

Willoughby Neighbourhood Development Plan 2019 - 2031

Issues and Options: Summary & Questionnaire



The Willoughby Neighbourhood Development Plan will help to determine planning applications and will be used by Rugby Borough Council. It is vital that clear and precise policies are included in the plan to ensure that any development is what you want and unwanted development is refused.

Your Steering Group has been busy putting together this Issues and Options summary document and questionnaire. Now comes the most important part - your input - as it is up to you how you would like to see Willoughby evolve over the coming years up to 2031 and beyond.

- Do you want to preserve our beautiful historic rural landscape and protect our historic buildings as well as our community facilities and services?
- Do you wish to help decide the type of new homes and businesses that should be encouraged in the parish?

This document will enable you to have that vital input.

Please look at the document and give us your views on which planning issues are important to you and how we could improve the suggested policies. Are the planning policies we are suggesting going to protect and enhance what is important to you as well as support the development of homes, businesses and facilities you would like to see in your parish in the future?

The most important thing is that we get your views as it is *your* parish and *your* plan.

If you would prefer to read this document online please go to the Neighbourhood Plan website <https://www.willoughbyparishcouncil.org/neighbourhood-plan> and look under Key Documents.

Questionnaire

You can complete the questionnaire online at <https://www.surveymonkey.co.uk/r/WilloughbyNDP> OR fill in the paper questionnaire. If you would like more paper copies to fill in, please email us at mywndp@gmail.com or ask any member of the Steering group. (See list below)

Please return your questionnaire to us by Sunday, 3 June 2018.

Please return the paper questionnaire to:

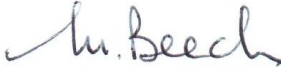
- Church View, Lower Street or College Farm, Main Street or 16 Main Street (just put it through the letterbox); or
- the special Neighbourhood Plan postboxes at Be Beautiful, Lower Street or at the Neighbourhood Plan Day on 16 May; or
- any member of the Steering Group

Neighbourhood Plan Day - 16 May 2018

This will give you the opportunity to find out more information and to complete the questionnaire, if that would suit you better. Please come and join us at the Village Hall to find out what we are doing and to tell us what you think, anytime between 10.00 am and 9.00pm.



Chair of Parish Council



Chair of NDP Steering Group

Note: The Steering Group has also produced a longer consultation document, *Issues and Options - Full Document*, with much more information about Willoughby Parish. There is no need to read this longer document but, if you would like to, it is available under Key Documents at <https://www.willoughbyparishcouncil.org/neighbourhood-plan> or paper copies are available to borrow from any member of the Steering Group or the Parish Council. Copies will also be available at the Neighbourhood Plan Day.

Next Step: After this initial consultation we will consider all submitted responses and start preparing our first Draft Neighbourhood Development Plan. We hope to have this ready by the beginning of September 2018.

