



## **THE RUGBY BOROUGH COUNCIL**

You are hereby summoned to attend an ORDINARY MEETING of the Rugby Borough Council, which will be held at the TOWN HALL, RUGBY, on Tuesday 17 December 2019 at 7pm.

### **A G E N D A**

#### **PART 1 – PUBLIC BUSINESS**

1. Apologies for absence.
2. To approve the minutes of the meeting of Council held on 14 November 2019.
3. Declaration of Interests.  
  
To receive declarations of -  
  
(a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;  
  
(b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and  
  
(c) notice under Section 106 Local Government Finance Act 1992 – non-payment of Community Charge or Council Tax.
4. To receive the Mayor's Announcements.
5. Questions pursuant to Standing Order 10.

6. To receive the reports of Cabinet and Committees which have met since the last meeting of the Council and to pass such resolutions and to make such orders thereon as may be necessary:

**(a) Cabinet – 2 December 2019**

(1) Treasury Management Report 2019/20 – Progress Report – Corporate Resources Portfolio Holder.

7. To receive and consider the Reports of Officers.

(a) Willoughby Neighbourhood Development Plan Adoption and Decision Statement – report of the Head of Growth and Investment.

(b) Coton Park East Masterplan Supplementary Planning Document Adoption – report of the Head of Growth and Investment.

8. Notices of Motion pursuant to Standing Order 11.

To consider the following Motions of which notice has been duly given under Standing Order 11.

“(a) Rugby is the fastest growing town in the West Midlands and instead of seeing NHS services increase proportionally Rugby residents have experienced a year on year decline in the provision of local NHS services at St Cross Hospital.

St Cross now only provides the most basic of emergency services, so patients with anything more serious than cuts and bruises will need to go to UHCW. Heart attacks, strokes, major trauma and the like all need a blue light ambulance service. Yet Rugby no longer has a local ambulance hub. We call on this Council to make formal representation to the Clinical Commissioning Group and demand that an ambulance hub is reinstated in Rugby and fully resourced to meet the growing demands in Rugby.”

Proposer: Councillor Mrs Brown

Seconder: Councillor Mrs O'Rourke

“(b) Fireworks are used by people throughout the year to mark different events. While they can bring much enjoyment to some people, they can cause significant problems and fear for other people and animals. They can be a source of fear and distress for many animals (including pet animals, farm livestock and wildlife). Animals affected not only suffer psychological distress but can also cause themselves injuries – sometimes very serious ones – as they attempt to run away or hide from the noise. (source RSPCA).

- The unpredictable, loud and high intensity noises that many fireworks make can cause fear.
- Debris produced by fireworks, if found on the ground, can also pose a hazard to animals, such as horses and farm livestock.
- The short-lived nature of firework noise can make it difficult for the police or local authority officers to pinpoint locations and take action.

This Council resolves:

- to require all Council supported public firework displays to be advertised in advance of the event, allowing residents to take precautions for their animals and vulnerable people
- to actively promote a public awareness campaign about the impact of fireworks on animal welfare and vulnerable people – including the precautions that can be taken to mitigate risks
- to write to the UK Government urging them to introduce legislation to limit the maximum noise level of fireworks to 90dB for those sold to the public for private displays
- to encourage local suppliers of fireworks to stock ‘quieter’ fireworks for public display.”

Proposer: Councillor Bearne

Seconder: Councillor Poole

9. Correspondence.

10. Common Seal

To order the affixing of the Common Seal to the various orders, deeds and documents to be made or entered into for carrying into effect the several decisions, matters and things approved by the Council and more particularly set out in the Committees’ Reports adopted at this meeting.

11. Motion to Exclude the Public under Section 100(A)(4) of the Local Government Act 1972.

To consider the following resolution:

“under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of information defined in paragraphs 1 and 2 of Schedule 12A of the Act.”

## **PART 2 – EXEMPT INFORMATION**

1. To receive the private reports of Cabinet and Committees which have met since the last meeting of the Council and to pass such resolutions and to make such orders thereon as may be necessary:

### **(a) Cabinet – 2 December 2019**

(1) Community Advice and Support team staffing review – Communities and Homes Portfolio Holder.

2. To receive and consider the Reports of Officers.

(a) Recruitment of the Executive Director – Report of the Monitoring Officer.

DATED THIS 6<sup>th</sup> day of December 2019

A handwritten signature in black ink, appearing to read "Adam Nelson". The signature is written in a cursive style with a large initial 'A'.

**Executive Director**

To: The Mayor and Members of Rugby Borough Council

**QUESTIONS AT COUNCIL**

*A Councillor may ask a Question at the meeting by giving notice in writing of the Question to the Executive Director no later than midday on Wednesday 11 December 2019. The rules relating to Questions are set out in Standing Order 10 of Part 3a of the Constitution.*

**REPORT OF CABINET**

**2 December 2019**

**PRESENT:**

Councillors Lowe (Chairman), Mrs Crane, Poole, Roberts, Ms Robbins and Mrs Simpson-Vince.

Councillors Douglas, McQueen, Mrs O'Rourke and Roodhouse were also in attendance.

**Note:** An electronic version of the Cabinet report referred to below can be found [here](#).

**1. TREASURY MANAGEMENT REPORT 2019/20 – PROGRESS REPORT**

Cabinet considered a report concerning progress with regard to the Council's treasury management activities for the first half of 2019/20. The report was circulated as part of the Cabinet agenda and all Members are requested to bring their copies to the meeting.

**Recommendation of Cabinet**

Cabinet decided to recommend to Council that -

(1) the amended Approved Counterparties Investment List (Appendix A) be approved; and

(2) the amended Treasury Management Indicator for Principal sums invested for periods longer than 364 days be approved.

**Recommended that** – the recommendation of Cabinet be approved.

**COUNCILLOR S LOWE  
CHAIRMAN**

**Council – 17<sup>th</sup> December 2019**

**Willoughby Neighbourhood Development Plan Adoption and  
Decision Statement**

**Report of the Head of Growth and Investment**

*Note: Appendix 1 has been sent electronically only to all Members due to the size of the document. A hard copy of the document has been placed in the Members' Room for information.*

**1. PURPOSE OF REPORT**

- 1.1 The Localism Act 2011 introduced a right for communities to draw up neighbourhood plans. Willoughby Parish Council, with support and advice from the Borough Council, has produced a neighbourhood plan which has subsequently undergone an examination and a referendum. This report considers whether the Willoughby Neighbourhood Development Plan to 2031 (Appendix 1) should be adopted by the Borough Council as part of the statutory Development Plan and contains a decision statement, as required by the statutory requirements, setting out the decision reached.

**2. BACKGROUND INFORMATION**

- 2.1 The 2011 Localism Act allowed for local communities to shape their areas by enabling town and parish councils and other community groups to prepare neighbourhood development plans. A detailed legislative framework for undertaking neighbourhood planning was set out in the Neighbourhood Planning Regulations 2012. Additional regulations were brought in in 2016 and 2017.
- 2.2 A neighbourhood plan, once adopted, forms part of the statutory development plan and will sit alongside the Local Plan prepared by the Borough Council. Should planning permission be sought in areas covered by an adopted neighbourhood plan, the application must be determined in accordance with the neighbourhood plan and the Local Plan. If there is any conflict between the policies in the neighbourhood plan and the Local Plan then the Local Plan policies will take precedence.
- 2.3 There are a number of legally prescribed stages that need to be undertaken in preparing a neighbourhood plan. The plan needs to be subject to examination by an independent examiner. Subject to the Borough Council's consideration of the recommendations made by the independent examiner, the plan then proceeds to a referendum. Where a neighbourhood plan is subject to a successful referendum, the neighbourhood plan comes into force and it is a legal requirement to formally adopt (the legislation refers to 'make') the neighbourhood plan as soon as reasonably practicable providing that



the local planning authority is satisfied that EU and human rights obligations have been met. The relevant legislation to the making of the plan is set out below.

- 2.4 Section 38A of the Planning and Compulsory Purchase Act 2004 (as amended) sets out the requirement for a local planning authority when it comes to adopting a neighbourhood plan. It is stated that,

*“(4) A local planning authority to whom a proposal for the making of a neighbourhood development plan has been made-*

*(a) must make a neighbourhood development plan to which the proposal relates if in each applicable referendum under that Schedule (as so applied) more than half of those voting have voted in favour of the plan, and*

*(b) if paragraph (a) applies, must make the plan as soon as reasonably practicable after the referendum is held.*

*(6) The authority are not to be subject to the duty under subsection (4)(a) if they consider that the making of the plan would breach, or would otherwise be incompatible with, any EU obligation or any of the Convention of the rights (within the meaning of the Human Rights Act 1998).”.*

### **3. WILLOUGHBY NEIGHBOURHOOD DEVELOPMENT PLAN PROGRESS**

- 3.1 On the 5<sup>th</sup> October 2017 Willoughby Parish was designated a Neighbourhood Area.
- 3.2 Once designated, Willoughby Parish Council undertook an evidence gathering exercise and carried out two consultations during 2018 to identify the issues, vision and objectives to guide their plan and to gather thoughts on an initial draft of the document.
- 3.3 Willoughby Parish Council published the Pre Submission Draft Plan on the 21<sup>st</sup> January 2019 and consulted upon it for a six week period (Regulation 14).
- 3.4 Following consideration of the comments made during this consultation period amendments were made to the Plan. On the 16<sup>th</sup> May 2019 Willoughby Parish Council submitted its Submission Neighbourhood Plan, Consultation Statement and Basic Conditions Statement to the Borough Council (Regulation 15). The Borough Council undertook a six week public consultation on the content of these documents which was held from the 25<sup>th</sup> June to the 6<sup>th</sup> August 2019 (Regulation 16).
- 3.5 In agreement with Willoughby Parish Council, the Borough Council appointed an independent examiner to review the submitted plan. Accordingly Andrew Ashcroft was appointed as the independent examiner.
- 3.6 The independent examiner’s report on the submitted plan was received on the 10<sup>th</sup> September 2019. The report recommended that the plan should be taken on to referendum stage subject to a series of modifications. These modifications were agreed by both Willoughby Parish Council and the Borough Council. Following this a decision was made at Cabinet at its meeting on the 7<sup>th</sup> October 2019, to take the plan forward to a referendum. With the referendum

set, Rugby Borough Council is able to claim £20,000 of Government funding in relation to costs incurred with the referendum process.

3.7 A referendum on the Willoughby Neighbourhood Development Plan took place, in the Neighbourhood Area to which the plan relates to, on the 2<sup>nd</sup> December 2019.

3.8 Residents had the chance to vote 'yes' or 'no' to the following question:

*“Do you want Rugby Borough Council to use the neighbourhood plan for Willoughby to help it decide planning applications in the neighbourhood area?”*

3.9 There were **169** 'yes' votes to **4** 'no' votes. Turnout was **51.3** per cent.

3.10 In accordance with the Neighbourhood Planning Regulations, following the outcome of the referendum it is now for the Borough Council to make the neighbourhood plan so that it formally becomes part of the Development Plan for Rugby Borough.

#### **4. CONCLUSION**

4.1 In accordance with the aforementioned legislation the Council is legally required to adopt the Willoughby Neighbourhood Development Plan following the successful referendum where it considers the Plan will not breach or be incompatible with any EU obligation or any of the Convention of the rights (within the meaning of the Human Rights Act 1998).

4.2 The Willoughby Parish Council Neighbourhood Development Plan contains 10 planning policies which will guide planning applications in the neighbourhood area. These cover landscape, local views, renewable energy, green and blue infrastructure, flood risk, heritage, design, housing, business and local facilities. It is important to note that the plan does not allocate any sites for housing.

4.3 It is considered that the Plan will not breach or be incompatible with any EU obligations or any of the Convention of the rights (within the meaning of the Human Rights Act 1998).

4.4 In order to comply with regulations, once adopted by the Council a decision notice must be published detailing that the Council has resolved to make the neighbourhood plan. The decision statement must be published on the Council website and be made available using other available means. A copy of the decision statement will also be sent to the qualifying body, namely Willoughby Parish Council, and to any person who asked to be notified of the decision. A copy of the decision notice is attached as Appendix 2 of this report.

The Council must also make the neighbourhood plan available on the Council's website with hard copies also available to view at the Council offices and libraries within the Borough.



## 5. RECOMMENDATION

- (1) The Willoughby Neighbourhood Development Plan be approved and adopted in accordance with section 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 (as amended);
- (2) the decision notice required under regulation 19 of the Neighbourhood Planning (General) Regulations 2012 as amended be approved; and
- (3) both the Willoughby Neighbourhood Development Plan and the decision notice be published on the Council's website and publicised elsewhere in order to bring it to the attention of people who live, work or carry out business in the neighbourhood area; and for the decision notice to be sent to the qualifying body and anyone else who asked to be notified of the decision.

### Reasons for Recommendations

1. The Willoughby Neighbourhood Development Plan received a majority vote in favour at a referendum and the Plan will not breach or be incompatible with any EU obligations or any of the Convention of the rights (within the meaning of the Human Rights Act 1998).
2. To comply with the Localism Act which requires local planning authorities to make a neighbourhood development plan as soon as reasonably practicable following a successful referendum.





# **Willoughby**

# **Neighbourhood Development Plan**

## **2019 - 2031**

## **Referendum Plan**

Willoughby NDP Steering Group on behalf of  
the Parish Council

September 2019

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## Referendum NDP

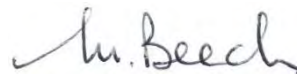
Welcome to the Referendum version of the Willoughby Neighbourhood Development Plan (NDP).

The NDP was examined by an independent examiner in August 2019 and the examiner's report was published on 10 September 2019. The examiner concluded that, subject to a series of modifications set out in his report, the Willoughby Neighbourhood Development Plan should proceed to referendum.

This version of the NDP incorporates the examiner's recommended modifications to the Submission NDP.



Chair of Parish Council



Chair of Steering Group

## Acknowledgements

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

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

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

## 1.0 What is a Neighbourhood Development Plan?

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

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

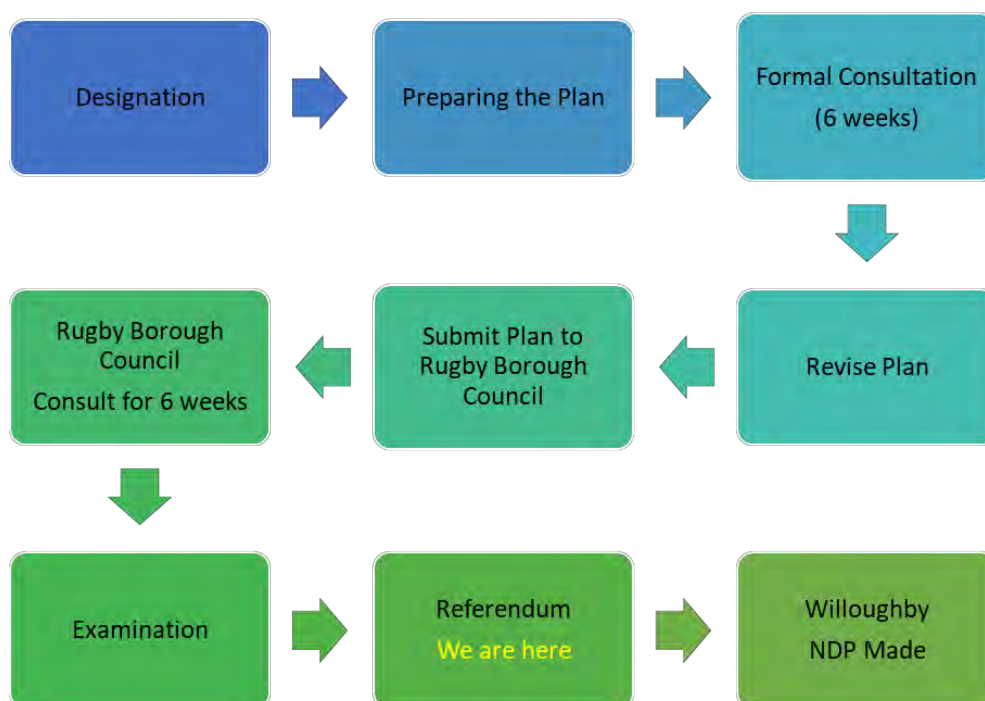
- 1.1 Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities.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



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

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

**Figure 1: Neighbourhood Development Plan Process**



- 1.9 This is the Referendum version of the NDP. The NDP will be taken to Rugby Borough Council's Cabinet for approval to make the Plan subject to the outcome of the Referendum. If the outcome of the Referendum is a majority Yes vote (50% of turnout

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

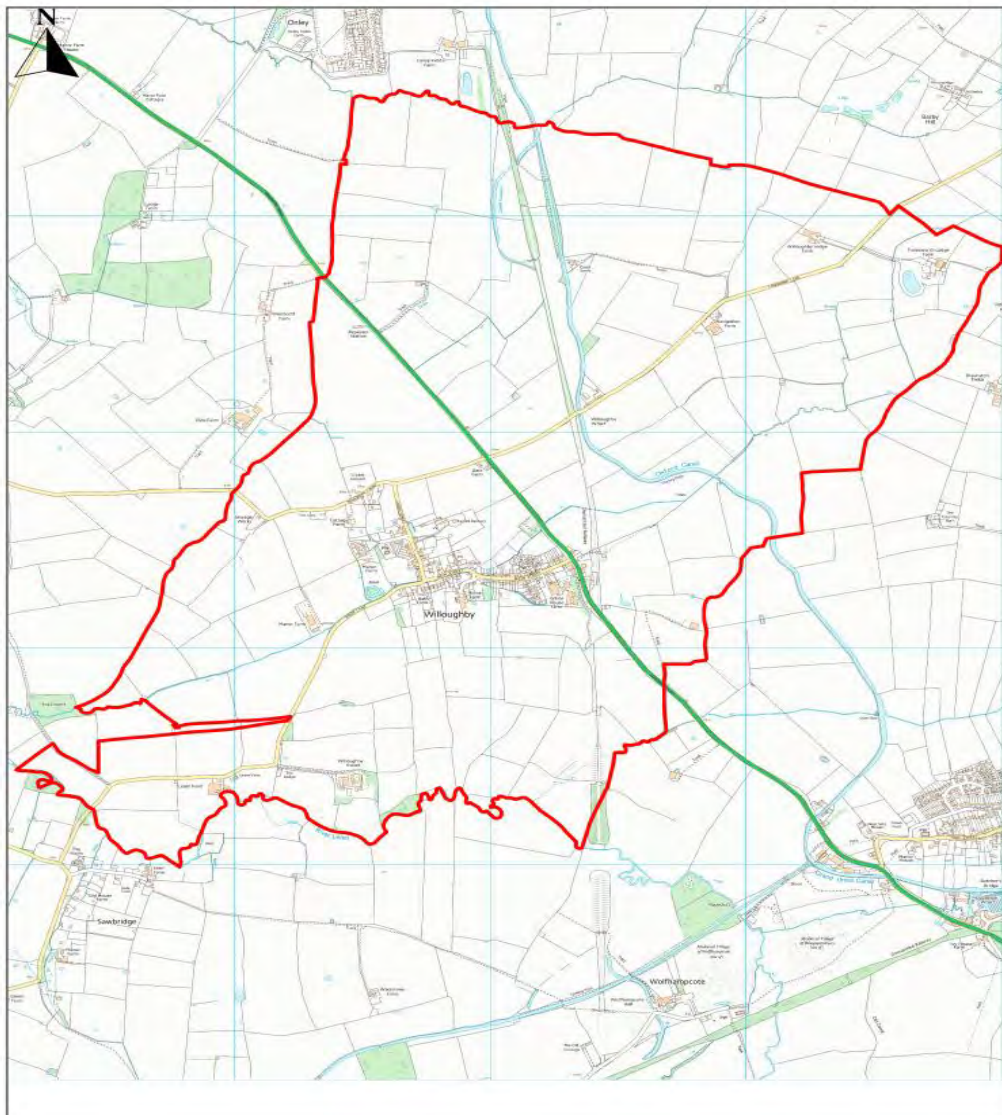


+ 1), the Plan will be made by Rugby Borough Council and used to help determine planning applications alongside Rugby's planning policies and national policy.

- 1.10 There are therefore several stages of public consultation and engagement throughout the process and the Neighbourhood Plan can only be made if, at the very end, local people support it.
- 1.11 We hope to have a Plan in place by the end of 2019.

## 2.0 A Neighbourhood Development Plan for Willoughby

**Map 1: Willoughby Neighbourhood Plan Area**



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

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

- 2.11 In total, 202 paper questionnaires were distributed and 112 completed forms were returned (54 online and 58 on paper). In addition, Historic England and Natural England provided supportive comments. A report setting out the consultation responses is provided on the NDP website<sup>2</sup>.
- 2.12 The First Draft NDP was prepared taking into careful consideration the responses to the Issues and Options. In addition, the Steering Group undertook a significant amount of further detailed research over the summer of 2018 to provide more detail for many of the policies and a sound evidence base. This information was incorporated where possible into the supporting text and appendices of the First Draft NDP. A detailed flood risk report was prepared and can be viewed and downloaded from the NDP website.
- 2.13 The First Draft Plan was published for informal public consultation from 8 October to 4 November 2018. All local residents and stakeholders were invited to consider the First Draft Plan document and to provide their comments and ideas.
- 2.14 In addition to the full version of the First Draft Plan, a summary document was prepared for the consultation. Stakeholders were invited to take part in the consultation on the First Draft Plan in several ways including:
- Completing the questionnaire online at <https://www.surveymonkey.co.uk/r/WilloughbyNDP2>
  - By returning the paper questionnaire delivered to all households to:
    - Church View, Lower Street,
    - B Beautiful, Lower Street
    - 16 Main Street
  - Attending the second Neighbourhood Development Plan Day on Wednesday 17 October 2018 from 4.00pm to 8.00pm at the village hall.
- 2.15 A detailed report<sup>3</sup> setting out the responses to the First Draft Plan and how the representations influenced changes to the next version of the Draft Willoughby NDP is provided on the NDP website. Overall 94.34% of respondents (104) were 'generally supportive' of the First Draft Plan and there were a number of comments complimenting the NDP and noting the hard work and commitment of the Steering Group.
- 2.16 The Draft NDP was published for formal public consultation (Regulation 14) for 7 weeks from 21 January 2019 until 10 March 2019. A letter and representation form were delivered to all households and stakeholders in the parish and emails / letters

<sup>2</sup> WILLOUGHBY ISSUES & OPTIONS - CONSULTATION Responses and Revisions (July 2018)

<sup>3</sup> WILLOUGHBY FIRST DRAFT PLAN - CONSULTATION Responses and Revisions (November 2018)

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

- 2.17 Full details about the consultation process, the submitted responses and how these were used to inform the Submission Plan are provided in the accompanying Consultation Statement and Response Tables. Overall there were many supportive comments and a number of suggestions for minor wording changes to policies and supporting text in the NDP. The most significant revision was to incorporate a more robust flood risk policy (Policy W5) which was prepared following detailed advice from the Environment Agency, Severn Trent and Warwickshire County Council.
- 2.18 The Willoughby Neighbourhood Development Plan was submitted to Rugby Borough Council on 16 May 2019.
- 2.19 The Submitted NDP was published for consultation by Rugby Borough Council for 6 weeks until 6 August 2019. A number of representations were submitted by various individuals and organisations and these were considered by the examiner during the examination process.
- 2.20 The examination of the NDP was undertaken in August 2019 and the examiner's final report was published on 10 September 2019. The report set out that, subject to a series of recommended modifications, the Willoughby Neighbourhood Plan meets all the necessary legal requirements and should proceed to referendum. The examiner recommended that the referendum should be held within the neighbourhood area.

### 3.0 Vision and Objectives

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

#### VISION

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

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

#### OBJECTIVES

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

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

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

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

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

(This will be progressed through NDP Policy W6)

**Objective 3: To encourage high quality and sustainable design.**

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

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

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

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

(This will be progressed through NDP Policy W8)

**Objective 5: To support home working and small businesses.**

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

(This will be progressed through NDP Policy W9)

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

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

(This will be progressed through NDP Policy W10)



## 4.0 NDP Planning Policies



**Entry to the village along Moor Lane**

### 4.1 Introduction

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



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

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

## 4.2 Protecting and Enhancing our Rural Landscape



**View over open countryside in Willoughby Parish**

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

### **Local Landscape Character**

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

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

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

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

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

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



**Examples of Ridge and Furrow from Moor Lane**

- 4.2.4 The remaining areas of ridge and furrow landscape are of national importance and should be protected from development, as should the pasture and arable fields of the former enclosures. In English Heritage's Advice Report, 2011<sup>5</sup>, which assessed the moated site and an area of ridge and furrow for scheduling, it is noted that the

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

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

### **Landscape: The Historical Context**

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

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

### **Loss of our National Landscape Legacy**

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

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

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

### **Wildlife in the Landscape**

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

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

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

- 4.2.16 Policy NE3: Landscape Protection and Enhancement in Rugby Borough Council Local Plan requires that *'development proposals will be required to demonstrate that they ... consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity [and] relate well to local topography and built form and enhance key landscape features ensuring their long term management and maintenance.'*
- 4.2.17 In the consultation on Issues and Options there was widespread support for including a policy to protect local landscape character with 91.96% of respondents (103 responses) agreeing with such a policy and 5.36% (6) not agreeing.
- 4.2.18 In addition to comments noting strong agreement, there were a number of detailed suggestions for changes. These included the need to protect the remaining areas of ridge and furrow which are of national importance, the need to consider flooding and flood risk in a new policy and proposed wording for a separate policy to protect locally significant views. These suggestions informed the changes to the policy wording and supporting text.
- 4.2.19 The consultation on the First Draft Plan showed that there was widespread local support for Draft Policy W1. 97.22% of respondents (105) supported the Draft Policy and 0.93% (1) did not support it. There were several positive comments and suggestions that the maps showing ridge and furrow should be amended to improve accuracy. Maps 9 and 10 were revised accordingly.
- 4.2.20 Proposals for a new settlement on the edge of the parish at Lodge Farm were deleted from the Local Plan. This was a highly controversial scheme with a high level of objections from local residents and stakeholders. Responses to the NDP Issues and Options consultation suggested that, if the Lodge Farm Village allocation is reinstated at some point in the future, the green gap between the southern boundary of Lodge Farm Village (2016 Publication Local Plan Allocation DS10) and Willoughby village should be protected. Following the examination, the examiner proposed various modifications to the Policy and reference to the proposed green gap in Policy W1 was subsequently deleted. Alternative wording to protect the distinctive settlement of Willoughby within its wider agricultural hinterland was recommended as a modification, and this has been incorporated into the Policy.

### **Policy W1: Protecting and Enhancing Rural Landscape Character**

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



Proposals for new development should incorporate the following landscape design principles where they are applicable to the site concerned:

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

incorporate these features into landscaping designs wherever it is practicable to do so.

Development proposals should be designed and located to ensure that Willoughby village remains as a distinctive settlement in its wider agricultural hinterland.

