

CABINET – 11 OCTOBER 2021

A meeting of Cabinet will be held at 5.30pm on Monday 11 October 2021 in the Council Chamber at the Town Hall, Rugby.

Members of the public may also view the meeting via the livestream available on the Council's website.

Mannie Ketley
Executive Director

A G E N D A PART 1 – PUBLIC BUSINESS

1. Minutes.

To confirm the minutes of the meeting held on 6 September 2021.

2. Apologies.

To receive apologies for absence from the meeting.

3. Declarations of Interest.

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.

Note: Members are reminded that they should declare the existence and nature of their interests at the commencement of the meeting (or as soon as the interest becomes apparent). If that interest is a prejudicial interest, the Member must withdraw from the room unless one of the exceptions applies.

Membership of Warwickshire County Council or any Parish Council is classed as a non-pecuniary interest under the Code of Conduct. A Member does not need to declare this interest unless the Member chooses to speak on a matter relating to their membership. If the Member does not wish to speak on the matter, the Member may still vote on the matter without making a declaration.

4. Question Time.

Notice of questions from the public should be delivered in writing, by fax or e-mail to the Executive Director at least three clear working days prior to the meeting (no later than Tuesday 5 October 2021).

Growth and Investment Portfolio

5. Housing and Economic Land Availability Assessment Methodology.

6. Wolvey Neighbourhood Development Plan – Regulation 16 Consultation and Regulation 17 Examination.

Leisure and Wellbeing Portfolio

Nothing to report to this meeting.

Finance, Performance, Legal and Governance Portfolio

Nothing to report to this meeting.

Communities, Homes, Digital and Communications Portfolio

Nothing to report to this meeting.

Regulation and Safety Portfolio

Nothing to report to this meeting.

Change and Transformation Portfolio

Nothing to report to this meeting.

Operations and Traded Services Portfolio

Nothing to report to this meeting.

The following item contains reports which are to be considered en bloc subject to any Portfolio Holder requesting discussion of an individual report

Nothing to report to this meeting.

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 item on the grounds that it involves the likely disclosure of information defined in paragraphs 1, 2 and 3 of Schedule 12A of the Act.”

PART 2 – EXEMPT INFORMATION

Growth and Investment Portfolio

Nothing to report to this meeting.

Leisure and Wellbeing Portfolio

Nothing to report to this meeting.

Finance, Performance, Legal and Governance Portfolio

Nothing to report to this meeting.

Communities, Homes, Digital and Communications Portfolio

Nothing to report to this meeting.

Regulation and Safety Portfolio

Nothing to report to this meeting.

Change and Transformation Portfolio

Nothing to report to this meeting.

Operations and Traded Services Portfolio

Nothing to report to this meeting.

The following item contains reports which are to be considered en bloc subject to any Portfolio Holder requesting discussion of an individual report

1. Write Offs.

Any additional papers for this meeting can be accessed via the website.

The Reports of Officers are attached.

Membership of Cabinet:

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

CALL- IN PROCEDURES

Publication of the decisions made at this meeting will normally be within three working days of the decision. Each decision will come into force at the expiry of five working days after its publication. This does not apply to decisions made to take immediate effect. Call-in procedures are set out in detail in Standing Order 15 of Part 3c of the Constitution.

If you have any general queries with regard to this agenda please contact Claire Waleczek, Democratic Services Team Leader (01788 533524 or e-mail claire.waleczek@rugby.gov.uk). Any specific queries concerning reports should be directed to the listed contact officer.

AGENDA MANAGEMENT SHEET

Report Title: Housing and Economic Land Availability Assessment Methodology

Name of Committee: Cabinet

Date of Meeting: 11 October 2021

Report Director: Executive Director

Portfolio: Growth and Investment

Ward Relevance: Borough Wide

Prior Consultation: No

Contact Officer: Maxine Simmons
Development Strategy Manager
maxine.simmons@rugby.gov.uk
07580 569774

Public or Private: Public

Report Subject to Call-In: Yes

Report En-Bloc: No

Forward Plan: Yes

Corporate Priorities: This report relates to the following priority(ies):
 Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C)
 Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E)
 Residents live healthy, independent lives, with the most vulnerable protected. (HC)
 Rugby Borough Council is a responsible, effective and efficient organisation. (O)
[Corporate Strategy 2021-2024](#)
 This report does not specifically relate to any Council priorities but

Summary: Rugby Borough Council is satisfied that consultation on the HELAA is appropriate and should be used in future data collection.

This report is seeking Cabinet approval for a six-week public consultation period on the HELAA methodology and forms.

Financial Implications:

There are no direct financial implications of using a standard methodology and forms.

Risk Management Implications:

The risks and benefits associated with the two options are set out below

Environmental Implications:

There are no direct environmental implications of using a standard methodology and forms. Once the sites have been selected, they will be subject to an Environmental Appraisal in line with the current Local Plan regulations.

Legal Implications:

Contained within the body of the report.

Equality and Diversity:

There are no implications for equality and diversity. An Equality Impact Assessment has been completed to support this document and has been appended to this Cabinet Report. An Equality Impact Assessment will be completed to incorporate responses from the consultation.

Options:

Option 1: Undertake a standard six-week consultation and update and use the standardised HELAA methodology and form.

Risks: There are no risks associated with this option.

Benefits: Each Local Planning Authority within the Coventry and Warwickshire region will have a standard way of collecting data for housing and employment sites.

Option 2: Do not approve the six-week consultation or use a standardised HELAA methodology and form.

Risks: There could be challenges to the Local Plan process once Rugby decide to review its Local Plan if it does not use a standardised HELAA form in line with the NPPF and National Planning Guidance.

Benefits: There are no benefits associated with this option.

Recommendation:

A six-week consultation period to consult the public and stakeholders on the standard forms and

methodology used to collect and record the data associated with the Housing and Employment Land Availability Assessment (HELAA) be approved.

**Reasons for
Recommendation:**

So that a standard methodology and form can be used to collect Housing and Economic data for planning purposes.

Cabinet - 11 October 2021

**Housing and Employment Land Availability Assessment
Methodology**

Public Report of the Executive Director

Recommendation:

A six-week consultation period to consult the public and stakeholders on the standard forms and methodology used to collect and record the data associated with the Housing and Employment Land Availability Assessment (HELAA) be approved.

1. INTRODUCTION

- 1.1 This report relates to data and a methodology used to collect information for planning policy purposes. The data is used as evidence related to the Local Plan.

2. PURPOSE OF REPORT

- 2.1 This report is to seek Cabinet approval to use a common way of recording data associated with the Housing and Employment Land Availability Assessment (HELAA) and to gain consent from Cabinet to undertake consultation on the design of the HELAA standard forms used, and the methodology of collecting the information. The Coventry and Warwickshire Sub-Regional Joint Method Statement – Housing and Economic Land Availability Assessment Methodology is attached as Document 1.

3. BACKGROUND

- 3.1 Coventry and Warwickshire Local Planning Authorities have a long history of constructively working together to address a range of strategic planning matters. This relationship has enabled them to achieve sound Local Plans and acquire shared evidence which is cost effective. This collaborative approach is a vital element of being able to fulfil the statutory Duty to Co-operate and needs to be demonstrated to Planning Inspectors when Local Plans are examined.
- 3.2 The evidence base which informs the development of a Local Plan needs to be regularly reviewed and updated. Many of the Local Plans in the Coventry and Warwickshire area are currently being reviewed and updated, all running at different timescales. The Government has updated the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG), so evidence needs to be reviewed in the light of this in addition.

- 3.3 In delivering sufficient housing and employment land to meet identified requirements it is important that each Local Authority keeps an up to date database of sites, which it needs to assess to see if they are suitable, available and can realistically be delivered to meet the needs of the area. This is especially important in order to be able to demonstrate a five-year supply of housing sites, one of the government's key indicators for measuring success of a Local Authority's planning policies. It is also important in understanding which sites are being promoted for potential economic use, so that a balanced and sustainable local economy can be achieved across the area.
- 3.4 The database of sites is known as the Housing and Employment Land Availability Assessment (HELAA). In order to keep this essential evidence up to date, each Local Authority will run its own 'call for sites' process, which in effect is an invitation for landowners, developers and their agents to express their interest in having their site considered for a range of uses such as housing, employment or even a range of other uses they wish to be considered through the Local Plan process. Inclusion in the HELAA document does not mean they will be developed: that is for the Local Authority to determine through their assessment process. It also does not mean that Rugby have started a Local Plan review yet – it simply means the data across all partner authorities is collected and stored in a consistent manner, as encouraged by the NPPF.
- 3.5 It is therefore essential that when Local Authorities look at the detail of how they plan for growth, they do it in line with a common methodology to ensure consistency of approach and understanding. The attached methodology has been drafted by Coventry and Warwickshire Local Planning Authorities to ensure that sites are being assessed within a common framework which accords with the most up to date National Planning Policy Framework and guidance. It updates the previous agreed version which is now out of date.

4. NEXT STEPS

- 4.1 Before the methodology is finalised, it is considered good practice to publicly consult for a period of six weeks to provide any opportunity for feedback and make any changes should this be necessary. This will ensure that the Local Authorities are operating within a robust framework as they develop and progress the detail of their own individual (or joint) Local Plans.

5. CONCLUSION

- 5.1 This report is to seek consent to use the commonly arrived at methodology and form for the HELAA and amend as necessary following a six-week public consultation, beginning in late autumn 2021. The exact dates would be agreed amongst the partner authorities so that the consultation can take place at the same time.

Name of Meeting: Cabinet

Date of Meeting: 11 October 2021

Subject Matter: Housing and Economic Land Availability Assessment Methodology

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY **YES** **NO**

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink
1	Coventry and Warwickshire Sub-Regional Joint Method Statement – Housing and Economic Land Availability Assessment Methodology 2021