Steering Group

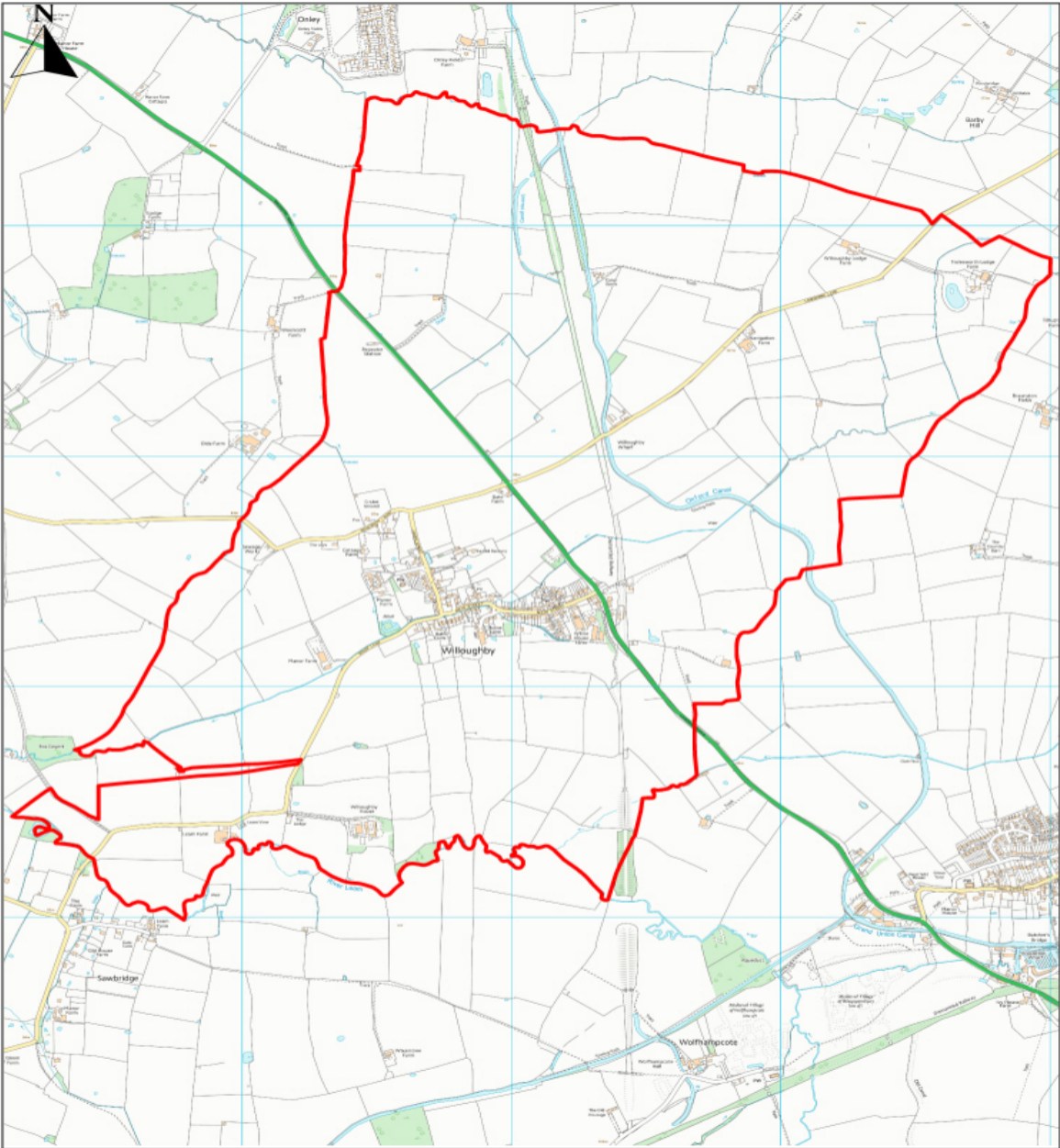
- | | |
|--------------|--------------------|
| Maggie Beech | Ken Miles |
| Mike Thomas | Jim Rowley |
| Brian Hall | Helen Caton Hughes |
| Steve Palmer | |

Parish Council

- | |
|----------------|
| Mike Thomas |
| Alan Belgrove |
| Ben Hallam |
| Rachel Settle |
| Dennis Neville |

Introduction

Map 1: Map of Neighbourhood Plan Area



Willoughby Parish Council (Licensee) License No. 100051782

This map shows the area which will be covered by the Neighbourhood Development Plan (NDP). It is the same as the parish boundary. Any planning applications for new development within this area will be determined in accordance with the development plan, which includes Rugby's planning policies and the Willoughby NDP, unless material considerations indicate otherwise. Therefore, the NDP is a very important statutory document, and has to go through a lengthy and complex process of preparation, consultations, revisions, examination and a local referendum before it can be made (adopted) by Rugby Borough Council and used in planning decisions.

We are at the beginning of this process: thinking about the Issues and Options for the Neighbourhood Development Plan. The results of this Questionnaire will help us to write the planning policies and supporting text for the next stage - the Draft Plan.

Section 1 Neighbourhood Plan Draft Vision and Objectives

A Neighbourhood Development Plan is required to have a vision and a clear set of objectives. The planning policies should then be designed to meet the identified objectives. The Draft Vision and Draft Objectives have been prepared by the Steering Group and are set out below. Please let us know your thoughts.

DRAFT VISION

To retain and enhance the rural form and character of Willoughby whilst developing in a gradual and sustainable way that meets the needs of local people.

DRAFT OBJECTIVES

Objective 1: To ensure that the rural landscape character of the parish is protected and enhanced.
New development should be sustainable and should be designed sensitively taking into account the distinctive character of the historic agricultural landscape and the surrounding countryside.

Objective 2: To protect and enhance the built heritage assets in the parish.
New development should be designed to protect and, where possible, to enhance designated and non-designated built heritage assets and their settings.

Objective 3: To encourage high quality and sustainable design
New development should demonstrate high quality, inclusive and sustainable design and should positively contribute to the character and appearance of the area in which it is sited.

Objective 4: To provide a positive planning framework to guide the development of new homes within the parish.
The development of new homes should respond positively to local needs. The scale, location, size and type of any new homes should be sensitive to the rural area and take into consideration the distinctive character of existing buildings.

Objective 5: To support home working and micro businesses.
New businesses in the parish will be supported to help ensure Willoughby develops and prospers. New businesses should be suitable for the countryside location.

Objective 6: To protect and improve local services, community and recreational facilities
Willoughby’s local green spaces and existing facilities will be protected and proposals for new facilities and services for local people will be encouraged.

Q1a	Do you agree with the Draft Vision? (Please tick)	Yes	
		No	
Q1b	Please provide any comments suggesting how the Draft Vision could be improved.		