### **Protecting Locally Significant Views**

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



Map 2A: Significant Views in Willoughby Village



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



2. View from PROW 247c<sup>6</sup> looking north-east towards Barby Hill. The Old Vicarage is on the left.

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



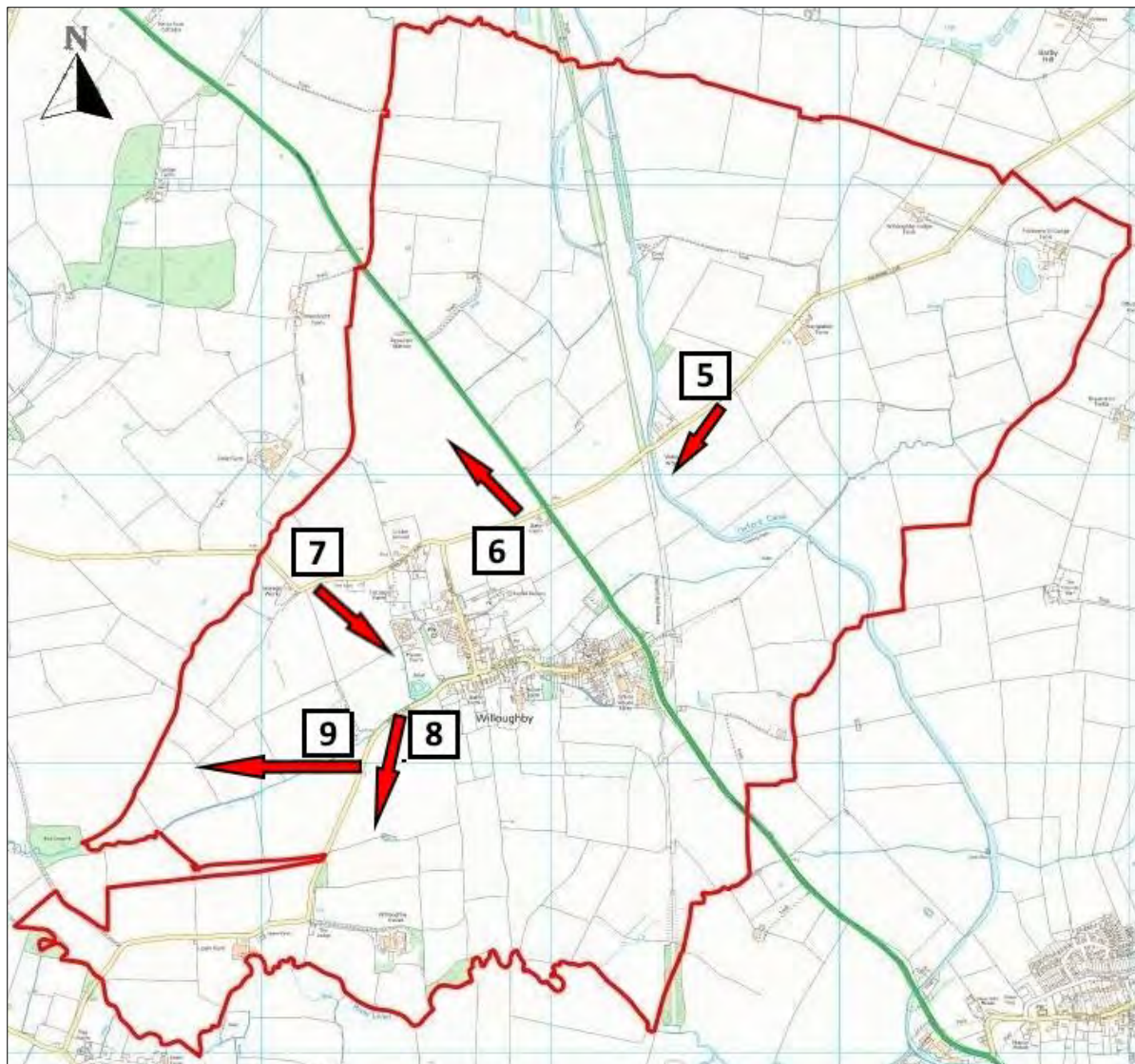


3. View from the village playing field looking north-east towards Barby Hill



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

Map 2B: Significant Views in Willoughby Parish





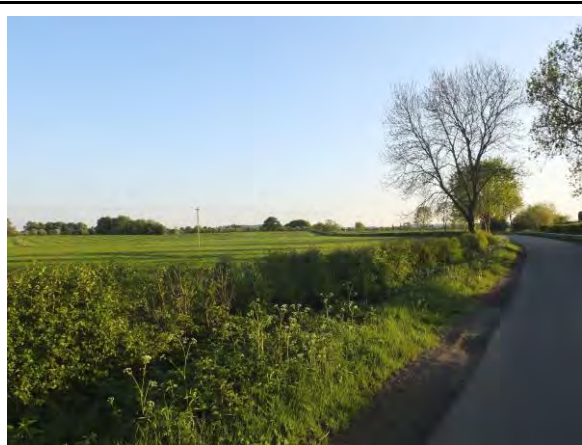
5. View from Longdown Lane looking south-west towards the village and Flecknoe on the hill in the distance



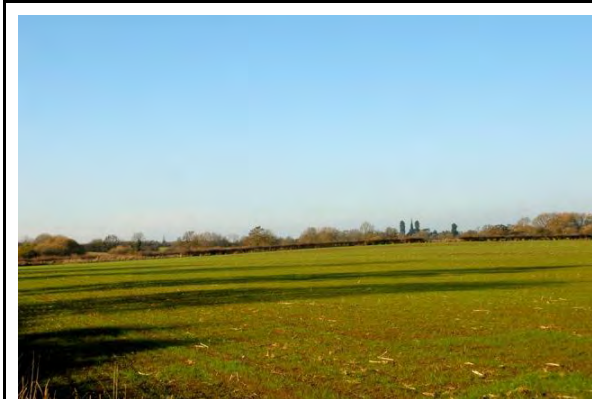
6. View from Woolscott Road (between the Cricket Club and the A45) looking north-west towards Dunchurch



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



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



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



## **Policy W2: Protecting Significant Local Views**

Significant Local Views are identified on Maps 2A and 2B.

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

### **Community Led Renewable Energy Schemes**

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



- A community group supporting energy saving measures such as the installation of cavity wall or solid wall insulation;
- Working in partnership with the local Distribution Network Operator (DNO) to pilot smart technologies;
- Collective purchasing of heating oil for off gas-grid communities; and
- Collective switching of electricity or gas suppliers.<sup>7</sup>

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

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

### **Policy W3: Community-Led Renewable Energy Schemes**

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

<sup>7</sup> See **Community Energy** and **What is Community Energy?**

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

### 4.3 Local Green and Blue Infrastructure



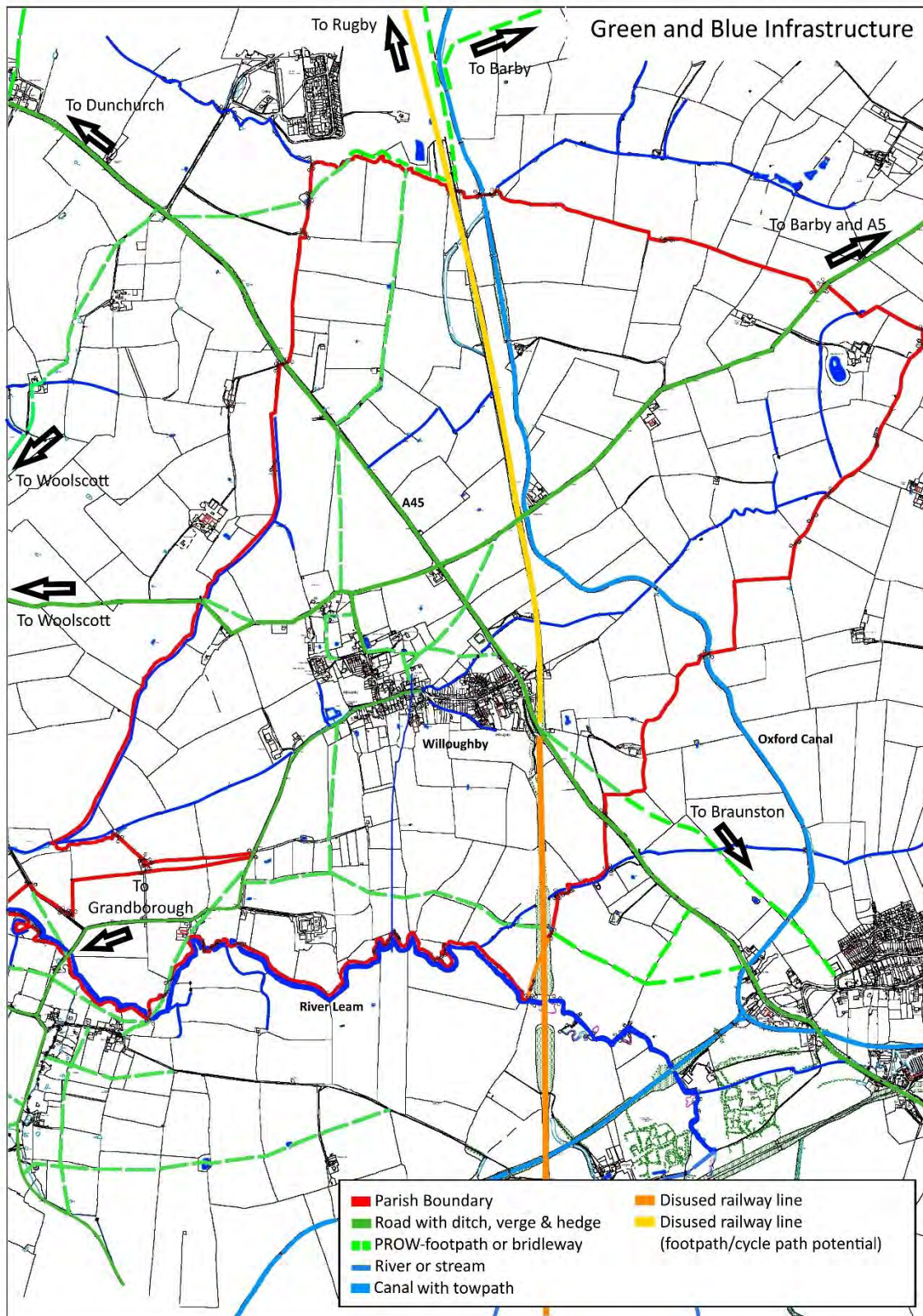
**Oxford Canal bridge by Navigation Cottage and View towards Braunston**

- 4.3.1 Green Infrastructure (GI) is '*a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities*' (NPPF Annex 2 Glossary). These networks include water courses, ponds and canals which are commonly also referred to as 'blue infrastructure'.
- 4.3.2 Rugby Borough Council (RBC) Green Infrastructure Study, Final Report June 2009<sup>8</sup> suggests that the following resources should, wherever possible, be incorporated within local GI networks:
- *hedgerows, rail and motorway embankments and road verges that provide movement corridors and habitats for a range of wildlife (including legally protected and other notable species);*
  - *notable species populations;*
  - *woodlands, orchards and trees that play an important role in providing shading and contributing to the image of an area (as well as being valuable habitats);*
  - *areas of historic value at the local scale (HER records and Historic Landscape Characterisation); areas of high landscape quality (identified through landscape character assessments);*
  - *landscape, ecological and historic features that contribute to local character and sense of place;*
  - *ponds, which provide valuable wildlife habitats and may have a role in local drainage networks;*
  - *public rights of way and permissive routes that may be important as sustainable movement corridors; and*
  - *allotments.*

<sup>8</sup> [https://www.rugby.gov.uk/downloads/file/197/green\\_infrastructure\\_study](https://www.rugby.gov.uk/downloads/file/197/green_infrastructure_study)

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

Map 3: Green and Blue Infrastructure in Willoughby Parish





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

#### **Policy W4: Green and Blue Infrastructure in Willoughby**

Green and Blue Infrastructure networks in Willoughby parish are identified on Map 3.

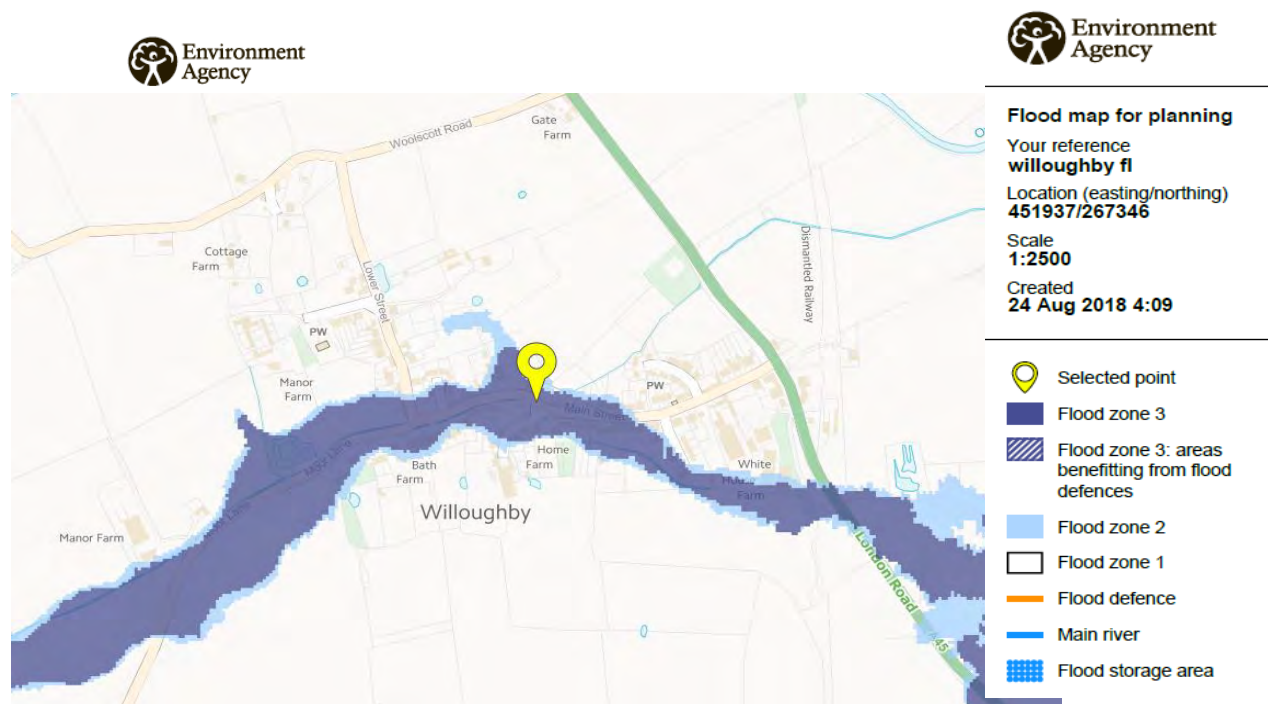
- A. New development should protect and where possible enhance existing Green and Blue Infrastructure. Development which delivers the creation of new multifunctional green and blue infrastructure will be supported. New infrastructure should connect to existing infrastructure wherever possible.
- B. Proposals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

#### **Reducing Flood Risk**

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

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

**Map 4: Flood Map for Planning, Willoughby Village (Fluvial Flooding)<sup>9</sup>**



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

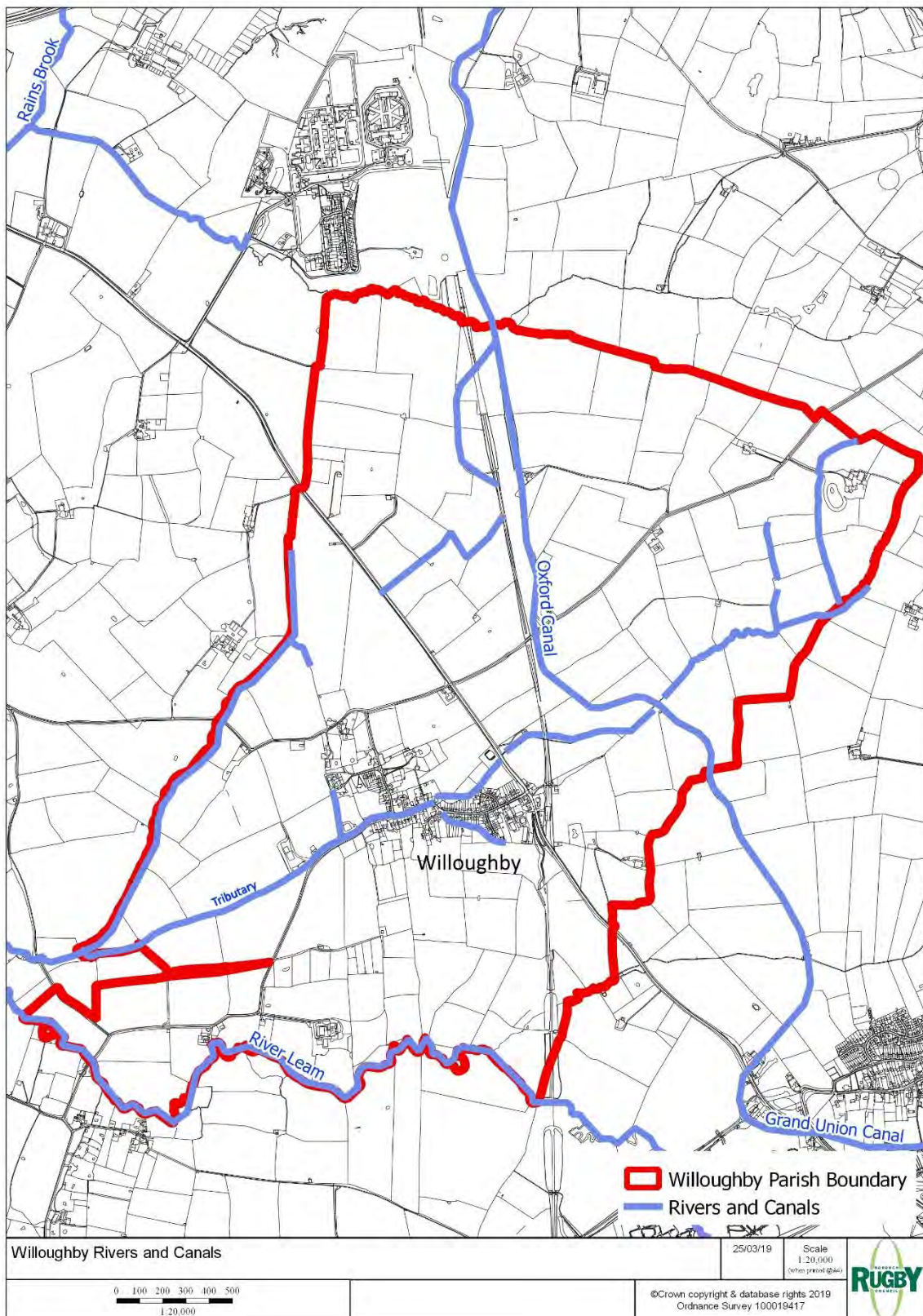


<sup>9</sup> <https://flood-map-for-planning.service.gov.uk/>

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



Map 6: Watercourses in the NDP Area



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

### **Policy W5: Reducing Flood Risk in Willoughby**

Development schemes should be sited and designed to reduce flood risk in Willoughby. Proposals for development should take account of the following principles:

#### Location of New Development

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

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

#### Drainage and Runoff

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

#### Flood Storage

- J. Schemes should make use of open space to retain water as part of flood risk management.

- K. Areas of land in Flood Zone 2 and Flood Zone 3 adjacent to the River Leam and its tributaries will be protected from development to support flood attenuation measures or natural flood risk management.
- L. Wherever it is practicable to do so development proposals should provide betterment on flood storage. Developments that would create space for water by restoring floodplains and contributing towards the delivery or improvement of Green and/or Blue Infrastructure will be supported.



## 4.4 Conserving and Enhancing our Built Heritage Assets



**Church of St. Nicholas (Grade II\*)**

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



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

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

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

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

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

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

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

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

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

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



**Manor Farmhouse (Grade II)**

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

4.4.11 Policy W6 seeks to conserve and enhance the historic environment of Willoughby, taking into account locally important heritage assets and significant features. The third part of the policy has been designed to ensure that development proposals which fall within areas recorded on the Warwickshire Historic Environmental Record<sup>10</sup> in the neighbourhood area are properly prepared to safeguard the identified heritage. Where

<sup>10</sup> <https://www.warwickshire.gov.uk/her>

appropriate the Warwickshire Historic Environmental Record should be consulted at an early stage in the formulation of development proposals.

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

Development proposals should conserve and enhance built heritage assets, including any locally significant, non-designated heritage assets. Wherever practicable and as relevant to the proposed development:

- A. Development proposals including alterations to existing buildings should describe the significance of any heritage assets affected, including any contribution made by their setting, and conserve and enhance assets according to their significance.
- B. All development should conserve both designated and non-designated heritage assets including listed buildings and locally significant non-designated assets identified in this Neighbourhood Development Plan for consideration by Rugby Borough Council (see Appendix 3), and incorporate within the development measures to avoid or minimise impact or mitigate damage.
- C. Development proposals should take account of known surface and subsurface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development.

## 4.5 Encouraging High Quality and Sustainable Design



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

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

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

- 4.5.4 As part of the background evidence for the Neighbourhood Development Plan, the Steering Group has prepared local character appraisals of distinct areas around the village with photographs and descriptions of their key features. These character appraisals are provided in Appendix 4.
- 4.5.5 The Village Design Statement provides some detailed design principles to guide new development in Willoughby, but this has less weight in planning decisions than planning policies, such as those included in a Neighbourhood Development Plan (NDP).
- 4.5.6 At the Regulation 14 public consultation stage, Severn Trent advised that The Severn Trent Water Resources Management Plan 2019 (WRMP19)<sup>11</sup> identifies that a significant deficit between supply and demand for water is forecast, and that one of the changes that has led to this deficit is the need to prevent risk of future environmental deterioration. To ensure that the environment is protected for future customers, some of the current sources of water cannot be relied upon in the future. One of the ways in which the WRMP19 has committed to mitigating this risk is by 'helping customers to use less water through water efficiency activities and education.'
- 4.5.7 In support of this goal Severn Trent recommends that local planning authorities incorporate the voluntary building standard of 110 l/p/d into their planning policies so that new development is designed in line with this approach.
- 4.5.8 Policy W7 has been amended slightly to encourage greater water efficiency in new developments.
- 4.5.9 Rugby Borough Council Local Plan contains Policy SDC1: Sustainable Design which states that *'all development will demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. All developments should aim to add to the overall quality of the areas in which they are situated.'*
- 4.5.10 Policy W7 promotes high quality design which respects the context and setting but which also supports more sustainable, modern and contemporary designs. Development should be encouraged to include the use of innovative construction techniques, new or recycled building materials and sustainable, energy efficient design. In doing so, the Willoughby NDP will promote local distinctiveness and a sense of place, in contrast to the very generic house designs often promoted by house builders across the country.

<sup>11</sup> <https://www.severntrent.com/about-us/future-plans/water-resource-management/water-resource-management-plan/>

## **Policy W7: Encouraging High Quality and Sustainable Design**

New development proposals and alterations and extensions to existing buildings should incorporate the following design principles as relevant to the site and its location:

### General Principles

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

### Sustainable Development

- G. Sustainable, energy efficient designs will be supported. Where planning consent is required, small scale domestic renewable energy schemes such as solar panels, solar water heating and ground source heat pumps will be supported provided that schemes are sited and designed to be unobtrusive.



- H. New developments should be designed to include water efficiency measures to reduce water consumption to an estimated water use of no more than 110 litres per person per day or subsequent target. As appropriate to the site concerned such measures should include use of water efficient fixtures and fittings, installation of water butts to collect rainwater for garden and external use and recycling of grey water in toilets.
- I. Contemporary designs and modern architectural approaches, including the use of innovative construction techniques and new or recycled building materials, will be supported where they are of outstanding or innovative design and where they clearly demonstrate that they are appropriate to their context.
- J. Where practicable proposals for new development should promote walking and cycling by linking to existing routes and including suitable storage provision for bicycles. Electric charging points for vehicles should be provided on external elevations or in garages.
- K. Development should not increase flood risk elsewhere within the neighbourhood area. Surface water runoff should be no greater than the existing pre-development runoff, irrespective of whether or not the receiving watercourse has capacity to take additional flows as any additional runoff may exacerbate flood risk downstream.

#### Respecting Local Character

- L. New buildings should be orientated to front the road. Existing building lines should be maintained. Where existing buildings are set back behind front gardens new development should continue this approach and incorporate similar boundary treatments such as low front walls or hedges.
- M. Proposals should reference existing local materials in the neighbouring area as described in the character appraisals in Appendix 4 and incorporate these into the design of new schemes to help integrate them into the local context.
- N. Dormer roofs that would be visible from the street should be pitched and should be functional and unobtrusive.
- O. Building heights should be no more than two storeys.

- P. Windows should be appropriate to the type and size of house and alterations to older properties should retain the size and style of the original opening wherever practicable. Larger windows will be supported where they are appropriate to the design of the building concerned and are not visible from the road.
- Q. In the wider rural area, redevelopment, alteration or extension of historic farmsteads and agricultural buildings should be sensitive to their distinctive character, materials and form.



## 4.6 Providing Homes



**The Old School House**

### **Introduction**

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

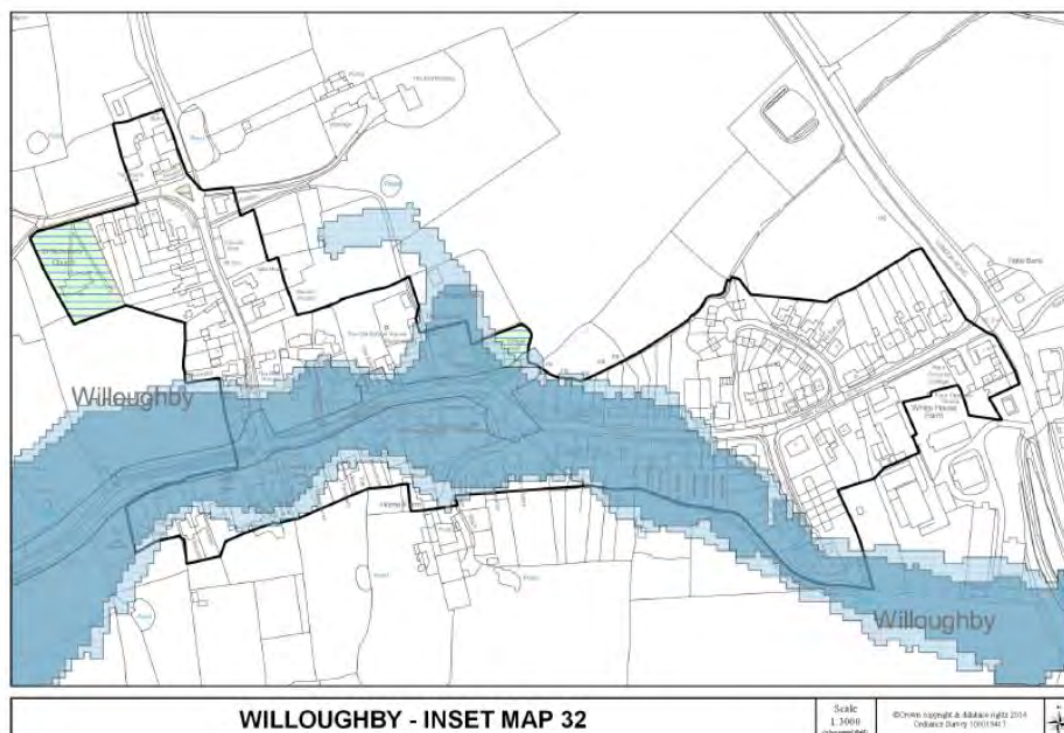
affordable homes and two 2-bedroom open market homes (one bungalow, one house) for those with a local connection.

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

## Rugby Borough Council Local Plan

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

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



### Services in Willoughby Village

- 4.6.13 An overview of the services available in Willoughby can be found in Rugby Borough Council's 'Village Services Audit', an appendix to the 'Rural Sustainability Study', published in December 2015. All thirty-four villages in the Borough were assessed against various criteria in terms of their sustainability and then ranked based on their total score. Access to services and access to public transport were the two main categories used to assess a village's sustainability.
- 4.6.14 The Village Services Audit has been re-organised from 'most sustainable village' to 'least sustainable' and re-scored because the village has lost its garage/petrol station and regular bus service since the audit was done. In 2015, Willoughby ranked 19<sup>th</sup> out of the thirty-four villages in Rugby Borough for sustainability. In April 2019, it ranked 27<sup>th</sup>. Some

limited additional housing in the village would help to sustain the remaining local services and businesses.

### **Policy Considerations**

4.6.15 The settlement boundary has been drawn tightly around the village and much of the village is at risk of flooding. In the responses to the Issues and Options consultation a majority of respondents (57.14% or 64) did not wish to see development next to the settlement boundary and the Willoughby NDP therefore supports maintaining the proposed Local Plan settlement boundary.

4.6.16 The settlement boundary and areas at risk of flooding are significant development constraints and mean that new housing development in Willoughby village is likely to be limited over the Plan period (up to 2031). It is therefore very important that any new housing or conversions are of the size and type needed to support the future sustainability and vitality of the village.

4.6.17 Policy W8 has been prepared to guide any planning applications that come forward over the Plan period. The responses to the consultations undertaken in summer 2018 suggested that there was a local need for the following house types and sizes:

- smaller starter homes (1-2 bedrooms)
- homes for young families (2-3 bedrooms)
- smaller homes for older residents (1-2 bedrooms)
- more affordable housing.

