the dwelling and that the change of use would not have a detrimental impact on the local environment or amenity.

### **Policy LR3 – Quality and accessibility of open space**

Planning permission will only be granted for the provision of open space, which would comprise a high quality and accessible facility, and which ensures that open space:

1. Is appropriately maintained, if necessary through the use of developer contributions
2. Is secure and safe,
2. Is attractive in appearance,
3. Enhances the natural and cultural environment,
4. Provides appropriate ancillary facilities and equipment,
5. Is conveniently accessed and facilitates access to other areas of open space, including the countryside, and
6. Facilitates access by a choice of transport.
7. Avoids any significant loss of amenity to residents, neighbouring uses or biodiversity.

Planning permission will be granted for development, which enhances the quality and accessibility of existing open space, provided it accords with Policy LR4.

### **Policy LR4 – Safeguarding open space**

Planning permission for the development of Open Space shown on the Proposals Map for non-sport and recreation uses will be granted provided that:

1. The open space is no longer needed or of value for its current or other open space use now and in the foreseeable future; or
2. The development would result in the enhancement of sport and recreation facilities sufficient to outweigh any loss of the existing facilities; or
3. In the case of school playing fields, the development is for educational purposes that outweigh the loss of the existing facilities.

### **LR11 – Conversion of buildings to tourist facilities**

Planning permission will be granted for the conversion of a building to provide tourist facilities, provided the following criteria are met;

1. The building is suitably constructed and worthy of retention by virtue of its historic or architectural interest or its contribution to the character of the area;
2. The building does not require extensive alteration, extension or rebuild to make it suitable for the intended purpose; and
3. Where the building is in the countryside or a local needs settlement, and the application is for holiday accommodation, the applicant can demonstrate that the building cannot be developed for an employment generating use and conditions are imposed to ensure that the property is not used as full-time residence.

### 3.3 Rugby Borough Council Local Plan – 2011-2031 Publication Draft (including Main Modifications, August 2018) <sup>9</sup>

The Local Plan sets out a vision, policies and proposals for future development and land use.

A public consultation on the publication draft of the Local Plan ran from Monday 26 September to Friday 11 November. An additional period of consultation on the publication draft ran from Wednesday 30 November to 5pm on Wednesday 11 January.

The Local Plan was submitted to the Secretary of State for independent examination in public in July 2017, following a resolution of the council at a meeting held on 21 June.

**4 November 2018** - Summaries of representations received during the public consultation on the Local Plan post-examination hearing main modifications have now been published on the [council's website](#). The summaries can also be viewed in the main reception at the Town Hall during office hours (9am to 5pm, Monday to Friday).

**5 October 2018** - The public consultation on the post-examination hearing main modifications to the Local Plan closed at 5pm.

**14 August 2018** - A public consultation on the post-examination hearing main modifications to the Local Plan has started. The consultation runs until 5pm on Friday 5 October.

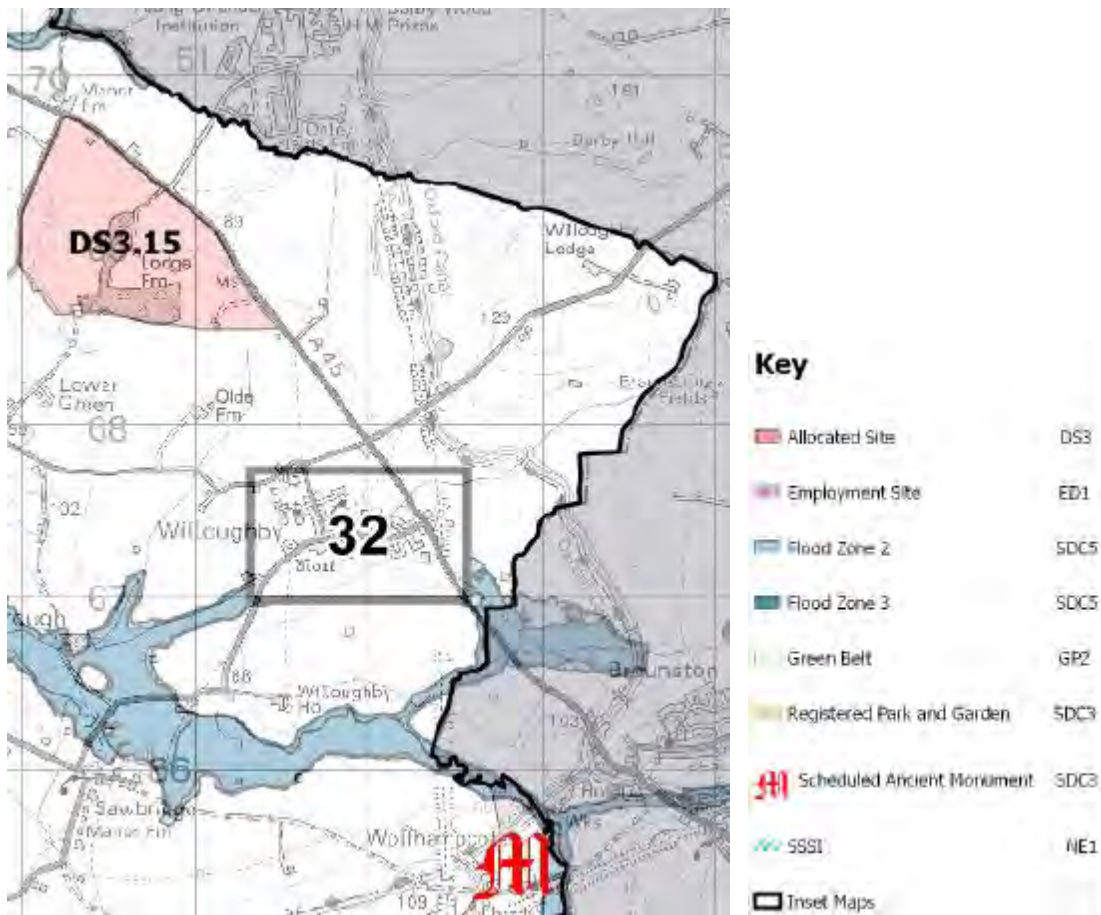
The examination is ongoing.

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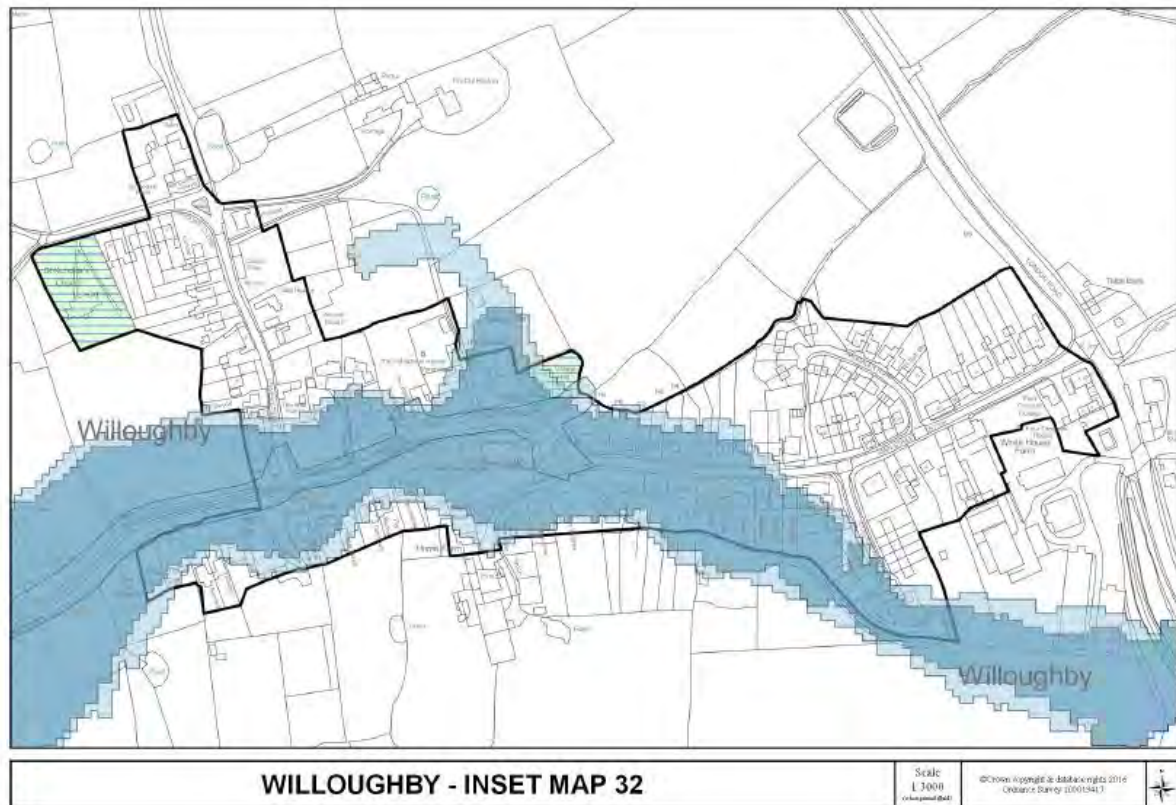
<sup>9</sup> [https://www.rugby.gov.uk/downloads/file/1115/local\\_plan\\_-\\_publication\\_draft](https://www.rugby.gov.uk/downloads/file/1115/local_plan_-_publication_draft)



## Proposals Map - Extract



## Willoughby Village Inset Map 32.



Last updated - 28 September 2016

### Local Plan Policies

**(including Main Modifications, Published for Consultation from Tuesday 14 August to Friday 5 October 2018).**

#### Policy GP1: Securing Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants to jointly find solutions, which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay unless material considerations indicate otherwise.

## **Policy GP2: Settlement Hierarchy**

Development will be allocated and supported in accordance with the following Settlement Hierarchy, as defined on the Proposals Map:

### **Rural Villages**

Development will be permitted within existing boundaries only, including the conversion of existing buildings where national policy permits.

### **Countryside**

New development will be resisted; only where national policy on countryside locations allows will development be permitted.

## **Policy GP3: Previously Developed Land and Conversions**

The Council will support the redevelopment of previously developed land where proposals are compliant with the policies within this Local Plan. In particular consideration will be given to the following:

- The visual impact on the surrounding landscape and properties;
- The impact on existing services if an intensification of the land is proposed; and
- The impact on any heritage or biodiversity assets.

Proposals to re-use and adapt existing buildings in rural areas will be permitted subject to the following criteria:

- the building is of permanent and substantial construction;
- the condition of the building, its nature and location, makes it suitable for re-use or adaptation;
- the proposed use or adaptation can be accommodated without extensive rebuilding;
- The proposal is of a high quality and sustainable design, retaining the external and/or internal features that contribute positively to the character of the building and its surroundings;
- the proposal retains and respects the special qualities and features of listed and other traditional rural buildings; and
- the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside.

Proposals which are deemed to be Permitted Development or where Prior Approval is required and granted under The Town and Country Planning General Permitted Development) (England) Order 2015 (or any subsequent updates to this) do not need to comply with the provisions of GP3. For proposals which involve changes to historic assets or their setting, this policy should be read in conjunction with SDC3: Protecting and Enhancing the Historic Environment.

## **Policy GP5: Neighbourhood level documents**

### **Neighbourhood Plans**

The Council will support communities in the preparation of neighbourhood plans.

Neighbourhood plans will need to:

- have been through an independent examination process and have been made by Rugby Borough Council;
- be in general conformity with the strategic policies of this Local Plan; and

- not promote less development than is set out in this Local Plan.

Once made a neighbourhood plan forms part of the Development Plan for the Borough. The planning policies contained within a made neighbourhood plan will be used alongside the policies of this Local Plan to determine decisions on planning applications. Neighbourhood plans can also help to inform the requirement and scope of development contributions associated with a planning permission.

### **Parish Plans and Design Guides**

Parish Plans and design guides will need to:

- have been endorsed by Rugby Borough Council; and
- be in general conformity with the Local Plan.

Parish Plans and Design Guides do not form part of the development plan for the Borough. They will be a material consideration in determining decisions on planning applications.

### **Policy DS1: Overall Development Needs**

The following levels of housing and employment development will be planned for and provided within Rugby Borough between 2011 and 2031:

a) 12,400 additional homes, including 2,800 dwellings to meet Coventry's unmet needs, with the following phased annual requirement:

- Phase 1 2011-2018 540 dwellings per annum
- Phase 2 2018-2031 663 dwellings per annum.

b) 208 ha of employment land, including 98 ha to meet Coventry's unmet needs.

All new development will be sustainable and of a high quality, fully supported by infrastructure provision and environmental mitigation and enhancement as required in the policies contained within this Plan.

### **Policy H1: Informing Housing Mix**

To deliver a wide choice of high quality market homes across the Borough residential development proposals must form a mix of market housing house types and sizes consistent with the latest Strategic Housing Market Assessment.

New residential development should contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first time buyers, current demand and existing housing stock.