Q1c	Do you agree with the Draft Objectives? (Please tick)	Yes	
		No	
Q1d	Please provide any comments suggesting how the Draft Objectives could be improved.		

Section 2 Planning Policy Options

2.1 Landscape Character

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

In previous consultations residents thought that the agricultural land surrounding the village which provides employment, important local character and views with pasture land, arable crops, copses and hedgerows should be preserved. A planning policy could be prepared which protects the special landscape characteristics of Willoughby parish and encourages development to include landscaping schemes that are in keeping with the surrounding countryside.

Planning Policy Option 1

Protecting and Enhancing Rural Landscape Character and Views

A planning policy could be prepared to protect and enhance local landscape character and locally significant views. This would include for instance:

- A. Protecting the open, rural character of the landscape by discouraging isolated new buildings in the open countryside and encouraging any limited rural development to adjoin the existing built form of farmsteads and other dwellings.
- B. Encouraging new agricultural and commercial buildings and structures to be sited and designed sensitively. They should be sited where possible to avoid breaking the skyline and have appropriate screening and landscaping using local native species. Larger buildings should be 'broken up' using a change in materials or colour or a break in the roof span.
- C. Supporting the conservation of traditional farm buildings through continued and appropriate new uses. Repairs and alterations should use local materials and techniques wherever possible.
- D. Encouraging opportunities to preserve and enhance wildlife habitats, wildlife/green corridors and heritage assets. This could include, for instance, protecting ridge and furrow fields, swales and drainage ditches, hedgerow field boundaries and historic field patterns.
- E. Identifying locally significant views for protection. Developments should be required to take into consideration any adverse impacts on these views through landscape appraisals and impact studies.
- F. Protecting the green gap between the southern boundary of the proposed Lodge Farm Village and Willoughby village to prevent coalescence and to ensure that the village remains distinct.
- G. Requiring development within Willoughby village to protect existing grass verges, hedges, trees, wild areas, swales and ponds as important local landscape features which enhance the character of the built up area and link it to the open countryside. New development is encouraged to incorporate these features into landscaping designs.
- H. Designing lighting schemes to minimise light pollution. Security lighting should be appropriate, unobtrusive and energy efficient.

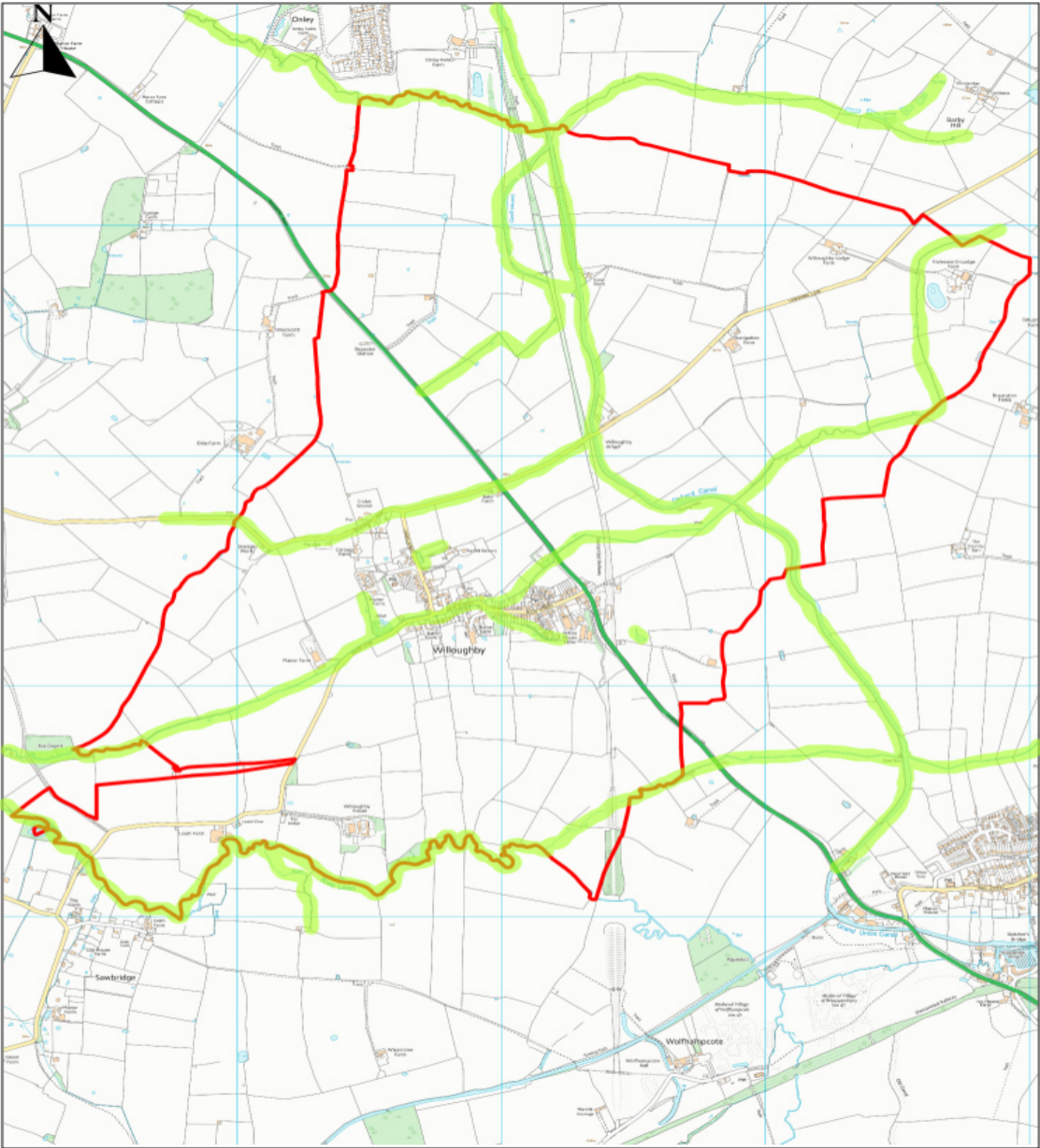
Q2a	Do you agree that the NDP should include a policy to protect local landscape character and views? (Please tick)	Yes	
		No	
Q2b	Please provide any comments suggesting how the policy could be improved.		
Q3a	<p>On a scale of 1 to 5, how important do you think these views are where 1 is not important at all and 5 is very important?</p> <ul style="list-style-type: none"> ● the views towards Barby 1 2 3 4 5 ● the views to Braunston and Dunchurch 1 2 3 4 5 ● the view down to the village from Longdown Lane and from Woolscott Road 1 2 3 4 5 ● the views towards Woolscott and Grandborough 1 2 3 4 5 		
Q3b	What other views <i>from the village or towards the village</i> are also important?		
Q3c	Should the Neighbourhood Development Plan include a policy to support community-led renewable energy schemes in the wider parish such as solar panels in the form of a solar farm?	Yes	
		No	