4.6.18 There was also a suggestion that local amenity and privacy should be protected in proposals for backland development or development in rear gardens.

### **Rural Exception Sites**

4.6.19 The development of affordable housing to meet the needs of local people may be permitted adjacent to defined rural settlement boundaries where development is normally resisted. 'Rural Exception Sites' will only be considered acceptable if they meet a number of criteria, including there being no suitable alternative site inside the village boundary, and arrangements for the management and occupation of dwellings must be made to ensure that all dwellings provided will be, and will remain available for occupancy by eligible local people at an affordable cost and at a range of tenures, both initially and in perpetuity.

4.6.20 Proposals will be considered against Local Plan Policy H4: Rural Exception Sites. Following the consultation on Issues and Options, it is not proposed that the NDP will include proposed site allocations for such sites. If any proposals come forward over the plan period they will be determined in accordance with the policies in the NDP and Rugby's planning policies, unless material considerations indicate otherwise.

## **Policy W8: Providing Suitable Homes**

### Housing inside the Settlement Boundary

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

- A. Schemes are small in scale (around 1 or 2 houses) and are on small infill or brownfield sites.
- B. Development does not have an unacceptable impact on the character of the immediate locality and responds positively to Policy W7 of this Plan.
- C. Residential development in rear gardens 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 is provided which is well-connected where practicable, linked to existing local vehicular, pedestrian and cycle networks.
- E. Car parking provision is provided in accordance with the most up to date parking standards of Rugby Borough Council<sup>12</sup>.
- F. Development proposals are not in areas at risk of flooding.

### House Types and Sizes

All proposals for new housing and conversions of existing buildings should meet local housing needs in terms of house type, size and tenure or a need identified in an updated Local Housing Needs Assessment.

The following house types will be particularly supported:

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

<sup>12</sup> See Rugby Local Plan Appendix 5: Car Parking Standards

3. Smaller homes for older residents (1-2 bedrooms) and extra care/sheltered accommodation to provide opportunities for downsizing.
4. Affordable housing<sup>13</sup> in line with Rugby Borough Council's most up to date requirements for affordable housing provision, including shared ownership schemes.

<sup>13</sup> See Appendix 7 for definition of Affordable Housing



## 4.7 Supporting Small Businesses and Home Working



**B Beautiful Salon on Lower Street**

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

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

### **Policy W9: Supporting Home Working and Small Businesses**

Small scale economic development which is in keeping with Willoughby's rural location, setting and historic character will be supported. Proposals for such development, including development related to homeworking insofar as planning permission is required, should respond positively to the following matters:

- A. Where new buildings or extensions are proposed, designs are appropriate in terms of other policies in the NDP including Policy W1.
- B. Proposed development is appropriate to the rural parish setting in terms of size, design and type of business.
- C. Proposals incorporate appropriate mitigation measures to minimise any adverse impacts on the capacity of relevant local infrastructure, on local residential amenity in terms of noise, disturbance, capacity of the road network, highway safety, odour and any other environmental contamination.
- D. Car parking to development plan standards is provided for employees and visitors.



In addition, schemes will be encouraged where:

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

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

## 4.8 Protecting and Improving Local Facilities and Services



**Village Hall**

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

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

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

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



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

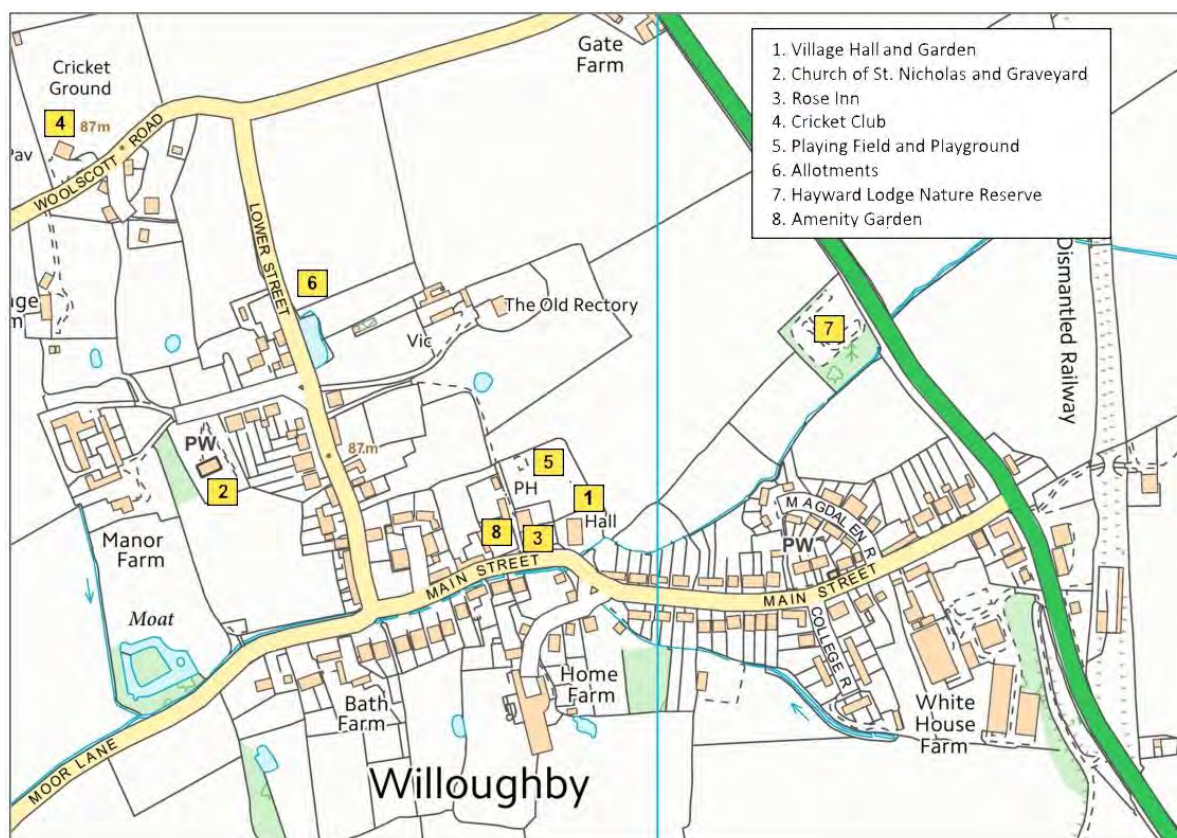
- 4.8.7 The playing field and the children's playground, next to the village hall and The Rose Inn, are enjoyed by local people and provide the venue for the village festival (complete with

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

- 4.8.8 Two local charities give grants for various purposes. The Willoughby Education Foundation awards grants to village residents under the age of 25 for extra curriculum educational activities and to schools attended by village students. This includes textbooks for further education, educational school trips, sports clubs, computers and music studies. Under the Willoughby Charity a limited number of funds are available for discretionary grants for help with personal expenditure such as spectacles, dentures and other specialist items.
- 4.8.9 A great deal of information about the parish is provided on the Parish Council website<sup>14</sup>, together with minutes from Parish Council meetings so that people can find out what local issues are being addressed and what progress is being made. The website also gives information about the Community Emergency Plan and the Flood Action Plan. Both of these are reviewed and updated annually. The online resource [www.willoughbyweb.net](http://www.willoughbyweb.net) is a parish web site and repository of online archive/local history material including back editions of the Willoughby Monthly.
- 4.8.10 The Willoughby Monthly is the parish newsletter. It has been produced by a local resident since September 2008 and is distributed to every house in the parish. It contains an editorial, a calendar of local events each month, short articles from different organisations and groups about forthcoming events, activities and matters of note affecting the parish, as well as contact details for Neighbourhood Watch and the Police.
- 4.8.11 There is now, unfortunately, no regular bus service along the A45 so local people have to use their cars or vans to access most services. There is a public bus to/from Rugby three times a week on Monday, Thursday and Friday mornings and school buses take children to and from schools in Rugby.
- 4.8.12 NDP Policy W10 seeks to protect existing facilities (as identified on Map 8) and supports investment in new facilities in Willoughby.

<sup>14</sup> <https://www.willoughbyparishcouncil.org/>



**Map 8: Local Community and Recreation Facilities**

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

#### Existing Community and Recreation Facilities

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

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

Proposals for the use or the redevelopment of the existing community and recreational facilities for health, education or other community uses will be supported. Proposals for the change of use of the existing community and recreational facilities to other uses will not be supported unless either of the following circumstances can be demonstrated:

- A. The sites are accessible by various means of transport including walking and cycling and have adequate car parking, or
- B. There is no longer a need for the facility, and this can be robustly demonstrated in accordance with Local Plan Policy HS3.

#### Proposals for New Community and Recreation Facilities

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

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

#### **Local Green Spaces**

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

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

4.8.14 The Steering Group has considered all the suggestions, as well as other possible areas, at great length and has come to the conclusion that none meet all the criteria as required in the NPPF for designation as a Local Green Space. Almost all of the areas suggested by



respondents are, however, covered in other policies in the NDP such as W1: Protecting and Enhancing our Rural Landscape, W4: Green and Blue Infrastructure in Willoughby and W10: Protecting Existing Community and Recreation Facilities and Supporting Proposals for New Facilities and Services.

## 5.0 NDP Review

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

## 6.0 Non-Planning Issues and Concerns

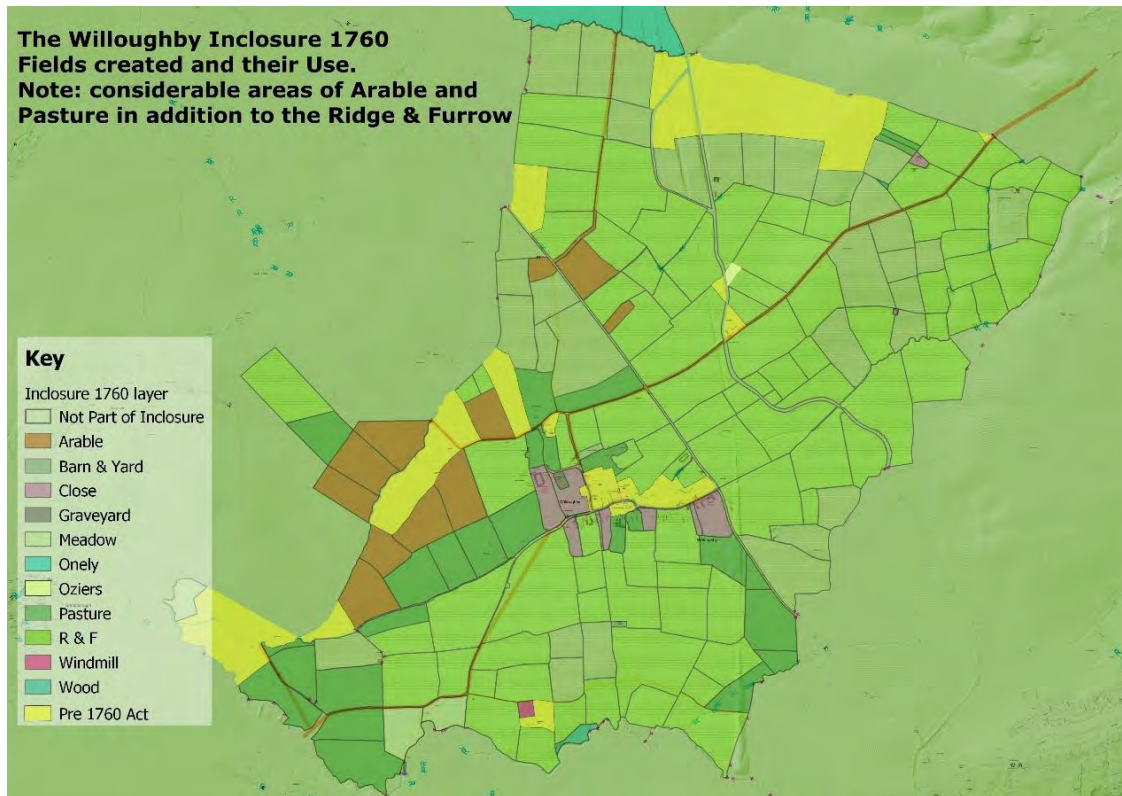
- 6.1 The Parish Council has collated all the responses about non-planning issues and published a Responses and Proposed Actions document on 30 August 2018. This document is available on the Parish Council website in the Neighbourhood Plan section (Plan Progress) at

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

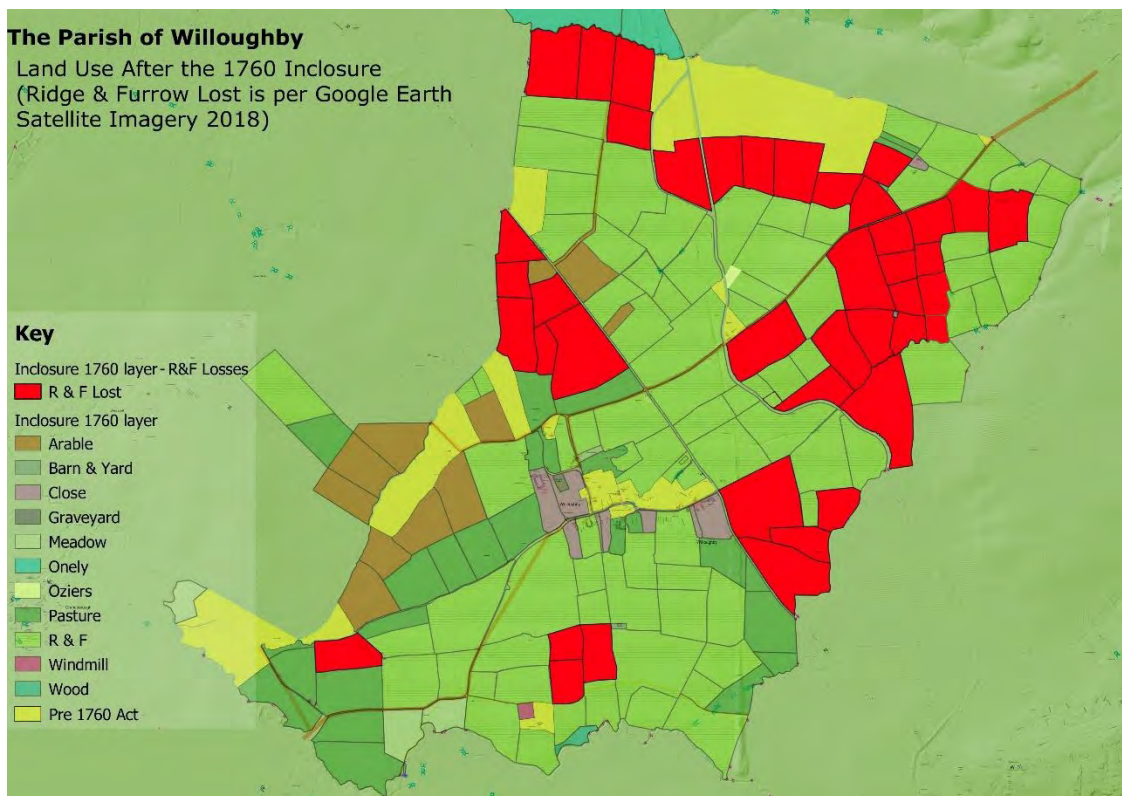
## Appendices

Appendix 1 Historic Landscape Character

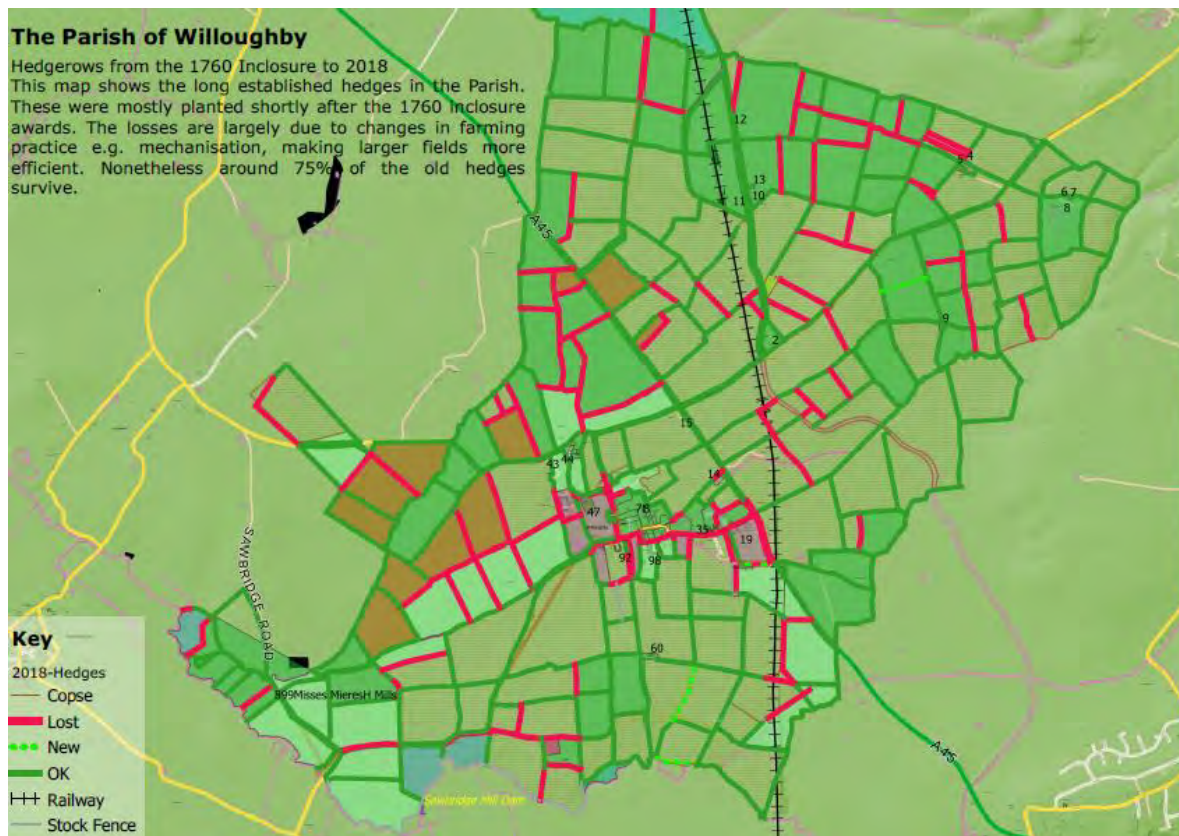
Map 9: Inclosure 1760 plus ridge and furrow



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



Map 11: Hedgerows





Appendix 2 Listed Buildings in Willoughby Parish<sup>15</sup>

## WHITEHOUSE FARMHOUSE

List Entry Number: 1365063

Heritage Category: Listing Grade: II

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

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

## THE SMITHY

List Entry Number: 1034926

Heritage Category: Listing Grade: II

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

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

## MANOR FARMHOUSE

List Entry Number: 1365062

Heritage Category: Listing Grade: II

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

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

## THE ROSE PUBLIC HOUSE

List Entry Number: 1116423

Heritage Category: Listing Grade: II

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

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

## VALE HOUSE

List Entry Number: 1116428

Heritage Category: Listing Grade: II

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

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

## Moated site S of Manor Farm House

List Entry Number: 1404858

Heritage Category: Scheduling

Location: Willoughby, Rugby, Warwickshire

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

## CHURCH OF ST NICHOLAS

List Entry Number: 1116454

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

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

<sup>15</sup> See Historic England statutory list <https://historicengland.org.uk/listing/the-list/>

Map 12: Location of Designated Heritage Assets

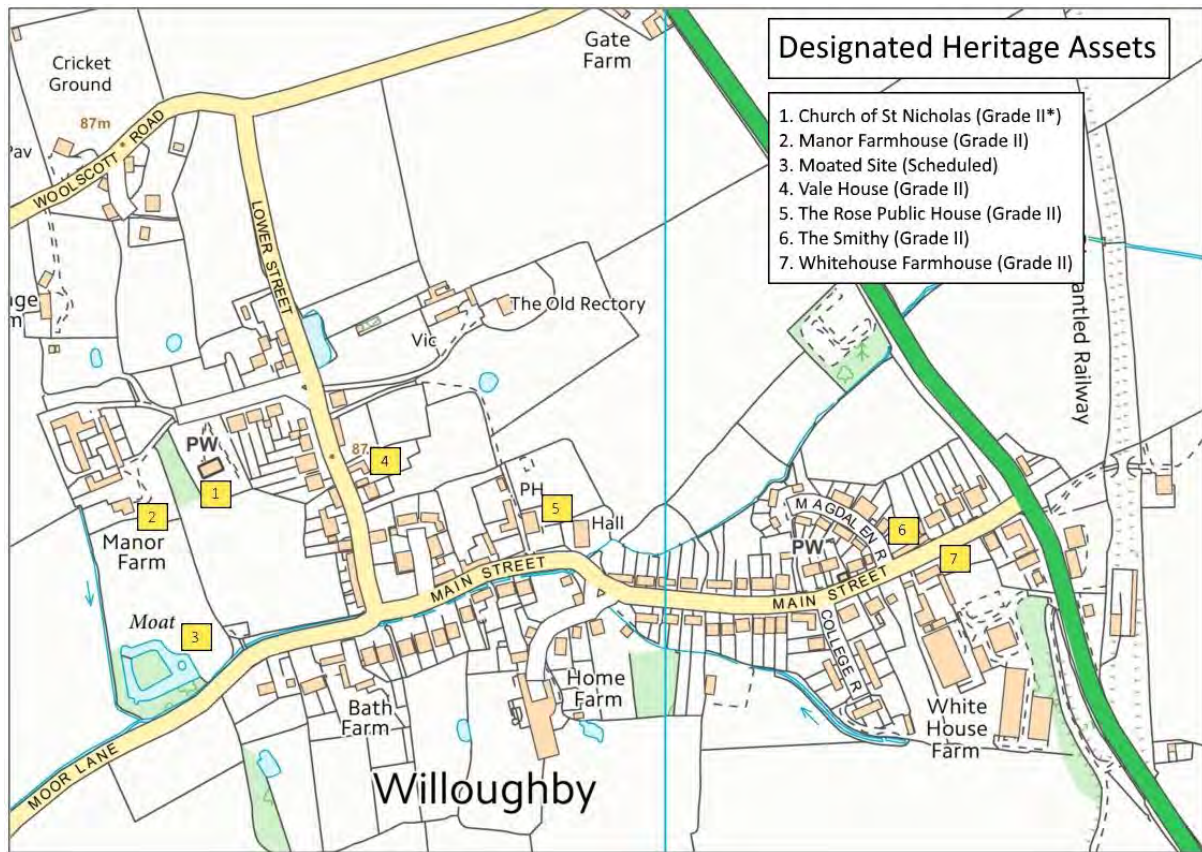


Figure 2: Photographs of Designated Heritage Assets



1. Church of Saint Nicholas (Grade II\*)



2. Manor Farmhouse (Grade II)



3. Moated Site (Scheduled)



4. Vale House (Grade II)



5. The Rose Public House (Grade II)



6. The Smithy (Grade II)



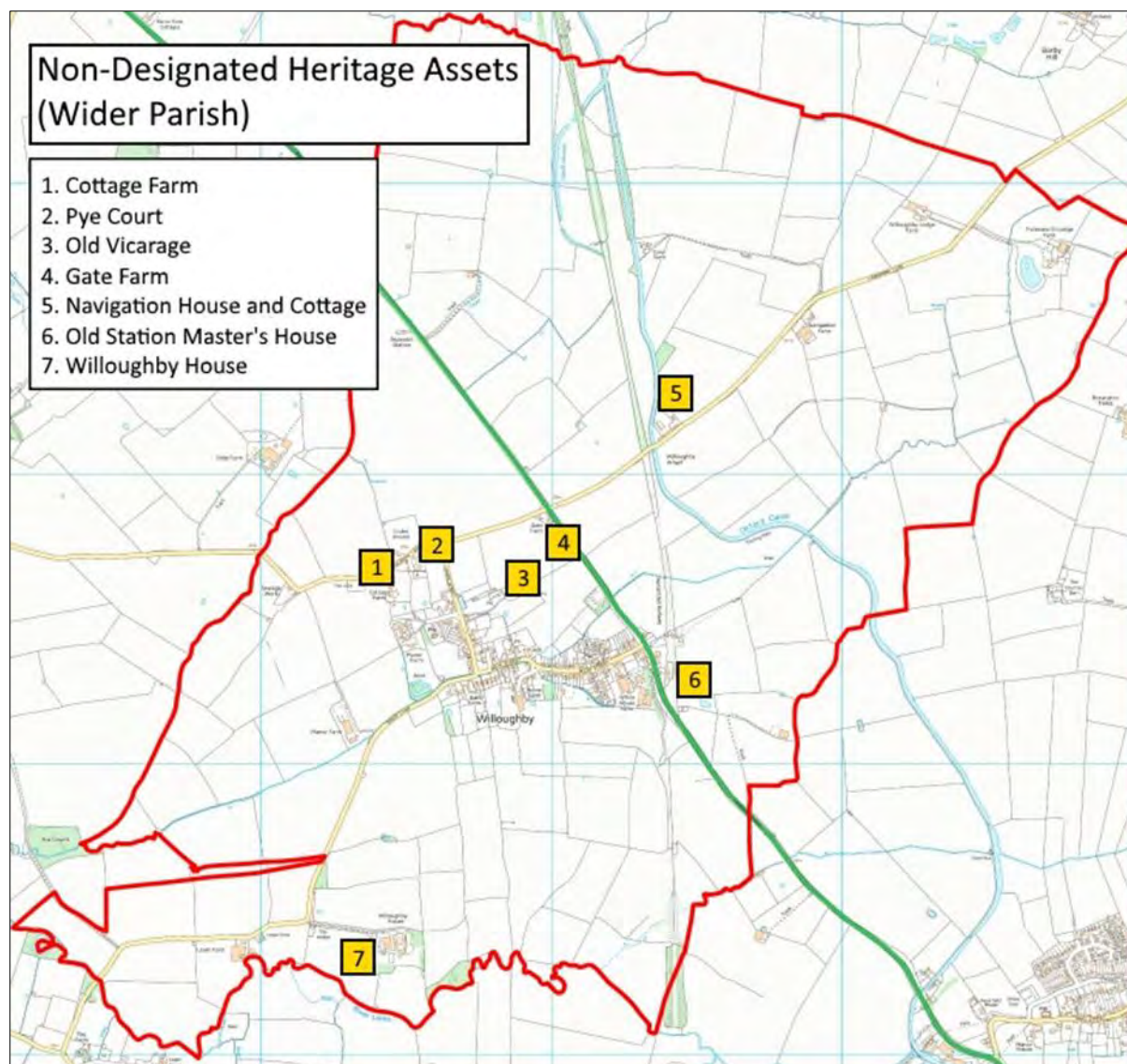


7. Whitehouse Farmhouse (Grade II)

## Appendix 3 Proposed Non-Designated Heritage Assets

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

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



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



### 1. Cottage Farm

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

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

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

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

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

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



### 2. Pye Court

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

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

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

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



The houses on the left at the start of Pye Court were originally a terrace of four cottages built in 1860 which were converted into two by 1910. The shape of the doors blocked up as part of the conversion can still be seen on the facade.

The current owner, Mr Eric Palmer, was born in 1936 and has lived in one or other of the cottages all his life, apart from his time doing national service.

The Green Farm house was condemned in the first half of the 20<sup>th</sup> century and the land sold off. The portion on the right of Pye Court was developed as a house and specialist fuchsia and pelargonium nursery in the second half of the 1950s. The alignment of the roadway changed during this time to reflect the changed positions of the houses.



### 3. The Old Vicarage

The Old Vicarage was constructed in 1836. It replaced an earlier vicarage located on Main Street near the Lower Street and Moor Lane junction. At the time of enclosure the Church exchanged land with another land owner to acquire the land that the Old Vicarage stands on. The plot stretched from the house to Lower Street and included the land that the house on the right of the drive now stands on.

The house was constructed for the Rev. Richard Tawney who was the second son of a notable of Dunchurch as the previous vicarage was considered unsuitable. After Rev. Tawney's death in 1848 the contents were sold at auction. The advertised lots show the house was furnished in some style!

The house is of brick and slate construction and of 'neo-classical' Georgian style though strictly speaking it post-dates the Georgian era. The property also includes a substantial coach house from the same date. A rendered portico was added to the front of the house some time later in the 19th century. As built, the house had a large domestic wing attached to the north elevation. This was largely, though not entirely, demolished in the 1930s.