The council will consider an alternative mix in the following circumstances where it is clearly demonstrated how the delivery of a mix which has regard to the SHMA, or relevant update, is compromised:

- where the shape and size of the site justifies the delivery of a mix of housing;
- the location of the site, for example sustainable and very accessible sites within or close to Rugby town centre or the train station;

- sites with severe development constraints where the housing mix may impact on viability, where demonstrated through submission of viability appraisal;
- where a mix of housing would compromise the ability of the development to meet a specifically identified affordable or specialist housing need;
- conversions, where the characteristics of the existing building prohibit a mix to be delivered.
- Large development proposals will be expected to consider the contribution self-build can make to the mix and type of development; and
- where market factors demonstrate an alternative mix would better meet local demand.

Sustainable Urban Extensions will be expected to provide opportunities for self-build and custom build as part of the mix and type of development.

### **Policy H2: Affordable Housing Provision**

Affordable housing should be provided on all sites of at least 0.36 hectares in size or capable of accommodating 11 (net) dwelling units or more (including conversions and subdivisions).

On previously developed sites a target affordable housing provision of 20% will be sought.

On green field sites a target affordable housing provision of 30% will be sought.

The tenure and mix of the affordable housing units should be in compliance with the latest SHMA guidance.

The target levels will be expected to be provided unless the local planning authority is satisfied by robust financial viability evidence that development would not be financially viable at the relevant target level. Such evidence will be required to be submitted with the planning application to justify any reduced levels of affordable housing provision proposed for assessment using an open-book approach and may be subject to independent assessment (e.g. by the District Valuer Services or equivalent).

Development should provide for the appropriate integration of affordable housing and market housing, in order to achieve an inclusive and mixed community.

Affordable housing should be provided on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified, and the agreed approach contributes to the objective of creating mixed and balanced communities.

### **Policy H3: Housing for rural businesses**

Proposals for a permanent dwelling, either by new build or conversion, for occupation by a person engaged in an agricultural operation, or rural business within the countryside, will only be supported if all of the following criteria are met:

- a) There is a clearly established essential need for a dwelling;
- b) The need relates to a full-time worker, or one who is primarily employed in the activity to which the application relates;
- c) The agricultural unit and the rural enterprise concerned, are currently financially sound, and have a clear prospect of remaining so; and

d) The essential need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.

The size of any such rural workers dwelling should be commensurate with the established essential requirement. Dwellings that are unusually large in relation to the needs of the unit, will not be permitted.

Any permission granted will be subject to an 'occupancy' condition. The variation or removal of such a condition will only be granted if it is clear that its original purpose is obsolete and no longer required.

Proposals for the removal of occupancy conditions would only be permitted if the applicant can demonstrate that long term need for a Rural Workers Dwelling has ceased, and the Council is satisfied that the dwelling has been sufficiently marketed.

#### **Policy H4: Rural Exceptions Sites**

The development of affordable housing that meets the needs of local people will be permitted as a Rural Exception Site adjacent to defined rural settlement boundaries, where development is normally resisted, if all of the following criteria are met:

- a) It is clearly demonstrated that there is a local need for affordable housing which outweighs other policy considerations;
- b) It is demonstrated no suitable alternative sites exist within the defined settlement boundary; and
- c) Developments do not have an adverse impact on the character and/or appearance of settlements, their setting or the surrounding countryside.

In all cases arrangements for the management and occupation of dwellings must be made to ensure that all dwellings provided will be, and will remain available for occupancy by eligible local people at an affordable cost and at a range of tenures, both initially and in perpetuity.

In some circumstances a small proportion of open market housing may be allowed where it can be shown that the scheme will deliver significant affordable housing and viability is a key constraint.

#### **Policy H5: Replacement Dwellings**

The replacement of dwellings within the Countryside and Green Belt will be permitted provided that:

- a) The form and bulk of the new dwelling is not materially larger than that of the original dwelling or that which could be achieved as permitted development; and
- b) The new dwelling is not more intrusive in the landscape than that which it replaces;
- c) the new dwelling has substantially the same siting as the existing; and
- d) the existing dwelling to be demolished is not of historic merit.

The removal of permitted development rights by condition may be included in any approval.

### **Policy ED3: Employment development outside Rugby urban area**

With the exception of those sites allocated for employment purposes in this Local Plan, or with a current B use class, employment development will not be permitted outside the Rugby urban area except in the following circumstances:

- Conversion of a building for employment purposes, subject to its location and character, including historic or architectural merit, being suitable for the proposed use and it having been in existence for at least ten years;
- Redevelopment, at a similar scale, of an existing building or vacant part of an existing employment site for employment purposes, where this would result in a more effective use of the site;
- Sustainable expansion of an existing group of buildings for business uses where the site is readily and regularly accessible by means of transport other than the private car; or
- A building or structure related to agriculture, horticulture or forestry where it is genuinely required as an ancillary use for an existing rural employment development.

To be considered acceptable, any proposals meeting one of these exceptions must also demonstrate compliance with all other relevant policies in the Local Plan, in particular where a proposal is located in the Green Belt.

All proposals will be subject to a thorough assessment to make sure their scale, nature and location are appropriate, including the need to:

- Limit the impact on local communities, the character of the local landscape, and the natural environment;
- Minimise impact on the occupiers and users of existing properties in the area;
- Avoid an increase in traffic generation that would have a severe impact on the local road network, unless suitable mitigation to address the impact can be provided;
- Make provision for sustainable forms of transport wherever appropriate and justified; and
- Prioritise the re-use of brownfield land and existing buildings.

### **Policy ED4: The Wider Urban and Rural Economy**

The following forms of development and uses are acceptable in principle both in and outside the urban area, subject to the content of other policies in the Local Plan.

#### **Tourism and Leisure**

- Small-scale tourism, visitor accommodation and leisure based uses, including sport and recreation, particularly those which would help to provide local employment and support rural services;
- Purpose-built visitor accommodation that is directly associated with and related to the scale and nature of an existing use;
- A small-scale expansion of an existing holiday caravan/chalet site where this would secure benefits to its function and appearance;
- Golf courses, golf driving ranges and ancillary facilities;
- New or extended, relative to the scale and nature of an existing development, garden centres and nurseries; or

- Equine and equestrian related activities, wherever practicable using existing buildings and structures.

### **Farm Diversification**

Proposals that would support the ongoing viability of farms and other agricultural operations will be encouraged, subject to the following criteria being assessed and satisfied:

- development on best quality agricultural land is avoided;
- existing buildings and structures can be utilised as much as possible;
- the scale and nature of the development is integrated into the existing landscape, with minimal adverse impact to its character;
- the impact of the proposal on existing properties in the locality is minimal; and
- the generation of vehicular movements is acceptable, and suitable consideration is given to of access and parking.

### **Policy HS1: Healthy, Safe and Inclusive Communities**

The potential for creating healthy, safe and inclusive communities will be taken into account when considering all development proposals. Support will be given to proposals which:

- provide homes and developments which are designed to meet the needs of older people and those with disabilities;
- provide energy efficient housing to help reduce fuel poverty;
- design and layout development to minimise the potential for crime and anti-social behaviour and improve community safety;
- contribute to the development of a high quality, safe and convenient walking and cycling network;
- contribute to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and by bicycle;
- seek to encourage healthy lifestyles by providing opportunities for formal and informal physical activity, exercise, recreation and play and, where possible, healthy diets;
- improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space;
- deliver, or contribute to, new and improved health services and facilities in locations where they can be accessed by sustainable transport modes;
- provide good access to local shops, employment opportunities, services, schools and community facilities; and
- do not involve the loss of essential community buildings and social infrastructure.

### **Policy HS2: Health Impact Assessments**

All major development proposals will be required to demonstrate that they would not generate detrimental impacts on health and wellbeing.

National guidance recognises that major development proposals have potentially greater impacts on health and wellbeing. As such, proposed development above the thresholds set out below will need to demonstrate that they would not generate adverse impacts on health and wellbeing:



- All residential development of 150 units and above and where the site area is 5 hectares or above;
- non-residential development where the area of development exceeds 1ha; and
- development located on an industrial estate exceeding 5ha

Where development proposals meet the above criteria, an assessment of potential impacts on health and wellbeing should be demonstrated through:

- A Health Impact Assessment screening report; and
- A full Health Impact Assessment where the screening report identifies that significant impacts on health and wellbeing would arise from the development

Where required Health Impact Assessments should to be prepared in accordance with advice and best practice for such assessments as published by the Department of Health and other agencies, such as the Coventry and Rugby Clinical Commissioning Group, Public Health Warwickshire, University Hospitals Coventry and Warwickshire NHS Trust.

Where it is demonstrated that a development proposal would have a significant adverse impact on wellbeing, the Borough Council may require appropriate mitigation measures through planning conditions, financial or other contributions secured through planning obligations and/or the Council's CIL charging schedule.

### **Policy HS3: Protection and Provision of Local Shops, Community Facilities and Services**

Proposals that would result in a significant or total loss of site and/or premises currently or last used for a local shop, post office, public house, community or cultural facility or other service that contributes towards the sustainability of a local settlement or the urban area will not be permitted except where the applicant demonstrates that:

- alternative provision of equivalent or better quality, that is accessible to that local community, is available within the settlement or will be provided and made available prior to commencement of redevelopment; or
- there is no reasonable prospect of retention of the existing use as it is unviable as demonstrated by a viability assessment and all reasonable efforts to secure suitable alternative business or community re-use been made for a minimum of 12 months or a period agreed by the Local Planning Authority prior to application submission.

Provision of new community facilities and services will be supported provided that:

- it is readily accessible by a choice of means of transport, including by foot and cycle;
- the nature and the scale of the development would be commensurate with its function to provide facilities for the local resident population. The nature and scale of service provision will reflect and relate to the size and function of the individual settlement; and
- the development would not adversely affect the vitality and viability of the Town Centre or any planned town centre development

### **Policy HS5: Traffic Generation and Air Quality, Noise and Vibration**

Development proposals should promote a shift to the use of sustainable transport modes and low emission vehicles (including electric/hybrid cars) to minimise the impact on air quality, noise and vibration caused by traffic generation. Proposals should be located where the use of public transport, walking and cycling can be optimised. Proposals should take full account of the cumulative impact of all development including that proposed in this Local Plan on traffic generation, air quality noise and vibration. Development proposals should complement the Air Quality Action Plan.

Development throughout the Borough of more than 1,000 sqm of floorspace or 10 or more dwellings or development within the Air Quality Management Area (see Appendix 8) that would generate any new floorspace must:

1. Achieve or exceed air quality neutral standards; or
2. Address the impacts of poor air quality noise and vibration due to traffic on building occupiers, and public realm or amenity space users by reducing exposure to and mitigating their effects, proportionate to the scale of the development. This can be achieved using design solutions that include:
  - Orientation and layout of buildings, taking into account building occupiers, public realm and amenity space users;
  - Appropriate abatement technologies; and
  - Urban greening appropriate for providing air quality benefits.
3. Where air quality neutral standards are not met, measures to offset any shortfall will be required, according to the following hierarchy:
  - On-site measures; then
  - Off-site measures; then
  - Financial contributions.

### **Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets**

The Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity as set out below

Development will be expected to deliver a net gain in biodiversity and be in accordance with the mitigation hierarchy below. Planning permission will be refused if significant harm resulting from development affecting biodiversity cannot be:

- avoided, and where this is not possible;
- mitigated, and if it cannot be fully mitigated, as a last resort;
- compensated for.

Sites of International and European Importance

Development that is likely to result in an adverse effect , on the integrity of any European site (either alone or in combination), will not be permitted unless:

- there are no alternative solutions; and
- there are imperative reasons for overriding public interest; and
- adequate compensatory measures can be taken to ensure the overall coherence of Natura 2000 is protected.

As per the requirements of the Habitat Regulations.

Sites of International or European Importance Include: Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites.

### **Sites of National Importance**

Development affecting nationally important Sites of Special Scientific Interest (SSSIs) either directly or indirectly will only be permitted in exceptional circumstances where the benefits of development clearly outweigh the impacts on the site or species.

### **Sites of Local Importance**

Development likely to result in the loss, deterioration, degradation or harm to habitats or species of local importance to biodiversity, or geological or geomorphological conservation interests, either directly or indirectly, will not be permitted for Local Nature Reserves (LNRs); Local Wildlife Sites (LWS), Local Geological Sites (LGS), European and UK protected species, or Biodiversity Action Plan habitats unless:

- The need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest. All Development proposals impacting on local wildlife sites will be expected to assess the site against the 'Green Book'<sup>1</sup> criteria to determine the status of the site and to ascertain whether the development clearly outweighs the impacts on the site;
- It can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interest; and
- Measures can be provided (and secured through planning conditions or legal agreements), according to the mitigation hierarchy as set out above. The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network.

### **Ancient Woodland**

Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland, and/or the loss of aged or veteran trees found outside of ancient woodland unless the need for, and benefits of, the development in that location clearly outweighs the loss.

All development proposals in the proximity of ancient woodland shall incorporate buffers having regard to Natural England's standing advice.

### **Ecological Assessment**

All proposals likely to impact on the sites noted above will require be subject to an Ecological Assessment. The Ecological Assessment shall should include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of the development.