2.2 Green Infrastructure

Green Infrastructure (GI) is ‘a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities’. Green Infrastructure in Willoughby could include features such as hedgerows, rail embankments and road verges that provide movement corridors as well as habitats for a range of wildlife, woodlands, orchards and trees, watercourses and ponds.

Map 2 below shows some of the local green infrastructure networks in Willoughby Parish. We are hoping to develop this map further through the answers to Q4c below and at the initial Neighbourhood Development Plan Day on Wednesday, 16 May. Please come and help us.

Map 2: Local Green Infrastructure Network



Planning Policy Option 2

Green Infrastructure (GI)

A planning policy could be prepared to protect and enhance a local Green Infrastructure network. This could say, for instance:

- A. New development should protect and, where possible, enhance existing Green Infrastructure assets as shown on Map 2. Development which delivers the creation of new multifunctional green infrastructure will be supported.
- B. These GI networks should contribute towards ecological enhancements, reducing flood risk and improving water quality management and enhance the landscape and historic character of Willoughby Parish. Proposals should demonstrate how these networks will be achieved and maintained in perpetuity.
- C. Development should incorporate mitigation measures to protect and enhance the river corridors of the River Leam and its tributaries and the swales which flow through the centre of the village of Willoughby. Opportunities should be taken to open up culverted watercourses wherever possible.
- D. Opportunities should be taken to extend existing footpath and cycle networks into the open countryside. Wherever possible, footpaths, bridleways and cycleways should be linked to green corridors, neighbouring amenities and communities to enhance their multifunctionality.

Q4a	Do you agree that the NDP should include a policy identifying Green Infrastructure networks in Willoughby for protection and enhancement? (Please tick)	Yes	
		No	
Q4b	Please provide any comments suggesting how the policy could be improved.		
Q4c	Please suggest any important features you think could be included in Green Infrastructure networks in Willoughby Parish.		

2.3 Protecting and Enhancing our Built Heritage Assets

Willoughby’s built heritage and distinctive character are clearly valued locally as positive assets. The Parish has six listed buildings, a scheduled monument (The Moat) and various other locally important heritage assets which all contribute to the attractiveness of the area as a place to live and which are of intrinsic heritage value in their own right.

Planning Policy Option 3

Protecting and Enhancing Built Heritage Assets and their Settings

A planning policy could be prepared to protect and enhance the historic qualities of the village environment. This would promote high quality design in new development and alterations, encouraging designs to respond positively to the local character and context. For example:

- A. Proposals for new development and alterations to existing buildings will be required to demonstrate careful consideration of any potential impacts on the setting of nearby heritage assets above or underground.
- B. All development should seek to protect and, where possible, enhance both designated and non-designated heritage assets and historic landscape character and put in place measures to avoid or minimise impact or to mitigate damage.
- C. Proposals will be required to describe the significance of any heritage assets affected including any contribution made by their setting. Development proposals should protect, conserve and, where possible, enhance heritage assets and their settings in a manner appropriate to their significance.
- D. Overall, development must reflect the scale, mass, height and form of existing locally characteristic buildings and design details and materials should be chosen to be harmonious with neighbouring properties.