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

Coventry and Warwickshire Sub-Regional Joint Method Statement

Housing and Economic Land Availability Assessment - Methodology

XX 2021

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CONTENTS

1. Introduction
2. Methodology
3. Implementation

APPENDICES

Appendix 1. Example Proforma

1. Introduction

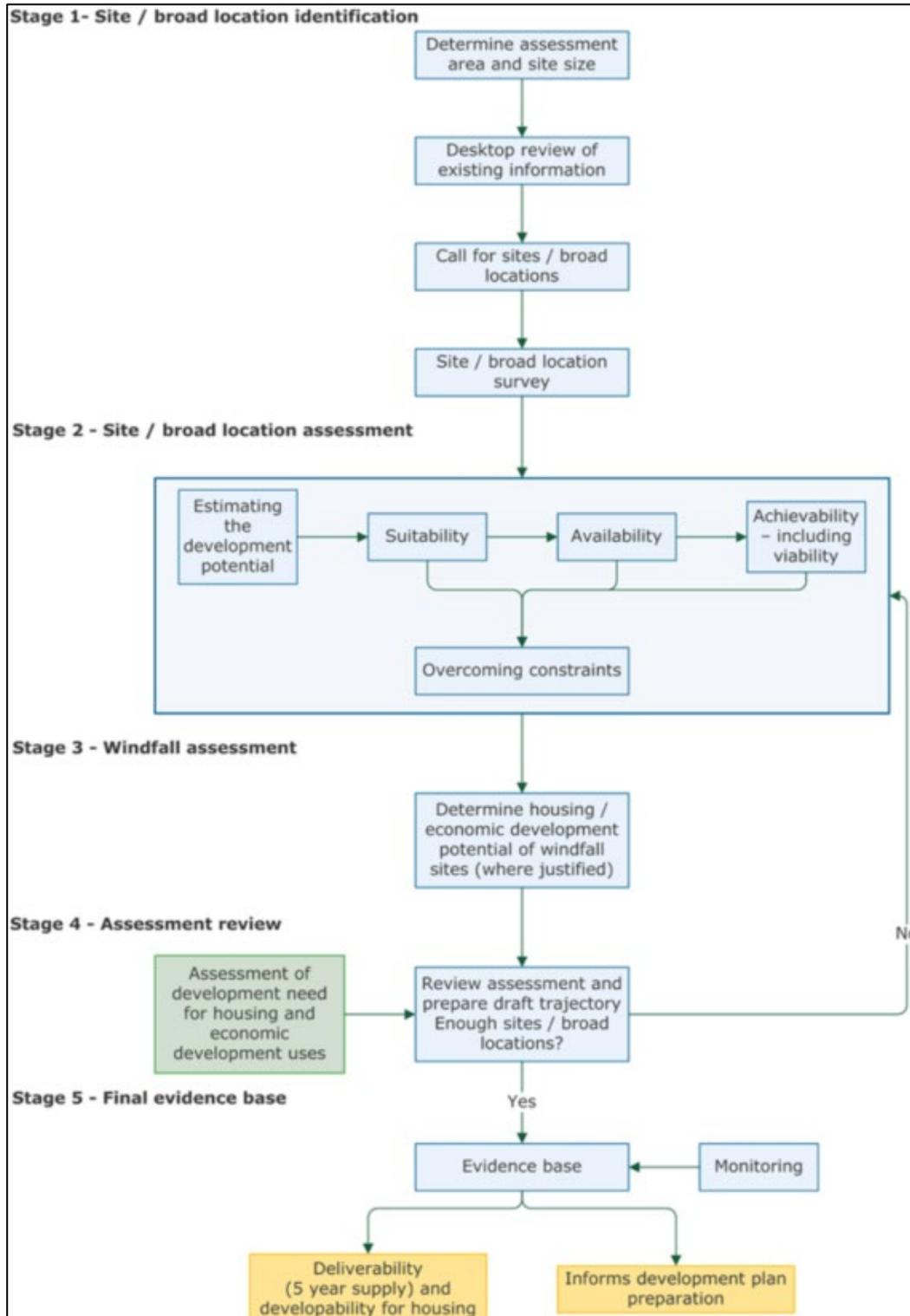
- 1.1 The National Planning Policy Framework (the “NPPF”) specifies that policy-making authorities should prepare strategic assessments of land availability for their areas. Arising from this assessment, strategic policies can be formulated to identify areas and locations for growth that can meet development need.
- 1.2 This joint statement has been prepared between the authorities that comprise the Coventry and Warwickshire sub-regional area and is an update from the Joint Statement published in May 2015 to ensure that it reflects the most up to date national guidance from Government.
- 1.3 In line with the recommendations of the Planning Practice Guidance (PPG)¹ the methodology is an agreed approach between the Local Planning Authorities (LPAs) that make up the Coventry and Warwickshire Housing Market Area (the HMA) and the Functional Economic Market Area (FEMA) where these two areas overlap. The LPAs are:
- Nuneaton and Bedworth Borough Council
 - Coventry City Council
 - Rugby Borough Council
 - Warwick District Council
 - Stratford on Avon District Council
 - North Warwickshire Borough Council
- 1.4 Forming part of this update is a joint movement away from the original sole focus on housing land assessment, which was referenced as a Strategic Housing Land Availability Assessment (SHLAA) to a **Housing and Economic Land Availability Assessment (HELAA)**, which considers both housing and employment sites . This has been agreed by the LPAs to more appropriately reflect the updates made by the PPG in 2019:
- “Plan-making authorities may carry out land availability assessments for housing and economic development as part of the same exercise, in order that sites may be identified for the use(s) that is most appropriate.”*
- 1.5 It is not the objective of this joint methodology to standardise the methods made to assess land availability in each Local Authority, but rather provide a broad framework to ensure a consistent approach, which each Local Authority can then adapt to reflect their own local circumstances.
- 1.6 The detailed HELAA produced by each Local Authority should:
- Identify sites and broad locations with development potential (housing, economic or other);
 - Assess their potential for development in terms of:
 - o their availability for development and whether they can be brought forward as locations for housing, economic or other form of development;

¹ Paragraph 007 Reference 3-007-20190722

- their suitability to accommodate development, taking into consideration their context, constraints and policy designations;
 - their achievability in terms of market desirability and viability for development.
- 1.7 Sites that are identified through the HELAA are assessed as to whether they could be developed. The assessment does not make a judgement whether they should be developed. **Assessment does not allocate land for development, nor does it determine the acceptability of development on any site.**
- 1.8 The HELAA will form a part of the Local Plan evidence base for each Local Authority, and sites identified as being developable will need to be considered further in the light of additional evidence.
- 1.9 It will also assist in the preparation of Local Plans by quantifying the availability of land for housing, economic and other development
- 1.10 In preparing the update to the joint methodology, the LPAs consider it to be good practice to publish a draft (this document) and invite feedback for a six-week consultation period to be held in Autumn 2022.
- 1.11 In terms of the further work which each Local Authority will undertake relating to their detailed Call for Sites and assessment processes, it will be the decision of individual Authorities to develop the detail and separately consult on this in a way in which they feel most appropriate within their local context.

2. Methodology

- 2.1 The methodology will establish the basis of the approach to site assessment, but will allow appropriate provisions for further detail to be made to reflect the individual contexts of each LPA area.
- 2.2 The Planning Practice Guidance provides the following flow chart which establishes the basis of the approach to site selection and assessment:



Stage 1: Identification of sites and broad locations

2.3 The PPG establishes that a geographical extent of site selection and assessment should be the plan-making area. This joint statement seeks to establish the basis of a consistent methodology between the parties involved to reflect the functionality of the HMA and FEMA and comply with the provisions of the Duty to Cooperate.

2.4 Guidance states that in the first instance, sites of a smaller size than 0.25ha, or with a capacity fewer than 5 dwellings, should not be considered as part of the HELAA process. The joint methodology will adopt this approach, but LPAs which comprise this joint method may individually opt to consider smaller sites where appropriate justification can be made.

Site Identification

2.5 National Guidance stipulates two primary sources in identifying sites:

- Desktop Review
- Call for Sites Exercise

2.6 Active desktop review ensures that all suitable sites can be identified even in the case where they have not been submitted to an LPA for consideration.

2.7 A desktop review of sites may utilise, but not limited to, the following sources²:

Type of site	Potential data source
Existing housing and economic development allocations and site development briefs not yet with planning permission	Local and neighbourhood plans Planning application records Development briefs
Planning Permissions for housing and economic development that are unimplemented or under construction	Planning application records Development starts and completion records
Planning applications that have been refused or withdrawn	Planning application records
Surplus and likely to become surplus public sector land	National register of public sector land Engagement with strategic plans of other public sector bodies such as county councils, central government, NHS, police, fire services, utilities services, statutory undertakers
Sites with permission in principle, and identified brownfield land	Brownfield land registers (parts 1 and 2) National Land Use Database

² Extracted from PPG Paragraph 011 ID: 3-011-20190722

	Valuation Office database Active engagement with sector
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes, eg offices to residential)	Local Authority empty property register English Housing Survey National Land Use Database Commercial property databases (eg estate agents and property agents) Valuation Office database Active engagement with sector Brownfield land registers
Additional opportunities for un-established uses (eg making productive use of under-utilised facilities such as garage blocks)	Ordnance Survey maps Aerial photography Planning applications Site surveys
Business requirements and aspirations	Enquiries received by local planning authority Active engagement with sector
Sites in rural locations	Local and neighbourhood plans
Large scale redevelopment and redesign of existing residential or economic areas	Planning applications Ordnance Survey maps
Sites in adjoining villages and rural exception sites	Aerial photography Site surveys
Potential urban extensions and new free-standing settlements	

2.8 In addition to a desktop review, a Call for Sites exercise can also enable third parties to promote sites to the LPAs for assessment. This ensures completeness in the HELAA process.

2.9 A Call for Sites conducted independently by each LPA (or LPAs where a joint plan is being prepared) will ensure that sites suitable for all land uses can be submitted for assessment. Submissions can be from any third party, with information stored to comply with data protection regulations.

2.10 A proforma, a copy of which can be seen at **Appendix 1**, will be provided to third parties to provide site submissions to the LPAs. This will provide as much information as possible, including the following details:

- Site location
- Suggested potential type of development
- Scale of development
- Constraints to development

2.11 In respect of constraints, the proforma at Appendix 1 has been developed to

allow submissions to establish any mitigations possible to overcome identified constraints. This is to “front-load” site assessment as far as possible and assist in the overall assessment process. This will ensure a more comprehensive assessment of proposed broad locations and potential sites as established in the PPG. It could also help identify potential new broad locations where development may be suitable, such as clusters of individual sites for example where cumulatively they could provide suitable infrastructure to deliver growth in a sustainable way.

- 2.12 Significant constraints should be considered at this stage where they will affect the assessment of broad locations and sites. This is to ensure that they are appropriately assessed before the detailed assessment stage. The joint statement allows provisions for LPAs to decide on what designations / limitations / constraints might result in site omission at this stage, given the unique contexts of each administrative area.

Stage 2: Site/broad location assessment

- 2.13 The PPG outlines that at this stage site assessments should analyse sites for their capacity, developability, suitability and achievability.
- 2.14 *Capacity* should be determined by adopted and/or emerging policy determining appropriate densities, in the context of the National Planning Policy Framework in achieving efficient use of land. This should also take into consideration viability, given the quantum may affect viability and therefore, achievability and so inform developability within 5 years or beyond.
- 2.15 *Suitability* should be assessed against locational factors, identifiable constraints, their potential for mitigation as well as balancing on their potential impacts as a result of their development. Relevant information to inform this assessment may include:
- National (and local) policy designations
 - Appropriateness and likely market desirability of potential development
 - Contribution towards regeneration areas and priorities
 - Potential impacts on landscape, natural and heritage designations
- 2.16 Assessment should take into consideration existing Local Plans, but also emerging policy as well as the principle of development established by planning permissions or permissions in principle.
- 2.17 *Availability* can be assessed on the best information obtainable by the LPAs. This can be confirmed through submissions via Call for Sites by agents, landowners and/or promoters. Extant or expired planning permission can also inform availability and will establish 5-year timeframes, or beyond, of developability.
- 2.18 *Achievability* is assessed through best judgement on the economic viability of a site and its desirability to be delivered within particular market conditions.

This can also be informed via submissions by third parties, where indication can be made of the potential type of development and how this will influence viability/desirability.

