



WILLOUGHBY

First Draft Neighbourhood Plan

**for Informal Public Consultation
8 October - 4 November 2018**

SUMMARY

Introduction

Welcome to the Summary of the Willoughby First Draft Neighbourhood Development Plan (NDP). This Summary is being delivered to every household in the parish and sent to all non-resident landowners. Inside, you will find the draft vision, objectives and policies from the Plan and a short questionnaire which we hope you will fill in and return to us by Sunday, 4 November.

Public consultation is a very important part of preparing Neighbourhood Development Plans. The First Draft NDP has been prepared by the Steering Group following the consultation on Issues and Options in the summer. The Plan sets out draft planning policies to shape new development in Willoughby parish up to 2031. These have been prepared taking into account local residents' and stakeholders' comments and ideas.

We need to know:

- Is there anything important that you think we have missed?
- Will these draft planning policies help to guide new development in a positive way so that changes are sensitive to Willoughby's distinctive character as a rural village with historic and environmental assets set within attractive countryside?
- Do you have any detailed comments about the draft vision, objectives or any of the NDP planning policies?

It is very important to emphasise that the First Draft NDP is just that - a draft. The Steering Group and other residents have done a great deal of work to prepare it but accept there may still be room for improvement so that the next version of the NDP truly reflects the views of the community. Please go through the proposed policies carefully and let us know what else we need to consider before redrafting the plan for the next round of consultation.

Questionnaire

You can complete the questionnaire online at

<https://www.surveymonkey.co.uk/r/WilloughbyNDP2>

OR fill in the paper questionnaire. If you would like more paper copies to fill in, please email us at mywndp@gmail.com or ask any member of the Steering group. (See list below)

Please return your questionnaire to us **by Sunday, 4 November 2018.**

Please return the paper questionnaire to:

- Church View, Lower Street or 16 Main Street (near the top on the left) *(just put it through the letterbox); or*
- the special Neighbourhood Plan postbox at B Beautiful, Lower Street or at the Neighbourhood Plan Day on 17 October; *or*
- any member of the Steering Group

2nd Neighbourhood Plan Day - 17 October 2018

This will give you the opportunity to find out more information and to complete the questionnaire, if that would suit you better. Please come and join us at the Village Hall to ask questions and to tell us what you think, anytime between 4.00 pm and 8.00pm.

First Draft Neighbourhood Development Plan - Full Version

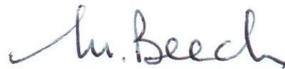
The full version of the First Draft NDP contains a great deal of interesting information about Willoughby Parish as well as the draft policies and is available under Key Documents at <https://www.willoughbyparishcouncil.org/neighbourhood-plan> or paper copies are available to borrow from any member of the Steering Group or the Parish Council. Copies will also be available at the 2nd Neighbourhood Plan Day.

Next Step

After this informal consultation we will consider all submitted responses and revise the First Draft Neighbourhood Development Plan for formal public consultation (Regulation 14) later in 2018 or in early 2019.



Chair of Parish Council



Chair of NDP Steering Group

Steering Group

Maggie Beech
Mike Thomas
Brian Hall
Steve Palmer

Ken Miles
Jim Rowley
Helen Caton Hughes

Parish Council

Mike Thomas
Alan Belgrove
Ben Hallam
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DRAFT VISION

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

DRAFT OBJECTIVES

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

New development should be sustainable and should not detract from the character of the existing structures and landscape. 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 and W3)

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)

Draft Policy W1: Protecting and Enhancing Rural Landscape Character

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

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

- A. The open, rural character of the landscape around Willoughby village should be maintained. Isolated new residential buildings in the open countryside will not be acceptable unless they meet the criteria of Rugby Local Plan Policy H4: Rural Exceptions Sites or fall under permitted development.
- B. Where possible, proposals for farming related development in the rural area should adjoin the existing built form of farmsteads and other buildings. Large new agricultural buildings and structures should be sited and designed sensitively to avoid breaking the skyline in terms of views from Willoughby village, and landscaping schemes should incorporate screening using native species in hedgerows (see Policy W4) and locally appropriate materials in walls and fences. Larger buildings should be 'broken up' using a change in materials or colour or a break in the roof line.
- C. The sensitive conservation and restoration of traditional farm buildings through continued and appropriate new uses is supported. Repairs and alterations should use local materials and techniques wherever possible.
- D. Steps should be taken to preserve and enhance wildlife habitats, green and blue infrastructure corridors and heritage assets such as historic field patterns, hedgerow field boundaries and drainage ditches.
- E. The remaining areas of ridge and furrow landscape and pasture/arable fields of former enclosures as identified on the maps in Appendix 1 are of national importance and development which impacts adversely on these areas and their setting will be strongly resisted.

- F. The green gaps between Willoughby Village and all other hamlets and villages (existing or proposed) should be protected to prevent coalescence of settlements and to ensure that the settlement of Willoughby village remains distinct.
- G. Lighting schemes should be designed to minimise light pollution. Security lighting should be appropriate, unobtrusive and energy efficient and have consideration for neighbouring amenity.
- H. Development within Willoughby village should protect important local landscape features which enhance the character of the built-up area and link it to the open countryside. These include the following: existing grass verges, hedges, trees, wild areas, swales and ponds. New developments should aim to incorporate these features into landscaping designs.