1 The Green Book: Guidance for the Selection of Local Wildlife Sites in Warwickshire, Coventry and Solihull (2015) Local Wildlife Sites Project: Habitat Biodiversity Audit for Warwickshire.

#### **Policy NE4: Strategic Green and Blue Infrastructure**

The Council will work with partners towards the creation of a comprehensive Borough wide Strategic Green and Blue Infrastructure Network which is inclusive of the Princethorpe Woodland Biodiversity Opportunity Areas (also known as the Princethorpe Woodlands Living Landscape), as shown on the Green and Blue Infrastructure Policies Map. This will be achieved through the following:

- the protection, restoration and enhancement of existing and potential Green and Blue Infrastructure assets within the network as shown on the policies map; and
- the introduction of appropriate multi-functional corridors between existing and potential Green and Blue Infrastructure assets

Where appropriate new developments must provide suitable Green Infrastructure corridors throughout the development and link into adjacent strategic and local GI networks or assets where present.

Where such provision is made a framework plan should be produced as part of the planning application demonstrating the contribution to the overall achievements of the multi-functional strategic Green/Blue Infrastructure network. A management plan, based on delivering the framework plan and detailing how the infrastructure will be managed, may be required by condition.

#### **Policy NE3: Landscape Protection and Enhancement**

New development which positively contributes to landscape character will be permitted.

Development proposals will be required to demonstrate that they:

- integrate landscape planning into the design of development at an early stage;
- consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;
- relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance;
- identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;
- aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;
- address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing and expanding these features through means such as buffering and reconnecting fragmented areas; and
- are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements.

#### **Policy SDC1: Sustainable Design**

All development will demonstrate high quality, inclusive and sustainable design and new development will be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. All developments should aim to add to the overall quality of the areas in which they are situated

Factors including the massing, height, landscape, layout, materials and access should also be a key consideration in the determination of planning applications.

The Council will consider appropriate housing density on a site by site basis with decisions informed by local context of the area in terms of design considerations, historic or environmental integration, local character, identified local need and, where relevant, a Neighbourhood Development Plan.

Proposals for new development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.

Proposals for housing and other potentially sensitive uses will not be permitted near to or adjacent sites where there is potential for conflict between the uses, for example, an existing waste management site. Such proposals must be accompanied by supporting information demonstrating that the existing and proposed uses would be compatible and that the proposal has addressed any potential effects of the existing use on the amenity of the occupiers of the proposed development.

Developers should provide adequate off-street storage space for wheeled bins, including storing recycling, to serve all new residential properties, including conversions. This requirement is particularly important in designated Conservation Areas where the visual importance of the street scene has been acknowledged and there is a duty for the area's character and appearance to be preserved or enhanced. Provision can be in the form of storage space integral to the design of the property, dedicated space externally, in a communal storage area, or in underground waste storage systems.

Proposals relating to the enhanced energy efficiency of existing buildings will be supported in accordance with the most up to date national regulations.

### **Policy SDC2: Landscaping**

The landscape aspects of a development proposal will be required to form an integral part of the overall design. A high standard of appropriate hard and soft landscaping will be required. All proposals should ensure that:

- Important site features have been identified for retention through a detailed site survey;
- Features of ecological, geological and archaeological significance are retained and protected and opportunities for enhancing these features are utilised (consideration will also be given to the requirements of policies NE1 and SDC3 where relevant);
- Opportunities for utilising sustainable drainage methods are incorporated;
- New planting comprises native species which are of ecological value appropriate to the area;
- In appropriate cases; there is sufficient provision for planting within and around the perimeter of the site to minimise visual intrusion on neighbouring uses or the countryside; and
- Detailed arrangements are incorporated for the long-term management and maintenance of landscape features.

### **Policy SDC3: Protecting and enhancing the Historic Environment**

Development will be supported that sustains and enhances the significance of the Borough's heritage assets including listed buildings, conservation areas, historic parks and gardens, archaeology, historic landscapes and townscapes.

Development affecting the significance of a designated or non-designated heritage asset and its setting will be expected to preserve or enhance its significance.

To conserve and enhance the Borough's heritage assets, development proposals must:

a) Understand the Asset

Applications with the potential to affect the significance of a heritage asset will be required to provide sufficient information and assessment (such as desk-based appraisals, field evaluation, and historic building reports) of the impacts of the proposal on the significance of heritage assets and their setting.

The Warwickshire Historic Environment Record, the Borough's Conservation Area Character Appraisals and Management Plans, the Local List of non-designated heritage assets, the Warwickshire Historic Towns Study and Historic Landscape Characterisation Study are examples of sources of information that will be used to inform the consideration of future development including potential conservation and enhancement measures.

b) Conserve the Asset

Great weight will be given to the conservation of the Borough's designated heritage assets. Any harm to the significance of a designated heritage asset must be justified. Proposals causing substantial harm to designated heritage assets will need to demonstrate that the harm is necessary to achieve substantial public benefits sufficient to outweigh the harm or loss. Alternatively it must be demonstrated that all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use

Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this will be weighed against the public benefits of the proposal.

In weighing applications that affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.

Non-designated archaeological sites of equivalent significance to scheduled monuments should be considered subject to the criteria for designated heritage assets.

#### **Policy SDC4: Sustainable Buildings**

##### Residential buildings

All new dwellings shall meet the Building Regulations requirement of 110 litres of water/person/day unless it can be demonstrated that it is financially unviable.

##### Non-residential buildings

All non-residential development over 1000 sqm should aim to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent) unless it can be demonstrated that it is financially unviable.

In meeting the carbon reduction targets set out in the Building Regulations and BREEAM standards the Council will expect development to be designed in accordance with the following energy hierarchy:

- Reduce energy demand through energy efficiency measures
- Supply energy through efficient means (i.e. low carbon technologies)
- Utilise renewable energy generation

Actual provision will be determined through negotiation, taking account of individual site characteristics and issues relating to the viability of development.

The re-use and recycling of surface water and domestic waste water within new development will be encouraged.

#### **Policy SDC5: Flood Risk Management**

A sequential approach to the location of sustainable development will be undertaken by the Council based on the Environment Agency's flood zones as shown on the latest Flood Map for Planning and Strategic Flood Risk Assessment. (SFRA). This will steer new development to areas with the lowest probability of flooding, in order to minimise the flood risk to people and property and manage any residual risk.

If, following application of the sequential test, it is not possible or consistent with wider sustainability objectives for the development to be located in zones with a lower probability of flooding, then the Exception Test can be applied as set out in the NPPF.

Following the Sequential Test, and if required the Exception Test, development will only be permitted where the following criteria are met:

- that the development does not increase flood risk elsewhere
- Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and
- Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

Land that is required for current and future flood management will be safeguarded from development. Opportunities to reduce the causes and impacts of flooding should be taken where possible.

Applicants will be required to demonstrate how they comply with this Policy by way of a site-specific Flood Risk Assessment (FRA) which is appropriate to the scale and nature of the development proposed, where the development is:

- in Flood Zone 2 or 3 as defined by the Environment Agency's Flood Map or Rugby Borough SFRA;
- minor development and change of use more than 1ha and in Flood Zone 1;

- within 20m of a watercourse;
- adjacent to, or including, any flood bank or other flood control structure; or
- within an area with critical drainage problems.

The FRA must assess the flood risk from all sources and identify options to mitigate the flood risk to the development, site users and surrounding area.

### **Policy SDC6: Sustainable Drainage**

Sustainable Drainage Systems (SuDS) are required in all major developments and all development in flood zones 2 and 3. Such facilities should preferably be provided on-site or, where this is not possible, close to the site, and:

- be designed and located outside the floodplain and to integrate with Green Infrastructure functions;
- be appropriate for the needs of the site;
- promote enhanced biodiversity;
- improve water quality;
- increase landscape value; and
- provide good quality open spaces.

Infiltration SuDS is the preferred way of managing surface water. The developer will carry out infiltration tests where possible and a groundwater risk assessment to ensure that this is possible and that groundwater would not be polluted. Where it is proven that infiltration is not possible, surface water should be discharged into a watercourse (in agreement with the Lead Local Flood Authority (LLFA) at pre-development greenfield run off rates or into a surface water sewer if there is no nearby surface water body.

In exceptional circumstances, where a sustainable drainage system cannot be provided, it must be demonstrated that:

- an acceptable means of surface water disposal is provided which does not increase the risk of flooding or give rise to environmental problems and improves on the current situation; and
- contributions will be made to off-site SUDS schemes if located in an area known to suffer surface water flooding the development should seek to offer a strategic solution.

### **Policy SDC7: Protection of the Water Environment and Water Supply**

Developers will be expected to ensure that there is adequate water supply to serve existing and proposed developments by:

- minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water having due regard to Severn Trent's Water Resource Management Plan and Strategic Business Plan as well as the findings of the Water Cycle Study; and
- ensuring development is in accordance with the Water Framework Directive Objectives and does not adversely affect the waterbodies' ability to reach good status or potential as set out in the River Severn 'River Basin Management Plan' (RBMP).



Development will not be permitted where proposals have a negative impact on water quality, either directly through pollution of surface or ground water, or indirectly through the overloading of Wastewater Treatment Works. Prior to any potential development, consultation must be held with Severn Trent Water to ensure that the required wastewater infrastructure is in place in sufficient time.

Development will not be permitted where the sensitivity of the groundwater environment, or the risk posed by the type of development is deemed to pose an unacceptable risk of pollution of the underlying aquifer.

#### **Policy SDC 8: Supporting the provision of renewable energy and low carbon technology**

Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will be supported in principle subject to all of the following criteria being demonstrated:

- the proposal has been designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity;
- the proposal has been designed to minimise the adverse impacts (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact;
- there is no unacceptable impact on heritage assets and their setting;
- the scheme maximises appropriate opportunities to address the energy needs of neighbouring uses (for example linking to existing or emerging District Heating Systems);
- for biomass, it must be demonstrated that fuel can be obtained from a sustainable source and the need for transportation will be minimised;
- for proposals for hydropower the application must be supported by a Flood Risk Assessment and Water Framework Directive assessment;
- for wind turbines, the proposed development site is identified as suitable for wind energy development in a Local or Neighbourhood Plan;
- for solar farms proposed on the best and most versatile agricultural land a sequential test has to be undertaken as outlined in the supporting text to this policy. Where it is proven that the use of the best and most versatile agricultural land is necessary, conditions may be applied to an approval to require the land to be restored to its previous greenfield use when the operation ceases; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

#### **Policy SDC 9: Broadband and mobile internet**

Developers of new developments (residential, employment and commercial) will be expected to facilitate and contribute towards the provision of broadband infrastructure suitable to enable the delivery of broadband services across Rugby Borough to ensure that the appropriate service is available to those who need it.

Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included, wherever possible and viable.

### **Policy D1: Transport**

Development will be permitted where sustainable modes of transport are prioritised and measures designed to mitigate transport impacts arising from either individual development proposals or cumulative impacts caused by a number of proposals are provided. Proposals should have regard to the Sustainable Transport Strategy.

...

Smaller scale development must also be accompanied by a Transport Statement which should address:

- opportunities for sustainable transport to serve the proposed development;
- whether safe and suitable access to the site can be achieved; and
- whether improvements can be undertaken that cost effectively mitigate the impacts of the development.

Proposals should be considered in the light of the transport mitigation measures identified in the Infrastructure Delivery Plan, and other localised impacts as identified in the transport assessments and statements.

### **Policy D2: Parking facilities**

Planning permission will only be granted for development incorporating adequate and satisfactory parking facilities including provision for motor cycles, cycles and for people with disabilities, (or impaired mobility), based on the Borough Council's Standards included at Appendix 5 of this Local Plan.

Electric and/or hybrid vehicle charging points are required to be provided as part of development as outlined in Appendix 5 unless it can be demonstrated that it is financially unviable.

## 4.0 Local Plan Evidence Base - Reviews, studies and assessments<sup>10</sup>

### 4.1 Rugby Brough Council Green Infrastructure Study, Final report June 2009

The following extracts may be useful for the NDP:

#### 7.2 Description of the strategic GI Network

The study describes the strategic GI network (p45) as:

- River network and associated sites. Rivers form a natural interconnected network that, together with their floodplains and associated habitats, provide a range of functions relating to natural and ecological processes.
- Canal network and associated sites.
- Disused railway network and associated sites.
- Cluster of woodlands in the Princethorpe area
- strategic accessible natural greenspace.

#### 7.3 Local GI networks

The following resources should, wherever possible, be incorporated within local GI networks:

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

#### 8.2.3 Developing Local GI networks

Standards for new developments:

1. ... Incorporate within the local GOI network all sites of nature conservation value and sites of historic value, whether designated or not and as much as possible of the following: woodlands,

---

<sup>10</sup>

[https://www.rugby.gov.uk/directory/25/our\\_planning\\_strategies\\_policies\\_and\\_evidence/category/86/categoryInfo/8](https://www.rugby.gov.uk/directory/25/our_planning_strategies_policies_and_evidence/category/86/categoryInfo/8)

hedgerows, watercourses, other landscape features, sites which already have open public access and public rights of way.

2. Where appropriate, enhance the retained GI resource (eg by opening up culverted watercourses or other habitat enhancement) so as to enhance the GI network.