- 2.19 Assessment of overall developability should take into consideration any constraints and how they may influence the suitability of the site and its achievability. Desktop review will take this into account but this will need to draw on various sources of information to make an appropriate best judgement. In the case of a submission via a Call for Sites, front-loading information will be vital in identifying constraints and establishing mitigation. This will provide evidence in presenting the overall developability of a site.
- 2.20 When taking all of the above into account, the LPAs will be able to identify a timescale and rate of development that could be realised on those sites determined as deliverable and developable (suitable, available and achievable). This will take into account size, scale and quantum of development, which in turn should take into consideration lead-in times and build-out rates.
- 2.21 Whilst best judgement by the LPAs can guide these timescales and development rates, advice will also be sort from developers and other third parties submitting sites for assessment.

Stage 3: Windfall assessment

- 2.22 Development sites that come forward outside of identification through the HELAA (or any other Planning Authority spatial assessment) are defined as windfall sites.
- 2.23 The PPG outlines that an allowance of windfall sites may be included within the land supply identified through the HELAA, but must be appropriately justified as established at Paragraph 71 of the National Planning Policy Framework (July 2021);

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

- 2.24 It is not the objective of this joint statement to establish windfall allowances for each LPA. The windfall allowance is specific to each Local Authority area and the local evidence base for each will be used to inform this work and decide the extent to which windfall development should be considered in the HELAA process. An explanation of this assessment, with justification of conclusions will be provided by each LPA individually.

Stage 4: Review of the assessment

- 2.25 Following assessment of sites and broad locations, an indicative trajectory will be produced. This will express the development quantum potentially available in terms of housing numbers and employment land and potentially the amount of other land uses that have been identified.
- 2.26 The trajectory will outline the forecasted delivery of development in three increments; 1 to 5 years, 6 to 10 years and 11 years and beyond. A risk assessment will accompany any trajectory, explaining specific issues to delivery which may impact on the trajectory.
- 2.27 At this stage, an LPA may identify a shortfall in supply to meet the needs of the plan area. The PPG advises that a Local Authority should re-visit their assessment, including enhancing or changing site capacities and densities in line with the NPPF's promotion of efficient use of land.
- 2.28 If evidence shows that a shortfall in provision continues to exist, LPAs should consider continued cross-boundary provisions in accordance with the statutory Duty to Co-operate. This will enable the necessary Statements of Common Ground and other joint agreements to be formulated as Local Plan work progresses, helping to achieve sound Local Plans.

Stage 5: Final evidence base

- 2.29 The final HELAA report for each Local Authority (or Authorities where a joint plan is being prepared) will establish the approaches taken and identify the deliverable and developable sites and show a clear supply trajectory. All sites will be cross-referenced with location maps and their site assessments. The final report should also include sites that have been omitted from the supply, with reasons why.
- 2.30 The HELAA will be used by the Local Authorities to demonstrate a 5-year housing land supply position, as well as informing other spatially strategic policies within the plan preparation process.
- 2.31 A final report with appendices where appropriate and relevant will be published on each Authority's website for public view.

3. Implementation

- 3.1 This statement establishes the joint methodology in implementing a HELAA across the Coventry and Warwickshire sub-region.
- 3.2 The Planning Practice Guidance determines how housing and economic land assessment should be conducted and this has been closely woven into the joint methodology.
- 3.3 How this is implemented in practical terms is dependent on the local context. As such, this joint methodology references the functional relationships of the HMA and FEMA, whilst also providing sufficient flexibility for assessing sites in a range of contexts.
- 3.4 For example, the LPAs have agreed the importance of “front loading” information as far as possible. Previous experience has identified issues with understanding constraints and how they can be mitigated. The model Call for Sites proforma (Appendix 1) has therefore been updated from the previous version, allowing for additional information to be submitted, and each LPA can adapt this as it sees fit. This will assist in the site assessment stage.
- 3.5 Understanding the broader context of promoted sites is helpful and this is also reflected in the model proforma, where promoters are encouraged to indicate land for assessment (red line), and other land under the same ownership (blue outline). This provides additional flexibility in site assessment, especially in the case where the ‘red-line’ areas may be particularly constrained, but the additional ‘blue-line’ land may be available for mitigation purposes.
- 3.6 Although a detailed approach to assessment is not specified in this joint statement, to allow for flexibility for each individual LPA, it is expected that final assessments will produce conclusive commentary as to how sites have been assessed in either narrative or pictorial form, or both.
- 3.7 To illustrate this point, an example is set out below. In this instance, a ‘red-amber/yellow -green’ approach (RAG) has been used. Sites would be scored using particular suitability, achievability and availability considerations. Those sites for which constraints are absolute and cannot be mitigated would be scored red. Amber sites would have the potential to be mitigated and could be ‘upgraded’ to yellow depending on the level of information supplied which could demonstrate this mitigation. Green sites would have no constraints and could readily form part of the short-term supply.

Figure1: Example of a site assessment matrix (illustrative: each LPA would develop its own methodology for this level of detail)

		Availability & Achievability		
		Red	Orange	Green
Suitability	Red	Red	Red	Red
	Orange	Orange	Orange	Yellow
	Green	Green	Orange	Yellow

- 3.8 To summarise: this document has been prepared jointly to ensure a consistent shared approach to identifying and assessing sites for housing and employment uses, which will be used by each Local Authority (or alliance of Local Authorities where shared plans are developed) as the framework within which they will develop their detailed assessment and selection processes.

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Appendix 1 Example Call for Sites Proforma

Housing and Economic Land Availability Assessment (HELAA)

Call for Sites Proforma

- Please complete this form if you would like to suggest proposals for future land use and development within XX Council on sites capable of delivery 5 or more homes, or sites larger than 0.25ha.
- The sites will be assessed as part of the HELAA and used as an evidence base document for the Local Plan preparation process.
- Please complete a separate form for each site. Complete each section clearly and legibly to the best of your knowledge. If you require more space, please use Section 9, or append additional pages.
- You must attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site and details of site ownership.

Data Protection Disclaimer

Details submitted to the Council as part of a Call for Sites will help inform the HELAA and assist in identifying land for development to contribute to a land supply to meet local need. The submitted information will not be confidential as it will be published as part of a comprehensive land assessment via published reports available for public consumption. This information will also be shared with other parties, including employees of the Council, other Council departments and third parties, such as the Planning Inspectorate and other Local Planning Authorities.

Details provided in Section 1 will be kept and stored confidentially by the Council. Details in Section 2, the names of which should match those provided in Section 1, will be made publicly available as established above. As such, only names of organisations/agents/applications will be made public where it has been clearly declared through this submission form. No other details, such as addresses or contact information, will be made available.

By submitting this form to the Council, you are providing consent for us to retain your details on our Planning Policy as part of the Call for Sites process, the HELAA and to enter your details to our consultation database so that we may contact you in future to advise on the Local Plan preparation process.

1. Your Confidentially Held Details			
Title		Name	
Organisation (if relevant)			Representing
Address			
Postcode		Telephone	
Email			
Signature			
Date			

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2. Your Publicly Viewable Details	
Name/Organisation	
Status in relation to site	
Representing (if applicable)	

3. Site Location			
Site Name			
Site address (inc. postcode if known)			
OS Grid Easting		OS Grid Northing	
Total Site Area		Developable Area	
<p>Please attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site. The area of the site you wish to be formally assessed should be enclosed by a red line. Any other relevant land under your ownership should be enclosed by a blue line</p>			

4. Site ownership (please mark as appropriate and/or provide details)				
Do you own the site?	Yes – sole owner	Yes – part owner	Yes – acting on behalf of the owner(s)	No
Is the site available?	Yes – immediately	Yes – In 5-10 years	Yes – 11+ years	No
Have you notified the landowner/other landowners that you have submitted the site?			Yes	No

5. Site Constraints (on site or at boundary – please mark as appropriate and/or provide details)					
Current/previous use					
Adjacent land uses					
Planning History					
Existing Infrastructure	Electricity	Gas	Mains Sewer	Mains Water	Telecoms
Access from Highway	Yes – Classified Road		Yes – Unclassified Road		No
Highway Works					
Ransom Strips					
Legal Issues					
Existing Occupiers					
Public Access/Rights of Way					
Wildlife Designations	Yes – Details:		Reports/Mitigation Strategy:		No
Ecology Designations	Yes – Details:		Reports/Mitigation Strategy:		No

Unexploded Ordnance	Yes – Details:	Reports/Mitigation Strategy:	No
Land Contamination	Yes – Details:	Reports/Mitigation Strategy:	No
Heritage Designations	Yes – Details:	Reports/Mitigation Strategy:	No
Other Physical Constraints (flooding, topography)	Yes – Details:	Reports/Mitigation Strategy:	No
Infrastructure Constraints (pylons, gas mains)	Yes – Details:	Reports/Mitigation Strategy:	No
Other Knowns Issues/Constraints			

6. Site Accessibility (please provide distance as measured from the middle of the site “as the crow flies” and utilise journey planner to determine walking time)			
Distance to closest bus stop (m/km)		Walking time to closest bus stop (mins)	
Distance to closest amenities (m/km)		Walking time to closest amenities (mins)	
Distance to closest rail station (m/km)		Walking time to closest rail station (mins)	

7. Previous site promotional work (please cross reference with Section 5 where relevant)		
Has any work been undertaken to promote the site and/or to overcome constraints?	Yes	No
If yes, please provide more details and copies of reports where available:		
Have any viability appraisals been undertaken?	Yes	No
If yes, please provide more details and provide copies of reports where available:		
Are there any specific or immediate intentions to start development?	Yes	No
If yes, please provide more details (such as Pre-application discussions)		

8. Proposal Details (please mark as appropriate and/or provide details)					
Description of Proposed Development					
Proposed Land Use	Residential	Employment	Retail	Mixed	Other
Site capacity/density (homes/floor space)			Details of mixed/other land uses		
Potential Development	For sale/marketed for development	Negotiations with developer	In control of developer	Ready for release by owner	
Development time scales	Short term (within 5 years)	Medium term (6-10 years)	Long term (11-15 years)	Beyond (16+ years)	
Development Timescale/Phasing (incl. build-out rates)					

9. Additional information
<p style="text-align: center; font-size: 48px; opacity: 0.3; transform: rotate(-15deg);">DRAFT</p>

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
Tel: 01788 533509

Equality Impact Assessment

Service Area	Development Strategy
Policy/Service being assessed	Housing and Economic Land Availability Assessment Methodology
Is this is a new or existing policy/service? If existing policy/service please state date of last assessment	No
EqlA Review team – List of members	Maxine Simmons - Development Strategy Manager
Date of this assessment	27 August 2021
Signature of responsible officer (to be signed after the EqlA has been completed)	Maxine Simmons

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 or 01788 533509

Details of Strategy/ Service/ Policy to be analysed

<u>Stage 1 – Scoping and Defining</u>	
(1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)?	Coventry and Warwickshire Local Planning Authorities work together to make sure that they collect data for housing and employment land in a consistent way. The way we collect data for housing and employment sites aims to be collected in a consistent way across all the authorities.
(2) How does it fit with Rugby Borough Council's Corporate priorities and your service area priorities?	It primarily fits in with priorities on:
(3) What are the expected outcomes you are hoping to achieve?	That data is collected in a consistent way.
(4) Does or will the policy or decision affect: <ul style="list-style-type: none"> • Customers • Employees • Wider community or groups 	It affects customers because we are going to consult on using a standard methodology and they will be able to comment on the design of the forms.
<u>Stage 2 - Information Gathering</u>	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, e.g service uptake/usage, customer satisfaction surveys, staffing data, performance data, research information (national, regional and local data sources).
(1) What does the information tell you about those groups identified?	Not applicable at this stage.