The house was sold by the Coventry Diocese in 1978, when the new Vicarage was built in what used to be the kitchen garden of the main house. The American actor and singer David Soul lived in The Old Vicarage briefly in the early 1980s.

The Old Vicarage was bought by the present owners in 2006. Shortly afterwards, the small remaining part of the domestic wing (the kitchen) was extended, replicating part of the footprint of the original, larger north-west wing which was mostly demolished in the 1930s. In September 2018, planning permission was granted to build a large extension which would encompass the kitchen extension and echo the historic massing of the old wing.

The gardens have a national Sites & Monuments Records in the Warwickshire HER and are designated for 'pleasure grounds with shrubbery, walks, paddock, kitchen garden.'



#### 4. Gate Farm

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

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

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

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

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



#### 5. Navigation House (Inn) and Cottage

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

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

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

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

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

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

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

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

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



### 6. Old Station Master's House

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

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

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

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

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



### 7. Willoughby House

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

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

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

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

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

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

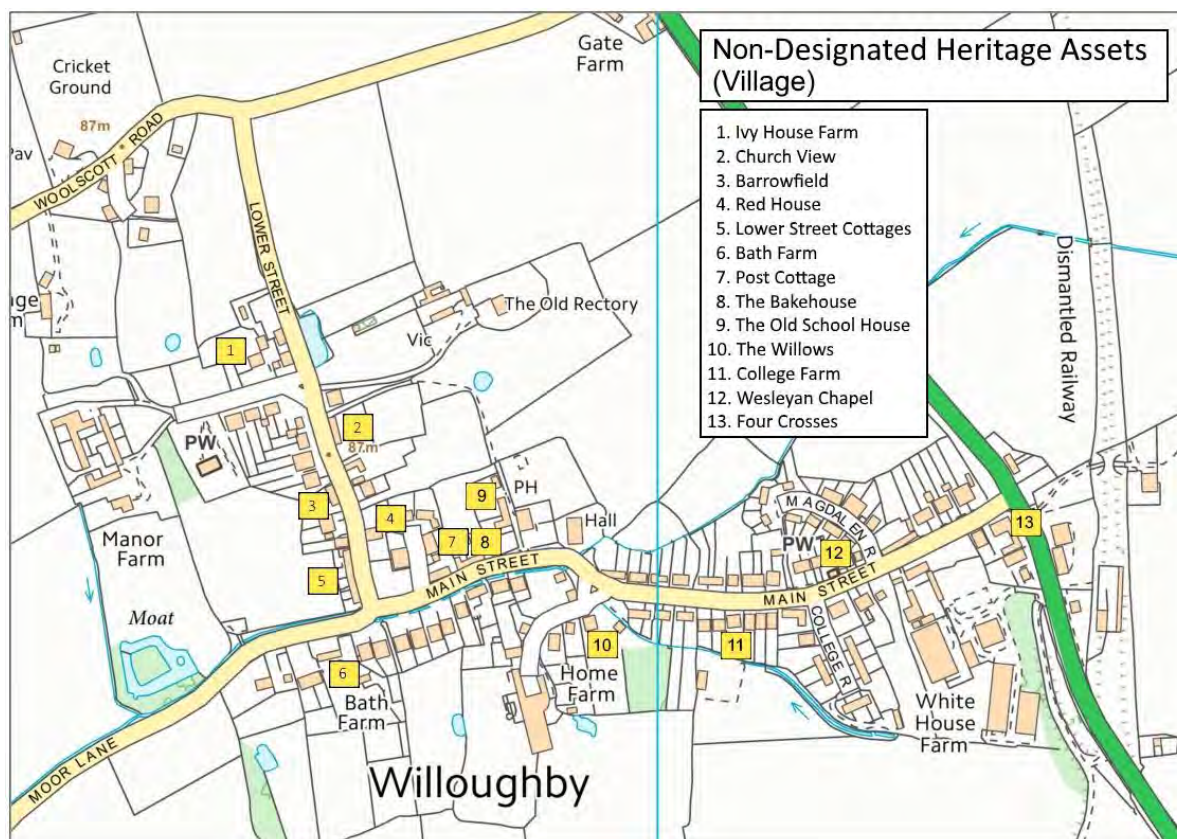
Over the years since 1864, various owners have extended and improved the mansion so that today it is a large and imposing dwelling.

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

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



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



### Justification for Non-Designated Heritage Assets in the Village



#### 1. Ivy House Farm

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

Initially the tenant was Henry (d1895) and then

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

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

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



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

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

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



## 2. Church View

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

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

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

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

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

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

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



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

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

### 3. Barrowfield

During renovation work, evidence of a wattle and daub cottage with a door to the road was found in the middle of Barrowfield, where the kitchen is now. Almost certainly, this dwelling dates from at least the early 1800s.

In the 1860s or 1870s, the cottage was incorporated into a much larger red-brick building built by Magdalen College, Oxford who were the owners at that time.

From 1940, Jim and Connie Hall, the current owner's parents, lived in Barrowfield and Jim worked for the Ivens family on Ivy House Farm for many years. In addition, he was the village milkman from 1940 to the late 1960s.

In 1971, the current owners established a village shop and newsagent in the building attached to the left of Barrowfield. The village shop and newsagent eventually closed in 1988 with the advent of supermarkets and the hairdresser's, which had been upstairs, moved downstairs. This business, together with a beauty salon, continues successfully today run by Mr and Mrs Hall's daughter-in-law.

Barrowfield is now a private residence.



### 4. Red House

Red House was not part of the Magdalen College Estate. There are unregistered deeds and information going back to 1876 which refer to a cottage and slaughterhouse yard.

The name of the house refers to its use as a slaughterhouse for the farm next door.

The large scale OS maps used to record the 1910-15 valuation survey clearly show the main L-shape building facing the road and a range of buildings of varying sizes extending back along the left-hand boundary. At the time of the survey Mrs. G. Cowley was the occupier and the property was in the hands of Piddock & Co who were executors of the former owner.

Internally there is evidence of a much earlier one-up, one-down cob cottage (now the dining room).

Sid Ivens, who later lived and worked at Ivy House Farm for many years with his family, was born to parents William Henry and Mary Ann Ivens in Red House in 1913.



### 5. Lower Street Cottages

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

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

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

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



### 6. Bath Farm

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

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

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

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

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

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





### 7. Post Cottage and 8. The Bakehouse

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

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

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

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

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

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

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

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

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

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

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

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



### 9. The Old School House

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

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

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

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

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

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



### 10. The Willows

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

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

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

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

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

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

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



### 11. College Farm

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

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

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

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

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

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

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

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





### 12. Wesleyan Chapel

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

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

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

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

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



### 13. Four Crosses

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

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

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

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

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

Soon after the Inn gained an extra Cross!

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

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

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

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

## Bibliography and References

Thank you to the Willoughby Society for permission to use material from their archive.

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

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*Willoughby House History, Sawbridge Lane, Willoughby, Nr Rugby, Warwickshire and the lives of the people who lived there.* David Aston with acknowledgements to Mr Richard Hayward, Willoughby Society, Ordnance Survey, Crown.

*Warwickshire Heritage Environment Record*, Warwickshire County Council

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

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

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

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

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

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

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

<http://maps.warwickshire.gov.uk/historical/>

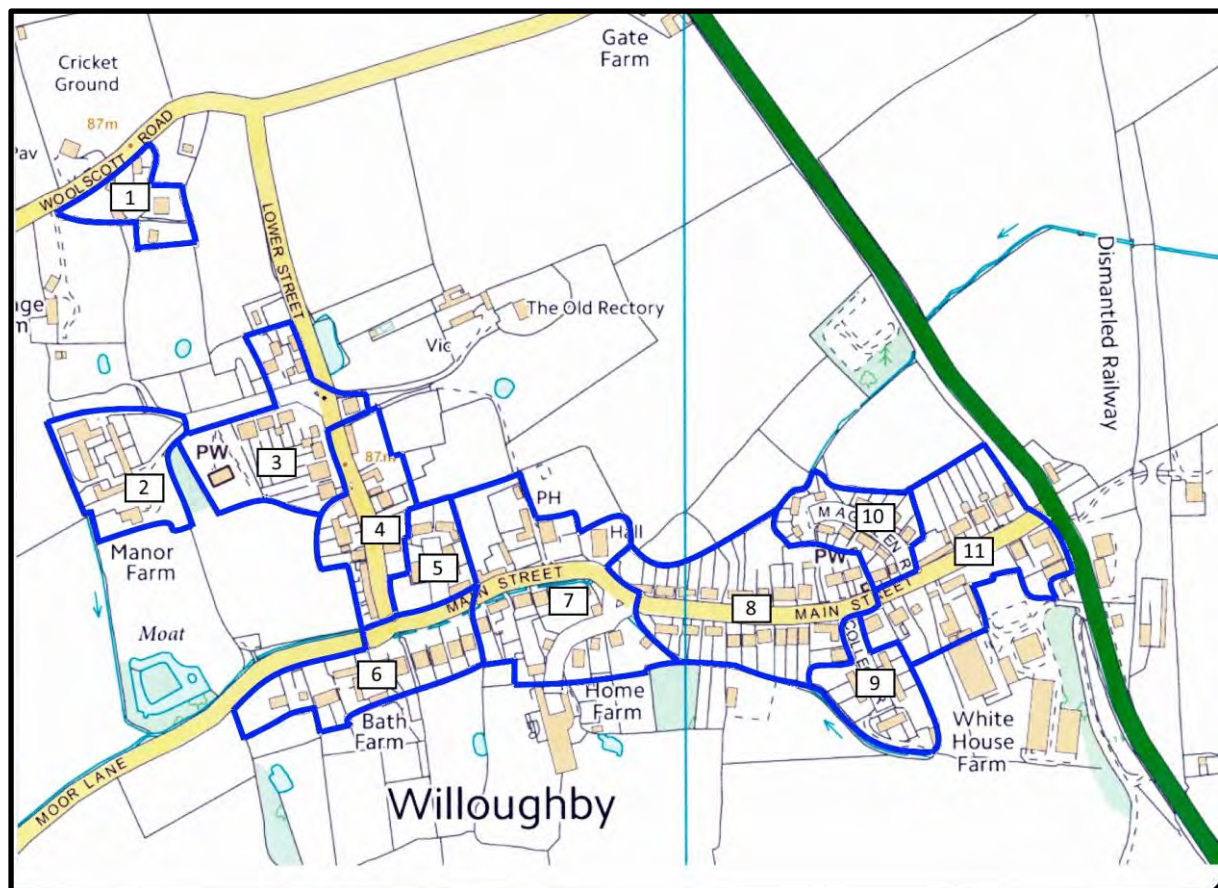
## Thank you

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

## Appendix 4 Character Areas

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

Map 15: Character Areas



### Area 1. Pye Court

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

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



Semi-detached cottages built originally in 1860 as a terrace of four



Detached house built in 1966 on the site of two old cob cottages condemned in 1920



## Area 2. Manor Farm Barns

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

	
Barn with open gable ends facing the road	Barn with long roof line parallel to the road

## Area 3. Brooks Close

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

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

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



	
Semi-detached bungalows in Brooks Close	Ivy House Farm

#### Area 4. Lower Street - Historic Core (A)

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

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

	
Red House	Vale House

	
<p>Lower Street Cottage at the Main Street junction</p>	<p>Lower Street Cottages looking north</p>

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

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

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

	
<p>Bungalow with closed gable end facing the road</p>	<p>Bungalow with roof line parallel to the road</p>

### Area 6. White Barn Close

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

	
White Barn Close	Typical house in White Barn Close

### Area 7. Main Street - Historic Core (B)

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

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





The Post Office and the Bakehouse



The Old School House



The Willows



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

### Area 8. Main Street (Central)

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

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

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

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



'Old' council houses built in 1919



'New' council houses built in 1948



	
Detached houses built in the 1970s	Detached houses built in the 1980s

### Area 9. College Road

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



	
The three terraces on College Road	The terrace of four on the west side

### Area 10. Magdalen Road

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

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

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

	
One-and-a half storey houses built in 1963	Starter homes (originally) built in 1983

### Area 11. Main Street (Upper)

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

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



The Smithy



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



Semi-detached houses built in 1928



The Four Crosses apartments opposite the bungalows

## Appendix 5 Housing Development in Willoughby Parish since the 1960s

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

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

## Appendix 6 Willoughby Housing

**Willoughby Parish: Housing - Number of Bedrooms**2011 Census

Total housing stock	<b>193</b>
Total number of occupied dwellings	<b>185</b>
Total number of unoccupied dwellings	<b>8</b>

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

Additional dwellings since 2011 census    **5**

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

Willoughby Housing Stock - 2018

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

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

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

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

**For comparison**

SHMA\* Recommended Mix of Market Housing in Rugby Borough

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

\* SHMA Strategic Housing Market Assessment,

Table copied from Rugby Borough Council Adopted Local Plan 2011 - 2031, June 2019 paragraph 5.10, page 41.



## Appendix 7 Definition of Affordable Housing (NPPF)

## Annex 2: Glossary

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

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

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

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

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

## Appendix 8 List of Local Businesses in Willoughby Parish

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

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

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

## Appendix 9 Local Facilities and Services

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





Willoughby NDP Steering Group on behalf of  
the Parish Council  
September 2019



## Rugby Borough Council

### Willoughby Neighbourhood Development Plan

#### **Decision Statement published pursuant to the Localism Act 2011 Schedule 38A(9) and Regulations 19 & 20 of the Neighbourhood Planning (General) Regulations 2012**

Rugby Borough Council at a meeting of its full Council on the 17<sup>th</sup> December 2019 decided to make the Willoughby Neighbourhood Development Plan under Section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended). The Willoughby Neighbourhood Development Plan now forms part of the Development Plan for Rugby Borough.

#### **Reason for decision:**

The Willoughby Neighbourhood Development Plan meets the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, is compatible with EU obligations and the Convention rights and complies with relevant provision made by or under Section 38A and B of the Planning and Compulsory Purchase Act 2004 as amended.

Paragraph 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 requires the Council to make the neighbourhood plan if more than half of those voting in the referendum have voted in favour of the Plan being used to help to decide planning applications in the area. The Plan was endorsed by more than the required threshold in the referendum held on 2<sup>nd</sup> December 2019.

This decision statement and Willoughby Neighbourhood Development Plan can be viewed on the Rugby Borough Council website:

[https://www.rugby.gov.uk/info/20004/planning\\_strategy/354/willoughby\\_neighbourhood\\_plan](https://www.rugby.gov.uk/info/20004/planning_strategy/354/willoughby_neighbourhood_plan)

Or can be viewed at the following locations during opening hours:

- Rugby Borough Council, Town Hall, Evreux Way, Rugby, CV21 2RR (Open Monday to Friday – 9am until 5pm)
- Rugby Library, Little Elborow Street, Rugby, CV21 3BZ (Open Mon, Wed, Thurs, Fri – 9am - 5.30pm. Open Tues 10am – 7pm, Open Sat 9am – 4pm. Open Sun midday - 4pm)

A copy of this decision statement will also be sent to the qualifying body, namely Willoughby Parish Council, and to any person who asked to be notified of the decision.

#### For further information please contact:

Development Strategy Team, Rugby Borough Council, Town Hall, Evreux Way, Rugby, CV21 2RR

Email: [localplan@rugby.gov.uk](mailto:localplan@rugby.gov.uk) Telephone: 01788 533741



**Council – 17<sup>th</sup> December 2019**

**Coton Park East Masterplan Supplementary Planning Document  
Adoption**

**Report of the Head of Growth and Investment**

*Note: Appendix 1 has been sent electronically only to all Members due to the size of the document. A hard copy of the document has been placed in the Members' Room for information.*

**1. PURPOSE OF REPORT**

- 1.1 Following approval by Cabinet on the 24 June 2019, the draft Coton Park East Masterplan Supplementary Planning Document (SPD) was made available for public consultation for over ten weeks. As part of the consultation, comments were received from 70 stakeholders resulting in a number of amendments to the draft SPD. A final version of the SPD has now been prepared and is included at Appendix 1. The amendments made to the draft SPD as a result of the consultation are summarised in the Consultation Statement at Appendix 2. An Adoption Statement to be issued in the event the SPD is adopted is included at Appendix 3. This report recommends that the Coton Park East Masterplan SPD is adopted for use in the determination of relevant planning applications.

**2. BACKGROUND INFORMATION**

- 2.1 The Rugby Borough Local Plan was adopted 4 June 2019. Under Policies DS3, DS4 and DS7 of the Plan, Coton Park East is allocated to provide 7.5 Ha of employment land and around 800 homes. A primary school is required to be provided on site, and safeguarded land for a secondary school is to be provided in the event this is deemed to be necessary. The allocation will also include a comprehensive Green Infrastructure Network, measures to mitigate transport impact, high quality public transport links and a comprehensive cycle and footpath network.
- 2.2 It is a requirement of Policy DS7 that a Masterplan SPD be produced to inform proposed development of the site. The SPD sets out how development is expected to be delivered on the Coton Park East Local Plan allocation.
- 2.3 SPDs are planning documents which, once adopted, do not form part of the Development Plan but sit beneath the Local Plan. Their purpose is to provide additional detail and information to help guide and support comprehensive development in line with the Local Plan. They are material considerations in the assessment of planning applications.

### **3. COTON PARK EAST MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION**

- 3.1 A consultation draft of the Coton Park East Masterplan SPD was produced to meet the requirement of Policy DS7. This involved the input of a wide range of stakeholders including Warwickshire County Council's (WCC) Highways, Ecology, Education and Archaeology departments, the Lead Local Flood Authority and Cadent Gas. The site promoters were also involved and provided feedback on the document.
- 3.2 The SPD covers a range of issues including housing mix, affordable housing, employment, highways, education, parking, the historic environment, ecology, blue and green infrastructure, flooding and sustainable drainage, open space and air quality.
- 3.3 The SPD has also been subject to both an Equality Impact Assessment, and Strategic Environmental Assessment SEA Screening Report. These are included within the SPD.
- 3.4 At the Cabinet meeting of 24 June 2019, a public consultation was approved to run from 25 June 2019 until 6 September 2019, in accordance with Regulation 12b of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the council's adopted Statement of Community Involvement (SCI).
- 3.5 **Following Consultation**
- 3.6 Representations received as part of the consultation were carefully considered and the Coton Park East Masterplan SPD was amended where appropriate.
- 3.7 A Consultation Statement is appended to this report, at appendix 2. This summarises the issues raised during the consultation process and the actions taken in response.
- 3.8 One of the amendments to the SPD from the draft version is to include additional text in Section 9: Education. In response to the consultation Warwickshire County Council, in their role as the Local Education Authority, has advised that while they cannot confirm at present that safeguarded land for a secondary school is required, a more sustainable option could be to extend the existing free primary school on Central Park Drive, as sharing of facilities such as for outdoor sports could take place. The option of extending the existing free primary school also received significant support from local residents, with 23 comments received in favour of this (and a further 33 in favour of a secondary school on the allocation generally). A new paragraph has been included to detail this alternative.
- 3.9 Following the consultation, further detail has also been added to Section 11: Parking. Additional content has been added to help improve parking provision, such as encouraging larger garages and better quality designed parking provision to avoid 'pavement parking' and highway obstruction.

- 3.10 A new paragraph has been added which highlights an opportunity to connect existing green space(s) to create a green infrastructure corridor in the southern area of the allocation, which will support an objective of the Local Plan allocation.
- 3.11 Other minor changes to the SPD text have been incorporated where appropriate.

#### **4. CONCLUSION**

- 4.1 In accordance with the adopted Local Plan policy DS7, the Council is required to produce the Coton Park East Masterplan SPD to inform proposals for development of the allocation.
- 4.2 The SPD has had the input of stakeholders and public consultation, in line with both the relevant regulations and SCI, and has been carried forward with representations received and considered.
- 4.3 A final version of the SPD has now been prepared and is the subject of this report.
- 4.4 It is recommended that the SPD is adopted by Council, in order for it to become a material consideration in any forthcoming applications for the allocation. The SPD would be in force immediately after any decision to adopt.

#### **5. RECOMMENDATION**

- (1) The Coton Park East Masterplan SPD be approved for adoption;
- (2) the Coton Park East Masterplan SPD be published on the Council's website and made available in local libraries; and for the adoption statement to be made available and sent to any person who has asked to be notified of the adoption of the SPD; and
- (3) delegated authority be given to the Head of Growth and Investment to make minor grammatical and presentational amendments as necessary to the Coton Park East Masterplan SPD prior to it being published.

#### Reasons for Recommendations

1. The Coton Park East Masterplan SPD is a requirement under policy DS7 of the Rugby Local Plan.
2. The Coton Park East Masterplan SPD will support the comprehensive and timely delivery of homes, most importantly in respect of 5 year housing land supply, employment units and a school(s) on site in line with the Local Plan.
3. In the interests of accuracy and presentation.



**Rugby Borough Council**

**Coton Park East Masterplan  
Supplementary Planning Document**



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## 1. Introduction

- 1.1. This supplementary planning document (SPD) concerns the Local Plan allocation known as Coton Park East, labelled as DS3.1 in Local Plan policy DS3. It fulfils the requirement of Local Plan Policy DS7 of the Local Plan which requires that proposals for development within this allocation site should be informed by the Coton Park East Masterplan SPD.
- 1.2. Local Plan Policy DS7 is contained within Appendix 1 of this document. This contains the policy requirements for the site. Local Plan Policy DS7 allocates Coton Park East to provide around 800 dwellings and 7.5ha of employment land. The employment land should be provided to meet the qualitative demand for smaller units in the range of 5,000 to 50,000 sq ft in B1c, B2 and ancillary B8 employment uses.
- 1.3. The purpose of this SPD is to provide further guidance to ensure comprehensive delivery of all of the requirements for the Coton Park East allocation. In particular this SPD covers masterplanning, infrastructure requirements and guidance on phasing and delivery. Once adopted it will become a material planning consideration for applications but will not be part of the development plan.

## 2. National Policy and the Local Plan

- 2.1. The National Planning Policy Framework (NPPF) defines SPDs as documents which add further detail to the policies in the development plan, stating that they can be used to provide further guidance for development on specific sites.
- 2.2. As well as Local Plan Policy DS7 which sets out the requirement for the Coton Park East allocation, any proposal for the site will have to comply with Local Plan Policy DS5: Comprehensive Development of Strategic Sites (Appendix 2 of this SPD). Paragraph 4.44 of the Local Plan, underneath Policy DS5, requires all masterplan SPDs to clearly demonstrate how the mix of uses and infrastructure requirements will be planned for and delivered to ensure development is sustainable and meets the policies set out within the Local Plan. This SPD provides further detail which will support compliance with DS5 to achieve comprehensive development of the site.
- 2.3. Any proposal for development on the site will be required to comply with all of the relevant policies of the Local Plan as well as National Policy. Further specific detail on some of the relevant policies is included in the later sections of this SPD.

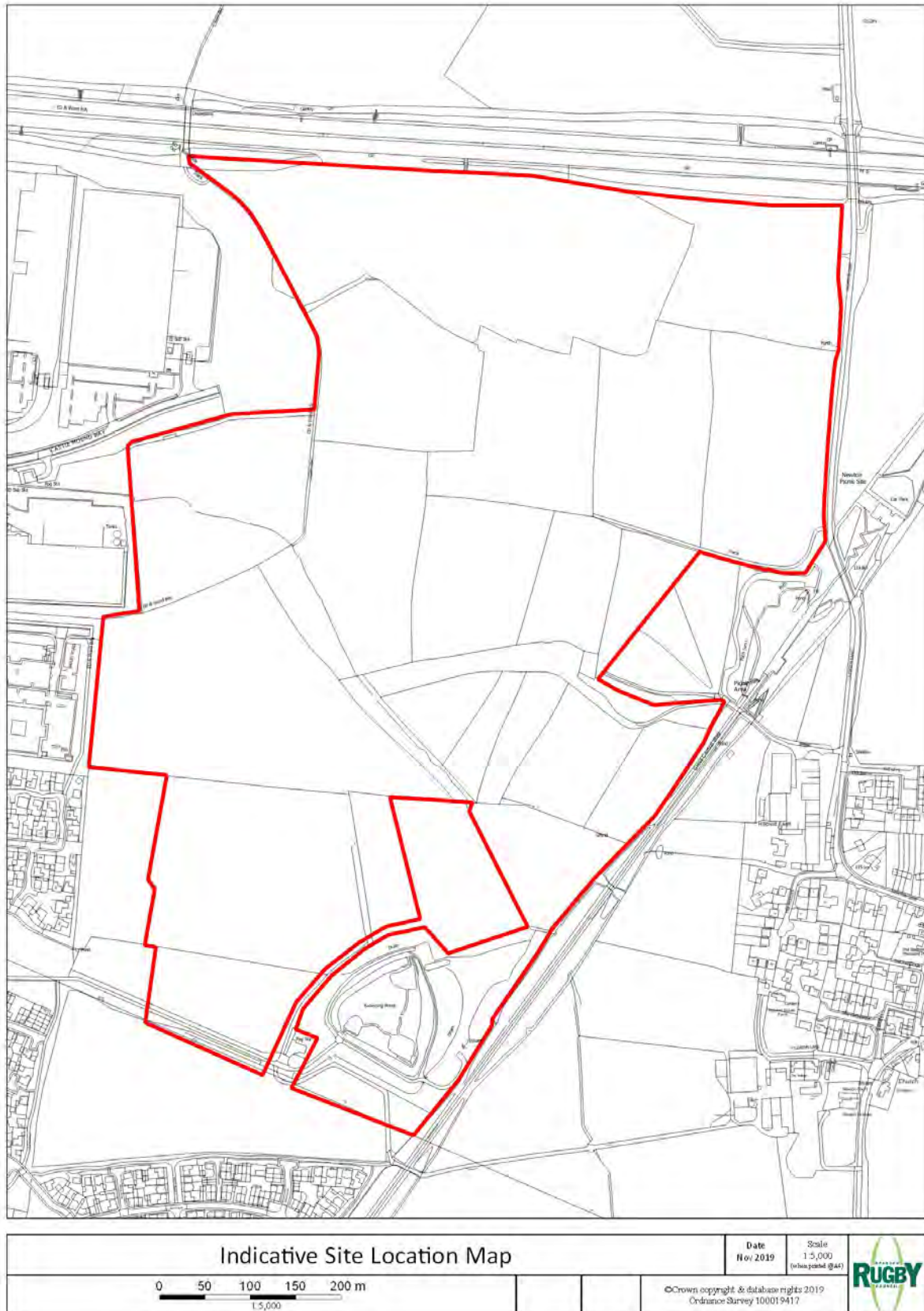
## 3. The Site and its Context

- 3.1. The site known as Coton Park East is shown on the outline plan below. The site is bounded by the M6 motorway to the north. To the east it is bounded by Newton Lane, a country road which connects the village of Newton to the A5 road. The Great Central Walk which runs along the Newton Dismantled Railway intersects with Newton Lane and forms the remainder of the eastern boundary of the site. The Great Central Walk is a Local Nature Reserve.
- 3.2. To the south and west is the existing Coton Park residential development. Phases B1 and B2 of Coton Park were initially granted permission in October 2015. Building work has commenced on Phase B1. Persimmon Homes have submitted a second application for Phase B2 prior to

applications within the Coton Park East development. Coton Park East can be seen as an extension to the existing Coton Park development.

- 3.3. Further north along the western boundary is the employment area Central Park which contains a mix of large distribution warehouses and medium sized light industrial and office units as well as two courtyard office parks.
- 3.4. The following maps show the boundary for the Coton Park East allocation. The map on the next page provides a photograph view of the site from the air and shows the existing field pattern and the strips of hedgerow and trees which divide these fields. Also visible in this photograph are the trial trenches which have been undertaken. More information about this is provided in the Heritage section of this SPD.