3. Where legally protected species occur on site, measures should be adopted to ensure compliance with legal requirements.

4. Where a development site adjoins a valuable site of semi natural habitat, create an area of habitat in between ..

5. Habitats/landscape features created as part of a local GI network should be designed to contribute to a sense of place, be appropriate to the site's landscape character, avoid damage to valued historic or natural features and link together isolated areas of retained GI.

6. Areas of floodplain within the site would normally not be built upon but would be a focus for wetland habitat creation.

7. provide new access links through development.

8. Provide safe walking / cycling routes along green corridors

10. The local GI network should incorporate allotment provision

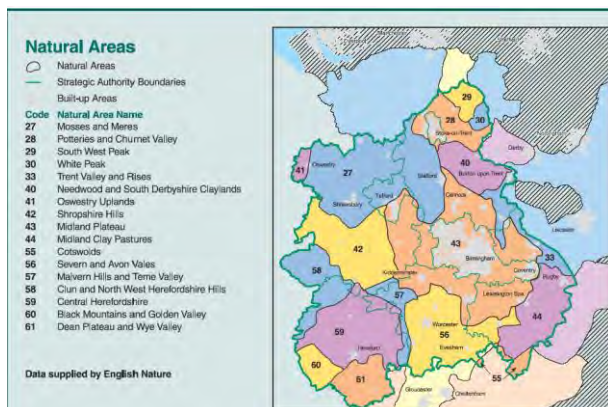
11. Ensure an implementation and management plan is prepared...

#### 4.2 Rugby Borough Council Local Development Framework, Habitat And Biodiversity Baseline Report, July 2008

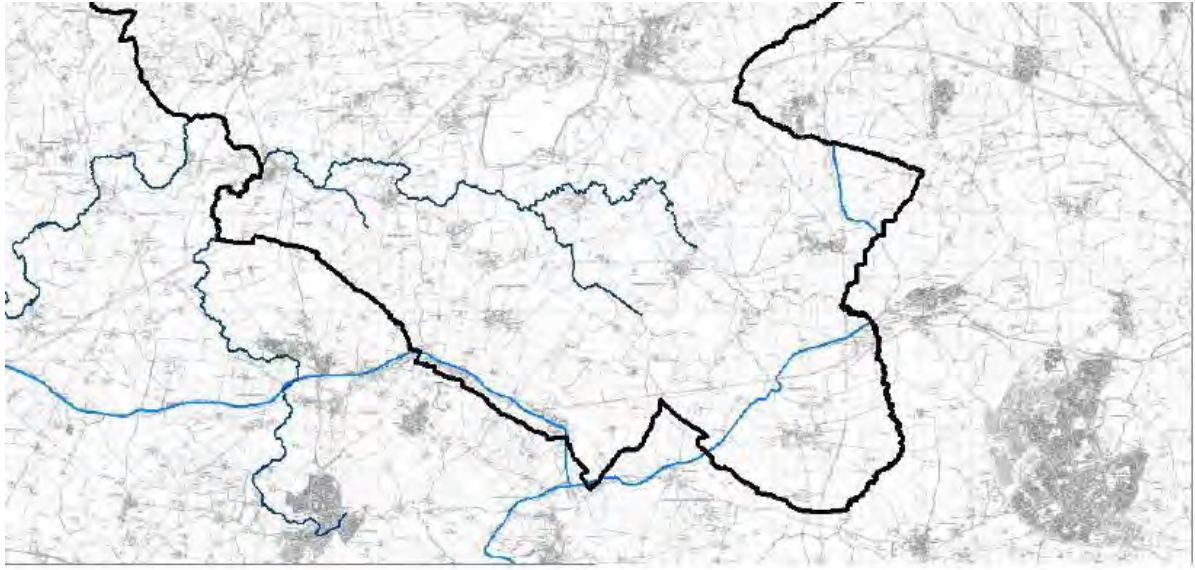
The purpose of this report is to identify important biodiversity and nature conservations sites in order to ensure they are properly considered within the Council's emerging Local Development Framework (LDF).

The following maps identify natural heritage assets in and around Willoughby neighbourhood area:

#### Appendix 7: Natural England Natural Areas.



Rugby is in 44. Midland Clay Pastures.



**PLANNING AND CULTURE SERVICES**

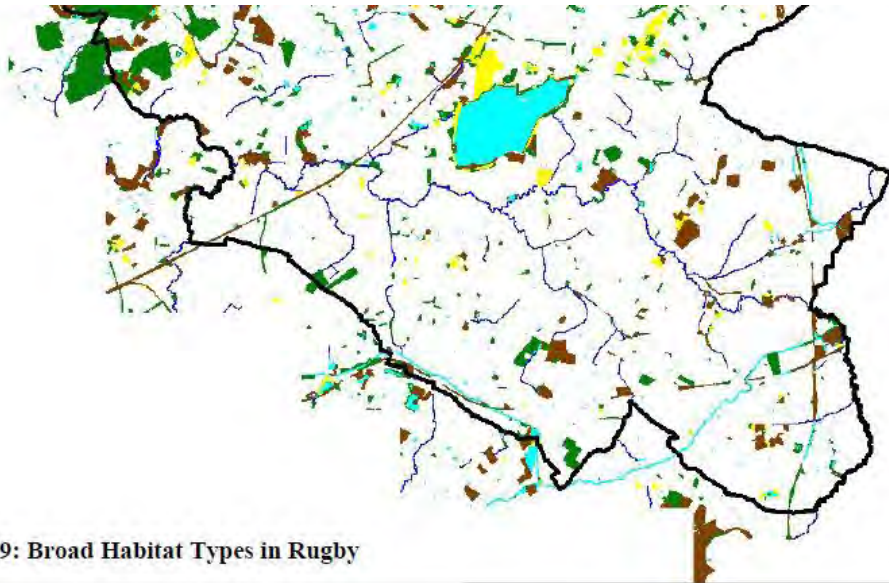
Town Hall, Rugby, CV21 2RR.  
Tel. No. (01788) 533533 Fax. No. (01788) 533778

Planning Applications Reference No. 07

**Appendix 8: Strategic Watercourses in Rugby**

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Rugby Borough Council. 100019417.

Grid Ref	Date	Scale
	13rd July 2009	1:100,000

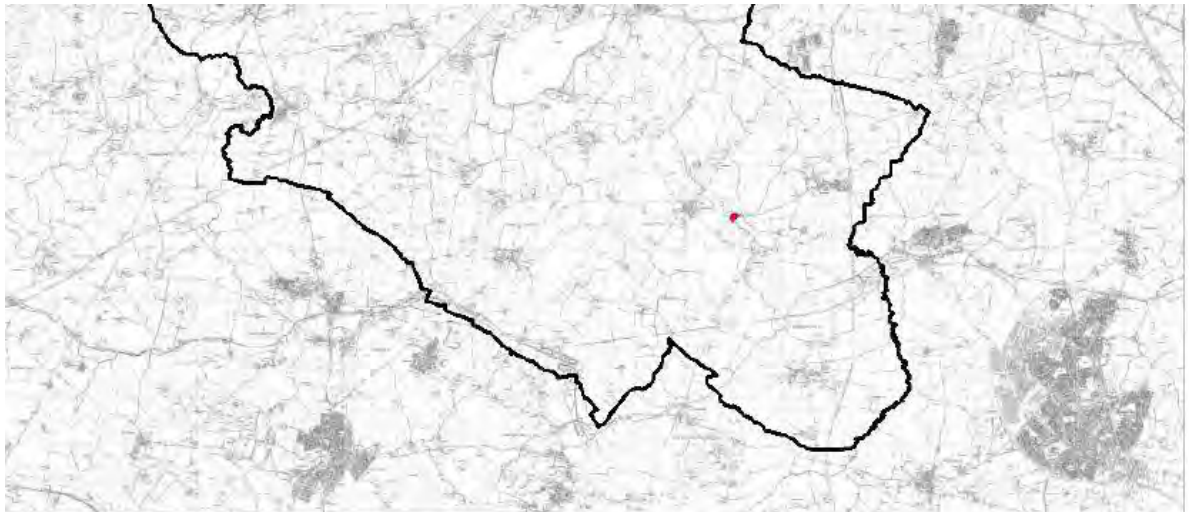


Appendix 9: Broad Habitat Types in Rugby

-  Amenity Grassland
-  Woodland
-  River/running water
-  Ponds/reservoirs
-  Acid, calcareous and neutral grassland

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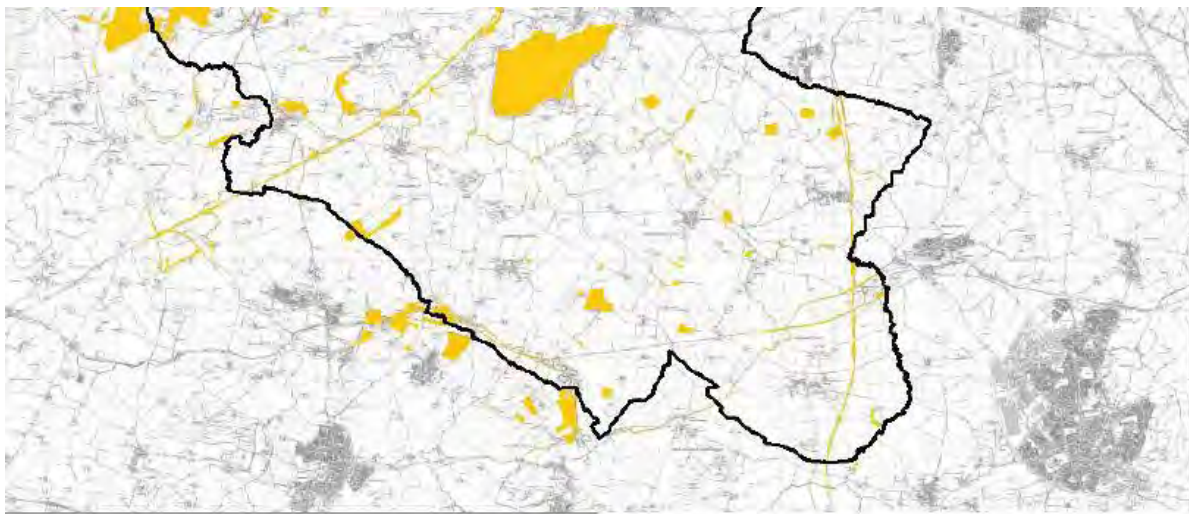
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**Appendix 10: SINCs in Rugby**

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Rugby Borough Council 104015417.

Field No.	Date	Scale
	23rd July 2009	1:100,000



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**Appendix 10b: pSINCS in Rugby**

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Rugby Borough Council 104015417.

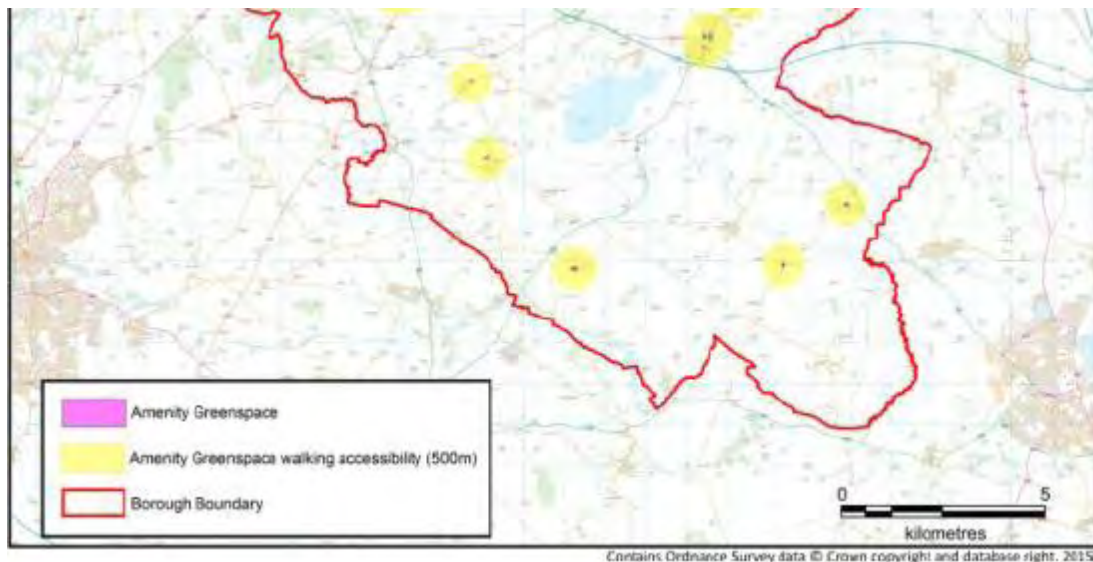
Field No.	Date	Scale
	23rd July 2009	1:100,000

## SECTION 5: AMENITY GREEN SPACE

### Typology and best practice

5.1 Amenity green spaces are public open spaces whose primary purpose is to improve and enhance the appearance of the local environment and improve the well-being of local residents. Often children's equipped playgrounds whether or not they are fenced, are part of amenity green spaces, and the "informal" play space which links to children's play provision is integral to the amenity green space.