Q5a	Do you agree that the NDP should include a policy that protects and enhances the built heritage assets in the parish? (Please tick)	Yes	
		No	
Q5b	Please provide any comments suggesting how the policy could be improved.		

Q5c	Do you have any suggestions for locally important historic buildings or features? If so, please explain why they are significant.
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2.4 Encouraging High Quality and Sustainable Design

The Neighbourhood Development Plan could also include a more general policy that promotes high quality, perhaps contemporary, designs in any new development in the village and in the wider rural area of the Parish, as well as having a specific Policy protecting and enhancing built heritage assets. Such a policy would use the principles set out in the Village Design Statement and bring them forward into a planning policy to give them more ‘weight’ in decision making.

Planning Policy Option 4

Encouraging High Quality and Sustainable Design

A planning policy could be prepared to encourage high quality design in new development in the village generally and in the wider rural area. For example:

General Principles

- A. New development must be of a scale, mass and built form which responds to the characteristics of the site and its surroundings. Care must be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views.
- B. Proposals must not feature designs specific to a generic scheme and must display how they take account of the locally distinctive character of the area in which they are to be sited within design and access statements.
- C. New buildings must follow a consistent design approach in the use of materials, windows/doors and the roofline to the building. Materials must be chosen to complement the design of a development and add to the quality or character of the surrounding environment.
- D. Older buildings should be retained and altered or extended in a similar style to that existing and not detract from the existing rural character. Extensions must be small in scale and subordinate in scale to the original building.

Sustainable Development

- E. Sustainable, energy efficient designs will be supported.
- F. Contemporary designs and modern architectural approaches, including the use of innovative construction techniques and new or recycled building materials, will be acceptable where they are of exceptional quality and where they clearly demonstrate that they are appropriate to their context.

Respecting Local Character

- G. New buildings should be orientated to front the road. Existing building lines should be maintained; where buildings are set back behind front gardens new development should continue this approach and incorporate similar boundary treatments such as low front walls or hedges.
- H. Dormer roofs that can be seen from the street should be pitched and not flat and should be functional and unobtrusive.
- I. Building heights should be no more than 2 storeys.
- J. Windows should be appropriate to the type and size of house and alterations to older properties should retain the size and style of the original opening wherever possible.
- K. Local building materials typically include traditional red brick and render and Northamptonshire ironstone in some older properties and thatched, tiled or slate roofs. New development is encouraged to incorporate these materials into new schemes to help integrate new designs into the local context.
- L. Proposals must minimise the impact on general amenity and give careful consideration to noise, odour and light.
- M. In the wider rural area, redevelopment, alteration or extension of historic farmsteads and agricultural buildings should be sensitive to their distinctive character, materials and form.