Map One: Indicative Site Location Map





Map Two: Aerial Photograph Site Location Map

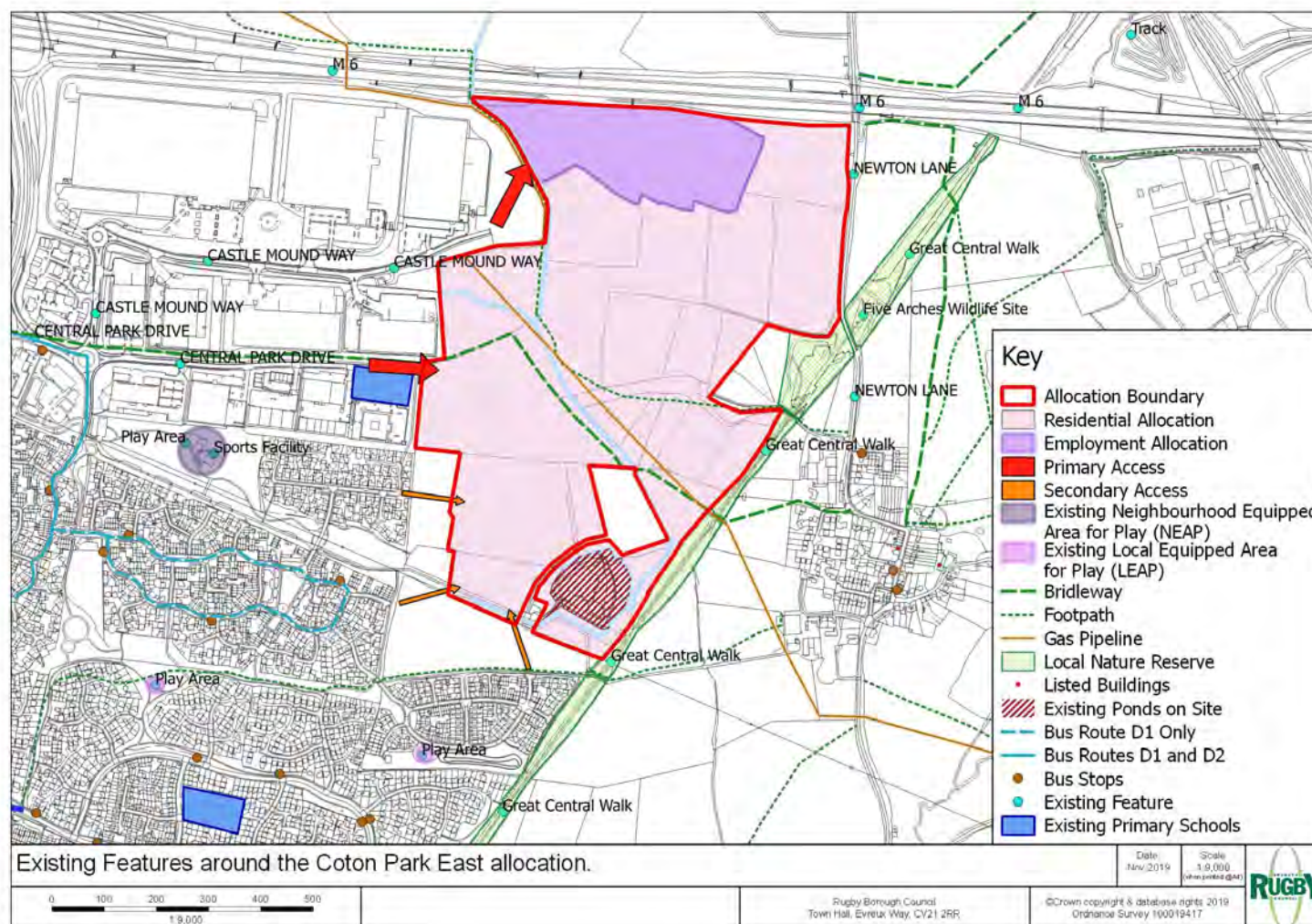


Aerial Photograph Indicative Site Location Map		Date Nov 2019	Scale 1:5,000 (rebased @A4)	
0 50 100 150 200 m 1:5,000		©Crown copyright & database rights 2019 Ordnance Survey 100019417		



3.5. The map below shows the key existing features outside of the site.

**Map Three: Existing Features around the Coton Park East Site**



3.6. The site is 3.6km directly north east of the town centre and just over 5km by road. Using The Great Central Walk route (shown on the previous map) there is a Tesco superstore just over 35 minutes' walk from the site and a large Aldi store just 16 minutes' walk from the site. Within 3km of the site is the Elliott's Field retail park and Junction 1 retail park which have a range of comparison and bulky goods on offer as well as a cinema and gym.

3.7. Key facts about the site can be found in the table below.

<b>Figure One: Key Facts Table</b>	
<b>Site Size</b>	Approximately 55 hectares
<b>Timeframe for Delivery</b>	<p>The Housing Trajectory which forms Appendix 2 of the Local Plan states that all of the 800 homes are expected to be built within the plan period with the final 20 homes scheduled for completion in 2029-30.</p> <p>280 homes are expected to be completed within the first five years of the plan post-adoption (2019-20 to 2023-24).</p>
<b>Previous Uses</b>	Currently agricultural land, mainly grade 2.
<b>Ownership</b>	The Andrews Family C/O Budworth, Hardcastle AC Lloyd Holdings Ltd Neyland Properties Ltd
<b>How the site was identified</b>	The site with its current outline was submitted to the 2016 'Call for Sites' process. It is included in the 2016 Strategic Housing Land Availability Assessment (SHLAA) as site S16/083. It had previously been submitted in 2013 as two separate sites.
<b>Planning Designations and Constraints</b>	<p>To the east of the site there is a Local Nature Reserve (LNR), 'Newton Dismantled Railway' also known as the 'Great Central Walk'. This also forms part of the Strategic Green Infrastructure Network for the Borough.</p> <p>There are also two Local Wildlife Sites (LWS) within the site - Coton Park Pool LWS and River Avon and Tributaries LWS. Outside of the site but in close proximity is the Newton Pool and Pastures LWS on the eastern side of the Great Central Walk.</p> <p>The site is on fairly undulating ground. This is illustrated in the cross sections below the table.</p> <p>The site is within an Air Quality Management Area.</p> <p>There is an underground gas line running across the site which requires an easement. Further information can be found in the Gas Pipeline section of the SPD.</p> <p>A stream runs across the site in the same direction has the underground gas line. This will require an easement.</p>

	Great Crested Newts, a European protected species are known to be located around the pond to the south west of the site.
<b>Requirement of Policy DS7</b>	Around 800 homes and 7.5ha of employment land. The full policy wording with complete list of requirements can be found in Appendix 1 to this document.

The site is fairly undulating, as shown on the topographic map and cross sections below.

**Map Four: Digital Terrain Model showing Height of Land**

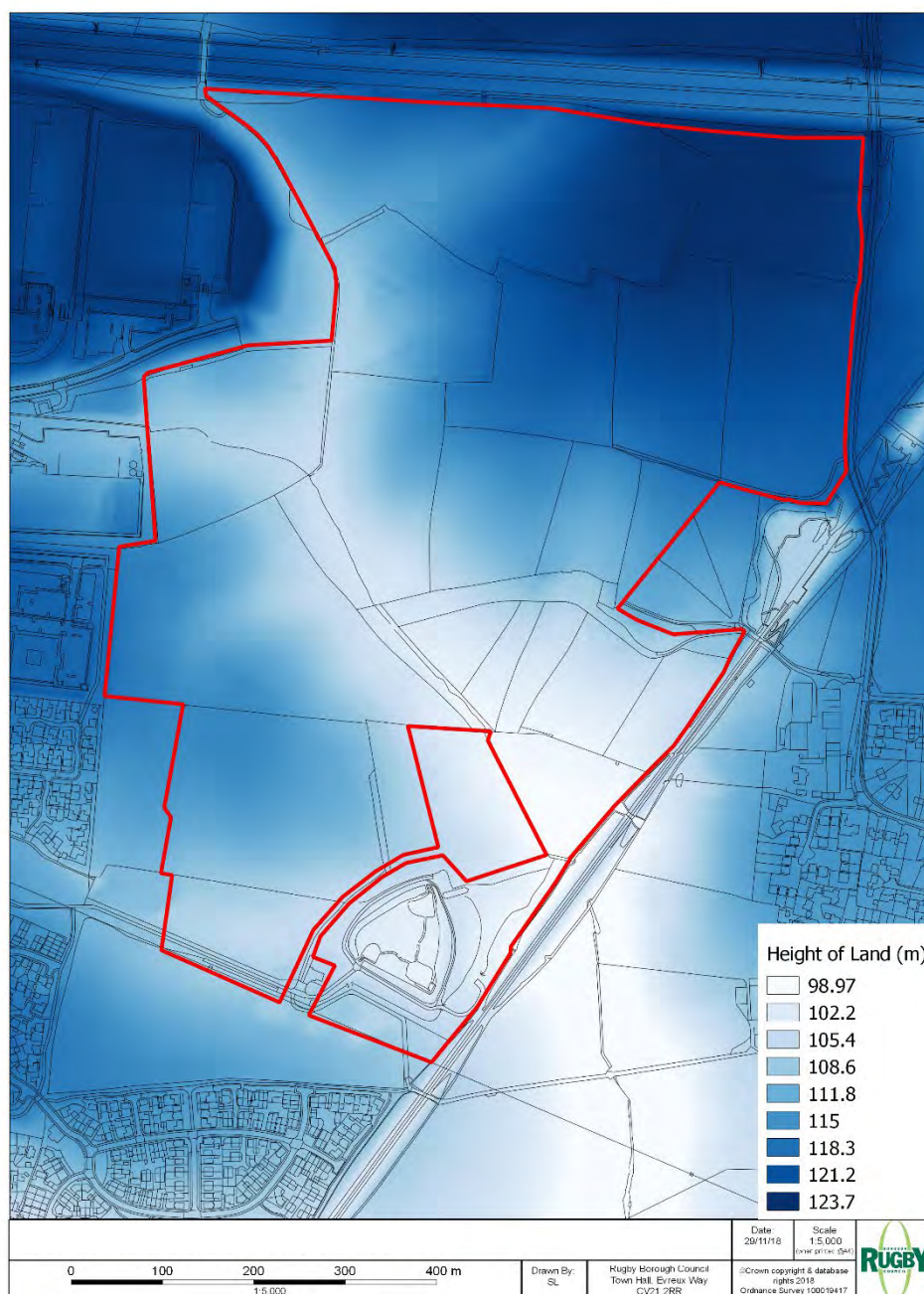
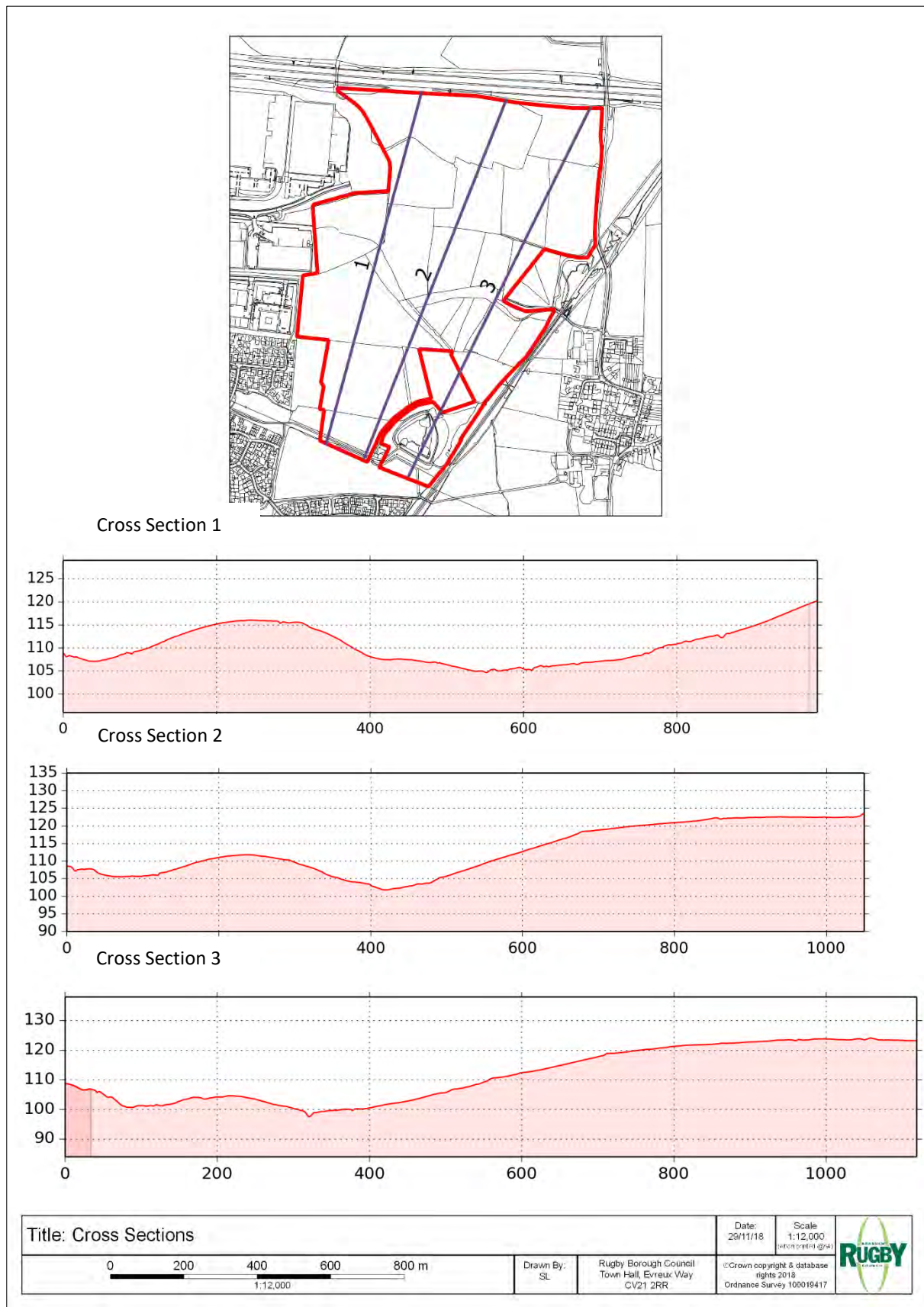




Figure Two: Cross Sections of Land



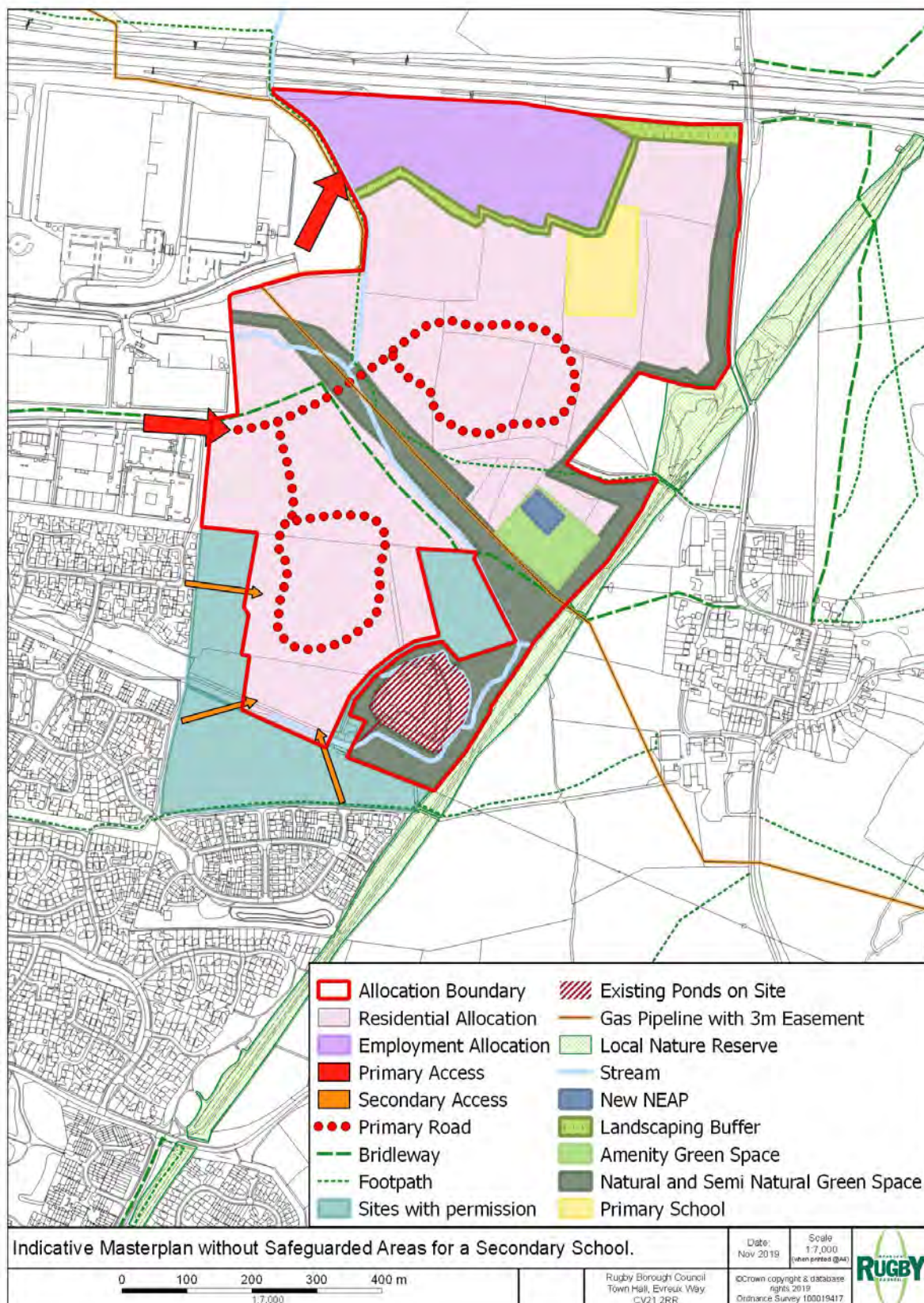
Heights and distances all in metres.



## 4. Masterplan

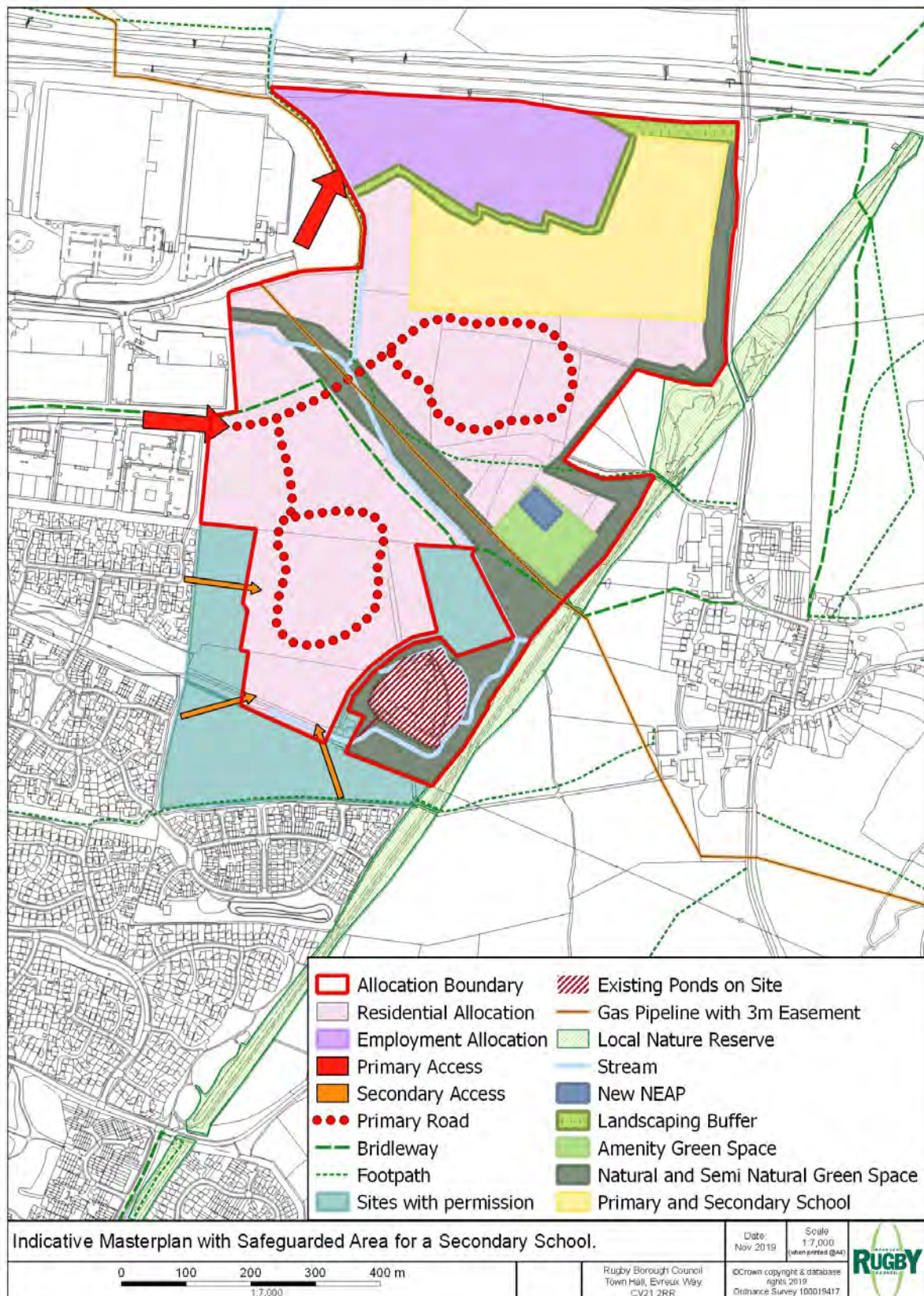
- 4.1. Below are two indicative masterplans for the Coton Park East allocation. The first illustrates all of the requirements for the site in the case where safeguarded land **is not** required for a secondary school and only a primary school is required. The second demonstrates all of the requirements for the site in the case where safeguarded land **is** required for a secondary school on site. Further information on this can be found in the education section on page 21.
- 4.2. In both examples the employment element of the site is positioned to the north, immediately adjacent to the existing Central Park employment site and along the M6 motorway. This location has been presented in draft masterplans provided by the developers as part of their 2016 SHLAA submission and in their own promotional materials from July 2016.
- 4.3. These masterplans have been provided to guide comprehensive delivery of the site by laying out indicative locations for open space, access, play areas, the school or schools, primary roads and other features. This demonstrates the requirement for the site to be considered as a whole allocation rather than separate development sites. The masterplans, and the SPD more generally, bring together the specific requirements of both Rugby Borough Council, Warwickshire County Council and other bodies to ensure these are clear to developers from the outset.
- 4.4. The locations for features are indicative and further information is provided in this SPD providing criteria for the location of features if they are to differ from those shown in the masterplans. Any masterplan which differs from these indicative versions will be considered on its own merits as part of the assessment of the application against the policies of the adopted Local Plan.

Map Five: Indicative Masterplan One- Safeguarded land is not required.





Map Six: Indicative Masterplan Two- Safeguarded land is required.



## 5. Phasing and Delivery

- 5.1. It is the Council's strong preference that one or two outline or hybrid applications which together cover the whole allocation site are submitted. It is acknowledged however that it is likely that a separate application will be submitted for the employment element and the residential element. Applications must acknowledge that they sit within the wider Coton Park East allocation and should refer to its relationship in terms of connectivity and design with other parcels and the wider site. A Statement of Compliance with this SPD should be submitted with each application. There will be a legal agreement against each application. Each legal agreement will include triggers to ensure infrastructure and payments are provided at appropriate times.
- 5.2. Local Plan policy GP4 states that permission will not be granted for development which would prejudice comprehensive development of an allocated site. This must be complied with. In line with GP4 applicants and developers will be required to facilitate access across the whole allocation to ensure comprehensive delivery.
- 5.3. The Council will expect to be provided with an evidence base which provides site-wide information, to be submitted with all applications. This will be especially important for issues including flooding, drainage, landscape and highways matters.

## 6. Housing Mix and Affordable Housing

- 6.1 Policy H1 requires a housing mix which is consistent with the latest Strategic Housing Market Assessment (SHMA). The most recent SHMA at the time of writing this SPD was from 2015 and forms part of the Local Plan evidence base. The housing mix required by this document is outlined in table two below. This will be superseded when a new SHMA (or alternative equivalent document) is published.
- 6.2 Policy H2 requires greenfield sites to provide 30 percent affordable housing. The tenure and mix of the affordable housing should also be in compliance with the latest SHMA. The housing mix figures for affordable housing from the most recent (2015) SHMA are also provided in table two below. The neighbouring Coton Park development has most recently delivered affordable housing at levels compliant with adopted policy.

**Figure Three: Table showing Housing Mix from 2015 SHMA**

	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4+bed</b>
<b>Market Housing</b>	5-10%	25-30%	40-45%	20-25%
<b>Affordable Housing</b>	30-35%	30-35%	20-25%	5-10%

- 6.3 A legal agreement will secure the tenure and mix of affordable housing in line with the Council's requirement at the time the application is considered.
- 6.4 Policy H1 also requires provision to be made for self and custom build properties. At the time of writing this SPD (November 2019) there are 98 people who have registered as being interested in

self and custom build. Of these there are 27 who have either stated that they have no preference on the location or who have stated a broad location which could include the Coton Park East site. The exact number of custom and self-build plots will be negotiated at application stage. Provision of these units will be secured by a Section 106 Agreement.

- 6.5 Policy H6 requires provision of housing to meet the needs of older persons and those members of the community with specific housing needs. This would include a proportion of homes which meet the Category 2: Accessible and adaptable or Category 3: Wheelchair user dwellings. Requirements are found under part M of the Building Regulations. The Council would expect ten percent of dwellings at Coton Park East to meet this need with some of those units being affordable.

## **7. Employment**

- 7.1. Local Plan Policy DS7 requires that employment development should be provided to meet the qualitative demand for smaller units in the range of 5,000 to 50,000 sq ft in B1c, B2 and ancillary B8 employment uses.
- 7.2. The 7.5ha of employment land forms part of the larger requirement for the Borough, as set out in Policy DS1. This employment requirement has been aligned with housing growth.
- 7.3. A qualitative need for smaller employment units was identified in paragraph 8.10 of the Rugby Employment Land Study (document LP12 in the Examination Library). Due to the smaller size of the site compared to other employment allocations and due to the current mix of employment units in the adjacent Central Park, Coton Park East was seen as the best location to meet this need for smaller units in the B1c, B2 and ancillary B8 use classes.
- 7.4. The conclusions of the Employment Land Study were strengthened by an additional piece of research carried out by Warwickshire Economics, part of Warwickshire County Council, in January 2018. This report showed that Rugby had a higher proportion of small and medium sized enterprises (SMEs) than the average for Warwickshire. Start-up rates for businesses in Rugby are proportionally larger than the averages for both the county and England. The majority of inward investment enquiries for Rugby received by Warwickshire Economics in 2017 were looking for unit spaces of between 5000 and 50,000 sq ft with the unit type most in demand being industrial. A clear mismatch between supply and demand was noted.
- 7.5. A secondary benefit of having smaller units in these specific use classes is their compatibility with residential properties and the school or schools which will form the remainder of the allocation. The smaller sizes of unit are less likely to be overbearing. The design of these units will be a key consideration in ensuring that the living conditions for any current and future residents of Coton Park East are safeguarded. Especially considering that the land to the north is positioned higher than much of the wider site.

## **8. Connectivity and Highways**

- 8.1. Advice from Warwickshire Highways states that a minimum of two roads would be required to provide access to a residential development of this size. Due to the nature of the accesses to the south of the site coming through existing residential areas, their capacity will be less than the primary access from Central Park Drive. As such, these are deemed to be secondary access points.