Figure 13: Amenity Green Space across Rugby with accessibility



### Rural parishes

5.25 At the parish level, most of the parishes containing the Main Rural Settlements (MRS) have sufficient Amenity Green Space to meet the current standard of 0.5 ha per 1000. The exceptions are Brinklow and Ryton-on-Dunsmore which each have deficits of 0.1 and 0.3 hectares respectively.

**However many of the smaller parishes have no or very little amenity green space which meet the agreed minimum size and criteria for this type of typology, and therefore fall short of the standard (see Appendix 2).**

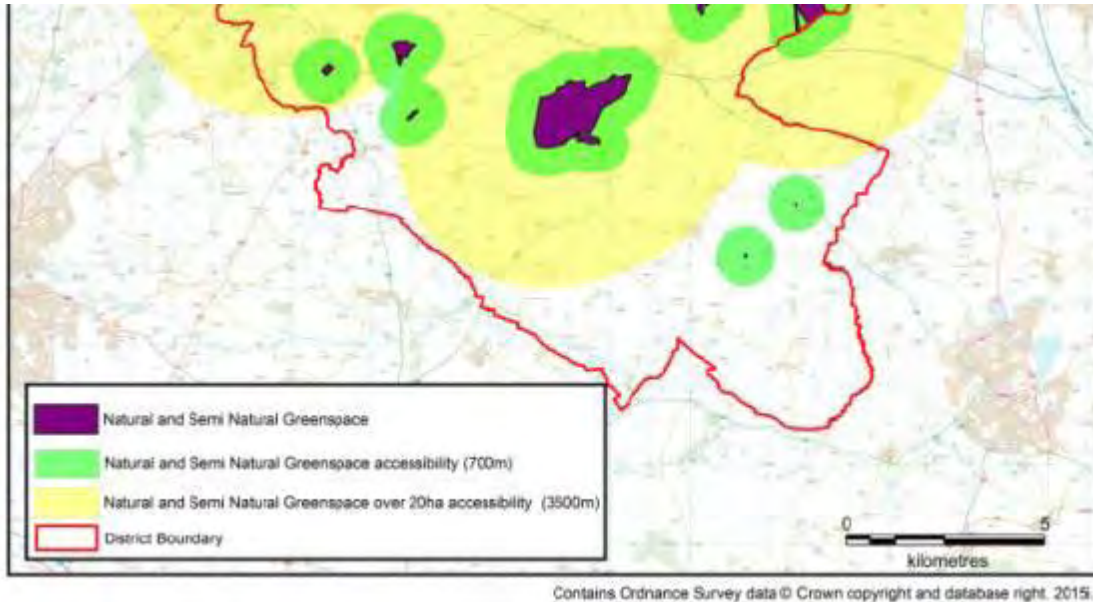
## SECTION 6: ACCESSIBLE NATURAL AND SEMI NATURAL GREEN SPACE

### Typology and best practice

6.1 Natural and semi natural green spaces are areas whose primary purpose is for nature conservation, and this is confirmed by the Rugby Borough Green Space Strategy 2014-2024 definition:

These are areas whose primary purpose is for nature conservation. An example would be Swift Valley Park.

Figure 21: Natural and Semi Natural Green Space



## SECTION 7: CHILDREN’S PLAY AND YOUTH PROVISION

Children’s play typology and best practice

7.5 The definition for this typology in the Green Spaces Strategy 2014-2024 is:

*These included equipped children’s play areas, youth facilities and ball courts such as Brindley Road Play Area.*

7.14 Fields In Trust has identified three categories of play area. These are set out in Appendix 4 along with their defining characteristics, but very simplistically,

- Local Area for Play (LAPs): a minimum area of around 100 sq m designed for children up to 6 years, and located within 1 minute walking time from home.
- Local Equipped Area for Play (LEAP): must be a minimum of 400 sq m in size, to cater for younger children beginning to play independently, and to have a catchment of around 400 m.
- Neighbourhood Equipped Area for Play (NEAP) is much larger and caters predominantly for more independent older children. Most of the NEAPs in Rugby also have equipment suitable for younger ages, and therefore act as a LEAP as well as a NEAP. NEAPs should have a hard surface area such as a multi-use games area or a skate park, or other youth facility catering for older children.



7.19 The headline finding for the LEAPs and NEAPs, is that although there appears to be good coverage of facilities in the town area, the rural areas are much more limited in what they have to offer, and in particular there are no NEAPs in the central rural areas of the borough to the west side of Rugby town.

7.20 In relation to teenage provision, again the town has reasonable coverage, though not in all parts, and some of rural area has a relatively high level of provision. However in the northern and southern rural areas there are very limited facilities, see Figure 31.

Figure 30: LEAPs and NEAPs in Rugby Borough

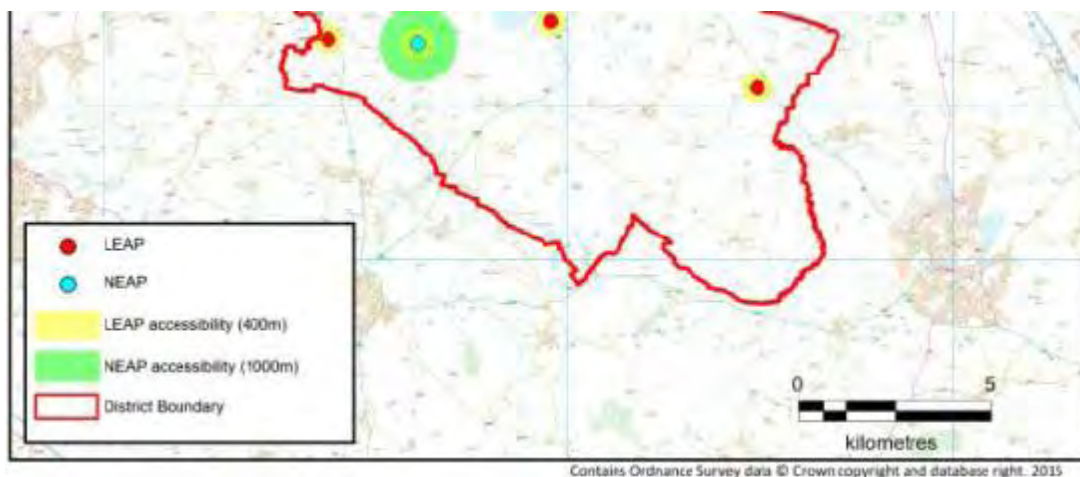
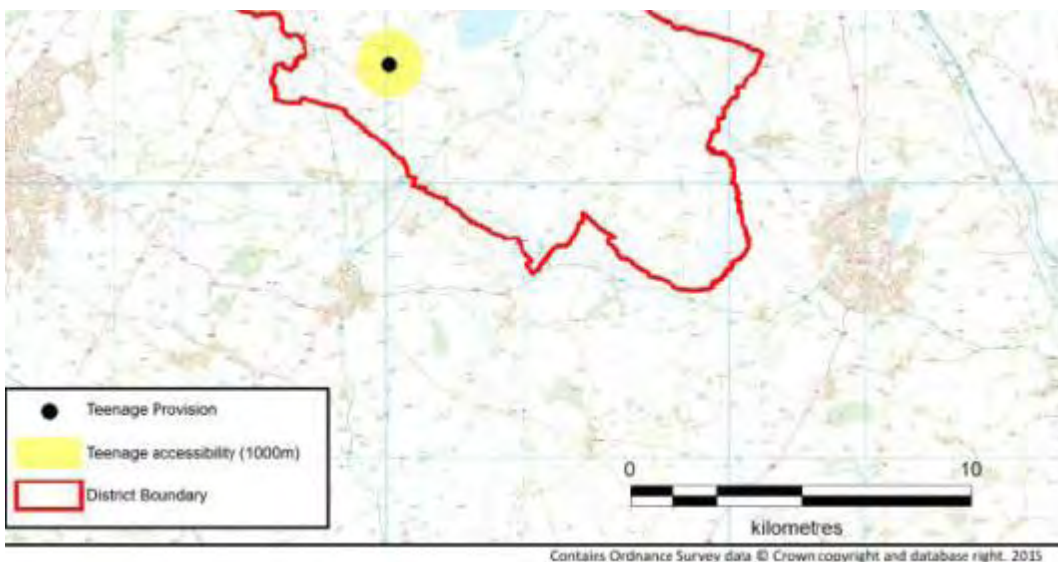


Figure 31: Provision for teenagers in Rugby Borough



## SECTION 8: ALLOTMENTS

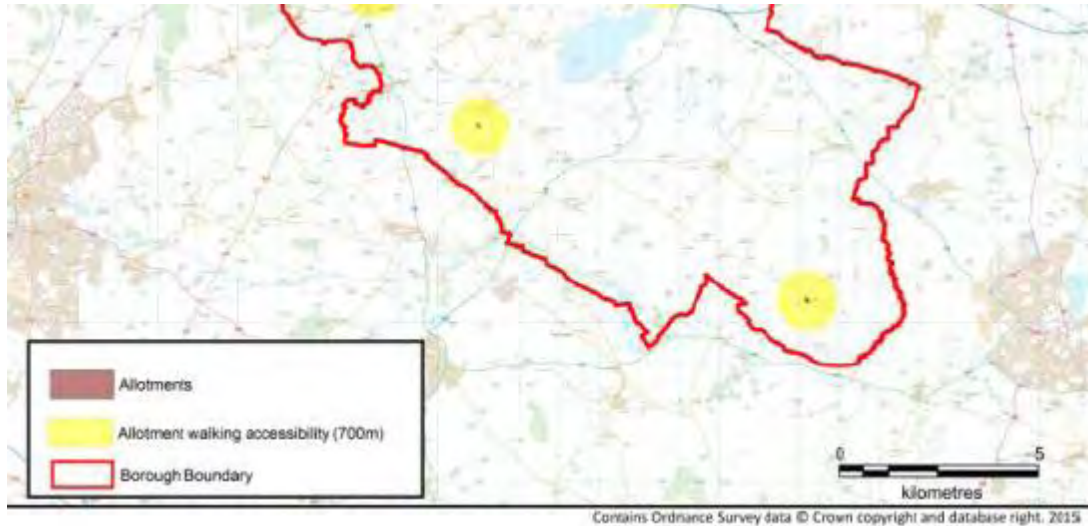
### Introduction

8.1 The typologies of different open spaces were set out in the, now withdrawn, PPG17 and its Annex. This typology provides opportunities for those people who wish to do so to grow their own produce providing landscaped open space for the local area that can promote improved physical and

mental health. Allotments can therefore improve well being and the quality of life of communities by providing; a cheap source of good food; healthy outdoor exercise and social interaction; and, enhancement of the biodiversity and green infrastructure in an area.

8.2 They can benefit all groups, from those on limited income, to those who are financially secure but take pleasure in growing their own food. By providing economic, social and environmental benefits, allotments contribute towards the three core principles of sustainable development. Allotments play an important role in providing areas of green space within urban environments.

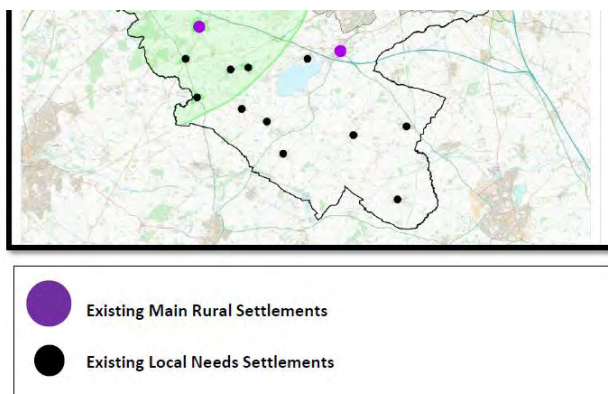
Figure 39: Allotments across Rugby Borough



#### 4.4 Rugby Borough Council Rural Sustainability Study November 2015

##### Section 1 –Study Aims

This Rural Sustainability Study has been produced to update previous work undertaken by the Council, which informed a ‘Settlement Hierarchy Background Paper’ produced in 2008 (see Section 2 for further discussion). The main reason for revising the previous rural sustainability work now is to update information held on all designated (i.e. those with a clear boundary in planning terms within Rugby’s development plan) villages within the Borough. The map below shows the location of these villages in relation to the overall Rugby Borough boundary and the smaller Rugby urban area boundary, as well as the extent of the West Midlands Green Belt designation within Rugby Borough.