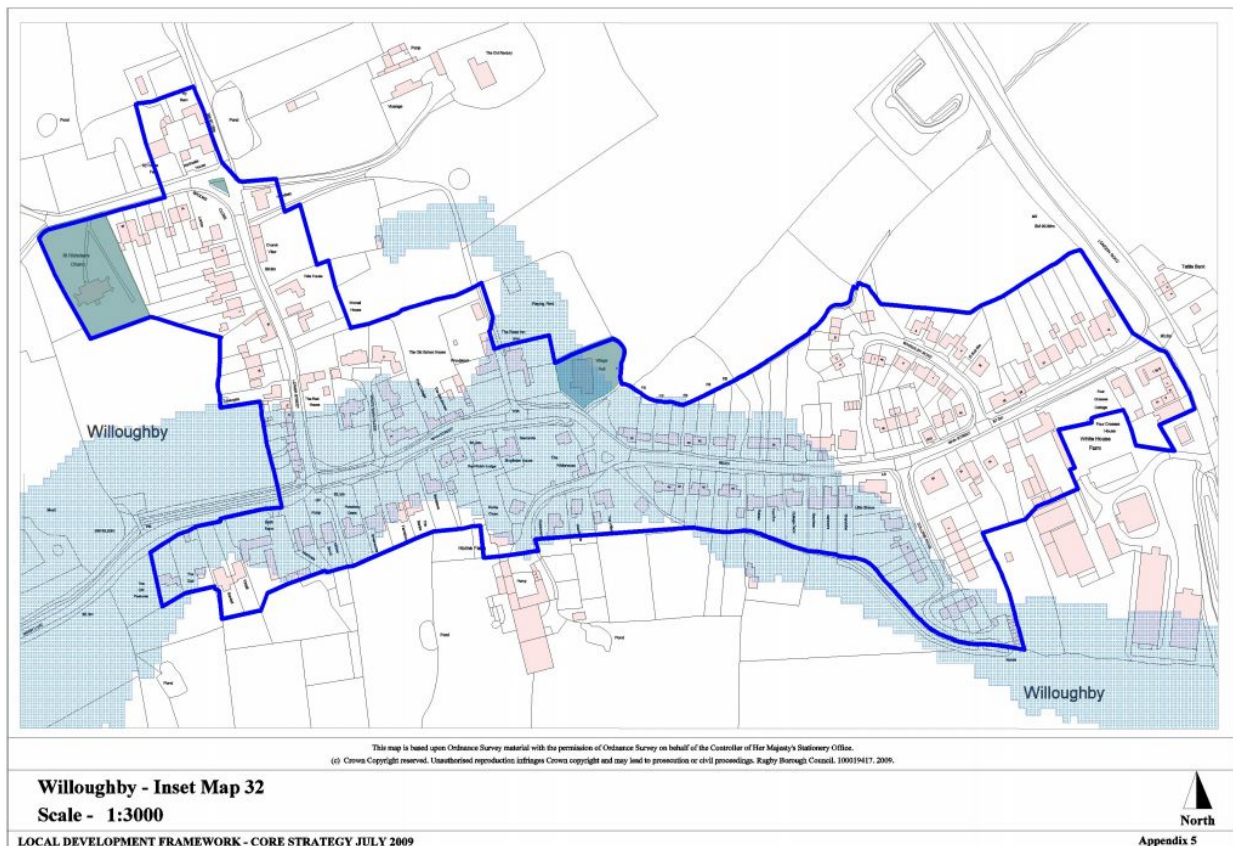
Q6a	Do you agree that the NDP should include a general policy to encourage high quality design? (Please tick)	Yes	
		No	
Q6b	Please provide any comments suggesting how the policy could be improved.		

2.5 Providing Homes

New housing development in Willoughby will be limited over the plan period. The village is identified as a Rural Village in the new emerging Local Plan where development will be permitted within existing settlement boundaries only, including the conversion of existing buildings. The Neighbourhood Development Plan could include a policy to guide the type of housing which comes forward to help ensure new housing supports the village's future sustainability.

Planning Policy Option 5 refers to the settlement boundary for Willoughby Village. So that the suggested Policy is clear, the blue line in Map 3. below shows where the settlement boundary runs. All land outside this settlement boundary is deemed to be open countryside where development of any kind is restricted.

Map 3 Willoughby Village Settlement Boundary



Planning Policy Option 5

Providing Homes

A criteria based policy could be prepared to guide the response to any planning applications that come forward over the Plan period. This could look something like this:

Housing inside the Settlement Boundary

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

- A. Schemes are small in scale (1 to 2 houses) and are on small infill or brownfield sites.
- B. Development does not have an unacceptable impact on the character of the surrounding area and responds positively to design policies in the Neighbourhood Development Plan.
- C. Residential development in rear gardens should demonstrate that proposals would not have an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, hedges and shrubbery and a substantial increase in the density of built form.
- D. Suitable access should be provided linked to existing local vehicular, pedestrian and cycle networks.

House Types and Sizes

All proposals for new housing and conversions of existing buildings will be required to demonstrate how they meet local housing needs in terms of house type, size and tenure. Specifically, the following will be particularly encouraged:

(To be inserted after the Issues and Options Consultation).

Q7a	Do you agree that the Neighbourhood Development Plan should include a criteria based policy to guide the response to planning applications to build new homes? (Please tick)	Yes	
		No	
Q7b	Please provide any comments suggesting how the policy could be improved.		

Q7c	Would you be in favour of some development next to the village settlement boundary but outside it?	Yes	
		No	

Q8a	Has someone in your household left Willoughby Parish in the last 5 years? (Please tick)	Yes	
		No	
Q8b	If yes, for what reason?		
Q9a	Do you, or anyone in your household, want to move house within or into Willoughby village in the near future - say within the next 10-15 years? (Please tick)	Yes	
		No	
Q9b	If yes, what sort of housing will you need?		
	House Sizes & Types (Please tick all that apply.)		
	Housing for first time buyers (1-2 bed)		
	Family housing (3-4 bed)		
	Larger family housing (4+ bed)		
	Housing for older people (1-2 bed)		
	Special needs/accessible housing		
	Other (Please specify)		
Q9c	House Tenure (Please tick all that apply.)		
	Market housing to rent		
	Market housing to buy		
	Affordable to rent See footnote ¹		
	Affordable to buy (including shared ownership) See footnote ¹		
	Other (Please specify)		

¹ If you think this may apply to you or someone in your household, please look at Appendix 1. for the definition.