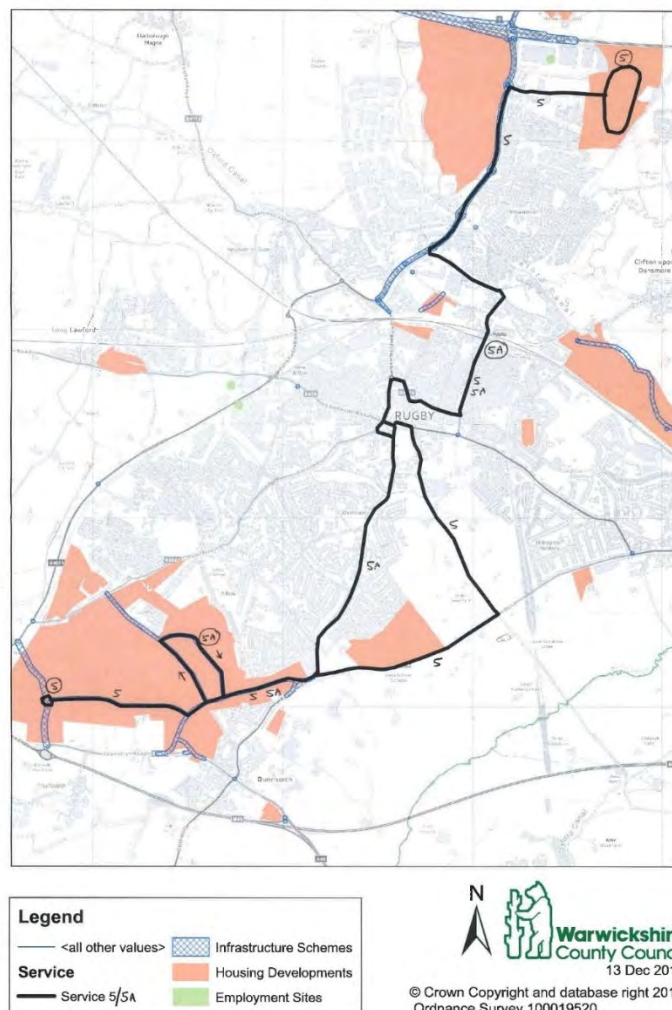


Indicative locations for these are shown on both masterplans. A total of four accesses into the residential element of the site are proposed, three of these coming through existing residential areas.

- 8.2. A further separate access must be provided from Castle Mound Way directly into the employment land to the north of the allocation. This must not go through the residential part of the site. This is shown on both masterplans.
- 8.3. Landowners and/or developers are encouraged to work together to provide specific pieces of evidence across the whole allocation. A Transport Assessment (TA) will be required to support applications within the allocation. It is the preference of Warwickshire County Council (WCC) that one TA which covers the whole allocation is produced. However, it is acknowledged that separate applications are likely to be submitted. Each TA must demonstrate to the satisfaction of Warwickshire Highways and RBC that on-site and off-site measures will mitigate the transport impact of development. Each TA is expected to be based on the principles set out in the following documents:
  - Warwickshire Local Transport Plan 2011-2026 – Land Use and Transportation Strategy – Policy LUT5: Transport assessments.
  - Rugby Borough Council’s Hearing Statement for Matter 3b 000 – Development Strategy – Appendix H – Traffic Modelling Protocol – Proposed Approach to Modelling and Appraisal Post Adoption of the Local Plan from the Local Plan Examination, which covers instances where multiple sites are being promoted within a single allocation ([https://www.rugby.gov.uk/downloads/file/1582/matter\\_3b\\_000 -\\_rugby\\_borough\\_council](https://www.rugby.gov.uk/downloads/file/1582/matter_3b_000_-_rugby_borough_council)).
- 8.4. Where there are separate TAs for separate parcels within the site these should include sensitivity testing to understand the cumulative impact on highways of development of the parcel in the context of development across the whole allocation site, even where these parcels have not yet been granted permission.
- 8.5. The TA should be based on the masterplan which will generate the highest trip rate. At this stage it is assumed that this would be masterplan one which includes a higher quantum of residential development with only the primary school required. Sensitivity testing should then be included which considers the implications of the differing scenarios for education provision onsite.
- 8.6. The criteria which must be covered by a TA can be found in Local Plan Policy D1.
- 8.7. The masterplans show the primary and secondary access points, defined as such due to their potential capacity. An indicative route for the primary road through the site is also shown. The indicative layout of the primary road only requires one crossing over the gas pipeline and stream. One larger loop which crosses this in two places would also be acceptable although minimising the crossing of the gas pipeline and stream is preferable. Crossing of the gas pipeline will require permission from Cadent Gas and will require the use of concrete pads constructed and appraised to Cadent Gas G17 standards. Crossing of the stream may require Land Drainage Consent from the Lead Local Flood Authority (Warwickshire County Council).

- 8.8. The Highways Authority will be consulted on the detailed layout of all accesses and roads as part of future planning applications.
- 8.9. Adequate carriageway widths to enable unobstructed two-way vehicle movements (including cycles), or unobstructed one-way vehicle movements (including contra-flow cycling) in one-way streets should be provided.
- 8.10. At present Coton Park is served by the D1 and D2 bus services. Their routes are shown on the map on page 8. Both services run between Rugby and Northampton with stops at the Daventry International Rail Freight Terminal (DIRFT) major employment site and Daventry town itself.
- 8.11. An extension to this existing bus route into Coton Park East may not be possible due to the primary access to the allocation being from Central Park Drive which would create a large diversion to the current route. If an extension is not feasible, a new bus route is proposed which will connect Coton Park East to Elliott's Field, Warwickshire College, Rugby Railway Station and the town centre. It is proposed that this route will continue down to connect to the new development at South West Rugby which includes a new employment area. Residents will be able to change buses in the town centre where they can then catch buses which take them to employment sites including DIRFT and onto Northampton.
- 8.12. Indicative information for this new bus route has been developed by WCC. The new route would be funded by contributions secured by way of a Section 106 agreement from both Coton Park East and the South West Rugby developments. Further detail on these costs will be finalised at the application stage.
- 8.13. The indicative new bus route can be seen on the map below. This has been provided by Warwickshire County Council and is only at the initial development stage.

### Map Seven: Warwickshire County Council Indicative New Bus Route



- 8.14. Good public transport connections to the town centre and train station will be essential and are specifically required by Policy DS5. The internal layout of the site will need to accommodate suitable bus routes. The indicative primary highways layout ensures that the primary road through the allocation creates a loop for bus routes. Space within the highway for bus stops will need to be included.
- 8.15. Pedestrian routes and cycling paths will be required to connect housing with the school and the employment area. They should also provide comprehensive walking and cycling connections to existing adjacent developed areas, as required by Policy DS5, including enhancing links to the village of Newton that respect the character of the settlement and the Great Central Walk. New residents should be able to conveniently reach local destinations by cycle or on foot and not have to make long detours. More access points should be provided for pedestrians and cyclists than vehicles to encourage more active travel.
- 8.16. Signing of pedestrian and cycle networks within the development site should ensure that key locations within the site are easily accessible. Key destinations include the school (or schools), employment area and children's play areas. Signing should also highlight key destinations beyond

the site boundary, such as the town centre, schools, train station and leisure facilities. The signing should include direction, destination and distance information as appropriate to raise awareness of the pedestrian and cycle links from the site.

8.17. The internal network of roads and streets should be designed so that cyclists can be accommodated safely within the road network. The cycle network across the site should meet the following criteria:

- Where traffic levels are higher, along the primary roads, dedicated provision for cycling which is segregated from traffic is required;
- Interruptions to routes which require cyclists to stop and start should be minimised; and
- Suitable crossing points are required for crossing the primary roads.

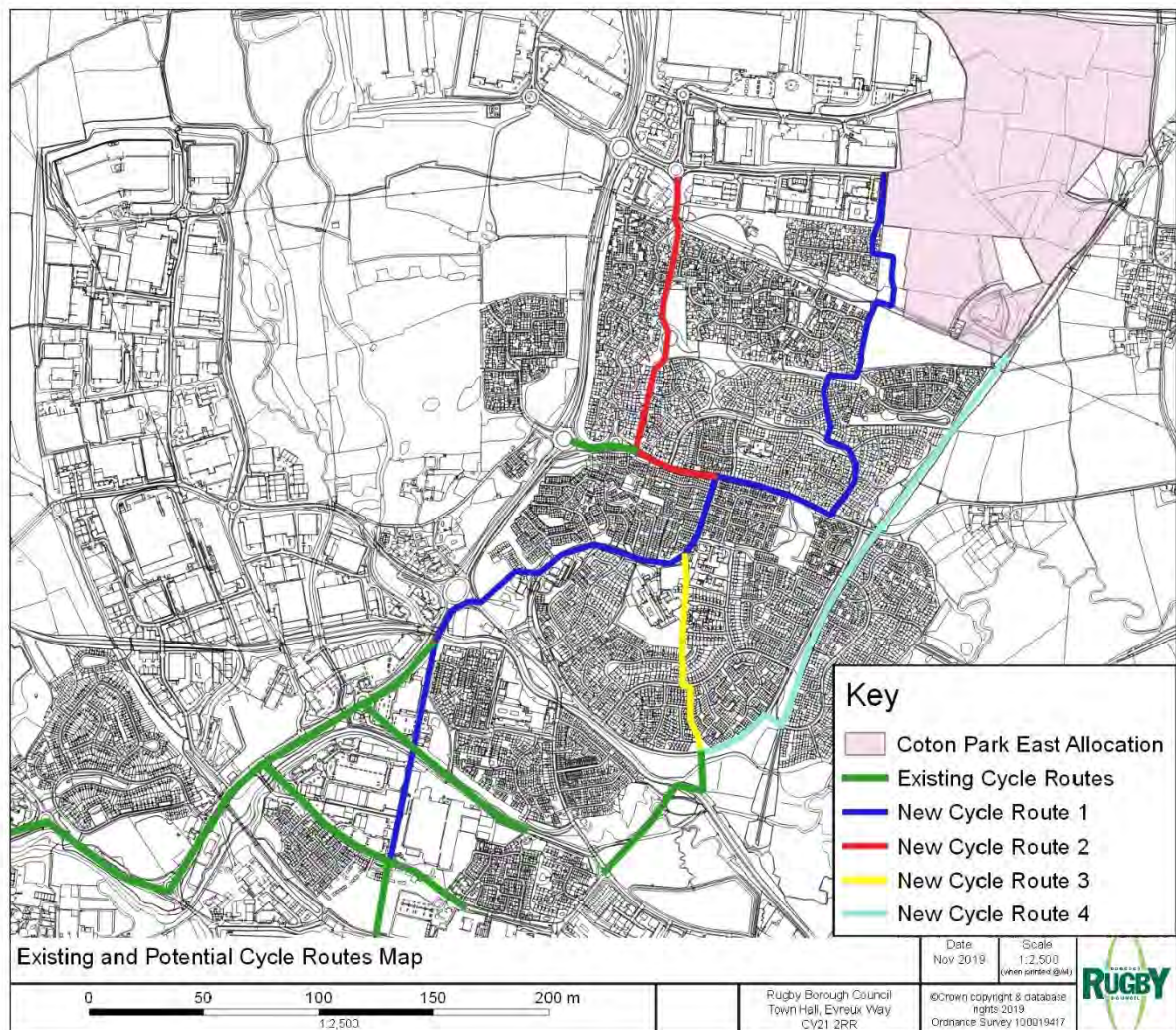
8.18. Cycling provision on the road network should be complemented by traffic-free routes along green corridors and through open spaces where appropriate. This can provide a more direct and attractive alternative to the road network. In line with this a contribution will be sought to relay the path and improve the northern section of Great Central Walk (as has been carried out already along the southern section). This will ensure it is utilised as a walking and cycling route to provide access toward the train station and into the town centre. Opportunities should also be taken to link the cycle routes to the school (or schools), to promote healthier lifestyles and reduce demand for transport by car.

8.19. The layout of highways routes shown on the masterplan are indicative. However, the layout has been informed by discussions with Warwickshire Highways and as such it is expected that they will be used to inform the more detailed layout of the site and the routes for pedestrians and cyclists.

8.20. The peripheral location of this site in relation to Rugby means that safe, direct and attractive cycle links will be vital to encourage people to cycle rather than use cars for local journeys. WCC has identified potential new cycle links to serve the site and provide cycle access to key local destinations, as well as to connect to the existing cycle network in town. Direct and convenient access to these proposed off-site routes should be provided from all areas of the development site. The map below has been provided by WCC and shows four new off-site routes linking up to the existing cycle network which is shown in green.



Map Eight: Warwickshire County Council Existing and Potential Cycle Routes Map



- 8.21. A highways agreement will be required between the applicant and Warwickshire Highways to agree specifications for highways and other onsite infrastructure, including bus stops.
- 8.22. The Infrastructure Delivery Plan can be found at Appendix 3 of the Local Plan. There are several costs for off-site mitigation works included in this document. The final updated list of costs will be provided when an application is submitted and works will be secured through Section 106 or highways agreements.
- 8.23. The developer will provide the onsite cycle and pedestrian infrastructure including paths and signage. Alternatively it can be agreed that monies will be provided to the County Council to carry out the works. Provision of infrastructure or monies will be secured through a Section 106 agreement or planning condition.



## 9. Education

- 9.1. As per the Infrastructure Delivery Plan (IDP) at Appendix 3 of the Local Plan, a two form entry primary school is required on site. This will require between 1.2 and 1.5ha of land to be provided to WCC. The primary school shown on masterplan one covers an area of 1.5ha.
- 9.2. WCC would be looking to take freehold of the land at around 200 dwelling occupations with the land being accessible and serviced to the boundary at this point. The exact timing that this will be required will be agreed as part of the application process and secured through a S106 agreement.
- 9.3. Secondary school provision for Coton Park East is to be provided off-site through the expansion of existing secondary schools in Rugby. A financial contribution is therefore required to contribute to school places for secondary school as well as early years, post 16 and Special Education Needs (SEN).
- 9.4. The latest calculation provided by WCC estimates a sum of just over £8.6 million will be required as a contribution toward school places for all years if 800 homes are given permission on the site. This also makes an assumption about the mix and tenure of the dwellings on site. The financial contribution is based on the number of pupils the proposed housing is likely to generate. At the time of calculating this figure there are estimated to be 270 primary school pupils and 193 secondary school pupils living at Coton Park East if 800 homes are built out.
- 9.5. This £8.6 million includes a contribution towards the £6 million cost of delivering the primary school on site. The exact contribution requirement will be calculated by Warwickshire County Council using their current funding formula and will be dependent on the number, mix and tenure of dwellings proposed in planning applications as well as any agreed delivery of the school by the developer in lieu of costs. This will be secured by a S106 agreement.
- 9.6. Additionally there will be a cost for pupil transportation to schools which will be calculated at the application stage. This will take account of any primary and/or secondary provision onsite.
- 9.7. In order to safeguard provision for the eventuality that there is not capacity at existing secondary schools, a 7ha parcel of land is to be reserved on site for a secondary school. This will be in addition to the primary school and could be a separate site or a single 8.5ha parcel of land for an all-through school.
- 9.8. As set out in Local Plan Policy DS7, the 7ha parcel of land will be reserved for a period of 12 to 24 months from Local Plan adoption (from 4<sup>th</sup> June 2019). After this time if the Local Education Authority does not require the land for a secondary school, the land will be released for residential use.
- 9.9. While the above outlines the safeguarding provision required for a standalone secondary or all through school on the allocation, WCC have advised that the secondary school provision opportunities could be more sustainably located adjacent to the existing Primary Free School located on Central Park Drive, so that sharing of facilities such as for outside sports facilities could take place, and this may involve a smaller area of around 3Ha.

- 9.10. In the event that the free school is extended to meet the need, then the Local Planning Authority will consult with the Local Education Authority with a view to reviewing whether the safeguarding of the other school land remains necessary for the remainder of the time period.
- 9.11. It will be the responsibility of the Local Education Authority to carry out periodic reviews and a final review and to ensure that land is requested within the timescales set out in Local Plan Policy DS7. A decision may be made by the Local Education Authority at any point between 12 and 24 months after the date that the Local Plan was adopted. If after 24 months WCC have not made a decision on whether the land is required landowners may seek to use the land for residential dwellings, subject to planning consent being obtained.
- 9.12. The location of the school or schools as shown on the masterplans on pages 13 and 14 are intended to be indicative. The location of the school or schools put forward in a planning application does not have to be in this indicative location. However, the Local Education Authority will expect the school site to meet specific requirements or to include appropriate mitigation. The list of requirements can be found in Appendix 5 Part A.
- 9.13. The design of the school or schools should be of a high standard in line with paragraphs 12.1 and 12.2 below. The Local Education Authority will expect the school site to meet specific design requirements. A list of requirements can be found in Appendix 5 Part B.

## **10. Gas Pipeline**

- 10.1. The gas pipeline which runs across the site and along the north western boundary is classed as a 'Major Accident Hazard Pipeline' by Cadent Gas, the body responsible for the pipeline. A three metre easement is needed either side of the pipeline in order for Cadent Gas to maintain access to this piece of infrastructure. No development is permitted within the easement without the written permission of Cadent Gas, this will include public footpaths and children's play areas. This may have an impact on whether green space along and close to the pipeline can be included within the public open space requirement for the site. This will be confirmed as part of the consultation process for any application.
- 10.2. The Health and Safety Executive (HSE) will need to be consulted on any development within 90 metres of the pipeline. Minimum safe distances between the pipeline and certain land uses will be provided by the HSE as part of the consultation process for any application.

## **11. Parking**

- 11.1 The latest parking standards are contained within Appendix 5 of the Local Plan. Proposals are expected to meet these standards. Clear and convincing justification would be required where proposals fall below the numbers set out in the standards. Parking Spaces must meet the standards as set out in the most recent version of 'Manual for Streets' or any alternative document as advised by Warwickshire Highways.
- 11.2 In terms of the size and layout of parking spaces, for residential dwellings car parking is preferred on the plot at the front of or in between properties. Development designs that facilitate the use

and help the retention of parking spaces will be encouraged. Landscaping at the front of properties should be provided to soften the impacts of parking.

11.3 Where garages are proposed these should be generously sized to encourage their use as a parking space, for example by being able to accommodate modern sized family cars comfortably, with adequate width to open the vehicle doors when inside. Historically there have been issues with inadequately sized garages (such as elsewhere in Coton Park), which can discourage their use for parking and contribute to insufficient provision. Garages should also have sufficient room in front to enable cars to be parked off the highway while the doors are opened.

11.4 Where alternative provision of parking is proposed, reference should be had to the Building for Life 12 design principles to help ensure well designed and effective provision. Careful consideration should also be given to the design of parking provision to avoid potential 'pavement parking' and obstruction of two-way vehicle movements on highways.

11.5 Cycle parking spaces should be covered and safe. The provision of less formal, but still safe, cycle parking should also be considered as part of the Green/ Blue Infrastructure network. Interesting and innovative design of the cycle parking is encouraged. Electric Charging Points for electric and hybrid vehicles are required to be provided as part of development as outlined in the parking standards in Appendix 5 of the adopted Local Plan.

## **12. Residential and Employment Design**

12.1. The 2019 NPPF has a renewed focus on the importance of good design. Paragraph 130 of the NPPF makes clear that permission should be refused for development of poor design and that design standards in SPDs should be taken into account. The Design and Access statement submitted with applications should make clear how the proposal has considered this design section of the SPD.

12.2. Local Plan Policy SDC1 requires all development to demonstrate high quality, inclusive and sustainable design. It makes clear that new development will only be supported where the proposal is of a scale, density and design that responds to the character of the areas in which they are situated.

12.3. 'Building for Life 12', as referenced in the NPPF, will be used in the assessment of applications and it is advised that applicants use this to help inform layout and design. Appendix 6 contains principles for design across the site. Part A are site-wide design principles, Part B are principles for residential design and Part C principles for employment design.

12.4. The relationship between the residential, employment and school elements of the site must be carefully considered. A landscaping buffer will be required between the two elements as described in the biodiversity and landscape section below.

### 13. Landscape, Ecology and Biodiversity, and Green and Blue Infrastructure

#### *Landscape*

- 13.1. The 2006 Landscape Study (LP34 in the Local Plan Examination Library) classes the site of Coton Park East as being overall of high sensitivity, although moderate when looking at the fragility of the inherent character. It was classed as being declining in condition. The landscape type (high plateaux, village farmlands) is deemed to have low ecological sensitivity due to the area being intensively farmed. Equally, the Sustainability Appraisal carried out to support the Local Plan indicated that careful design of the site would be required in order to mitigate a significant negative effect on the landscape both in and surrounding the site.
- 13.2. As such the way in which the development is integrated into the landscape and the retention of landscape features on site is important in lessening the impact on the landscape where possible.
- 13.3. A landscape buffer, as shown on the masterplans, will be required along the M6 corridor to soften views both into and out of the site. This will also contribute to reducing noise pollution from the M6 and will mean that homes cannot be built within close proximity of the motorway.
- 13.4. Equally a landscaping buffer will be required between the employment and the residential and school elements of the site. Whether this will be positioned within the employment land or residential area will be at the discretion of the developers. The existing hedgerow along this boundary should form part of this buffer and should be protected and enhanced in line with Local Plan Policy NE3.

#### *Ecology and Biodiversity*

- 13.5. Local Plan Policy NE1 aims to ensure that development does not have a direct or indirect negative impact on sites of local importance. The sites of local importance both within and close to the allocation site are:
- The Great Central Walk Local Nature Reserve (LNR), which is an important green infrastructure corridor for biodiversity situated directly east of site;
  - Coton Park Pool Local Wildlife Site (LWS) and River Avon and Tributaries LWS which are within the allocation boundary. Coton Park Pool LWS is shown on the masterplans in the south eastern corner of the site. The River Avon and Tributaries LWS is not shown specifically on the map but follows the line of the stream running across the centre of the site; and
  - Newton Pool and Pastures LWS which is situated on the eastern side of the Great Central Walk, outside of the allocation site.
- 13.6. It is known that there are Great Crested Newts, a European protected species on the site.
- 13.7. An Ecological Assessment will need to be provided as part of any application for the site, in line with NE1, to show an assessment of potential impacts on sites of local importance has taken place. The Ecological Assessment should include a Biodiversity Impact Assessment (BIA) to assess the impacts on biodiversity. It should also look to determine the value of the existing hedgerows. This will indicate if they qualify as important under the Hedgerow Regulations or if they are used by bats or other protected or notable species.

- 13.8. The BIA would be used as a baseline to feed into a Biodiversity Offsetting Scheme which would ensure net biodiversity gains across the site.
- 13.9. The Ecological Assessment would be used to inform the size of any buffers and requirements for features such as dark corridors. For example, if there is a badger sett present, a buffer of up to 30m would be required. If there are bats present in or around the area then the buffer will need to be wide enough to comprise a dark corridor to ensure that bats could use it as a foraging and commuting route. The buffer zones should comprise semi-natural habitat due to value for biodiversity and the potential to deliver net gains for biodiversity.
- 13.10. The location of the indicative open space is important as this covers the locations of the sites of local importance and provides appropriate buffers. However, it is important that all of these sites of local importance will be protected during construction and also enhanced and managed in the long-term for biodiversity through appropriate long term habitat management plans.
- 13.11. Rugby is positioned with a Hedgehog Improvement Area as defined by the Warwickshire Wildlife Trust. Hedgehogs require porosity into and across the development and mitigation measures will be required to provide links between gardens and also links to and from public open space, encouraging colonisation and preventing habitat fragmentation.

#### *Green and Blue Infrastructure*

- 13.12. Local Plan Policy NE2 covers the requirement for development to protect existing green and blue infrastructure and provide connections to this. The Local Plan Green and Blue Infrastructure Map (extract of this below) shows the Green Infrastructure corridor which runs along the Local Wildlife Site (Great Central Walk). The indicative location of open space on the site should link onto and support this corridor while creating a new corridor which follows the line of the gas pipeline and stream across the centre of the site. The site also includes Coton Park Pool towards the Southeast corner and it should be ensured there is satisfactory linkage of the Green and Blue Infrastructure to this area too.
- 13.13. More information on the typologies of this open space can be found in the open space section of the SPD below. However, that which is adjacent to the LNR should be natural and semi-natural with the trees and hedges along this boundary retained and enhanced. Landscapes which support biodiversity such as native wildflower meadow will be encouraged.



### Map Nine: Green Infrastructure Map Extract



- 13.14. There is a good network of existing hedgerows across the site. Hedgerow loss should be minimised and mitigated for and existing hedges retained where possible. It is acknowledged that some hedgerow loss for access roads and other infrastructure will be inevitable.
- 13.15. From the Warwickshire, Coventry and Solihull Green Infrastructure mapping the existing hedgerow within the existing Green Infrastructure on the site has a 'medium' connectivity score. The hedgerow within the Green Infrastructure corridors should be retained and buffered to act as a wildlife corridor and to retain and enhance this connectivity.
- 13.16. Sensitively designed lighting schemes should be provided within the Green Infrastructure and in particular along hedgerows.
- 13.17. Rugby Borough Council's Parks and Gardens department have identified that the Southern end of the allocation (South from the existing hedgerow circa Easting 452331 Northing 278136) provides an opportunity to link the existing open spaces in Coton Park to the West through to Coton Park Pool and Great Central Way to the East. This is strongly encouraged to allow connection to a wider network that will enable off road walking and cycling routes, and for biodiversity networks to be linked to prevent habitat fragmentation, helping ensure comprehensive development of the site. This will help proposals comply with the requirements of policies DS5: Comprehensive Development of Strategic Sites, DS7: Coton Park East, and NE2: Strategic Green and Blue Infrastructure of the Local Plan.

## 14. Open Space

- 14.1. Local Plan Policy HS4 and Appendix 4 of the Local Plan provide the requirements for open space provision on site. The indicative masterplans show the preferred locations of this space across the site.

- 14.2. The table below sets out the indicative open space requirement for 800 homes. These figures will be recalculated as part of the process for assessing the application to ensure they are in line with the actual number of homes as well as the mix and tenure of properties proposed for the site.
- 14.3. The open space is proposed to be transferred to and managed by Rugby Borough Council. Arrangements for management and maintenance will be secured as part of any Section 106 agreements.
- 14.4. Off-site contribution costs will be calculated at the application stage.

**Figure Four: Open Space Quantum's Table**

<b>Open Space Typology</b>	<b>Quantity Required for 800 homes at Coton Park East (ha)</b>
Amenity Greenspace	2.07
Natural and Semi-Natural Greenspaces	4.70
Provision for Children and Young People	0.38
Outdoor Sports - Football Pitches	0.71- To be provided as an off-site contribution
Outdoor Sports - Cricket Pitches	0.43- To be provided as an off-site contribution
Outdoor Sports - Rugby Pitches	0.6- To be provided as an off-site contribution
Allotments	Not required
Parks and Gardens	2.82- To be provided as natural and semi natural green spaces rather than parks and gardens
<b>Total required on site</b>	<b>9.97</b>

- 14.5. The indicative masterplans show around 8.70ha of strategic open space in total, divided between natural and semi-natural green spaces, amenity greenspace and provision for children and young people. The remainder would be provided within the development parcels.
- 14.6. Formal outdoor sports provision will be provided off-site. A contribution will be required for this which will be calculated as part of the application process.
- 14.7. Neighbourhood and Local Equipped Areas for Play (NEAPs and LEAPs) which cover 0.38ha will be required within the development as shown in the table above under 'Provision for Children and Young People'. Additional space for informal play will be required next to the equipment and will help to form a buffer between these play areas and dwellings.
- 14.8. The informal play space is included in the quantum of 'Amenity Green Space' in the table above.
- 14.9. The indicative masterplans show proposed locations for one NEAP of 0.2ha in size (plus adjacent land for informal play space). The NEAP does not need to be in this specific location. At

this stage the masterplans are indicating that a further two LEAPs of 0.09ha each (plus adjacent land for informal play space) will be required. Suitable locations and numbers of play areas will be dependent on the layout and number of dwellings.

- 14.10. A NEAP is an area of open space specifically designed, laid out and equipped for older children of relative independence who have the freedom to range further from home, but with play opportunities for younger children as well. The Council will expect the location and design for a NEAP to meet specific criteria. These can be found in Part A of Appendix 7.
- 14.11. A LEAP is an open space specifically designed and laid out with features including equipment for children who are beginning to go out and play independently close to where they live. The Council will expect the location and design for a LEAP to meet specific criteria. These can be found in Part B of Appendix 7.
- 14.12. Existing play areas in the adjacent Coton Park development are shown on the map on page 8. Access and proximity from Coton Park East to these existing play areas should be considered when deciding on the location and distribution of new play areas on the Coton Park East site.
- 14.13. Sustainable drainage can be incorporated into the quantum of natural and semi natural open space where these are part of a larger usable area. However larger features such as ponds cannot be included as open space. The location of sustainable drainage features will need to be carefully considered. The safety of residents, especially children will need to be protected. The size of attenuation basins can be minimised by providing storage for runoff throughout the development (such as underneath permeable paving and swales), which can help ensure attenuation basins are shallow features for the benefit of safety and future

## 15. Heritage

- 15.1. There are some identified heritage assets outside of the site. Coton House is a grade 2\* listed building around 560m away from the northern edge of the site across the M6 motorway. The application will need to include an assessment of potential impacts on this asset and its setting. In addition, there are two grade 2 listed buildings within the village of Newton that should be considered. These are the Stag and Pheasant Public House, and Home Farmhouse and attached Stable Block.
- 15.2. The Local Planning Authority will require information with the application which assesses whether the site has the potential to affect heritage assets with archaeological interest. Trial trenching has been undertaken in certain areas of the site. This has identified some significant archaeological features dating to the Late Iron Age and Roman periods on the site. An appropriate strategy to mitigate any potential impacts on archaeological features will be required in line with national policy.
- 15.3. Warwickshire County Council's Archaeology department have advised that an archaeological evaluation (including geophysical survey and trial trenching) should be undertaken across those parts of the site that have not yet been subjected to such. This will be necessary in order to part to provide sufficient information so adequate assessment of the application (in respect of archaeology) can be done.