## Section 4 – Audit of Settlements and Parish Consultation

As shown in Section 3 above, criteria for assessing a village’s sustainability ranking were weighted depending on the importance of the service. An initial audit of services was undertaken by a combination of desktop research and visits to each settlement. The Council’s initial overall ranking based on this audit work can be seen in Table 1 below:

**Table 1: Overall Sustainability Rankings (pre-consultation)**

Village	Access to Services Score	Access to Public Transport* Score	Overall Score
<b>MAIN RURAL SETTLEMENTS</b>			
Dunchurch	42	4	46
Wolston	39	5	44
Binley Woods	36	5	41
Brinklow	35	5	40
Wolvey	33	3	36
Long Lawford	27	8	35
Clifton upon Dunsmore	28	6	34
Stretton on Dunsmore	28	3	31
Ryton on Dunsmore	26	3	29
<b>LOCAL NEEDS SETTLEMENTS</b>			
Church Lawford	20	5	25
Shilton	22	3	25
Monks Kirby	21	3	24
Easehall	20	3	23
Harborough Magna	18	5	23
Marion	20	3	23
Princethorpe	20	3	23
Brandon	16	5	21
Pailton	16	5	21
Stretton under Fosse	16	5	21
Willoughby	18	3	21

**Table 2: Overall Sustainability Rankings (post-consultation)**

Village	Access to Services Score	Access to Public Transport* Score	Overall Score (Bold numbers denote change post-consultation)
<b>LOCAL NEEDS SETTLEMENTS</b>			
Willoughby	18	3	21

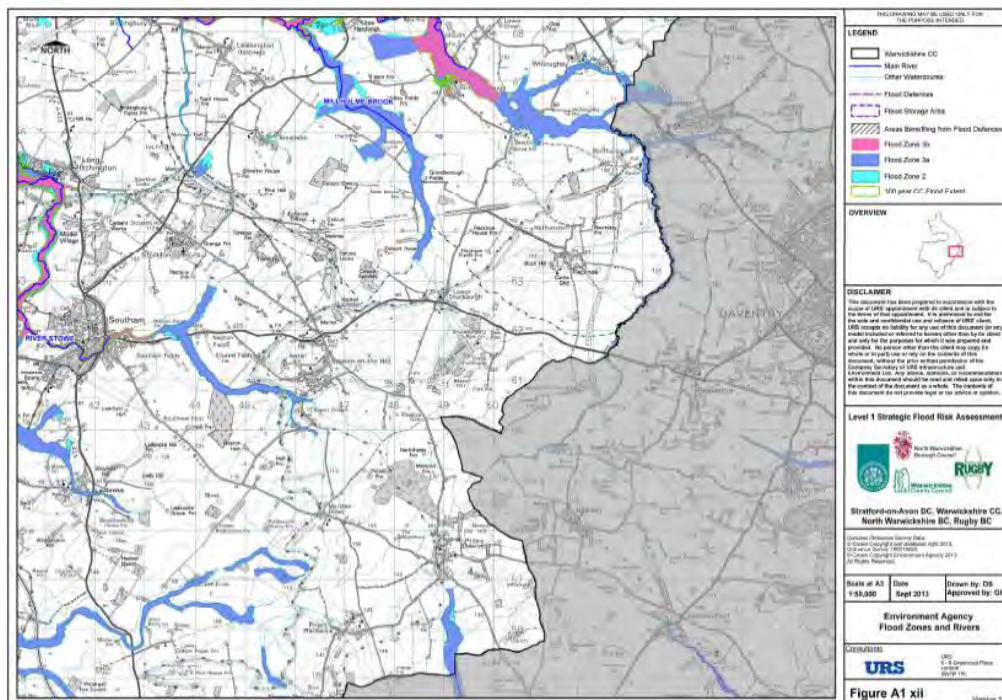
## Local Needs Settlements

Village	Access to Services Score	Access to Public Transport Score	Overall Score
Shilton	26	3	29
Monks Kirby	21	3	24
Easehall	20	3	23
Marton	20	3	23
Princethorpe	20	3	23
Brandon	16	5	21
Harborough Magna	16	5	21
Pailton	16	5	21
Stretton under Fosse	16	5	21
Willoughby	18	3	21

### 4.5 Strategic Flood Risk Assessment 2013 (SFRA)

#### Description

The Strategic Flood Risk Assessment informs local planning and provides additional information to help in the determination of planning applications.



4.6 Strategic Housing Market Assessment (SHMA) Strategic Housing Market Assessment (SHMA) Joint Update Published 2013 (Annex published in September 2014, Joint Update published September 2015).

## 1 INTRODUCTION

1.1 The purpose of this report is to draw together evidence regarding the Objectively Assessed Need (OAN) for Housing in the Coventry and Warwickshire Housing Market Area (HMA).

**Figure 26: Population change 2011 to 2031 by fifteen year age bands (2012-based SNPP (as updated))**

	Under 15	15-29	30-44	45-59	60-74	75 and over	Total
Coventry	34.7%	21.8%	32.0%	17.4%	28.1%	47.8%	28.1%
North Warwickshire	0.6%	-5.8%	-5.2%	-13.9%	23.7%	88.5%	6.3%
Nuneaton & Bedworth	8.9%	-3.4%	1.9%	-7.7%	23.7%	87.7%	10.0%
Rugby	13.2%	-0.2%	0.9%	4.9%	35.2%	85.3%	15.8%
Stratford-on-Avon	-0.1%	-7.8%	-7.7%	-13.8%	22.7%	95.2%	8.7%
Warwick	11.0%	-0.4%	9.4%	-0.1%	24.7%	65.9%	12.6%
Coventry/Warwickshire	18.1%	8.1%	12.5%	1.6%	26.4%	72.2%	17.3%
West Midlands	7.9%	1.3%	3.4%	-3.4%	24.7%	67.1%	10.7%
England	11.0%	2.3%	4.9%	1.9%	31.4%	69.2%	13.8%

Source: JGC Demographic Projections

**Table 13: 2012-based Household Projections: Projected Household Growth (2011-2031)**

	Households 2011	Households 2031	Change in households	% change
Coventry	128,441	169,190	40,749	31.7%
North Warwickshire	25,860	29,032	3,172	12.3%
Nuneaton & Bedworth	52,809	61,021	8,212	15.6%
Rugby	42,087	51,087	9,000	21.4%
Stratford-on-Avon	52,102	60,813	8,711	16.7%
Warwick	58,712	70,357	11,644	19.8%
Coventry/Warwickshire	360,011	441,500	81,489	22.6%
West Midlands	1,087,934	1,287,668	199,734	18.4%
England	22,103,878	26,406,679	4,302,801	19.5%

Source: CLG and demographic projections

**Figure 30: Projected Housing Need 2011-31 – 2012-based SNPP and 2012-based headship rates**

	Households 2011	Households 2031	Change in households	Per annum	Dwellings (per annum)
Coventry	128,441	169,190	40,749	2,037	2,099
North Warwickshire	25,860	29,032	3,172	159	163
Nuneaton & Bedworth	52,809	61,021	8,212	411	423
Rugby	42,087	51,087	9,000	450	464
Stratford-on-Avon	52,102	60,813	8,711	436	449
Warwick	58,712	70,357	11,644	582	600
Coventry/Warwickshire	360,011	441,500	81,489	4,074	4,197

#### *Rugby*

- 4.60 The Borough has seen strong economic performance over the last decade, and we would expect future employment growth in line with the HMA average. The Borough benefits from strong accessibility, and historically workforce growth and employment have run in tandem. The office market will be influenced by the Friargate scheme coming forward in Coventry. 0.7% annual growth in employment seems realistic, in line with the CE 2015 forecasts. This equates to growth of 4,800 jobs between 2014-31. This would require provision of 425 homes per year (as an annual average over the 2011-31 period).

#### Affordable Housing Need

**Table 39: Estimated Level of Affordable Housing Need from Newly Forming Households (per annum)**

Area	Number of new households	% unable to afford	Total in need
Coventry	3,551	37.0%	1,312
North Warwickshire	419	38.2%	160
Nuneaton & Bedworth	992	32.3%	321
Rugby	822	34.8%	286
Stratford-on-Avon	773	42.2%	326
Warwick	1,194	36.6%	436
Coventry/Warwickshire	7,751	36.7%	2,841

Source: Projection Modelling/Income analysis

**Table 40: Estimated level of Housing Need from Existing Households (per annum)**

Area	Number of Existing Households falling into Need	% of Need
Coventry	1,237	61.2%
North Warwickshire	60	3.0%
Nuneaton & Bedworth	206	10.2%
Rugby	159	7.9%
Stratford-on-Avon	183	9.0%
Warwick	178	8.8%
<b>Coventry/Warwickshire</b>	<b>2,021</b>	<b>100.0%</b>

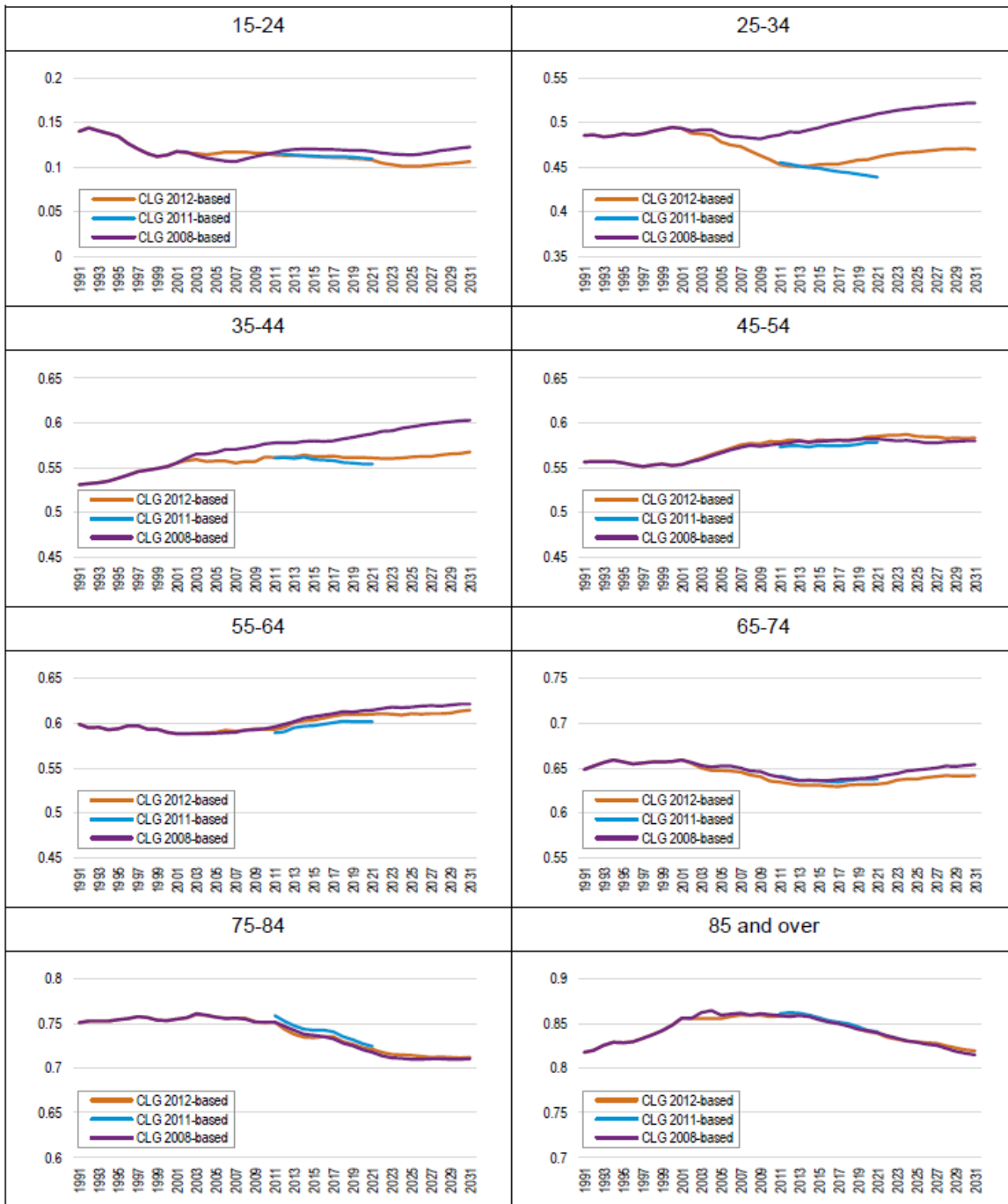
Source: CoRe/affordability analysis

**Figure 55: Estimated level of Affordable Housing Need (per annum) by type of affordable housing**

	Intermediate			Social/affordable rented		
	Total need	Supply	Net need	Total need	Supply	Net need
Coventry	192	26	167	2,547	2,114	433
North Warwickshire	18	5	13	222	144	79
Nuneaton & Bedworth	47	6	41	520	475	45
Rugby	37	10	27	441	297	144
Stratford-on-Avon	37	12	25	513	305	208
Warwick	52	12	40	620	380	240
<b>Coventry/Warwickshire</b>	<b>383</b>	<b>70</b>	<b>314</b>	<b>4,862</b>	<b>3,714</b>	<b>1,148</b>

Source: Affordable Housing Needs Analysis

Figure 4: Projected household formation rates by age of head of household – Rugby



Source: Derived from CLG data



## 5.0 Landscape Character Assessment

### 5.1 Natural England National Character Area - NCA Profile: 96 Dunsmore and Feldon (NE469)<sup>11</sup>

NCAAs divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries.

NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change. Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

#### **Willoughby is in NCA 96: Dunsmore and Feldon.**

##### **Summary**

Dunsmore and Feldon is predominantly a rural, agricultural landscape, crossed by numerous small rivers and tributaries and varying between a more open character in the Feldon area and a wooded character in Dunsmore. The name Feldon refers to the old English term *feld* meaning 'open cleared land' and expresses the contrast, in medieval times, with the more wooded Arden area to the north-west. The area is mainly within Warwickshire, with the southern boundary delineated by the steep limestone escarpment of the Cotswolds, and the northern boundary by the Leicestershire Vales. To the west lie the well-wooded pastures of Arden, together with the Severn and Avon Vales, while the undulating pastures and low hills of the Northamptonshire Uplands form the eastern border.

It is an important food producing area and the agricultural expanse of large arable fields, improved pasture and small villages forms a transitional landscape between the surrounding National Character Areas (NCAs). The land to the north comprises the wedge-shaped area of low ridges and valleys lying between Leamington Spa, Coventry and Rugby, and is known as Dunsmore. This still retains a character of historic heathland and woodlands such as the Princethorpe Woodlands which are the most important cluster of ancient woodlands in Warwickshire and an outstanding example of a large area of semi-natural habitat. The woods sometimes create a sense of confinement in the generally open landscape. The fringes of the plateaux are all similar in character but have open views framed by low hills and settlements.

In the south the landform becomes more undulating with low hill tops, clay vales, sparse woodland and hedgerows, now largely denuded of the large elm trees that once grew in abundance. This area

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<sup>11</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>  
<http://publications.naturalengland.org.uk/publication/4878893332824064?category=587130>

is known as the Feldon and comprises most of the south-eastern part of Warwickshire. It is a rural landscape strongly influenced by post-medieval enclosures of former strip fields, heavy clay soil and frequent small, compact villages. This NCA is drained by the rivers Avon and Leam flowing in a south-westerly direction. Flood meadows, characterised by great burnet and meadow foxtail, occur on the regularly flooded alluvial soils. There is an important water resource at Draycote Reservoir which has the capacity to provide drinking water and recreation for the local area.

Coventry, which sits on the border of Dunsmore and Feldon and Arden, exerts a huge influence, especially in the north of the area. The other main settlements in Dunsmore and Feldon are Rugby and Leamington Spa. Seven per cent of this area is classed as urban. To the south, the area becomes more rural and undulating as it merges into the Cotswolds in the neighbouring NCA. One per cent of this area falls within the Cotswolds Area of Outstanding Natural Beauty.

The historic character of this area is very important, in particular its ancient woodlands, enclosed fields, veteran trees, landscaped parklands and areas of archaeological interest, including deserted villages and numerous sites of remnant ridge and furrow. The Fosse Way Roman military road passes through the area and has influenced patterns of settlement in this NCA. Earthwork remains of medieval settlements and associated field systems at Radwell, Tysoe and Napton on the Hill are three of the most coherent medieval township landscapes in existence in England. The area is facing key challenges around how to protect and enhance its assets and recreational resource while accommodating the pressure for sustainable modern growth and development and the needs of the communities who live there.

### **Statements of Environmental Opportunity**

**SEO 1:** Protect and appropriately manage the historic character, settlement pattern and features of Dunsmore and Feldon, in particular its areas of archaeological and heritage interest, including the deserted settlements and ridge-and-furrow sites, ancient woodlands, veteran trees, farmsteads, country houses and landscaped parklands, and enhance the educational, access and recreational experience for urban and rural communities.

**SEO 2:** Protect and appropriately manage Draycote Reservoir and the important network of natural and manmade rivers, streams, ponds, canals and other wetland habitats for their important role in water provision and water quality, for the species they support and for their contribution to recreation, sense of place and geodiversity.

**SEO 3:** Protect and manage the mosaic of habitats including woodlands, hedgerows and heathlands, particularly ancient and semi-natural woodlands, together with sustainable management of agricultural land, and new planting of woodland and heathland, where appropriate, to ensure continued provision of food, to extend the timber and biomass resource and to contribute to pollination, biodiversity and carbon storage, and for the benefits to soil and water management.

**SEO 4:** Protect and manage the landscape character, high tranquillity levels and the historic settlement character to enhance sense of place and of history and to promote recreational opportunities; and ensure that new development is sensitively located and designed, integrate green infrastructure links into development, encourage new woodland planting to soften urban fringe developments and promote recreational assets such as the National Cycle Routes.

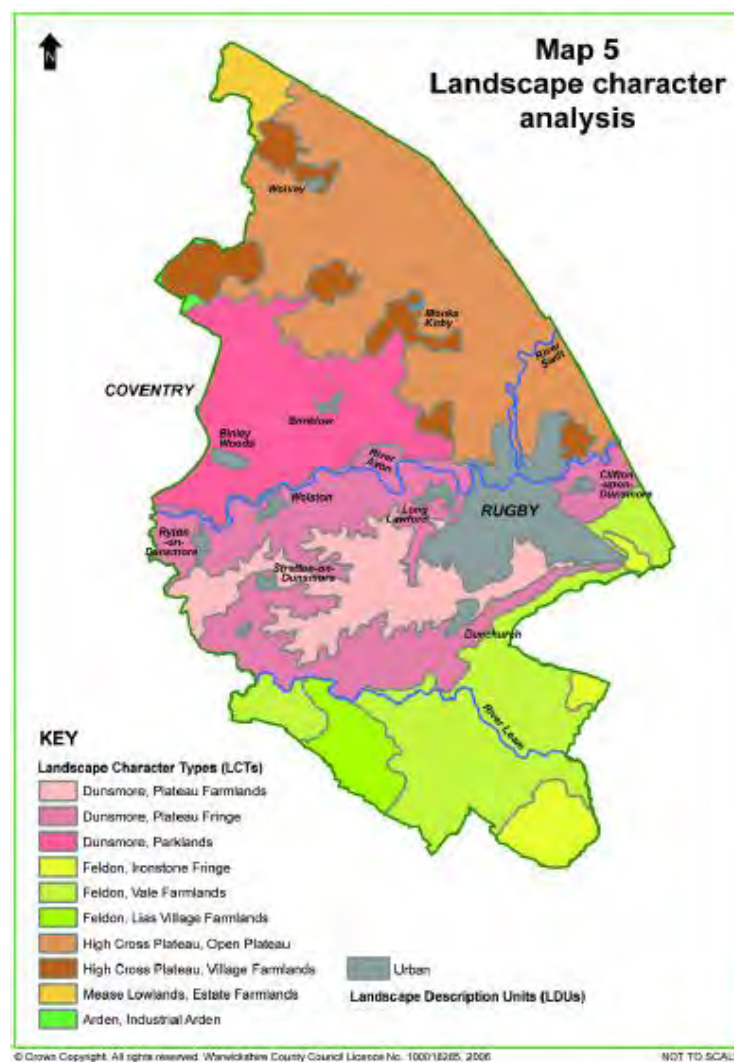
## **Key characteristics**

- The sense of a predominantly quiet, rural landscape is heightened by its close proximity to several urban areas, with a gently undulating landscape of low hills, heathland plateaux and clay vales separated by the occasional upstanding escarpment.
- The underlying lower Lias clays and Mercia mudstones are similar throughout Dunsmore and Feldon but the Quaternary 'superficial' deposits are what mark the change in character between Dunsmore and Feldon.
- Light sandy soils associated with the west (Dunsmore) supporting mixed farming and some intensive arable with fertile alkaline soils to the east (Feldon) supporting grazed pasture.
- Generally low woodland cover across the area, although there are areas of well-wooded character and ancient woodlands, especially in the north, providing habitats for bluebells, molluscs and fritillary butterflies; these woodlands are linked with landscaped parklands and hedgerow trees.
- Remnants of the formerly extensive Dunsmore Heath, preserving characteristic heathland archaeology, can still be found in woodland clearings. Natural regeneration on sand and gravel soils also occurs along roadside verges, although bracken is often abundant.
- Narrow, meandering river valleys with pollarded willows, streamside alders and patches of scrub supporting dipper, kingfisher, otter and Atlantic stream crayfish.
- Canals, including the Grand Union Canal, and Draycote Reservoir provide important riparian habitats and a well-used recreational resource.
- Mainly large fields, with regular or rectilinear shapes, although some smaller fields also feature. Numerous areas of remnant ridge-and-furrow and earthwork remains of medieval settlements as found at Lower Tysoe, Radwell and Napton on the Hill.
- Predominantly nucleated settlement pattern with a low density of isolated farmsteads and some field barns sitting within a landscape of piecemeal and planned enclosure of the open fields which extended from the villages over large parts of this area. Many villages have recently expanded but the traditional buildings, constructed of red brick or Lias limestone, still retain their blue brick or ironstone details.
- The busy roads and large industrial units on the outskirts of the main settlements of Leamington Spa, Coventry and Rugby exert an urban influence on the surrounding area.
- Limestone quarrying for the cement industry was formerly a feature in the centre and south of the area, and disused quarries are now prominent elements in the landscape. The rock exposures and spoil heaps are of geological importance, as well as having interesting limestone grassland communities.

## 5.2 Landscape Assessment of the Borough of Rugby Sensitivity and Condition Study, Warwickshire County Council, April 2006<sup>12</sup>

### Introduction

This report details the work of a broad scale landscape assessment and sensitivity analysis of the Borough of Rugby, looking in more detail at the countryside around the urban fringe of Rugby itself.



Willoughby NDP area is partly in LCT Feldon Ironstone Fringe and partly in Feldon Vale Farmlands.

### Feldon

Feldon comprises most of the south-eastern part of Warwickshire, with only the northern area falling within the Borough of Rugby. The name "Feldon" originates from the Old English word *feld*, meaning "open, cleared land", and even to this day the area remains largely unwooded. It has traditionally been a good stock-rearing area due largely to the heavy but relatively fertile Lower

<sup>12</sup> <https://apps.warwickshire.gov.uk/api/documents/WCCC-688-147>

Lias Clays, which underlie much of the area. Neutral grassland and seminatural woodland are the most valuable habitat types in this farmed landscape but neither occurs to any extent within the Rugby Borough. Woodland is virtually absent, but within hedgerows calcareous soils give rise to ash and oak as the main tree species.

The character of Feldon is strongly influenced by the historical development of the region, in particular the Tudor and Parliamentary enclosure movements.

This is reflected in the pattern of: large geometric fields resulting from deliberate planning; small villages (red brick in the Rugby region) typically linked by few direct roads; and the strong impression of emptiness in many areas. The farmed landscape has a strong rural character retaining many historic features, in particular, ridge and furrow and deserted village sites.

Feldon can be sub-divided into four different landscape types, only the first three occurring in the borough of Rugby:

- Ironstone Fringe
- Vale Farmlands
- Lias Village Farmlands
- Feldon Parklands

### **Ironstone Fringe**

The Ironstone Fringe is a remote rural landscape associated with a raised Lower Lias tableland which occurs along the fringe of the Ironstone Wolds, (a hilly region in the western part of adjoining Northamptonshire). It has a large scale, gently rolling topography, punctuated in places by prominent ironstone hills. There are few roads or settlements, and sometimes there are extensive areas of empty countryside, often associated with deserted medieval villages.

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

**Sensitivity – Fragility:** Cultural Sensitivity is low due to the presence of a variable, albeit historic, pattern. Ecological sensitivity is also low within the study area.

**Sensitivity – Visibility:** Where visibility is high this is due to the unwooded, rolling landform. At the southern tip of the Borough visibility is more moderate due to the presence of small woods.

**Overall sensitivity:** Visibility is the main contributor to the overall sensitivity rating – where visibility is high the overall rating is high and, where moderate, the rating is moderate.

**Condition:** Only a small parcel of land to the southeast of Hillmorton falls within the survey area, the condition of which is in decline.

## Vale Farmlands

This is perhaps the most typical landscape within Feldon – an area of broad, flat, low-lying clay vales with few roads or settlements. It is characterised by a largely intact pattern of medium to large-sized geometric fields, bounded by hawthorn hedges. Tree cover of any kind is sparse, allowing wide views to rising ground and giving a strong impression of sky and space. Despite a significant move towards arable production in recent years, extensive areas of permanent pasture still remain a feature of this landscape, together with wellpreserved areas of ridge and furrow. Deserted medieval villages have also survived in places.

Villages are typically few and far between, often consisting of small, straggling clusters of farmsteads and dwellings. Most are situated around a cross-road, and many are well off the beaten track. Roads are often single track, with wide grass verges, bounded by a ditch and thick hedge.

**Sensitivity – Fragility:** Cultural sensitivity is generally moderate due to a coherent historic pattern. Ecological sensitivity across the area is low with the exception of an isolated wetland area, giving this pocket a moderate fragility score.