<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>The report will consult widely on the use of the methodology.</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>The consultation process will take place after the cabinet report in autumn 2021.</p>		
<p><u>Stage 3 – Analysis of impact</u></p>			
<p><u>(1)Protected Characteristics</u> 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>RACE</p>	<p>DISABILITY</p>	<p>GENDER</p>
	<p>MARRIAGE/CIVIL PARTNERSHIP</p>	<p>AGE</p>	<p>GENDER REASSIGNMENT</p>
	<p>RELIGION/BELIEF</p>	<p>PREGNANCY MATERNITY</p>	<p>SEXUAL ORIENTATION</p>

<p><u>(2) Cross cutting themes</u> (a) Are your proposals likely to impact on social inequalities e.g. child poverty, geographically disadvantaged communities? If yes, please explain how? (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>Consultation is recommended so that a standard method is used. There are no cross cutting themes that affect disadvantaged groups.</p> <p>Not at this initial stage.</p>
<p>(3) If there is an adverse impact, can this be justified?</p>	<p>N/A</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>N/A</p>
<p>(5) How does the strategy/service/policy contribute to the promotion of equality? If not what can be done?</p>	<p>By ensuring a consistent approach</p>
<p>(6) How does the strategy/service/policy promote good relations between groups? If not what can be done?</p>	<p>By undertaking consultation</p>
<p>(7) Are there any obvious barriers to accessing the service? If yes how can they be overcome?</p>	<p>N/A</p>

<p><u>Stage 4 – Action Planning, Review & Monitoring</u></p>																														
<p>If No Further Action is required then go to – Review & 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>EqlA Action Plan</p> <table border="1" data-bbox="875 459 2112 691"> <thead> <tr> <th data-bbox="875 459 1120 536">Action</th> <th data-bbox="1120 459 1364 536">Lead Officer</th> <th data-bbox="1364 459 1615 536">Date for completion</th> <th data-bbox="1615 459 1865 536">Resource requirements</th> <th data-bbox="1865 459 2112 536">Comments</th> </tr> </thead> <tbody> <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>This EqlA will be reviewed again when we undertake a Local Plan review</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).’

AGENDA MANAGEMENT SHEET

Report Title: Wolvey Neighbourhood Development Plan - Regulation 16 Consultation and Regulation 17 Examination

Name of Committee: Cabinet

Date of Meeting: 11 October 2021

Report Director: Executive Director

Portfolio: Growth and Investment

Ward Relevance: Wolvey and Shilton Ward

Prior Consultation: Wolvey Parish Council carried out the pre-submission Regulation 14 consultation between the 22 June and 14 August 2020. Rugby Borough Council have not carried out any prior consultation on this document.

Contact Officer: Ruari McKee
Senior Planning Officer (Development Strategy)
ruari.mckee@rugby.gov.uk
01788 533828

Public or Private: Public

Report Subject to Call-In: Yes

Report En-Bloc: No

Forward Plan: Yes

Corporate Priorities: This report relates to the following priority(ies):
 Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C)
 Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E)
 Residents live healthy, independent lives, with the most vulnerable protected. (HC)
 Rugby Borough Council is a responsible, effective and efficient organisation. (O)
[Corporate Strategy 2021-2024](#)
 This report does not specifically relate to any Council priorities but

Summary: The Council is satisfied that the Wolvey Neighbourhood Development Plan and other documents submitted comply with the relevant legislative requirements of the Neighbourhood Planning (General) Regulations 2012.

Therefore, the Wolvey Neighbourhood Development Plan is now in a position to be publicised for the purposes of Regulation 16 consultation; and submitted to the appointed Examiner for the Regulation 17 examination.

Financial Implications: The Council will submit an application to receive funding through the Neighbourhood Planning Grant in relation to the Wolvey Plan this funding amounts to £0.020m and will offset any costs associated with producing the plan alongside the costs of holding a referendum.

Risk Management Implications: The risks and benefits associated with the two options are set out below.

Environmental Implications: Basic Conditions Statement confirms that environmental impacts have been taken into account as part of the development of the Wolvey Neighbourhood Plan.

Legal Implications: The Council is required to take certain actions under the Neighbourhood Planning (General) Regulations 2012 to facilitate the neighbourhood plan process. Provided the Wolvey Neighbourhood Development Plan meets the requirements of the legislation, the Council must take steps to publicise the plan in accordance with Regulation 16 and submit the plan to the appointed inspector in accordance with Regulation 17.

Equality and Diversity: There are no implications for equality and diversity. An Equality Impact Assessment has been completed to support this document and has been appended to this Cabinet Report.

Options: **Option 1:** Approve the Wolvey Neighbourhood Development Plan for the Regulation 16 consultation and the Regulation 17 examination.

Risks: There are no risks associated with this option.

Benefits: Consultation is required on the Neighbourhood Development Plan in order to

progress the Neighbourhood Development Plan toward being adopted or 'made'.

Option 2: Do not approve the Wolvey Neighbourhood Development Plan for the Regulation 16 consultation and the Regulation 17 examination.

Risks: There could be legal implications if Cabinet were not to follow the recommendation as this would mean the Local Planning Authority was not dealing with the Wolvey Neighbourhood Development Plan in line with The Neighbourhood Planning (General) (Regulations 2012).

Benefits: There are no benefits associated with this option.

Recommendation:

The Wolvey Neighbourhood Development Plan, as appended to this report, be approved to be:

- a) publicised for the purposes of Regulation 16 consultation; and
- b) submitted to the appointed Examiner for the Regulation 17 examination.

Reasons for Recommendation:

To comply with the legislative requirement and allow for the Wolvey Neighbourhood Development Plan to be consulted on and examined in line with The Neighbourhood Planning (General) Regulations 2012.

Cabinet - 11 October 2021

**Wolvey Neighbourhood Development Plan -
Regulation 16 Consultation and Regulation 17 Examination**

Public Report of the Executive Director

Recommendation

The Wolvey Neighbourhood Development Plan, as appended to this report, be approved to be:

- a) publicised for the purposes of Regulation 16 consultation; and
- b) submitted to the appointed Examiner for the Regulation 17 examination.

1. INTRODUCTION

- 1.1 Wolvey Parish Council submitted their Neighbourhood Development Plan to Rugby Borough Council on the 3 August 2021. Rugby Borough Council is now responsible for the next steps in the process namely further consultation, examination, the referendum and adoption.

2. PURPOSE OF REPORT

- 2.1 The Localism Act 2011 introduced Neighbourhood Planning, allowing Neighbourhood Areas to produce a Neighbourhood Development Plan which, once 'made', forms part of the Development Plan for the Borough and contains policies used to make planning decisions within the Neighbourhood Area.
- 2.2 The Neighbourhood Planning (General) Regulations 2012 (the "Regulations") detail the procedure to be followed to produce, submit, examine and adopt a Neighbourhood Development Plan.
- 2.3 This report looks at the next steps in the process, namely further consultation under Regulation 16 and examination under Regulation 17.

3. BACKGROUND

- 3.1 Wolvey Parish Council designated the Parish as a Neighbourhood Area on 31 July 2015.
- 3.2 A pre-submission consultation on the plan (pursuant to Regulation 14) was carried out between 22 June and 14 August 2020.

- 3.3 Wolvey Parish Council submitted their Neighbourhood Development Plan to Rugby Borough Council on 3 August 2021. This is known within the Regulations as a “Regulation 15” submission.
- 3.4 Along with the plan itself (Appendix 1) Wolvey Parish Council submitted all of the required documents namely: a map of the Neighbourhood Area (Appendix 2); a Consultation Statement (Appendix 6); and Basic Conditions Statement (Appendix 5). The Basic Conditions are outlined below in paragraph 4.2. The outcome of the Strategic Environmental Assessment Screening (Appendix 9) is also provided. Rugby Borough Council is satisfied that the Wolvey Neighbourhood Development Plan complies with all of the submission requirements as stated in the Regulations.
- 3.5 The Wolvey Neighbourhood Development Plan (Appendix 1) sets out policies for the Neighbourhood Area which once adopted or ‘made’ will be used to assess planning applications for the Neighbourhood Area alongside the Local Plan and national policy.
- 3.6 The Wolvey Neighbourhood Development Plan contains policies on housing, the economy, built and natural heritage, the built and natural environment, infrastructure and local facilities.

4. NEXT STEPS

- 4.1 Following the Regulation 15 submission, the next stage of the process is set out in Regulation 16 which requires the Local Planning Authority to publicise the submitted documents for consultation for a period of no less than six weeks. If approval is granted by Cabinet, this consultation is expected to run from 18 October to 29 November 2021. A Consultation Strategy document (Appendix 11) has been produced in line with the Statement of Community Involvement (SCI). This sets out the information on the consultation and how the responses will be reported. It also illustrates how this is in line with both the SCI and the Neighbourhood Planning Regulations.
- 4.2 The consultation will be focused on whether the proposal meets the basic conditions that are stated in the Regulations. These require that the plan:
- (i) has regard to national policy and guidance from the Secretary of State;
 - (ii) contributes to sustainable development;
 - (iii) is in general conformity with the strategic policy of the development plan for the area or any part of that area;
 - (iv) doesn’t breach or is otherwise compatible with EU obligations – this includes the SEA Directive of 2001/42/EC; and that
 - (v) the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species regulations 2010(d)) either alone or in combinations with other plans or projects.
- 4.3 A Strategic Environmental Assessment (SEA) Screening Report has been produced to support this Neighbourhood Development Plan. The screening decision was that a full SEA will not be required. This decision was sent to Historic England, Natural England and the Environment Agency for review. All

of these bodies agreed with the decision. The SEA screening decision will be published alongside the Neighbourhood Development Plan consultation document.

4.4 In compliance with the Regulations the documents which will be consulted on are:

- The Wolvey Neighbourhood Development Plan (Appendix 1)
- A Map of the Neighbourhood Area (Appendix 2)
- A Consultation Statement (Appendix 6)
- A Basic Conditions Statement (Appendix 5)
- SEA Screening Determination (Appendix 9)

4.5 Other documents will be published, not for consultation but for reference to support the consultation:

- Formal Submission Letter (Appendix 3)
- Parish Council Minutes (Appendix 4)
- Compliance with submission requirements letter (Appendix 10)
- Equality Impact Assessment (Appendix 8)
- Consultation Strategy Document (Appendix 11)

4.6 Once the six-week consultation has ended, Regulation 17 requires Rugby Borough Council to submit the Neighbourhood Development Plan, along with the other consultation documents and a copy of all of the representations made to the independent examiner for examination. The process of appointing an examiner through the Neighbourhood Planning Independent Examiner Referral Service (NPIERS) will be undertaken by Rugby Borough Council with the appointment to be agreed by Wolvey Parish Council.

4.7 If the Neighbourhood Plan is approved by Cabinet for consultation and examination it will be brought to the Council after the examiner's report is published for a further decision on whether the document can be taken to referendum.