## 16. Noise, Odour and Lighting

- 16.1. The M6 motorway is located directly north of the site. This will create noise impacts for dwellings, the school or schools and the employment area within a certain proximity of the road. The Sustainability Assessment for the Local Plan indicated there may be a significant negative impact due to noise pollution.
- 16.2. Local Plan Policy SDC1 requires that living conditions of existing and future neighbouring occupiers are safeguarded. This includes the impacts of noise, odour and lighting.
- 16.3. A Noise Impact Assessment will be required with the application in order to understand the potential impact on the employment areas, the school and residential dwellings. Mitigation measures will need to be included where the impacts are unacceptable. The Council will require The Noise Impact Assessment to consider a range of criteria. These are set out in Appendix 8.
- 16.4. Odour control may be required for certain businesses, such any falling with A3, A4 or A5. This will be considered as part of applications.
- 16.5. External lighting will need to be installed to ensure no glare or excessive light spill affects any other properties on or off the development site. Information can be obtained from the Institute of Lighting Engineers on types and positioning of lighting to minimise off site effects and impacts on ecology.

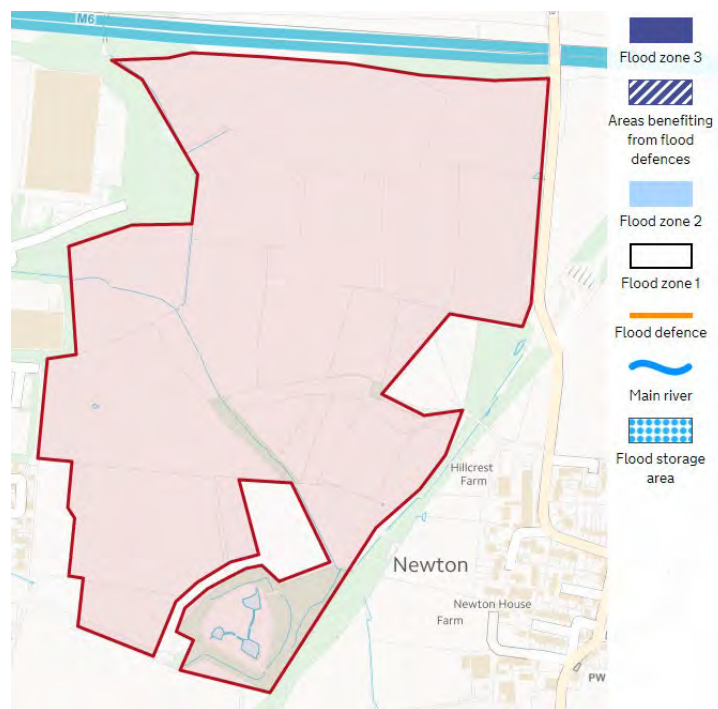
## 17. Contaminated Land

- 17.1. Historic maps of the periods 1900-1906 and 1915-1931 show a former gravel pit to eastern edge of site however no details are available as to what material was used to fill it in. Large amounts of the site are historically agricultural and ponds occur as features on historic maps from 1951-1980. There is a historic landfill outside of the site to north, on the other side of M6, which would be within 250m of the North Eastern edge of site. The site is bounded to the east by a pathway which was the London and North Eastern Railway and this appears to have consisted of cuttings and embankments – identified as the Great Central Walk on maps from 1990 onwards. Having regard to this and the change of land use a contaminated land assessment will be required.

## 18. Flooding and Sustainable Drainage

18.1. The map below is taken from the government flood map for planning and shows the entirety of the site to be within flood zone 1 with no main rivers in close proximity to the site. The government describes flood zone 1 as having a low probability of flooding from rivers and the sea. Due to the size of the site being over 1ha a flood risk assessment (FRA) will still be required to accompany planning applications for the site.

**Map Ten: Flood Zone Map**



18.2. This map is at national scale and as such doesn't take into account the smaller watercourse which runs across the site. On the masterplans the watercourse sits entirely within the open space and this, where possible, should remain the case for the open space layout in planning applications for the site. WCC, as the Lead Local Flood Authority have recommended a site-wide hydraulic modelling study of the watercourses passing through the development to later inform site-specific Floor Risk Assessments. In addition, the LLFA advise they will require an easement of 8 metres along each side of the watercourse that should be free from built development.

18.3. Sustainable drainage systems are required in all major developments. Local Plan Policy SDC6 covers the requirements for sustainable drainage and will need to be complied with. The LLFA , also recommend referring to best practice documents including The SuDS Manual and the LASOO Guide. WCC also have a guidance document on their website which gives advice on high quality features that can be included in the design of sustainable drainage which should be consulted. Developers are encouraged to contact the LLFA at the earliest opportunity to discuss requirements.



- 18.4. Where possible sustainable drainage features should incorporate biodiversity functions as well as drainage and flood risk functions. For example, this could include waterbodies that hold water all year round and native species planting. There are known great crested newt populations on site so creation of new sustainable drainage features could be important for this species.
- 18.5. A comprehensive Sustainable Drainage strategy should accompany an application(s) to ensure the drainage and run off from the varied uses on the allocation do not have an unacceptable cumulative impact. The effects of drainage on the wider allocation will need to be considered if it is not possible to submit a single strategy for the whole allocation area. The different uses within the allocation may require different levels of surface water treatment and this should be carefully considered. Sustainable drainage features must be located outside of the flood plains for the watercourse and should be outside any surface water outlines within the site.
- 18.6. The latest Strategic Flood Risk Assessment (SFRA) forms part of the evidence base for the Local Plan. This shows several narrow bands of surface flooding across the site. The governments flood risk map for surface water provides a more up to date map, shown below. This shows a band of high risk following the line of the watercourse with areas of medium and low risk in close proximity to this. The south eastern corner of the site contains the majority of the areas at risk, however much of this is shown within the open space on the indicative masterplan. If the masterplan changes substantially the alternative use of this land would need to be carefully considered. Buildings should be avoided in high areas of surface water risk.

#### Map Eleven: Flood Risk from Surface Water Map



- 18.7. The Planning Advice for surface water in Rugby provided in the SFRA requires site layout and design to consider surface water flow paths. This should be incorporated into the application's FRA. Surface water runoff from all new developments should be attenuated to the greenfield runoff rate for equivalent rainfall events, up to and including the 1% AEP (1 in 100 year) plus climate change return period event. Finally, the SFRA states that infiltration measures are the

preferred means of surface water disposal, further information on this is included in Local Plan Policy SDC6 and its supporting text.

- 18.8. Landowners and/or developers are encouraged to work together to provide specific pieces of evidence across the whole allocation. The FRA should be site wide in order to understand the flood risk both to and from this large-scale site with particular consideration of those parcels adjacent to the site that are currently being developed. A site wide document will also allow for the cumulative effect and the phasing of the development to be taken into account.
- 18.9. In relation to sewerage drainage, Severn Trent strongly encourage developers to contact them at the earliest opportunity to agree the drainage strategy and to understand if any improvement works are required to accommodate the development.
- 18.10. Construction Management Plans for individual parcels will need to include suitable boundary treatments along the outside of the parcel to cut off surface water and manage flows until the adjacent parcel is developed. Additionally, measures must be put in place to manage run-off and silt during construction and drainage systems must be cleared before occupation. Adequate access to the site should be ensured prior to development to avoid obstruction and congestion to nearby properties and businesses.

## **19. Air Quality**

- 19.1. The site of Coton Park East sits within an Air Quality Management Area. Given the scale of housing and industrial and commercial buildings allocated there will be an impact on air quality to consider. Landowners and/or developers are encouraged to work together to provide specific pieces of evidence across the whole allocation; evidence on air quality should be for the whole allocation.
- 19.2. In line with Local Plan Policy HS5, an initial traffic assessment is necessary to determine the new and/or changed combined light and heavy duty vehicle flows. A detailed Air Quality Assessment is required, having regard to the EPUK and IAQM Guidance on Planning for Air Quality.
- 19.3. There are already existing concerns with regard to the air quality in the Rugby area. Air quality targets are presently being exceeded around the gyratory and are close to being exceeded on Newbold Road, both of which are to the south of this development. It is likely that some of the traffic will use the A426 and local roads to travel into Rugby or beyond. Impacts on traffic flows, such as an increase in standing or stop/start traffic which could result from this development should be considered for modelling purposes and so far as feasible, alterations to local bus networks that could occur.

## **20. Utilities**

- 20.1. Local Plan Policy SDC9 requires broadband to be provided in new developments.

- 20.2. Western Power has noted that capacity in the area may be limited. It is strongly encouraged that developers engage with Western Power at an early stage in order to ensure required works are carried out.
- 20.3. The Water Cycle Study, published as part of the Local Plan evidence base, states that there are some network constraints that are identified and upgrades will be required in order to support growth up to 2021. As above, it is strongly encouraged that developers engage with Severn Trent at an early stage in order to ensure required works are carried out.
- 20.4. Potential disruption to power, water and communications will need to be carefully considered to avoid adversely affecting nearby properties and businesses.

## **21. Community, Safety & Health**

- 21.1. Local Plan Policy HS2 requires sites providing over 150 dwellings where the site area is 5ha or above to submit a Health Impact Assessment Screening Report and a full Health Impact Assessment where the screening indicates that significant impacts on health and wellbeing would arise from the development.
- 21.2. The Infrastructure Delivery Plan (IDP) requires the following infrastructure for Coton Park East. Indicative costs are provided in the IDP and these will be updated as part of the application process:
- A contribution to support library services;
  - Premises expenditure to cater for 3 police staff;
  - Start up and personal equipment for 3 additional police staff;
  - Additional police vehicles;
  - An off-site contribution to GP provision contributions; and
  - Contributions towards costs for projects at The Hospital of St Cross and University Hospital Coventry.
- 21.3. Infrastructure requirements for the site will form the basis for the Heads of Terms for the S106.

## **22. Viability**

- 22.1. Where, in the opinion of a developer, their proposed development cannot meet Local Plan policy requirements and the requirements of this SPD, the developer is required to robustly demonstrate that the development is clearly unviable by submitting a financial viability assessment (FVA) to the local planning authority. An FVA will normally be submitted with the planning application for the proposed development scheme and must in any event be submitted well in advance of determination of that planning application.
- 22.2. All FVAs submitted by developers should contain the following information with supporting evidence:
- a summary of the main assessment assumptions (evidenced from an independent expert or source);

- site or building acquisition cost and existing use value;
- construction costs and programme;
- fees and other on costs;
- projected sale prices of dwellings/non-residential floorspace;
- details of discussions with registered providers of affordable housing (if relevant) to inform the value of affordable housing assumed within the FVA;
- gross and net margin;
- other costs and receipts;
- other relevant information dependent on the nature of the obligation(s) under discussion
- a summary clearly setting out the reasons that make a development proposal unviable; and
- a request to vary planning obligations and/or affordable housing requirements from those set out in the Local Plan and this SPD and stating the proposed level of obligations, demonstrating why they are the maximum that can be provided.

22.3. The FVA will be scrutinised by the Council with advice from a suitably qualified external consultant and the reasonable cost of this external consultant is to be met by the developer who has submitted the FVA. If material changes are made to an application after submission that could affect scheme viability, a revised FVA will be required.

## **23. Submission Documents**

23.1. Several documents should be submitted as part of an application for development on the site in order to aid assessment of the proposal and avoid delay. These have been referred to throughout this SPD but are listed here for completeness. This list is not designed to be exhaustive, other information or studies may be required by the case officer:

- Air Quality Assessment;
- Archaeological Assessment;
- Construction Management Plan;
- Contaminated Land Assessment;
- Design and Access Statement;
- Ecological Assessment including a Biodiversity Impact Assessment;
- Health Impact Assessment Screening Report and full Health Impact Assessment if required;
- Heritage Statement;
- Landscape and Visual Impact Assessment;
- Noise Impact Assessment;
- Proposed Heads of Teams for Section 10 Agreement;
- Site-wide Drainage Strategy;
- Site-wide Flood Risk Assessment;
- Statement of Compliance with this SPD;
- Transport Assessment; and
- Transport Plan (Only required for full application for the school).

## Appendices

### Appendix 1- Local Plan Policy DS7

#### **Policy DS7: Coton Park East**

This development site, as shown on the Policies Map, is allocated to provide around 800 dwellings and 7.5 ha employment land. Proposals for development within the allocation site should be informed by the Coton Park East Masterplan SPD.

Employment development at this location should be provided to meet the qualitative demand for smaller units in the range of 5,000 - 50,000 sq.ft, in B1c, B2 and ancillary B8 employment uses.

Within the broad locations identified in the Coton Park East Masterplan SPD, provision of the following facilities must be made:

- A local centre that contains one form entry primary school, with the flexibility to increase to two form entry if demonstrated necessary. This may be provided as part of an all-through school if the need for a secondary school on-site is deemed to be necessary;
- A comprehensive Green Infrastructure Network, which protects, enhances and links into adjacent networks and utilises existing habitats where possible, particularly those present at the disused Great Central Railway local nature reserve;
- On-site and off-site measures to mitigate transport impact as detailed in the Infrastructure Delivery Plan, including access to the local road network as deemed necessary through the Transport Assessment and agreed by Warwickshire County Council and Highways England;
- Provision of a direct, high quality public transport link between the site, the railway station and the town centre;
- Provision of a comprehensive cycle and footpath network to link residential areas with key on-site facilities and to service centres and community facilities located in existing adjacent development areas;

Secondary school provision for Coton Park East is to be provided off-site through the expansion of existing secondary schools in Rugby to which a financial contribution will be required to provide for the school places generated by the development and pupil transportation. However, in order to safeguard provision for the eventuality that the capacity is not available at existing schools, an 8.5ha parcel of land is to be reserved on-site for a combined primary and secondary school. The location of this parcel of land has been identified on the policies map. The 8.5ha parcel will be reserved for a period of 12-24 months from the date of Local Plan adoption. After this time if the local planning authority does not require the land for a secondary school the land will be released for provision of the primary school and for residential use.

Further onsite and offsite infrastructure requirements will be determined through the application of other policies in this Local Plan and in line with the requirements set out in the IDP.



Rugby Borough Council will not support ad hoc or piecemeal development which is contrary to the aims of this policy.
--

Coton Park East is a sustainable and deliverable extension to the town of Rugby. The site is located adjacent to a previous but now well established extension to the north of the town and represents the final stage of the comprehensive development of this area.

Development of Coton Park East produces a series of opportunities that will benefit the community local to the area and the wider town. For example, the provision of a new primary school on the Coton Park East site will bring benefit to new and current residents. The delivery of smaller employment units and sites to the north of the site will ensure this qualitative employment is met, continuing the development typology seen at Central Park.

The site is adjacent to an existing nature reserve which will be protected and enhanced through the allocation of this urban extension. There is potential for this area to be improved both in terms of protection of the habitats which exist and also for improved access for both existing residents of Rugby town and future residents of the new development.

The location of Coton Park East adjacent to previous Local Plan allocations for residential and employment development means that the immediate infrastructure requirements for the urban extension are already in place. Work undertaken as part of the SHLAA in partnership with the promoters of the site has demonstrated that the totality of the extension is developable and deliverable within a comparatively short timeframe. As such Coton Park East is required to be phased into the overall housing trajectory so that residential development commences in 2019.

Policy DS7 contains what is considered to be the approximate development capacity of the site whilst ensuring the sustainable delivery of the extension. The specific infrastructure requirements are detailed in the Infrastructure Delivery Plan, which has been informed by service providers such as Warwickshire County Education, Highways Agency, Rugby Borough Council and the promoters of the land.

## Appendix 2- Local Plan Policy DS5

### Policy DS5: Comprehensive Development of Strategic Sites

Proposals for the development of strategic sites of over 100 dwellings should be supported with information outlining how the specific characteristics of each site have been considered in the masterplanning, design and viability assessments of proposals.

More specifically, proposals for strategic sites must include:

- Provision of and/or connection to a direct, high quality public transport link between the site and key transport hubs such as railway stations and the town centre;
- Provision of and/or connection to a comprehensive cycle network to link residential areas with the key on-site facilities, such as schools and community buildings, and comprehensive connections to existing adjacent developed areas;
- Further on-site and off-site measures to mitigate transport impact as detailed in the Infrastructure Delivery Plan, including access to the local road network as deemed necessary through the Transport Assessment and agreed by Warwickshire County Council and the Highways Agency;
- Provision of and/or contribution to community facilities such as schools, community buildings and sports facilities;
- Comprehensive onsite Green Infrastructure Network, utilising existing habitats where possible, which links to adjacent networks;

The specific characteristics of each site will determine how these requirements will be met. This will be influenced by constraints, and the masterplanning, design and viability, where relevant policies in this Local Plan apply.

Further onsite requirements are determined through the application of other relevant policies in this Local Plan.

The achievement of sustainable development is the central principle of this Local Plan. For larger sites, the achievement of sustainable development is complicated by the fact that sites are often within multiple land ownership, and this Policy DS5 therefore seeks to ensure that development on such sites comes forward within the context of an appropriate comprehensive scheme. Without a comprehensive development scheme, the delivery of infrastructure and services cannot be guaranteed or properly integrated into the area. Further, incremental proposals which do not take sufficient account of proposals for the whole site are less likely to deliver a high quality, integrated development which can build a strong sense of place.

Any masterplan SPD or subsequent development briefs will clearly demonstrate how the mix of uses and infrastructure requirements set out in Policies DS3 (residential allocation) and DS4 (employment allocation), and articulated within the Infrastructure Delivery Plan and on the Policies Map, will be

planned for and delivered to ensure the development is sustainable and meets the Policies set out elsewhere in this Local Plan.

## Appendix 3- Equality Impact Assessment.

## EQUALITY IMPACT ASSESSMENT (EqIA)

### Context

1. The Public Sector Equality Duty as set out under section 149 of the Equality Act 2010 requires Rugby Borough Council when making decisions to have due regard to the following:
  - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
  - advancing equality of opportunity between people who share a protected characteristic and those who do not,
  - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
  - age
  - disability
  - gender reassignment
  - marriage/civil partnership
  - pregnancy/maternity
  - race
  - religion/belief
  - sex/gender
  - sexual orientation
3. In addition to the above-protected characteristics, you should consider the crosscutting elements of the proposed policy, such as impact on social inequalities and impact on carers who look after older people or people with disabilities as part of this assessment.
4. The Equality Impact Assessment (EqIA) document is a tool that enables RBC to test and analyse the nature and impact of what it is currently doing or is planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. The questions will enable you to record your findings.
6. Where the EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. Once completed and signed off the EqIA will be published online.
8. An EqIA must accompany all **Key Decisions** and **Cabinet Reports**.
9. For further information, refer to the EqIA guidance for staff.
10. For advice and support, contact:
 

Minakshee Patel  
 Corporate Equality & Diversity Advisor  
[minakshee.patel@rugby.gov.uk](mailto:minakshee.patel@rugby.gov.uk)  
 Tel: 01788 533509

### Equality Impact Assessment

<b>Service Area</b>	Development Strategy
<b>Policy/Service being assessed</b>	Coton Park East Masterplan Supplementary Planning Document.
<b>Is this is a new or existing policy/service? If existing policy/service please state date of last assessment</b>	This is a new planning document which will sit underneath the new Local Plan
<b>EqIA Review team – List of members</b>	Victoria Chapman- Development Strategy Manager  Martin Needham- Senior Planning Officer
<b>Date of this assessment</b>	19 <sup>th</sup> November 2019.
<b>Signature of responsible officer (to be signed after the EqIA has been completed)</b>	

A copy of this Equality Impact Assessment report, including relevant data and information to be forwarded to the Corporate Equality & Diversity Advisor.

If you require help, advice and support to complete the forms, please contact Minakshee Patel, Corporate Equality & Diversity Advisor via email: [minakshee.patel@rugby.gov.uk](mailto:minakshee.patel@rugby.gov.uk) or 01788 533509





**Details of Strategy/ Service/ Policy to be analysed**

<b>Stage 1 – Scoping and Defining</b>	
(1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)?	The document is a planning document which sits beneath the Local Plan. It will assist in the comprehensive and timely delivery of housing, employment land and school(s) on the Cotton Park East site allocated in the new Local Plan.
(2) How does it fit with Rugby Borough Council's Corporate priorities and your service area priorities?	It primarily fits in with priorities on: <ul style="list-style-type: none"> <li>• Ensuring residents have a home that works for them and is affordable;</li> <li>• Enhance our local, open spaces to make them places where people want to be; and</li> <li>• Promote sustainable growth and economic prosperity.</li> </ul> It meets our service area priorities as this is a document required by the Local Plan Inspector and written into Policy D57 of the new Local Plan.
(3) What are the expected outcomes you are hoping to achieve?	The document will be used to assist developers and planning officers to ensure comprehensive and timely delivery on the Cotton Park East site.
(4) Does or will the policy or decision affect: <ul style="list-style-type: none"> <li>• Customers</li> <li>• Employees</li> <li>• Wider community or groups</li> </ul>	All three groups may benefit from the adoption of the document. The document has been subject to public consultation and following the comments received from this, a final version has been prepared for adoption.
<b>Stage 2 - Information Gathering</b>	As a minimum you must consider what is known about the population likely to be affected which will support your understanding of the impact of the policy, eg service uptake/usage, customer satisfaction surveys, staffing data, performance data, research information (national, regional and local data sources).

<p>(1) What does the information tell you about those groups identified?</p>	<p>As the site will provide new housing and employment opportunities it is difficult to pinpoint a specific group who will benefit. The site will include a primary school and land is safeguarded for a secondary school which may be of benefit to existing residents.</p> <p>A public consultation was carried out between 25<sup>th</sup> June 2019 to 6<sup>th</sup> September 2019. Comments received are summarised in the Consultation Statement.</p>		
<p>(2) Have you consulted or involved those groups that are likely to be affected by the strategy/ service/policy you want to implement? If yes, what were their views and how have their views influenced your decision?</p>			
<p>(3) If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary.</p> <p><b>Stage 3 – Analysis of impact</b></p> <p><b>(1) Protected Characteristics</b> From your data and consultations is there any positive, adverse or negative impact identified for any particular group, which could amount to discrimination?  If yes, identify the groups and how they are affected.</p>	<p><b>RACE</b></p> <p>MARRIAGE/CIVIL PARTNERSHIP</p> <p>RELIGION/BELIEF</p>	<p><b>DISABILITY</b></p> <p>AGE</p> <p>PREGNANCY MATERNITY</p>	<p><b>GENDER</b></p> <p>GENDER REASSIGNMENT</p> <p>SEXUAL ORIENTATION</p>

<p>(2) Cross cutting themes</p> <p>(a) Are your proposals likely to impact on social inequalities e.g. child poverty, geographically disadvantaged communities? If yes, please explain how?</p> <p>(b) Are your proposals likely to impact on a carer who looks after older people or people with disabilities? If yes, please explain how?</p>	<p>The SPD reiterates the Local Plan requirement for 30% affordable housing which will support a mixed community and is likely to have a positive impact on social inequality.</p> <p>The SPD is unlikely to have an impact on a carer who looks after older people or people with disabilities.</p>
<p>(3) If there is an adverse impact, can this be justified?</p>	
<p>(4) What actions are going to be taken to reduce or eliminate negative or adverse impact? (this should form part of your action plan under Stage 4.)</p>	
<p>(5) How does the strategy/service/policy contribute to the promotion of equality? If not what can be done?</p>	<p>The SPD aims to provide a mixed community through reiterating the Local Plan requirements for mixed housing types and the provision of affordable housing on site. A school or schools on site also allow for different sections of the community meet and mix.</p>
<p>(6) How does the strategy/service/policy promote good relations between groups? If not what can be done?</p>	<p>See above answer to question 5</p>
<p>(7) Are there any obvious barriers to accessing the service? If yes how can they be overcome?</p>	<p>The price of dwellings will be a potential barrier for some considering moving to the new development. The Local Plan tries to overcome this by setting a requirement for the proportion of homes which need to be affordable and by setting a required mix of house sizes.</p>

<p><b>Stage 4 – Action Planning, Review &amp; Monitoring</b></p>																																				
<p>If No Further Action is required then go to – Review &amp; Monitoring</p> <p>(1) Action Planning – Specify any changes or improvements that can be made to the service or policy to mitigate or eradicate negative or adverse impact on specific groups, including resource implications.</p>	<p>No further action is required.</p> <p>Eq1A Action Plan</p> <table border="1"> <thead> <tr> <th>Action</th> <th>Lead Officer</th> <th>Date for completion</th> <th>Resource requirements</th> <th>Comments</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Action	Lead Officer	Date for completion	Resource requirements	Comments																														
Action	Lead Officer	Date for completion	Resource requirements	Comments																																
<p>(2) Review and Monitoring State how and when you will monitor policy and Action Plan</p>	<p>If adopted the SPD will be a reference for planning applications which will seek compliance with the document. Levels of affordable housing and overall development of the site will be checked via annual monitoring functions.</p>																																			

Please annotate your policy with the following statement

**'An Equality Impact Assessment on this policy was undertaken on (date of assessment) and will be reviewed on (insert review date).'**



## Appendix 4- Strategic Environmental Assessment Screening Report.

### Introduction

This report has been produced to determine the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (EAPP Regulations).

The purpose of the document is to undertake a screening assessment that meets the requirements of the European Legislation, applied in the UK through the Environmental Assessment of Plans and Programmes Regulations (S.I. 1633). The Regulations do not require an assessment of the planning merits of the case, rather it is to determine whether or not Strategic Environmental Assessment is required. This is a separate process to considerations under the planning process.

The policy framework for the Coton Park East Masterplan Supplementary Planning Document (SPD) is the Local Plan which was adopted on the 4<sup>th</sup> June 2019.

The SPD will be subject to public consultation in accordance with the relevant regulations and in line with the council's Statement of Community Involvement.

### Requirement for SEA

Previous UK legislation required all land use plans, including Supplementary Planning Documents to be subject to sustainability appraisal, which incorporated the need for strategic environmental assessment. The 2008 Planning Act (paragraph 180 (5d)) and the Town and Country Planning (Local Planning) (England) Regulations 2012 removed the UK legislative requirement for the sustainability appraisal of Supplementary Planning Documents. However, SPDs may still require SEA in exceptional circumstances if they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan. Many councils prepare screening opinions to provide a transparent process to demonstrate that the environmental effects have been assessed in accordance with the EAPP Regulations to identify any requirement for SEA.

### Application of the SEA Directive

<b>SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004</b>	<b>Is the Plan likely to have a significant environmental effect Y/N</b>	<b>Summary of significant effects. Scope and influence of the document</b>
<b>Regulation</b>	<b>Y / N</b>	<b>Reason</b>
Regulation 2 (1)  Is the SPD subject to preparation and/or adoption by a national, regional or local authority or prepared by an authority through a legislative procedure by Parliament or Government  (Article 2(a))	Yes	The SPD is prepared and will be adopted by Rugby Council.