**Sensitivity – Visibility:** Visibility is moderate due to the low-lying, unwooded landscape character.

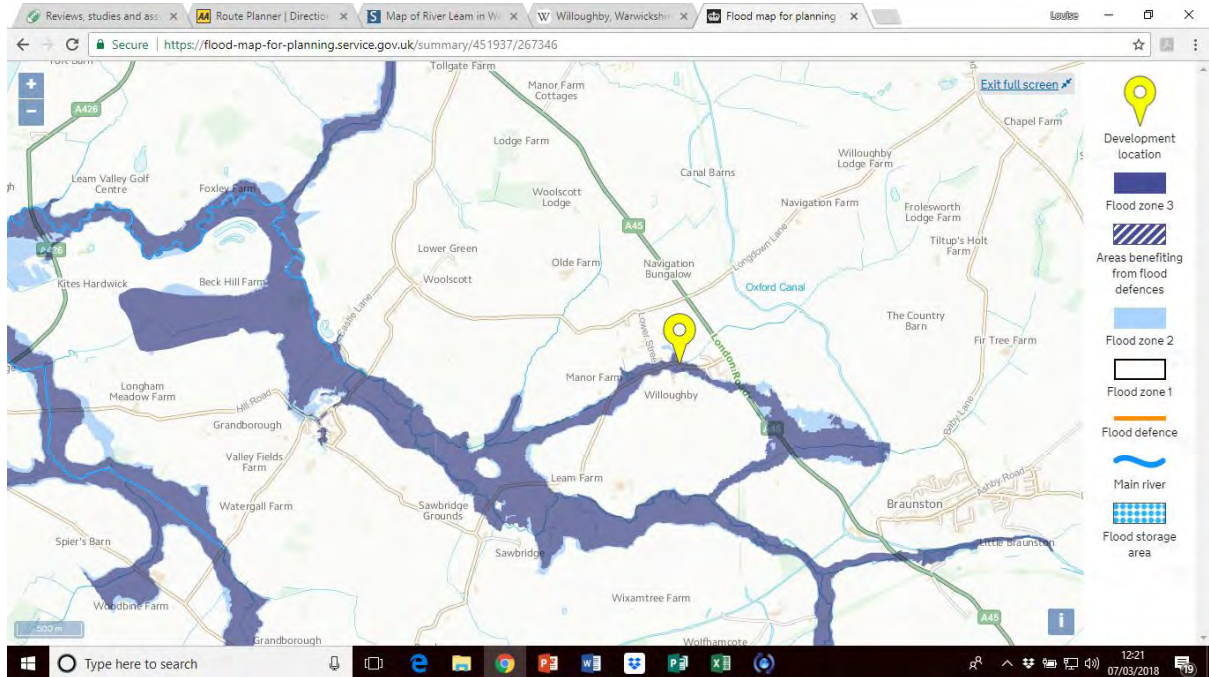
**Overall sensitivity:** Visibility and cultural sensitivity (coherent cultural pattern) both contribute to a moderate overall sensitivity rating.

**Condition:** Within the survey area the condition of land to the east of Hillmorton, together with a parcel of land to the south of the Plateau Fringe are both in decline.

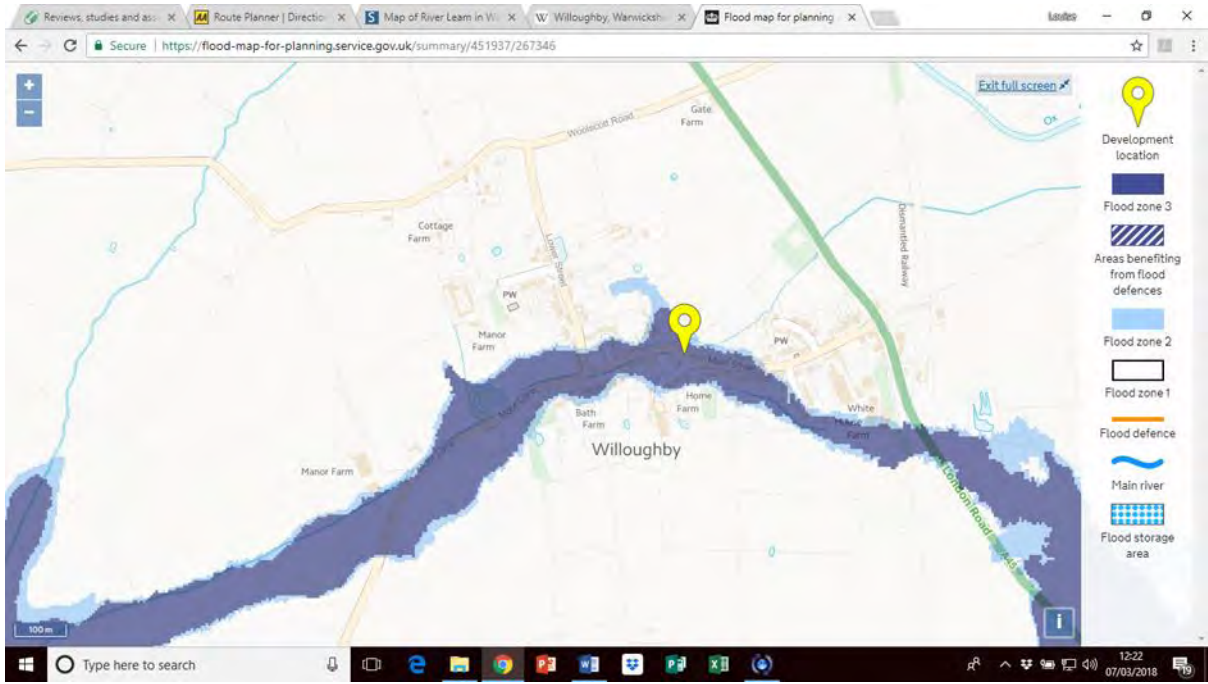
## 6.0 Flood Risk

The Parish includes several water courses which are associated with flood risk. The River Leam flows along the southern boundary of the Parish and there are several smaller tributaries.

### 6.1 Environment Agency Flood Maps for Planning<sup>13</sup>

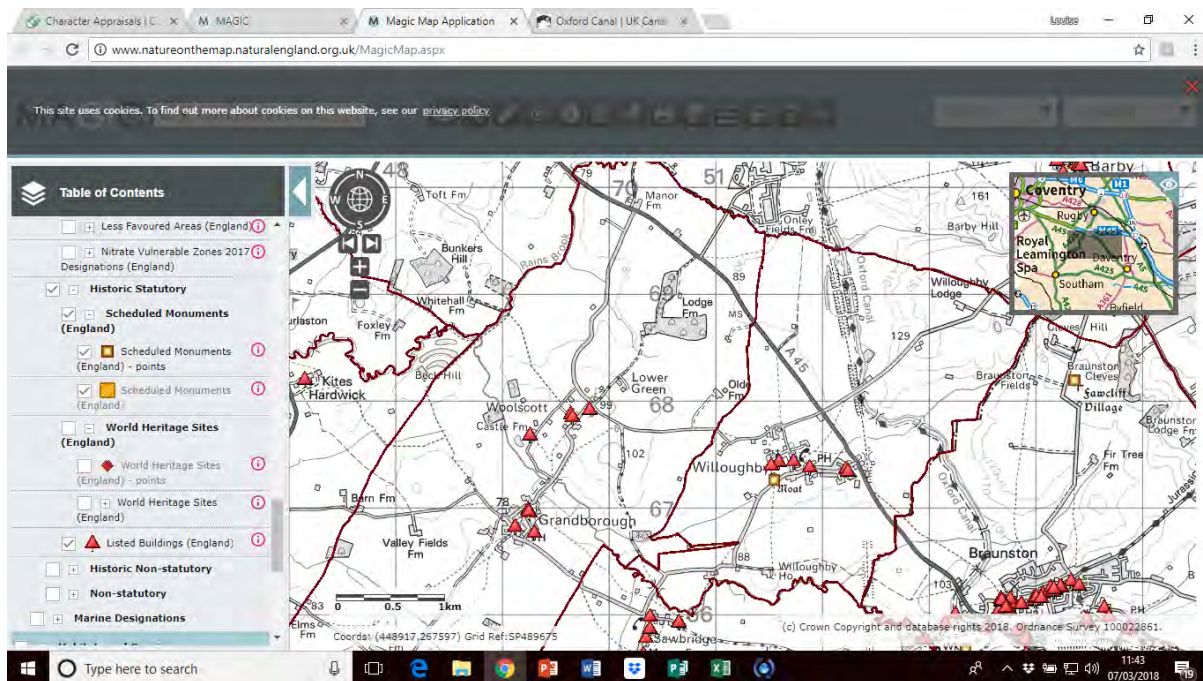


<sup>13</sup> <https://flood-map-for-planning.service.gov.uk/>





## 7.0 Built Heritage Assets<sup>14</sup>



### 7.1 Oxford Canal<sup>15</sup>

A section of the Oxford Canal cuts through the north east of the NDP area.

#### The history

The Oxford Canal is amongst the earliest of cuts in the Canal Age. It was initially designed by James Brindley, succeeded by Samuel Simcock and Robert Whitworth after Brindley's untimely death in 1772 at the age of 56.

It was opened in sections between 1774 and 1790 with the purpose of bringing coal from the Coventry coalfields to Oxford and the River Thames. The canal formed part of Brindley's grand plan for a waterway 'cross' linking the rivers Thames, Mersey, Trent and Severn.

The Oxford Canal provided a direct link with London via the Thames, and for several years was hugely profitable. The arrival of the Grand Junction Canal, linking Braunston to London and later becoming the backbone of the [Grand Union Canal](#), finally broke its stranglehold and effectively bypassed the southern half of the Oxford Canal.

Nonetheless, it brought more traffic to the northern section, which soon required upgrading. The Oxford Canal was originally built to the contour method favoured by Brindley, which not only meant

<sup>14</sup> See Magic website

<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

<sup>15</sup> <https://canalrivertrust.org.uk/enjoy-the-waterways/canal-and-river-network/oxford-canal>

that earthworks were minimised, but that the canal could call at many villages and wharves along the route. The drawback to this approach was lengthy transit times.

In the 1830s, Marc Brunel and William Cubitt made the most of developments in engineering to straighten Brindley's original line. Several of the resulting 'loops', where the new line bisected the old, can still be seen: some have found use as tranquil moorings. Other improvements included the duplication of locks at Hillmorton. In the 1830's the stretch between Napton and Braunston, where the canal shares its route with the modern-day Grand Union, was widened.

But the southern section between Napton and Oxford remains remarkably unspoilt and offers an evocative insight into canal life as it would have been two centuries ago. Trade began to seriously decline on the Oxford after World War II, but commerce continued well into the 1960s.

Tooley's Boatyard, in Banbury, is famous as the spot from where canal pioneer Tom Rolt set out on his 1930s journey around the waterways. His travels in Cressy were immortalised in the book *Narrow Boat*, which directly led to the formation of the Inland Waterways Association and the campaign to save the waterways. The boatyard has recently been reborn as the centrepiece of the Castle Quays shopping development.

The historic Oxford terminus of the canal is long lost, sold to Nuffield College and redeveloped as a public car park. However, support is growing for proposals to reinstate it as the heart of a new cultural quarter for the city.

## 7.2 Listed Buildings<sup>16</sup>

There are 7 Listed Buildings and Scheduled Monuments in the NDP Area:

### THE SMITHY

- List Entry Number: 1034926
- Heritage Category: Listing
- Grade: II
- Location: THE SMITHY, 28, MAIN STREET, 26, MAIN STREET, Willoughby, Rugby, Warwickshire

### THE ROSE PUBLIC HOUSE

- List Entry Number: 1116423
- Heritage Category: Listing
- Grade: II
- Location: THE ROSE PUBLIC HOUSE, MAIN STREET, Willoughby, Rugby, Warwickshire

### VALE HOUSE

- List Entry Number: 1116428

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<sup>16</sup> <https://historicengland.org.uk/listing/the-list/>

- Heritage Category: Listing
- Grade: II
- Location: VALE HOUSE, LOWER STREET, Willoughby, Rugby, Warwickshire

#### [CHURCH OF ST NICHOLAS](#)

- List Entry Number: 1116454
- Heritage Category: Listing
- Grade: II\*
- Location: CHURCH OF ST NICHOLAS, BROOKS CLOSE, Willoughby, Rugby, Warwickshire

#### [MANOR FARMHOUSE](#)

- List Entry Number: 1365062
- Heritage Category: Listing
- Grade: II
- Location: MANOR FARMHOUSE, BROOKS CLOSE, Willoughby, Rugby, Warwickshire

#### [WHITEHOUSE FARMHOUSE](#)

- List Entry Number: 1365063
- Heritage Category: Listing
- Grade: II
- Location: WHITEHOUSE FARMHOUSE, MAIN STREET, Willoughby, Rugby, Warwickshire

#### [Moated site S of Manor Farm House](#)

- List Entry Number: 1404858
- Heritage Category: Scheduling
- Location: Willoughby, Rugby, Warwickshire

## 7.0 Conclusions

This Planning Policy Assessment provides a broad planning policy framework on which to build the Neighbourhood Plan for Willoughby. The Assessment should assist with identifying key themes and planning policy areas in the proposed Plan and much of the information referred to within the document will form part of the Neighbourhood Plan evidence base.

The Assessment should be considered as a “live”, working document, and Kirkwells, if retained, will continue to review and amend the information at key stages in the preparation of the Plans. In the meantime, it is essential that the Steering Group use the document as a key source of information and reference point for preparing planning policies for the Willoughby neighbourhood area.

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