5. CONCLUSION

5.1 Wolvey Parish Council have carried out the required steps to comply with the relevant regulations and it is recommended that Wolvey Neighbourhood Development Plan and other submission documents proceed to the next stage in the process.

5.2 It is recommended that Cabinet approve the Regulation 16 consultation and the Regulation 17 examination for the Wolvey Neighbourhood Plan as outlined in this report.

Name of Meeting: Cabinet

Date of Meeting: 11 October 2021

Subject Matter: Wolvey Neighbourhood Development Plan – Regulation 16 Consultation and Regulation 17 Examination

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY **YES** **NO**

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink
1	Wolvey Submission Neighbourhood Plan June 2021
2	Wolvey Neighbourhood Area Map
3	Reg 16 Submission Letter
4	Wolvey Parish Council Minutes
5	Wolvey Basic Conditions Statement
6	Wolvey Consultation Statement
7	Wolvey Presubmission Consultation Responses
8	Equality Impact Assessment
9	Neighbourhood Plan Compliance Letter
10	Strategic Environmental Impact Assessment (SEA) Determination Statement
11	Consultation Strategy

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A



Wolvey Neighbourhood Plan 2018 - 2031



Submission version

September 2020

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Foreword

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

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

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

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

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

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

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

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

1 Background and context

Introduction

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

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

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

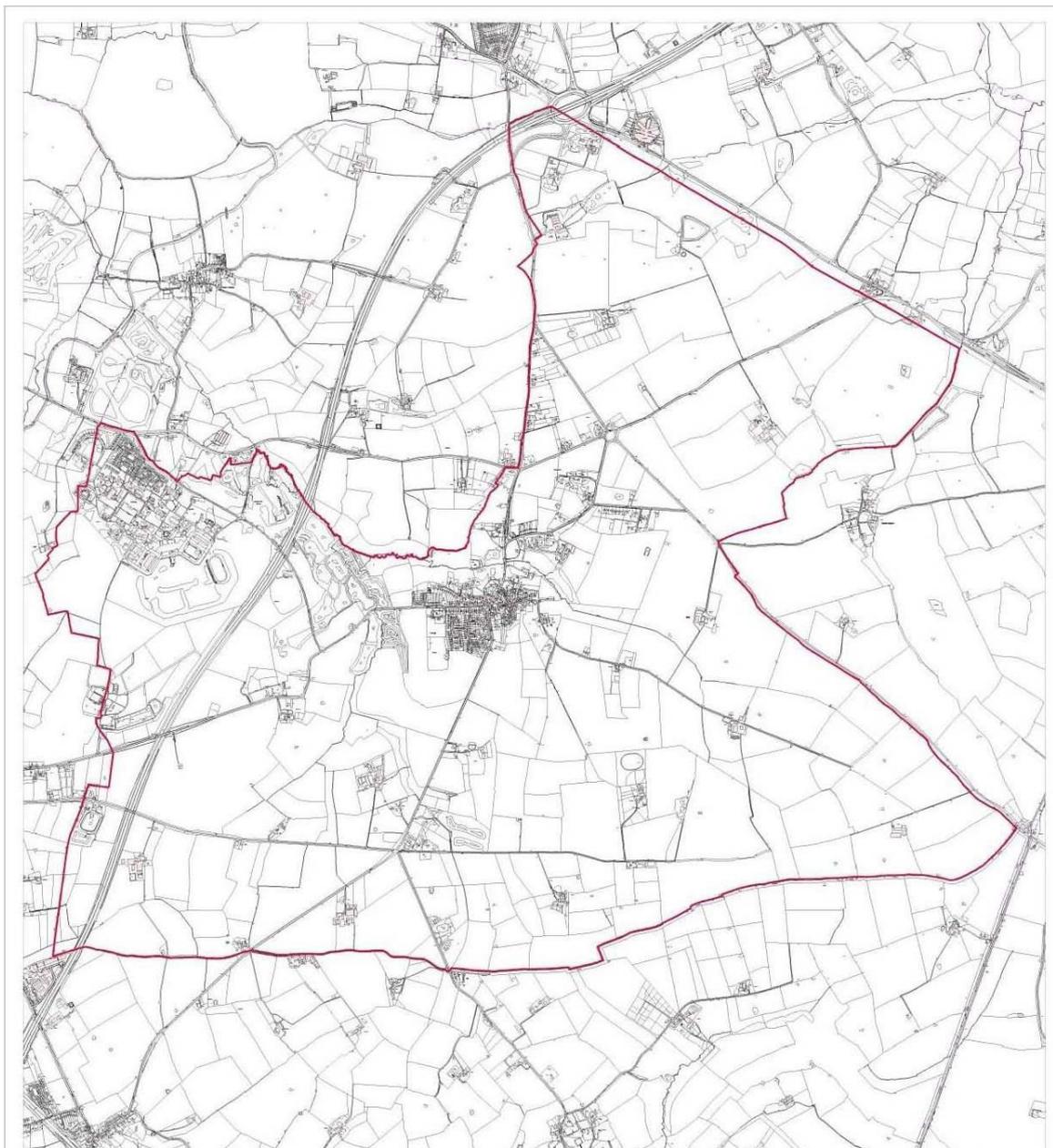
In preparing a Neighbourhood Plan a community is not working from 'a blank piece of paper'. Legislation requires that the Plan, and the policies it contains, must be prepared in a prescribed manner; in particular, the policies must be in general conformity with relevant national and district wide (i.e.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

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

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

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

Fig. 1 Designated area



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

How the Plan was prepared

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

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

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

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

How the Plan fits into the planning system

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

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

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

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

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

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

The Neighbourhood Plan and what we want it to achieve

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

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

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

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

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

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

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

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

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

How the Neighbourhood Plan supports sustainable development

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

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

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

a) Social

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

b) Environmental

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

c) Economic

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

3 Wolvey Village

A brief history of the Parish

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

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

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

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

Wolvey today

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

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

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

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

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

Number of bedrooms

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

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

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

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

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

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

4. Community Engagement process

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

Open Event

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

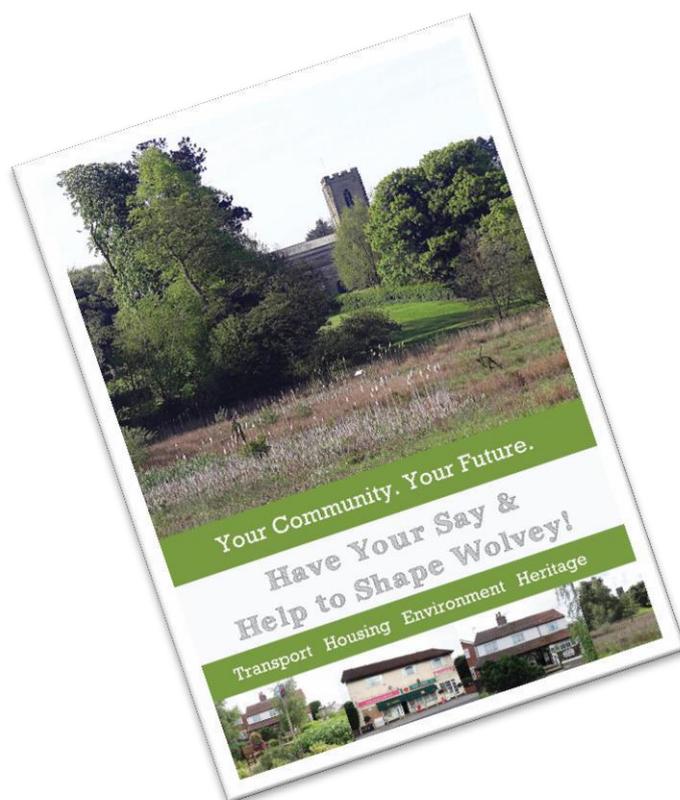
The views expressed by the residents were used to shape the strategy in preparing the Neighbourhood Plan for Wolvey. 120 people attended and offered their views.



Community Questionnaire

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

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



Theme Groups

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

This work continued until the autumn of 2017.

Further Open Event

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

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

Executive Summary

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

5 Vision

A vision for Wolvey

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

The Plan comprises a number of key elements:

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

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

The Plan will be kept under review.

6 Policies

A. STRATEGY

Introduction

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

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

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

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

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

Limits to development

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

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

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

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

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

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

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

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

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

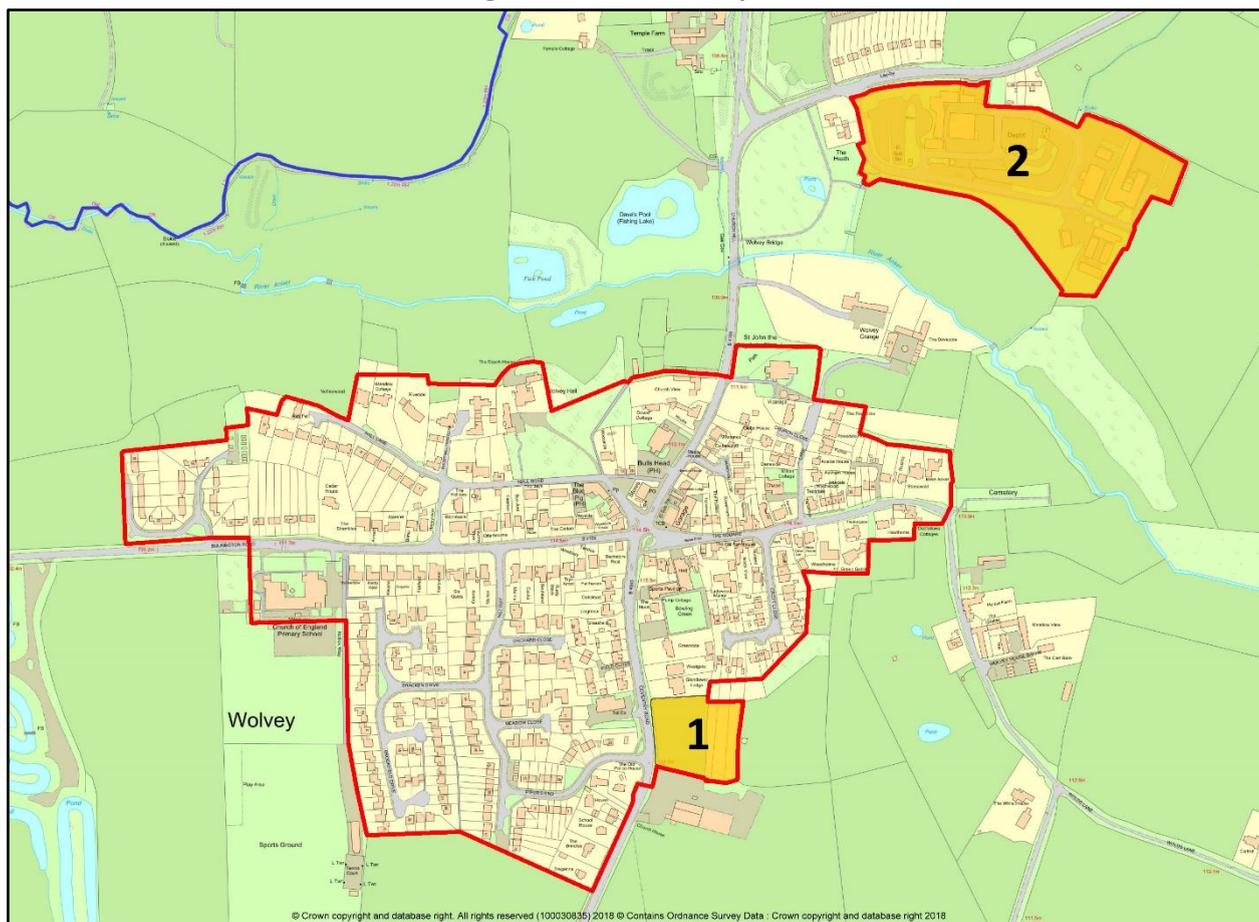
Focusing development within the agreed Limits to Development will help to support existing services within the village centre and help to protect the countryside and the remainder of the Neighbourhood Plan area from inappropriate development. The updated Limits to Development have been determined using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

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

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

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

Figure 2 Limits to Development



Building Design Principles

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

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

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

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

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

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

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

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

proposals will need to satisfy the following building design principles:

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

B HOUSING

Housing Allocations

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

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

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

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

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

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

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

Housing Mix

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

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

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

national rates.