Q10a	Over the next ten years, are you or anyone in your family likely to leave the parish?	Yes	
		No	
Q10b	If yes, for what reason?		

2.6 Supporting Home Working and Micro Businesses

The Neighbourhood Development Plan recognises the important role of local businesses in terms of supporting a vibrant local economy and providing employment opportunities. There is a need to support local business development which is suitable for the rural area.

Planning Policy Option 6

Supporting Home Working and Micro Businesses

A planning policy such as this could be prepared to support home working and small scale business development:

- A. Small scale economic development which is in keeping with Willoughby's rural location, setting and historic character will be supported.
- B. Development for small scale business activities will be encouraged where:
 1. Development involves the sensitive refurbishment or conversion of existing redundant rural buildings or, where new buildings are proposed, designs are appropriate in terms of other policies in the NDP; and
 2. Development is consistent with the rural parish setting in terms of size, design and type of business; and
 3. Proposals demonstrate consideration of impact on infrastructure and incorporate appropriate mitigation measures to minimise any adverse impacts; and
 4. Adequate car parking is provided for employees and visitors; and
 5. Proposals are for micro businesses and facilities which support local services or the visitor economy linked to the quiet enjoyment of the countryside.
- C. Proposals which include the redevelopment or re-use of existing former agricultural buildings, workshops or previously used sites in the countryside will be encouraged for small scale retail (e.g. farm shops), professional and artisan type uses.

Q11a	Do you agree that the NDP should include a criteria based policy for business development? (Please tick)	Yes	
		No	
Q11b	Please provide any comments suggesting how the policy could be improved.		
Q12a	Do you currently work from home? (Please tick)	Yes	
		No	
Q12b	If yes, what is the nature of your business?		
Q13	Are there any improvements needed to local facilities which would support local businesses and their future growth?		

2.7 Protecting and Improving Local Facilities and Services

Willoughby Parish has a range of facilities. These include a village hall, a pub and a cafe, a playing field and children's playground, allotments, a cricket club and a church, a beauty salon and a car wash facility. The NDP could include a policy which identifies and protects important local facilities and which supports investment in improvements.

Planning Policy Option 7

Protecting Existing Community Facilities and Supporting Proposals for New Facilities and Services

A planning policy such as this could be prepared to protect existing facilities and to support proposals for new facilities/services to meet local needs

- A. There will be a presumption in favour of the protection of existing community facilities as listed below.
 - Village Hall
 - Church of St Nicholas
 - The Rose Inn

- B. There will be a presumption in favour of the protection of existing recreational facilities as listed below.
 - Cricket Club
 - Playing Field and Children’s Playground
 - Allotments
 - Haywards Lodge Nature Reserve
 - The Amenity Garden

- C. There will be a presumption in favour of the re-use of such facilities for health, education or community type uses. The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:
 1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking, or
 2. There is no longer a need for the facility and this can be robustly demonstrated to the satisfaction of the Parish Council.

- D. Development which contributes towards the improvement of existing or provision of new health, education or community type uses to meet local needs will be encouraged where they:
 1. Demonstrate that they meet the needs of the population; and
 2. Adopt a design that is appropriate to a rural location in terms of scale, siting and massing, and
 3. Ensure accessibility for all.

Q14a	Should the NDP identify and protect existing community and recreational facilities? (Please tick)	Yes	
		No	
Q14b	Should the NDP support new health, educational and community facilities to meet local needs? (Please tick)	Yes	
		No	

Q14c	Which of the existing facilities in Willoughby Parish are important to you? (Please tick all that are important.)		
	Village Hall	Yes	
		No	
	Cricket Club	Yes	
		No	
	Playing Field and Children's Playground	Yes	
		No	
	Allotments	Yes	
		No	
	Church	Yes	
		No	
	Pub	Yes	
		No	
	Haywards Lodge Nature Reserve	Yes	
		No	
	Amenity Garden	Yes	
		No	
	Other (Please add others below)		
Q14d	Please provide any comments suggesting how the policy could be improved.		

Local Green Spaces

Local Green Spaces are a new type of planning designation designed to protect small open spaces which are of value to the local community and which are not protected by other planning policy or legislation. Proposed Local Green Spaces have to meet a set of criteria set out in national planning policy. Please let us know if there are any spaces in Willoughby which you would like to be considered.