Draft Policy W2: Protecting Significant Local Views

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

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

Draft Policy W3: Community-Led Renewable Energy Schemes

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

Draft Policy W4: Green and Blue Infrastructure in Willoughby

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

- A. New development should protect and where possible enhance existing Green and Blue Infrastructure. Development which delivers the creation of new multifunctional green and blue infrastructure will be supported.
- B. Proposals should demonstrate how existing networks within the site will be maintained in perpetuity.
- C. Opportunities should be taken to extend existing networks of footpaths, bridleways and cycleways. Wherever possible, these networks should be linked to other green corridors, neighbouring amenities and communities to increase their environmental and quality of life benefits.
- D. Development should incorporate mitigation measures to protect and enhance the river corridors of the River Leam and its tributaries and the swales which flow through the centre of the village of Willoughby. Opportunities should be taken to open up culverted watercourses wherever possible.
- E. New planting and landscaping schemes should use locally appropriate species which contribute to biodiversity and wildlife objectives.

Draft Policy W5: Reducing Flood Risk in Willoughby

- A. In areas where fluvial¹⁰ or surface water flood risk is a known issue, proposals will be resisted unless suitable mitigation can be provided which does not exacerbate run off elsewhere. Wherever possible, development proposals should seek to provide a betterment.

- B. 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 runoff.
- C. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy unless deemed inappropriate.

¹⁰ From rivers or other watercourses.

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

Development proposals should conserve and enhance built heritage assets in Willoughby, including any locally significant, non-designated heritage assets. Wherever possible, the following criteria should be addressed:

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

Draft Policy W7: Encouraging High Quality and Sustainable Design

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

General Principles

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

Sustainable Development

- G. Sustainable, energy efficient designs will be supported. Where planning consent is required, small scale domestic renewable energy schemes such as solar panels, solar water heating and ground source heat pumps will be supported provided that schemes are sited and designed to be unobtrusive.
- H. Contemporary designs and modern architectural approaches, including the use of innovative construction techniques and new or recycled building materials, will be acceptable where they are of outstanding or innovative design and where they clearly demonstrate that they are appropriate to their context.
- I. Proposals for new development should aim to promote walking and cycling by linking to existing routes where possible and including suitable storage provision for bicycles. Electric charging points for vehicles should be provided on external elevations or in garages.
- J. Development should aim to minimise flood risk in line with Draft Policy W6 and should not increase discharges of surface water into existing water courses unless there is capacity.

Respecting Local Character

- K. New buildings should be orientated to front the road. Existing building lines should be maintained. Where buildings are set back behind front gardens new development should continue this approach and incorporate similar boundary treatments such as low front walls or hedges.
- L. Local building materials typically include traditional red brick and render and Northamptonshire ironstone in some older properties and tiled or slate roofs. Proposals should reference existing local materials in the neighbouring area as described in the character appraisals in Appendix 4 and incorporate these into the design of new schemes to help integrate them into the local context.
- M. Dormer roofs that can be seen from the street should be pitched and should be functional and unobtrusive.

- N. Building heights should be no more than two storeys.
- O. Windows should be appropriate to the type and size of house and alterations to older properties should retain the size and style of the original opening wherever possible. Larger windows may be acceptable if they do not detract from the original building design and are not visible from the road.
- P. 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.

Draft Policy W8: Providing Suitable Homes

Housing inside the Settlement Boundary

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

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

E. Car parking provision is provided in accordance with the most up to date parking standards of Rugby Borough Council and suitable provision is made on site to minimise additional on-street parking in the village.

F. Development proposals are not in areas at risk of flooding.

House Types and Sizes

All proposals for new housing and conversions of existing buildings will be required to demonstrate that they meet local housing needs in terms of house type, size and tenure.

The following will be particularly encouraged:

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

Draft Policy W9: Supporting Home Working and Small Businesses

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

- A. Development involves the sensitive refurbishment or conversion of existing rural buildings and, where new buildings or extensions are proposed, designs are appropriate in terms of other policies in the NDP including Draft Policy W1.
- B. Development is appropriate to the rural parish setting in terms of size, design and type of business.

- C. Proposals demonstrate consideration of impact on infrastructure and incorporate appropriate mitigation measures to minimise any adverse impacts on local residential amenity in terms of noise, disturbance, capacity of the road network, highway safety and odour.
- D. Adequate car parking is provided for employees and visitors.
- E. Proposals are for small businesses and facilities which support local services or the visitor economy linked to the quiet enjoyment of the countryside.
- F. Proposals for the redevelopment or re-use of existing former agricultural buildings, workshops or previously used sites in the countryside will be supported for small scale retail (e.g. farm shops), professional and artisan type uses.
- G. 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.

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

Existing Community and Recreation Facilities

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

- Village Hall and Garden
- Church of St. Nicholas and Graveyard
- Rose Inn
- Cricket Club

- Playing Field and Children's Playground
- Allotments
- Hayward Lodge Nature Reserve
- Amenity Garden

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

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

Proposals for New Community and Recreation Facilities

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

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