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

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

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

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

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

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

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

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

Windfall Sites

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

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

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

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

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

Affordable Housing

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

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

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

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

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

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

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

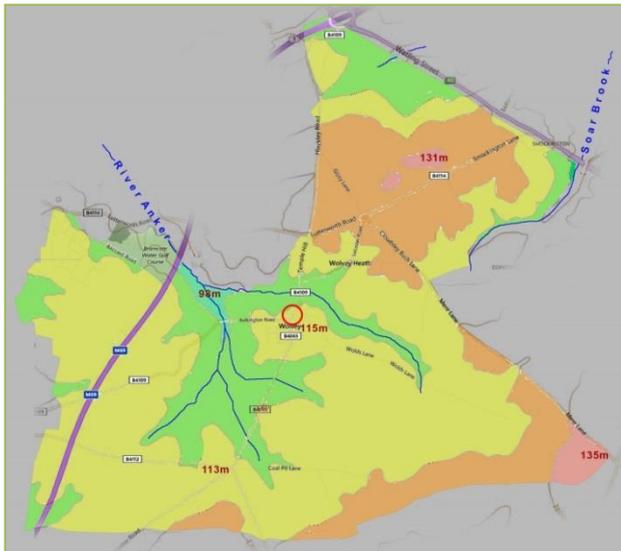
The affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site, should be dispersed throughout the development and where possible, shall be allocated to eligible households with a connection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

C. ENVIRONMENT

Introduction

Landscape, geology and setting

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

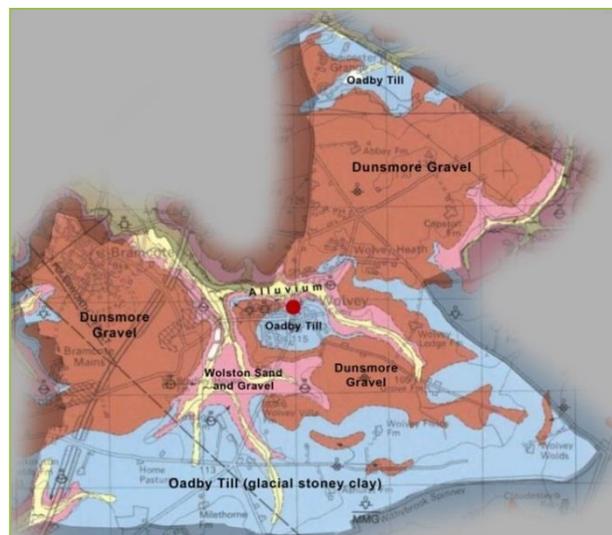


Topography of Wolvey parish. Based on contour mapping at sketchmap.co.uk/

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

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

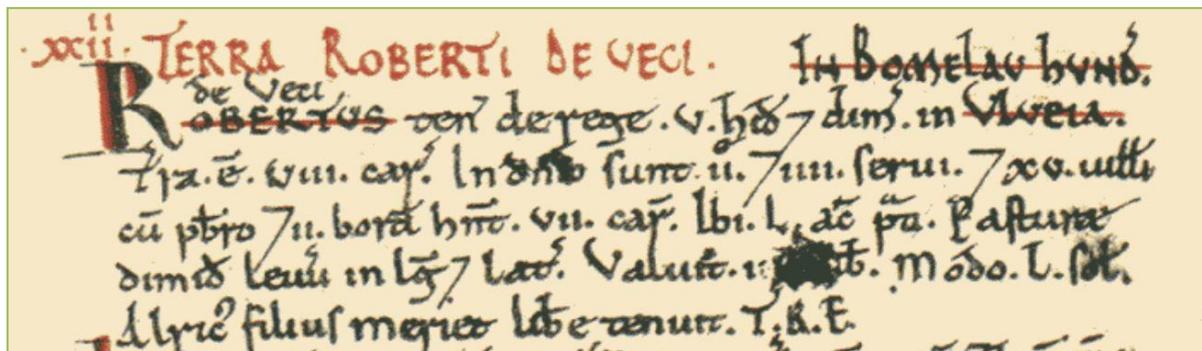
Geologically the parish is a relic of the ice ages, with thick spreads of clay, sand and gravel deposited by ice or meltwater between about 1 million years and 12,000 years ago. The south and far north of the parish have areas of stony clay, as does the ridge on which Wolvey village stands, while the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



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

Historic environment

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



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

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

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

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

Natural environment

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

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

Existing environmental designations

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

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

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

Environmentally significant characteristics of the Plan Area

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

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

Environmental inventory

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

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

The review compiled information from many sources, including:

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

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

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

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

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

Environmental protections

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

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

Site-specific environmental policies

Local Green Space

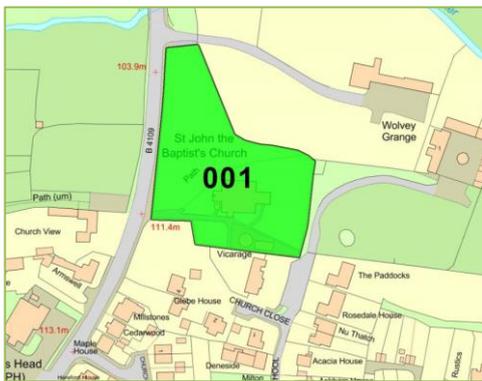
Of the approximately 300 inventoried parcels of open land in the parish, some 24 were identified as having notable environmental (natural, historical and/or cultural) features. These sites were scored, using the nine criteria for Local Green Space designation noted in the *National Planning Policy Framework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

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

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

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

EVIDENCE BASE FOR LOCAL GREEN SPACES

Ref.	EVIDENCE	NPPF (2019) ELIGIBILITY CRITERIA									
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Tranq. /2	History /4	Wildlife /4	TOTAL
001	<p>St John the Baptist churchyard</p> <p>Churchyard on elevated early Christian site. Closely mown grass with drifts of spring bulbs. Established trees, cherries, sweet chestnut, various native trees, yew(3), redwood, holly, birch and larch. Surrounded by mature hedges, privet (roadside), old mixed hedge on two sides (holly, hawthorn, alder etc). Swithland slate gravestones and modern section with upright stones, memorial garden. New cemetery area (former gardens). Full access. Grade II listed. Views excellent. Wildflower area.</p> <p>Also protected as burial ground and as the setting for the Grade II Listed church.</p> <p>Area: 0.64ha</p>	4	4	4	4	2	2	1	4	3	28
	  <p>St John the Baptist churchyard, summer 2017</p>										
009	<p>Wetland Reserve</p> <p>Former old cricket field now a wetland nature reserve. Field in Trust. Accessed by a boardwalk with a spur into a woodland area. Bounded by metal fencing to north and west boundaries. Southern boundary formed by wire fence near River Anker and woodland and hedges to east boundary marked by post and rail fence and Galliford Try development. Pond surrounded by reed mace. Habitat for protected species (water voles and great crested newts). Extensive flora and fauna. Tributary brook to the River Anker flows through woodland area. Local wildlife site and designated by Natural England as <i>Priority habitat – rush</i> pasture. Views of Church on adjacent hill and towards Temple Hill and over Temple Farm. Site of ancient bridge crossing brook.</p> <p>Area: 1.16ha</p>	4	3	4	4	3	2	1	3	4	28
	  <p>Wetland Reserve, 2018</p>										
029 030	<p>Anker meadows</p> <p>A contiguous area, previously two parcels, of flood-plain pasture. Access via footpath R287 and</p>	2	3	4	3	3	2	2	3	4	26

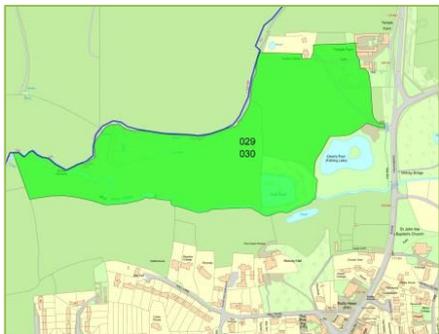
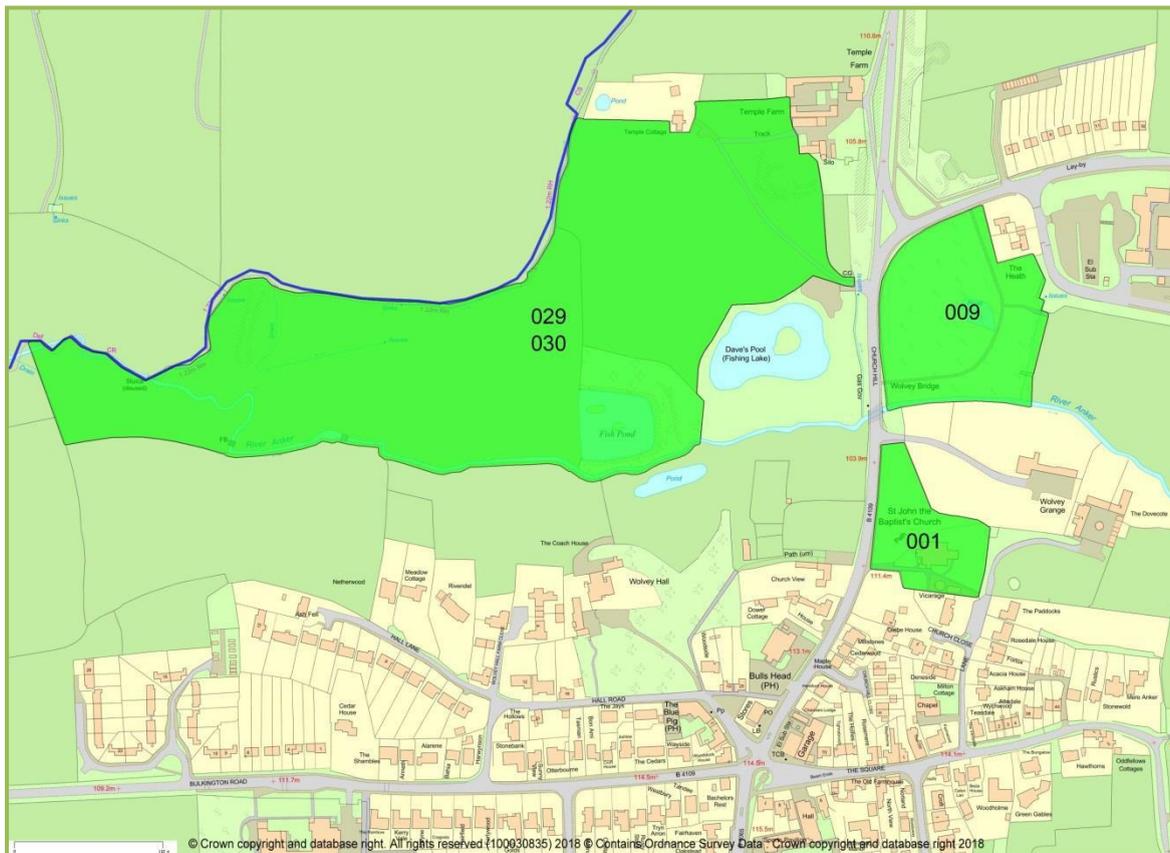
Ref.	EVIDENCE	NPPF (2019) ELIGIBILITY CRITERIA									
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Tranq. /2	History /4	Wildlife /4	TOTAL
	<p>Permissive Paths directly from Temple Hill and the village; used for informal recreation and enjoyment. Effectively this is a relic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