Q15	Please identify any important local open spaces which you think need protecting from development in Willoughby. Please give reasons for your suggestions.
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Section 3 Other Planning Matters

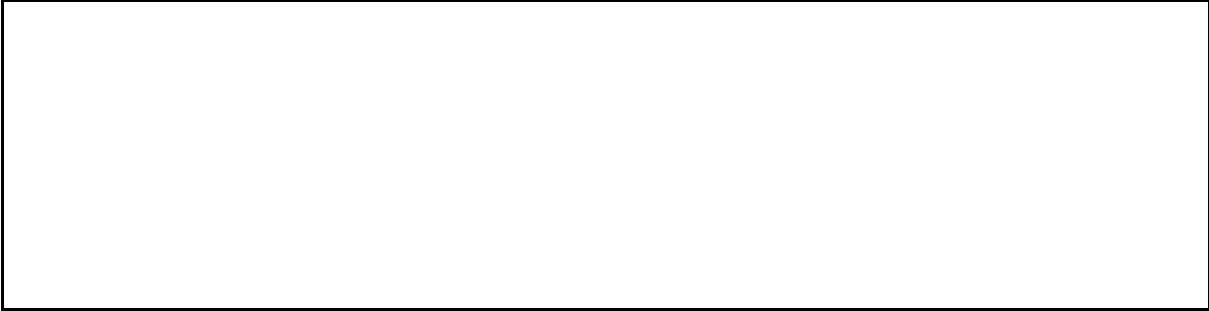
Q16	Do you have any other comments about the Planning Policy Options suggested above? Please let us know if there are any other planning matters which we need to consider.
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Section 4 Non-Planning Issues

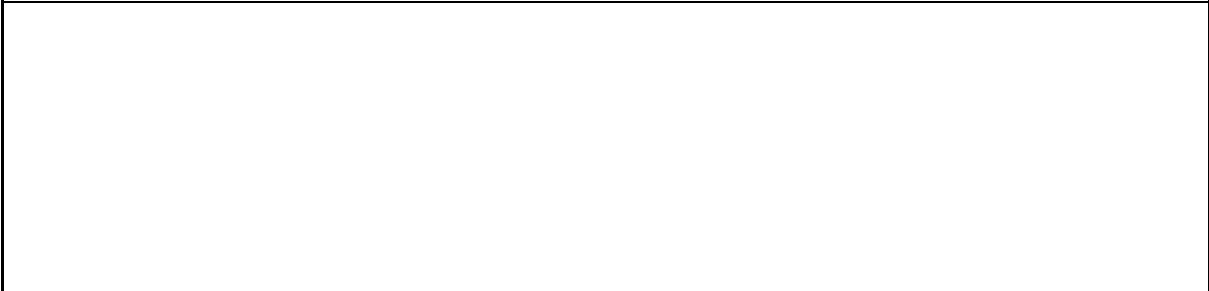
The planning policy options above are used to determine planning applications and the decisions we make about these will clearly be important for the future of Willoughby Parish. However, people often have concerns about other matters which do not contribute to determining planning applications but are still important to their well-being and safety.

We would like to find out more about non-planning issues that are currently causing concern to residents. Depending on the issues raised, the Parish Council is likely to take the lead in seeking to address these. If you have issues you would like to tell us about, please note them under the relevant sections below. In addition, if you can think of solutions to the issues you raise, the Parish Council would like to know about those too.

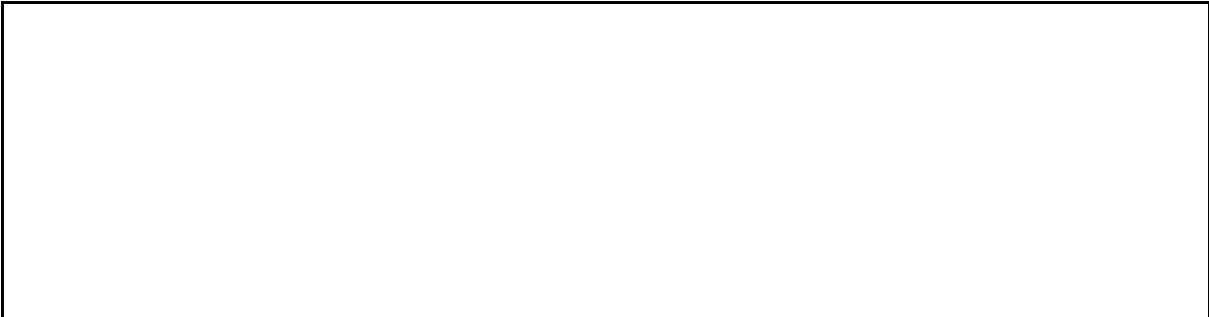
Traffic and Transport



Health Services and Social Care



Social Activities for Children and Young People



Social Activities for Adults



Use of Facilities in the Parish e.g. Village Hall, Playing Fields, Allotments

Other

Thank you for your time and interest.

Please return your questionnaire by Sunday, 3 June 2018 to:

- Church View, Lower Street or College Farm, Main Street or 16 Main Street
(just put it in the letterbox)
or
- the special Neighbourhood Plan postboxes at Be Beautiful, Lower Street or at the Neighbourhood Plan Day on 16 May
or
- any member of the Steering Group

Appendix 1. Definition of Affordable Housing

(National Planning Policy Framework - Annex 2: Glossary)

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.