Is the SPD required by legislative, regulatory or administrative provisions (Article 2(a))	No	The SPD is not a requirement, but additional.
Regulation 5(2)  Is the SPD prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use; AND does it set the framework for future development consent of projects in Annex I or II to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment, as amended by Council Directive 97/11/EC?  (Article 3.2(a))	Yes	The SPD is required for town and country planning purposes and it provides further detail to adopted policies in the Local Plan. It sets the framework for Annex II development within the SPD area.
Regulation 5(3)  Will the SPD, in view of the likely effect on sites, require an assessment pursuant to Article 6 or 7 of the Habitats Directive?  (Article 3.2(b))	No	The question of whether there is a need for appropriate assessment will be asked of Natural England during the consultation process.
It may be required that the Plan would be eligible for full SEA, unless the exemptions set out under Reg 5 (5) or 5(6) apply.		
Regulation 5 (5) Is the SPD sole purpose to serve national defence or civil emergency; a financial or budget PP or is it co-financed under Council Regulations (EC) No's 1260/1999 or 1257/1999  (Article 3.8,3.9)	No	Not applicable.
Regulation 5(6)  Does the SPD:  determine the use of a small area at local level; or propose a minor modification of an existing PP subject of the regulations.  (Article 3.3)	No	(a) The SPD does not designate land for development. Policy DS7 of the Local Plan allocates (determine) the use of the land. The SPD is supplementary to these policies and only seeks to clarify the detailed requirements in bringing the development forward. The level of development designated is strategic in scale but the detail associated with that development is not. This view is enforced by the

		<p>analysis of likely significant effects set out in the table below. It is also consistent with the strategic provisions of the adopted development plan. The effects of the allocations and use of land has been dealt with via the Sustainability Appraisal process associated with the Local Plan.</p> <p>(b)The SPD does not propose minor modifications of an existing pp subject of the regulations.</p>
<p>It may still be required that the Plan would be eligible for full SEA, unless it is determined that it will not give rise to significant environmental effects under Regulation 9.</p>		
<p>Regulation 9(1)</p> <p>Is the PP likely to have a significant effect on the environment taking into account the views of the consultation bodies and the criteria set out at Schedule 1 of the Regulations?</p> <p>(Article 3.5)</p>	<p>No</p>	<p>Following assessment of the potential affects by the responsible body it is felt that the SPD will not give rise to any significant environmental effects. Consultation with Natural England, Historic England and the Environment Agency on this screening document will take place and a final screening report will be issued. Further detail for this view is set out below.</p>

The following assessment was made by Rugby Council as to whether the SPD was likely to have any significant environmental effects. This takes into account the responses and independent assessments of the relevant consultation bodies against the Schedule 1 criteria in the EAPP Regulations, set out below. This assessment has been undertaken bearing in mind the following context:

- The SPD has been developed to be in general conformity with the strategic policies of the adopted development plan together with the NPPF.
- The emerging Local Plan was subject to a Sustainability Appraisal that sets the framework for growth and development within the borough until 2031.

Criteria	Assessment	Significant environmental effect (positive or negative)?
1. The characteristics of plans and programmes, having regard to:		
(a) The degree to which the SPD sets a framework for projects and other activities,	The SPD sets out the Council's approach to how development should come forward including phasing and developer	No

<p>either in regard to location, nature, size and operating conditions or by allocating resources.</p>	<p>contributions. It adds detail to the framework for development set out in Local Plan policy DS7. To this end it cannot by its nature provide for development that exceeds the intentions of the Local Plan and instead provides the details associated with the requirements for future development of the site. The SPD does not allocate resources but it does provide guidance on where land uses (and their associated resources) should be directed. Overall, however, it does not set a framework, only adding detail to existing policies.</p>	
<p>(b)The degree to which the plan or programme influences other plans and programmes including those in the hierarchy.</p>	<p>The SPD supplements the policies of the Local Plan by adding further detail. The SPD does not influence other development plan documents and is in general conformity with the development plan.</p>	No
<p>(c)The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>SPDs are required, by virtue of the fact they must be supplementary to an adopted policy help achieve sustainable development. This includes environmental sustainability, as one of the three pillars identified in the NPPF. The primary objective of the SPD is to plan positively and achieve a sustainable level of growth whilst maintaining both the built and natural environment, taking into account on site constraints and ensuring development is comprehensive. This is in accordance with the NPPF. The SPD will add detail, but not fundamentally have a negative effect environmentally.</p>	No
<p>(d) Environmental problems relevant to the plan or programme.</p>	<p>Policy DS7 of the Local Plan has been subject to a Sustainability Appraisal process. The detail associated with the SPD will successfully manage the introduction of development to the extent that any residual environmental issues will be mitigated against sufficiently.</p>	No
<p>(e)The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste</p>	<p>The SPD is not relevant in this instance, as the matters described are guided by higher level legislation. Instead, the policies of the Local Plan must have regard to these matters and seek to ensure that any development it</p>	No

management or water protection).	promotes does not compromise the objectives of higher level strategies.	
2. The characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
(a)The probability, duration, frequency and reversibility of effects	Once development has started then the nature of the land will be changed and will not be reversible. However, the principle of developing the area for residential will have been established through the adoption of the Local Plan policy, not the SPD. Since the SPD itself does not allocate land or formulate policies for this land, the effects of the SPD are not considered significant.	No
(b) The cumulative nature of the effects	The principle of developing the area for residential use will have been established through the adoption of the Local Plan policy, not the SPD. Since the SPD itself does not allocate land or formulate policies for this land, the effects of the SPD are not considered significant.	No
(c)The transboundary nature of the effects	In context the SPD is seeking to manage future development by listing requirements that assist in developing the area in the most sustainable manner possible. It is unlikely that the SPD will have any sort of significant transboundary effect, taken primarily to mean impacting on another EU member state, as defined in the EIA Regulations. Even if 'transboundary' were to be defined as impacting on the jurisdiction of other administrative areas within the UK (for example between parishes or boroughs) the effect would be minimal in both instances.	No
(d)The risks to human health or the environment (for example, due to accidents)	It is highly unlikely that the SPD will give rise to any significant instances of risk to human health. It principally proposes the delivery of residential development by way of a policy that seeks to ensure that the impacts of development are successfully mitigated, thereby allowing development to go ahead.	No
(e)The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	As identified above it is highly unlikely that any environmental effect brought about by the SPD will be of any magnitude or impact on any area of scale. It is particularly important to remember that the SPD does not allocate	No

	land for development and it is merely supplementary to a Local Plan policy.	
(f)The value and vulnerability of the area likely to be affected due to (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land use.	The SPD has been developed with input from Ecologists, Archaeologists and Historic Environment specialists at Warwickshire County Council who have raised no concerns but have requested safeguards be put in place such as trial trenching to check for signs of historic importance. This SPD is not setting these requirements, they would be required as part of the Development Management process, but is highlighting the need for these at an earlier stage to ensure comprehensive delivery of the site. As such the SPD itself will not be cause of any impacts.	No
(g)The effects on areas or landscapes which have a recognised national, Community or international protection status.	There are no designations relating to national or international protection status. There is a Local Wildlife Site running to the East of the site and two within the site. The SPD contains provisions for protection of these areas. As long as subsequent planning application adhere to the principles of the SPD, the effects in this category are unlikely.	No

As a result of the assessment set out above it is the view of the responsible body, Rugby Borough Council, that the SPD will not give rise to any significant environmental effects and therefore an SEA is not required.



## Appendix 5- Location and Design Principles for Education

### Part A

The Local Education Authority will expect the location of the school to meet the following criteria or to provide appropriate mitigation where this is not possible:

- The school site should be a flat, useable space which ideally should be square or rectangular;
- The ground should be broadly level and should be level with surrounding areas, in particular with suitable points of vehicular and pedestrian access. It is acknowledged that for Coton Park East an entirely flat site may not be possible. The indicative location of the primary and or secondary schools is on an area which varies in height less than other parts of the site. This should allow for a flat site to be provided however it may be the case that the site is stepped. This will need to be discussed with WCC as early as possible;
- The land should have at least 30cm of clean topsoil and should not be liable to flooding;
- The land should not be crossed by any public rights of way and should not be bounded or crossed by any power lines. It should be a sufficient distance from gas lines based on advice from the HSE;
- The site should be free from protected species;
- The soil and water table should be free of contamination and the site should not be affected by ground gases or vapours;
- The site should be outside any current or proposed sources of 55db LAeq (30 min) noise source or contour;
- The site is free from invasive plants such as Japanese knotweed;
- The site is not affected by potential sources of light pollution;
- The site is a sufficient distance away from land uses that could cause public anxiety including potentially dangerous employment uses such as chemical storage, storage of live viruses, phone or radio masts and transmitters or major sources of dust or strong odours; and
- The site is free from any encumbrances that may need to be removed such as spoil and fly tipping, certain trees and any void spaces including well, sumps and pits.

### Part B

The Local Education Authority will expect the location of the school to meet the following criteria:

- The primary elevation of the school should provide an identifiable focal point;
- The indicative location for the school is on a higher area of the site and as such if the school remains in this location, it is recommended that the building height should be restricted to 15m, or three storeys, in order not to dominate the area;
- Structural landscaping should ensure privacy between the school grounds and residential properties;
- Safe pedestrian crossings should be provided on all streets which have access to the school; and
- The school should be set back from the highway.

## Appendix 6- Design Principles

### Part A

Site-wide design principles:

- The layout and design of the development should be coherent with that of the existing Coton Park development in order to ensure that Coton Park East is sympathetic to local character and maintains a strong sense of place;
- The topography of the site is undulating. The character of this land should be maintained and development should respond to changes in topography, with building form stepping down slopes rather than large areas of land being flattened. The use of significant retaining walls should be avoided; and
- If more than two applications covering the residential areas of the site are to be submitted a design code may be required to ensure coherent design across the site.

### Part B

Residential design principles:

- The density of residential development should sit broadly in line with that of Coton Park. Individual residential parcels in Coton Park vary in density between around 24 and 37 dwellings per hectare (dph). This has been calculated from the outline of each residential parcel and as such does include the internal roads. This doesn't include any large areas of open space or play;
- Higher densities (up to around 36 dph) would be appropriate toward the south of the Coton Park East site where it meets the existing Coton Park development. Higher densities will also be appropriate alongside the primary roads which will provide quick access to bus routes. The density will be expected to drop to lower densities (up to around 30 dph) to the east of the site where it borders the Local Nature Reserve and along the Green Infrastructure corridor across the centre of the site;
- Affordable housing should be well integrated with market dwellings and housing types and sizes should be varied across the site;
- Housing should be laid out to create a variety of frontages which could include stepped, staggered and consistent. This will add character and interest to the street scene and allow different areas of Coton Park East to form their own identifies. Layouts should ensure that housing looks out onto the areas of open space and doesn't leave blank or boundary walls adjacent to these areas. Rear gardens should not back onto the LNR or LWS. As well as providing overlooking and increased safety this will reduce the risk from people tipping garden waste or compost over the fences into these important sites;
- Dwellings should be of a high quality design and include features of architectural interest which contribute to create a place which is both visually attractive and adds to the overall quality of the area. Features could include, but are not limited to, functional porches (not decorative), chimneys, dormer windows which complement the design and bay windows. The highest quality materials should be used on the most prominent buildings. These will be those which form gateways into each residential plot or those which are highly visible from multiple views such as corner plots;
- Primary entrances to buildings should be visible from the public realm with active frontages created along main routes and spaces;

- Corner plots should positively address both sides to avoid blank walls facing out onto the street;
- Privacy should be maintained through the application of the 45 degree rule for habitable rooms, by ensuring garden depth is a minimum of 10m and by allowing a minimum of 20m between windows of separate properties;
- To avoid loss of daylight and sunlight there should be at least 14m between a wall with windows and a blank 2 storey wall and 12m between a wall with windows and a blank single storey wall. This applies to the walls of garages and outbuildings as well as dwellings;
- Side boundaries should be constructed in brick to provide continuity with the main built form. Rear boundaries can be brick or fenced. Both should have a landscaping buffer of at least 0.5 metres where they are adjacent to the highway;
- There are a wide variety of materials used in the construction of dwellings at Coton Park and Coton Park East should look to use materials which match these. The use of different materials is important to ensure that interest and character are added to the street scene. Material types may tie in with different character areas created across the site to ensure that areas have their own identity;
- Development designs that facilitate the use and help the retention of parking spaces will be encouraged. This may for example include generously sized spaces, or using a large single garage door instead of two single doors on a double garage; and
- Appropriate bin storage should be provided for all dwellings.
- Opportunities should be taken to incorporate renewable and low carbon technologies into the design of the development, such as solar panels and ground source heat pumps.

### Part C

#### Employment design principles:

- The maximum height will be determined through the Landscape Visual Impact Assessment which will need to consider the proximity to the residential area, impacts on heritage assets to the north of the M6 and the topography of the site. It is anticipated that the maximum height of employment buildings will not exceed the height of buildings along Castle Mound Way ; and
- Within the employment area front elevations to buildings should be visible from the public realm with active frontages created where possible.
- The use of solar panels on the roofs of the employment buildings is strongly encouraged, as well as the incorporation of other renewable and low carbon technologies, in the interests of sustainability and combatting climate change.

## **Appendix 7- Criteria for Neighbourhood Equipped Area for Play (NEAP(s)) and Locally Equipped Area for Play (LEAP(s))**

### Part A

The Council expects the location and design of a NEAP to meet the following criteria:

- It should be within a 15 minutes walking time from home. Given the size and shape of Coton Park East it is likely that one NEAP centrally located would ensure all homes will be 15 minutes from a NEAP;
- It should have a minimum activity zone of 1000 sqm comprising of an area for play equipment and a hard surfaced area of at least 465 sqm (this is the minimum needed to play 5 a side football) for ball games or wheeled sports. Adequate space to allow children to generally be active and play 'chase' type games;
- It should be positioned beside a well-used pedestrian route, and overseen;
- It should occupy a well drained reasonably flat site surfaced with grass and hard surfaced areas, with impact absorbing surface beneath and around play structures as appropriate;
- It should be designed to provide a stimulating and challenging play experience with a minimum of 9 play experiences and at least 8 types of equipment;
- It should have a multi-games area (MUGA) consisting of a hard surface for ball games and wheel sports, a shelter for meeting and socialising, seating and litter bins;
- A buffer zone of 30m should separate the activity zone from the boundary of the nearest property; and
- The specification should be based on RBC's Play Strategy and Field in Trust guidelines.

### Part B

The Council expects the location and design of a LEAP to meet the following criteria:

- It should be within 5 minutes walking time from home. The optimum location and distribution of the three play areas (One NEAP and a minimum of two LEAPs) would ensure that the majority of homes are within a 5 minute walk to a play area;
- It should have a minimum activity zone of 400 sqm with adequate space to allow children to generally be active and play 'chase' type games
- It should be positioned beside a well-used pedestrian route and overseen and occupy a well-drained reasonably flat site surfaced with grass or hard surface and impact absorbing surface beneath and around play structures as appropriate;
- It should be designed to provide a stimulating and challenging play experience. It must include a minimum of 6 play experiences and at least 5 types of equipment as well as seating and litter bins;
- It should have a buffer zone of 20m between the activity zone and the habitable room elevation of the nearest property and a buffer zone of 10m between the activity zone and the boundary of the nearest dwelling; and
- The specification should be based on RBC's Play Strategy and Field in Trust guidelines.

**Appendix 8- Required considerations for a Noise Impact Assessment**

- Noise from existing industrial or commercial operations or sites with permission or under consideration. Noise from transport sources including the M6, A5 and local roads. According to ENDS noise data approximately the northern upper third of site is affected by night time noise of 55.0-59.9dB L<sub>night</sub> value or above, with over half the site showing as 55.0-59.9dB L<sub>Aeq</sub> 16 hr or above;
- Noise from the new development that could have an adverse impact upon existing sites, sites with permission or under construction or those that form part of the Coton Park East development itself. This would include noise from traffic ingress and egress. Hours of operation including restrictions on deliveries and or collections may be appropriate where spatial or other acoustic treatments are likely to prove insufficient;
- Assessments would need to have regard to relevant standards including BS4142 and BS8233 and consider the protection of outdoor amenity;
- The school(s) will need to consider the amended issue of Building Bulletin 93 which provides minimum acoustic performance standards for school buildings;
- Outdoor play areas, outdoor sports areas or all weather pitches (MUGA's or similar) will need site specific consideration. MUGA's in particular can cause significant noise impact and complaints about noise and lighting and should be as far from residential properties as possible, suitably screened and may need an hours of use restriction;
- Guidance documents including 'Planning ProPG: Planning and Noise' recommend spatial layout and the use of buffer zones between residential and industrial or commercial uses should be considered to minimise disturbance and the likelihood of complaints.



## Appendix 9 - Glossary

Term	Description
<b>Affordable Housing</b>	<p>Housing, for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"> <li>a) <b>Affordable housing for rent:</b> meets all of the following conditions: <ul style="list-style-type: none"> <li>(a) the rent is set in accordance with the Government’s rent policy, or is at least 20% below local market rents (including service charges where applicable);</li> <li>(b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and</li> <li>(c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</li> </ul> </li> <li>b) <b>Starter homes:</b> is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of planning preparation or decision-making. Income restrictions should be used to limit a household’s eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less.</li> <li>c) <b>Discounted market sales housing:</b> is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</li> <li>d) <b>Other affordable routes to home ownership:</b> is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, either low cost homes for sale and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing</li> </ul>

	provision, or refunded to Government or the relevant authority specified in the funding agreement.
<b>Air Quality Management Areas</b>	Designation made by Local Authority where assessment of air quality requires action plan to improve the air quality.
<b>Air Quality Neutral</b>	Emissions from the development proposal being no worse, if not better, than those associated with the previous use.
<b>Development</b>	Development is defined under the Town and Country Planning Act 1990 as “the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land”.
<b>Development Plan Documents (DPDs)</b>	Planning policy documents which make up the Local Plan.
<b>Evidence base</b>	An evidence base is the evidence that any development plan document, especially a core strategy, is based on. It is made up of the views of stakeholders and background facts about the area.
<b>Green and Blue Infrastructure</b>	The terms Green and Blue Infrastructure refer to a strategic network of green and blue spaces, such as woodlands, parks, amenity landscaping, ponds, canals and rivers, and the links between them.
<b>Greenfield</b>	Land which has not been developed before. Applies to most sites outside built-up area boundaries.
<b>Hectare</b>	A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.
<b>Infrastructure</b>	A collective term for services such as roads, electricity, sewerage, water, children’s services, health facilities and recycling and refuse facilities.
<b>LEAP</b>	Locally Equipped Area for Play. An area of open space specifically designated and laid out with features including equipment for children. See also NEAP.
<b>Listed Building</b>	Buildings and structures which have been identified by the Secretary of State for National Heritage as being of special architectural or historic interest and which are subject to the law to ensure their protection and maintenance.
<b>Local Plan</b>	The main planning document for the Borough comprising the policies against which proposals for physical development will be evaluated and provides the framework for change and development in the city.
<b>Masterplan</b>	A document outlining the use of land and the overall approach to the design and layout of a development scheme in order to provide detailed guidance for subsequent planning applications.
<b>Mitigation measures</b>	These are measures requested/carried out in order to limit the impact by a particular development/activity.

<b>National Planning Policy Framework</b>	A document setting out the Government's planning policies for England and how these are expected to be applied.
<b>NEAP</b>	Neighbourhood Equipped Area for Play. An area of open space specifically designated, laid out and equipped mainly for older children but with play opportunities for younger children as well.
<b>Planning Obligation</b>	Legal agreements between a planning authority and a developer to ensure that certain works which are necessary and relevant to a development are undertaken or financial contributions made to facilitate associated infrastructure works and development.
<b>Policies Map</b>	A map based representation of the Spatial Plan identifying areas for protection and sites for particular uses of land and development proposals. The Policies Map is revised when each new Development Plan Document is adopted.
<b>Public realm</b>	The parts of a village, town and city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks.
<b>Site allocation</b>	Policies referring to land allocations for specific or mixed uses of development. Policies will identify any specific requirements for individual proposals
<b>Statement of Community Involvement (SCI)</b>	Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. The Statement of Community Involvement is not a development plan document but is subject to independent examination.
<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	The purpose of the Strategic Housing Land Availability Assessment (SHLAA) is to identify sites which may be suitable for housing development over the next 15 year. Each site within the SHLAA has been assessed to establish whether it is likely to be suitable for housing development and, if so, when it might come forward for development. It is important to note that the SHLAA does not determine whether housing will be built on any particular site, but merely undertakes a technical exercise on the availability of land in the Borough.
<b>Submission</b>	The final stage in preparation of Development Plan Documents and the Statement of Community Involvement. The documents are sent to the Secretary of State and an Independent Examination will be held.
<b>Supplementary Planning Document (SPD)</b>	These contain policy guidance to supplement the policies and proposals in Development Plan Documents.
<b>Sustainability Appraisal (SA)</b>	An appraisal of the social, economic and environmental effects of a plan to ensure it reflects sustainable development objectives. Sustainability Appraisal is required for all development plan documents.

<b>Transport Assessment</b>	A Transport Assessment report that provides detailed information on a range of transport conditions and related issues, taking into account proposed development. The assessment is often used to show whether developments will cause problems of congestion, danger etc. and are therefore also used in the determination of planning applications.
<b>Viability</b>	Viability relates to whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.

**Consultation Statement**  
**Coton Park East Masterplan Supplementary**  
**Planning Document**





## Introduction

This document sets out a summary of the responses made on the Draft Coton Park East Supplementary Planning Document (SPD) Consultation Document. The consultation period ran from Tuesday 25<sup>th</sup> June 2019 to Friday 6<sup>th</sup> September 2019.

Copies of the Coton Park East SPD are available

at: [https://www.rugby.gov.uk/directory\\_record/37755/coton\\_park\\_east\\_supplementary\\_planning\\_document/category/92/supplementary\\_planning\\_documents](https://www.rugby.gov.uk/directory_record/37755/coton_park_east_supplementary_planning_document/category/92/supplementary_planning_documents)

70 responses were received. A full copy of the responses can be viewed upon request.

A list of consultees who made representations to the consultation document can be found at the end of this document.

## How did we consult?

The consultation was carried out under the Town and Country Planning (Local Planning) (England) Regulations 2012 Regulations 12 and 13.

The details of the consultation including where to view the document and how to respond were published on the Rugby Borough Council website and in the Rugby Observer newspaper.

All statutory consultees (including Parish Councils) and any individuals and businesses whose details were held on the Planning Policy Database received either a letter or an email notifying them of the consultation and where to view the document. Following the introduction of GDPR regulations, the Planning Policy Database had been updated to include only those the Council had a duty to consult, and those who had 'opted in' or expressed a wish to be notified of future Local Plan documents.

Copies of the consultation documents were made available on the Council's website and for viewing during opening hours at the Town Hall as well as the Rugby, Dunchurch and Wolston libraries.

Representations could be made by email or by post.

## What did consultees say?

### Comprehensive delivery

Severn Trent Water (STW) are supportive of the preference for one or two applications to cover the whole site. Severn Trent Water also recommend a combined sewerage strategy to avoid piecemeal development.

Pegasus (acting on behalf of AC Lloyd and Persimmon) have commented that it is likely more than two applications will come forward given the different land interest at Coton Park East. Site wide information to be submitted would be more relevant in relation to highway matters but not flooding and drainage and landscape.

Savills (on behalf of Newlands Developments) comments suggest they feel a separate application for the employment area would be appropriate. Additionally they feel that evidence documents such as the Flood Risk Assessment should not be site wide.

### Sustainable Drainage, Flooding & Water Resources

STW are in support of the flooding and drainage sections in the SPD and have provided recommendations on how they believe the wording could be strengthened.

STW also recommended additional wording was added to promote the use of grey-water and rainwater harvesting.

Warwickshire County Council (WCC) support the flood risk and drainage section subject to some technical amendments.

Pegasus have commented that comprehensive development of the allocation is a key consideration however the requirement for a site wide Flood Risk Assessment is onerous.

#### Affordable Housing

Support for meeting the Local Plan affordable housing policy (RBC Communities). A resident was also in favour of provision of affordable housing.

#### Archaeology & Heritage

WCC Archaeology was supportive of the wording in the Heritage section and provided additional wording which they felt would strengthen this.

#### Employment Land

Savills provided comments suggesting that the requirements for smaller employment units, as set out in Local Plan Policy DS7, is not appropriate. Savills also feel that the reference to existing heights of buildings should be removed from the employment design criteria.

WCC have welcomed the employment allocation and comment that the allocation could make a contribution to fulfil any need for small and medium sized employment units.

#### Landscape, Biodiversity and Open Space

Savills feel there should be greater flexibility regarding the buffer between the employment and residential areas of the site.

Newton and Biggin Parish Council supports the protection of the Great Central Way and the green space proposed alongside this, and the importance of protecting the rural character. Also there is the Five Arches Wildlife site nearby that should be respected and enhanced.

Warwickshire Wildlife Trust request a further green corridor be required to the south of the site connecting to Coton End and request protection and long term management of the existing facilities. RBC Parks and Gardens department have also identified that the south of the allocation may provide opportunity to provide a green link from existing space to the West to Great Central Walk.

#### Viability

Pegasus have welcomed the section in the SPD dealing with viability however comment that the level of detail and prescriptive requirements are not suitable for inclusion. Savills welcome the statement on viability.

#### Education

WCC Education have commented that Education/school provision opportunities would be more sustainable by moving the secondary school site so that it is adjacent to the existing Primary Free School to allow for the sharing of facilities.

Provision of a secondary school on the allocation received substantial support from residents, with 55 of the 70 representations being in support of this. Of these representations 23 were specifically in favour of the existing Free Primary School being extended to accommodate the secondary school.

Pegasus are supportive of the location of the schools being indicative to allow flexibility for applications to come forward.

### Transport & Connectivity

WCC provided further detail on their expectation for Transport Assessments which will be submitted alongside applications.

Newton and Biggin Parish Council stated that the site should be appropriately connected to Newton, possibly including a cycle route, whilst still retaining the character of the village.

Pegasus commented that there should be greater flexibility in terms of parking layout provision.

Some comments were received relating to parking and traffic concerns, and the need to keep highways free from obstruction. Also a concern regarding air pollution was raised.

A query was raised regarding the indicative cycle routes leading to the site.

### **What action did RBC take as a result of the comments received?**

A new paragraph has been added to detail the alternative option of extending the existing Rugby Free Primary School should this be available.

A new paragraph has been added which highlights an opportunity to connect existing green space(s) to create a green infrastructure corridor in the southern area of the allocation, which will support an objective of the Local Plan allocation.

Additional guidance regarding parking provision has now been included in the SPD. This includes signposting to design guidance to help ensure sufficient and effective provision in terms of size and location. Also additional details regarding cycle parking have been made.

Detail has been added to the SPD highlighting that archaeological fieldwork should be undertaken in order to provide sufficient information regarding impacts on the historic environment.

Detail has been added to the SPD to encourage consideration of the wider site when preparing assessments.

### **List of consultees who made representations**

Airwave and Motorola Solutions

Canal and River Trust

Coal Authority

Newton and Biggin Parish Council

Pegasus (on behalf of AC Lloyd and Persimmon)

RBC Communities and Projects

RBC Parks and Gardens

Savills

Severn Trent

Warwickshire County Council

WCC Archaeology

Warwickshire Wildlife Trust

Wood (on behalf of National Grid)

and 57 residents



## **RUGBY BOROUGH COUNCIL**

### **COTON PARK EAST MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT (SPD)**

#### **ADOPTION STATEMENT**

Notice is hereby given in accordance with Regulations 14 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) that the Coton Park East Masterplan SPD was adopted by Full Council on 17<sup>th</sup> December 2019.

The adopted Coton Park East Masterplan SPD does not form part of the Development Plan, but sits beneath the Local Plan. Its purpose is to provide additional detail and information to help guide and support comprehensive development of the Coton Park East allocation as specified in the Local Plan 2019. It is a material consideration in the assessment of planning applications.

Any person with sufficient interest in the decision to adopt the Supplementary Planning Document may make an application to the High Court for permission to apply for judicial review of the decision. Any such application must be made promptly in any event no later than 3 months after the date on which the SPD was adopted.

The adopted Coton Park East Masterplan SPD will be available to view online at [https://www.rugby.gov.uk/directory/25/our\\_planning\\_strategies\\_policies\\_and\\_evidence/category/92](https://www.rugby.gov.uk/directory/25/our_planning_strategies_policies_and_evidence/category/92)

Paper copies of the Coton Park East Masterplan SPD, can be viewed at the Town Hall reception, 9am to 5pm, Monday to Friday, and at the Rugby, Dunchurch and Wolston libraries during their normal opening hours.

For any enquiries regarding the SPD please contact the Development Strategy team on 01788 533741 or e-mail [localplan@rugby.gov.uk](mailto:localplan@rugby.gov.uk).