Fig. 4: Locations of Local Green Spaces



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Sites and features of environmental significance

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

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

HISTORICAL ENVIRONMENT SITES (Figure 5)

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

MWA 12659 Leicester Grange: **NDHA**

parkland, rectangular pond, avenue, woodland, late 17th – 18th centuries with later modification. Historic landscape, semi-natural.

1016846 Bowl barrow 900m north

of Copston Farm: **Scheduled**

Monument Late Neolithic to Bronze

Age; reasonably well-preserved despite ploughing; believed to preserve (*buried archaeology*) primary burial, artefacts and environmental deposits. Visible as low earthworks

1016845 Bowl barrow 490m northwest of

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

MWA 4964 Possible round barrow site 300m

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

and Bronze Age flints.

MWA 4965 Possible round barrow site 200m

southwest of Copston Lodge Farm. **NDHA** Site of a possible Bronze Age round barrow, visible as an earthwork.

MWA 4967 Site of two round barrows

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

MWA 3586 Windmill mound at Heath

Farm. **NDHA** Site of a windmill, 18th-19th centuries (extant in 1818) surviving as an earthwork.

MWA 4963 Mesolithic flint scatter

recorded in field 236 (inventory)

MWA 12720 Wolvey Grange garden. **NDHA**

19th century (?) villa-type pleasure grounds / garden.

MWA 3580 Medieval fishpond. **NDHA.**

Medieval to later fishpond, still visible as earthwork with water

MWA 3581 Fishpond. **NDHA.** 18th-19th

century fishpond, still visible as earthwork with water.

MWA 3741 Medieval/post-medieval dam

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

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

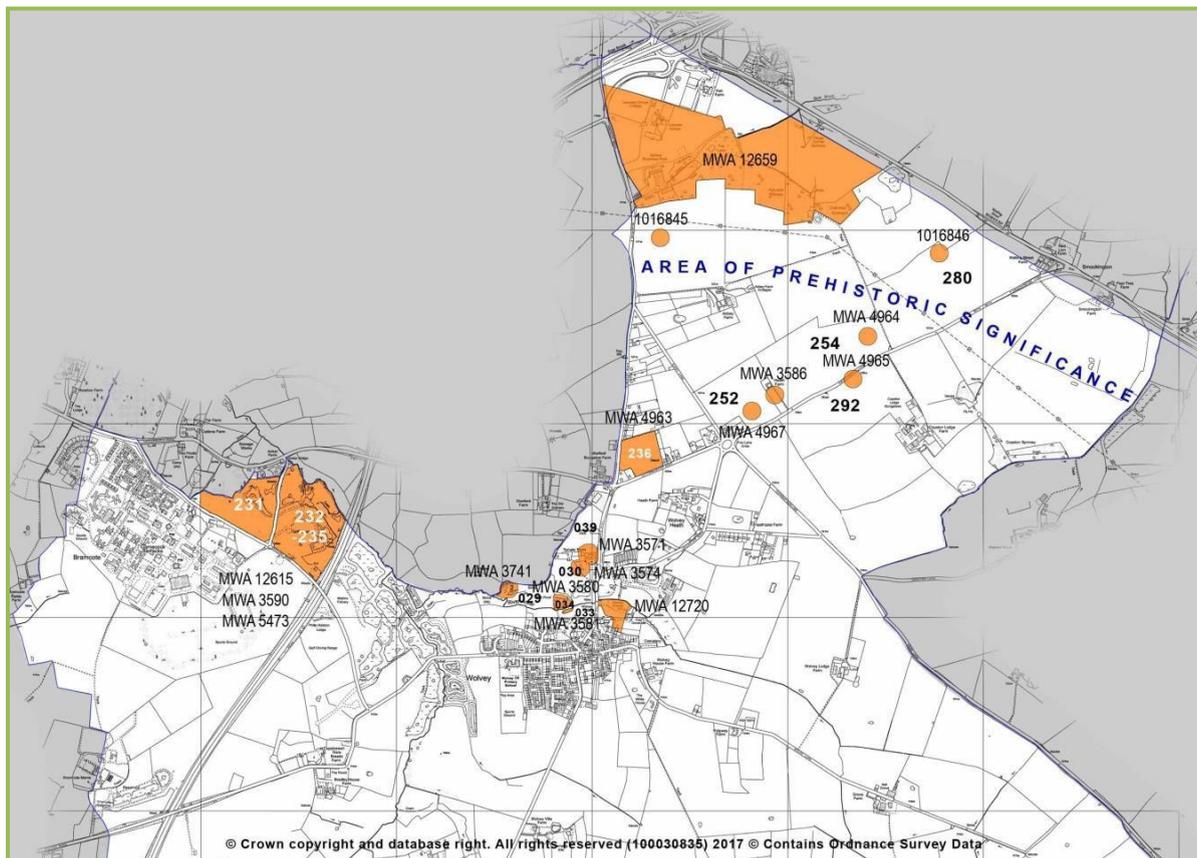
MWA 3574 Settlement earthworks south of Temple Farm **NDHA**. Apparent house platforms and other earthworks of medieval or later date, visible in aerial photographs and on the ground.

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

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

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

Figure 5: Sites of historic environment significance



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

NATURAL ENVIRONMENT SITES (Figure 6)

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

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

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

mosaic of open habitats including grass and old concrete

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

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

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

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

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

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

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

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

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

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

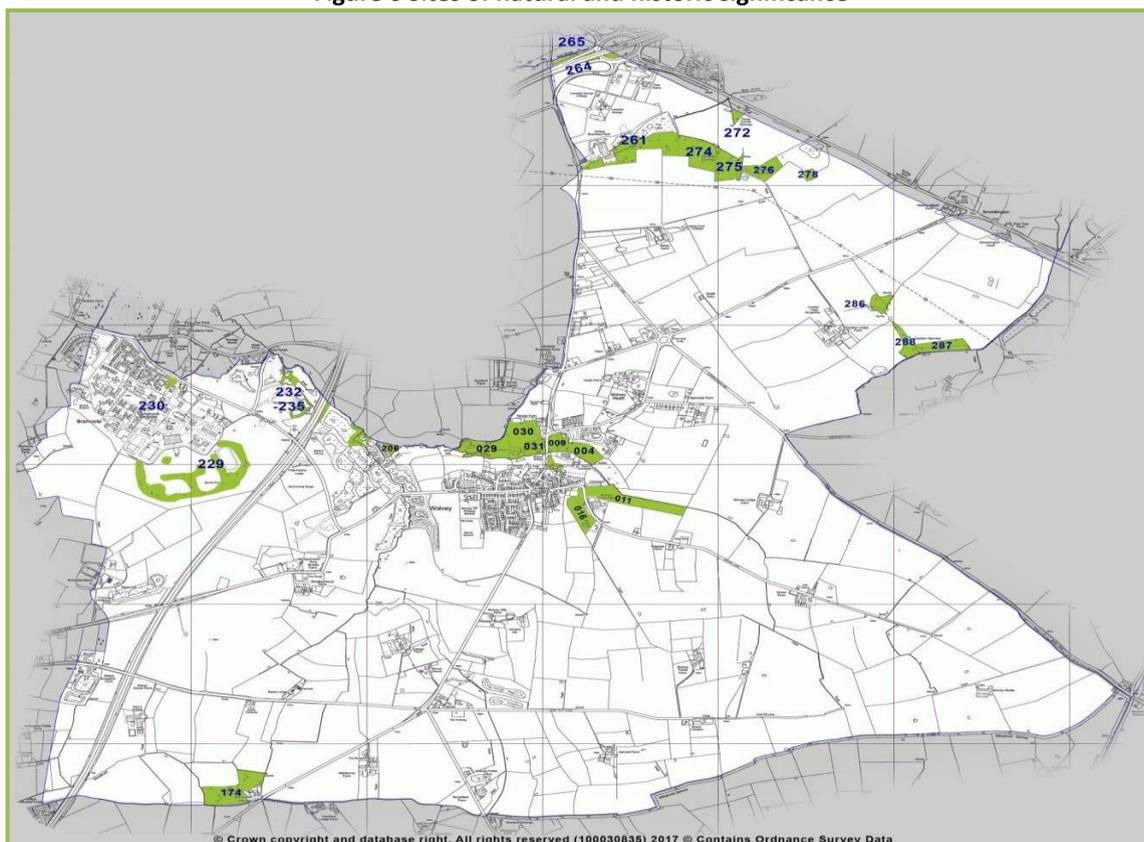
264/265 Rough grassland, woodland and scrub adjacent to M69/A5 junction. **Priority Habitat – deciduous woodland** (Natural England), although 265 has planning consent

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

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

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

Figure 6 Sites of natural and historic significance



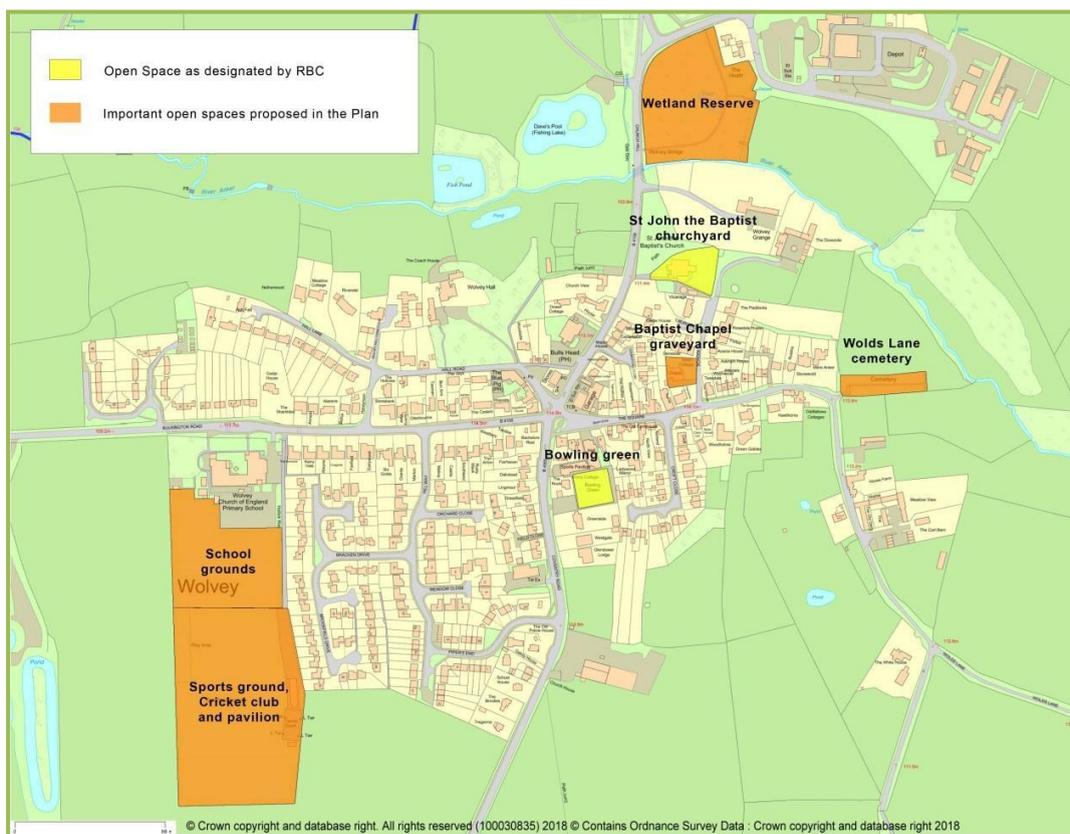
POLICY ENV 2: SITES AND FEATURES OF ENVIRONMENTAL SIGNIFICANCE - Development proposals that affect natural and historic sites of significance as shown in Figure 6 will be expected to protect the identified features and/or species according to their status and give appropriate weight to their importance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

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

Important Open Space

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

Fig. 7: Important Open Spaces



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

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

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

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

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

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

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

Wolds Lane cemetery NEW; *cemeteries and closed churchyards*

Buildings and structures of local significance

LISTED BUILDINGS

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

WOLVEY HALL

- List Entry Number: 1115792
- Heritage Category: Listing
- Grade: II
- Location: WOLVEY HALL, HALL ROAD, Wolvey, Rugby, Warwickshire
- Grade: II
- Location: THREE ROOFS COTTAGE, 23 AND 24, LEICESTER ROAD, Wolvey, WOLVEY HEATH, Rugby, Warwickshire

BACHELOR'S REST

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

HOLLYTREE COTTAGE

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

THREE ROOFS COTTAGE

- List Entry Number: 1034861
Heritage Category: Listing

CHURCH OF ST JOHN THE BAPTIST

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

Bowl barrow 900m north of Copston Farm

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

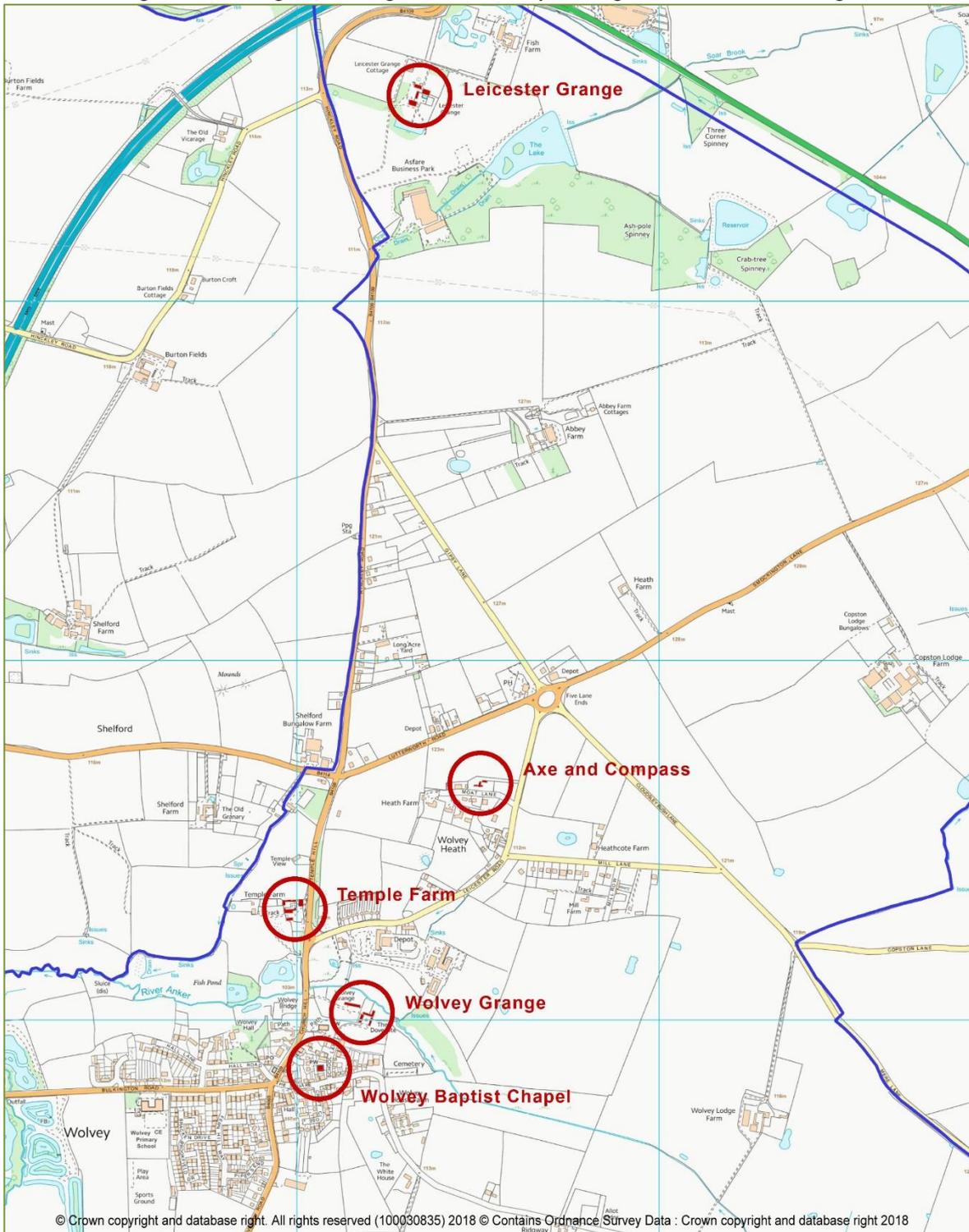
Bowl barrow 490m north west of Abbey Farm

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

BUILDINGS OF LOCAL SIGNIFICANCE

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

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



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

Temple Farm

Wolvey Grange

The Axe and Compass Cottage

Leicester Grange

Wolvey Baptist Chapel

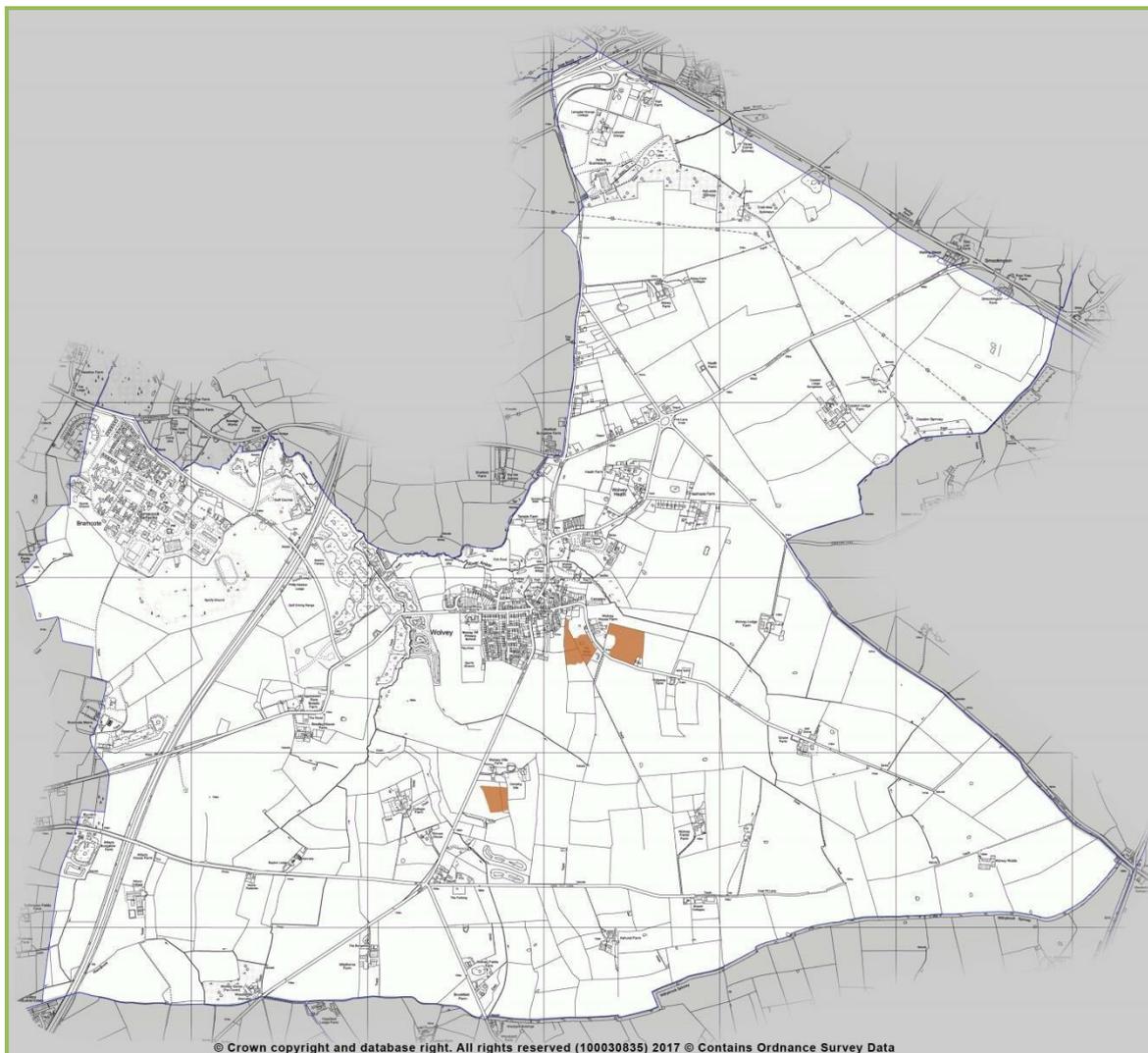
Ridge and Furrow

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

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

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

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



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

General environmental policies

Biodiversity and Wildlife Corridors

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

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

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

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

[The mission of this strategy is]:

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

Biodiversity 2020, DEFRA, 2011

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

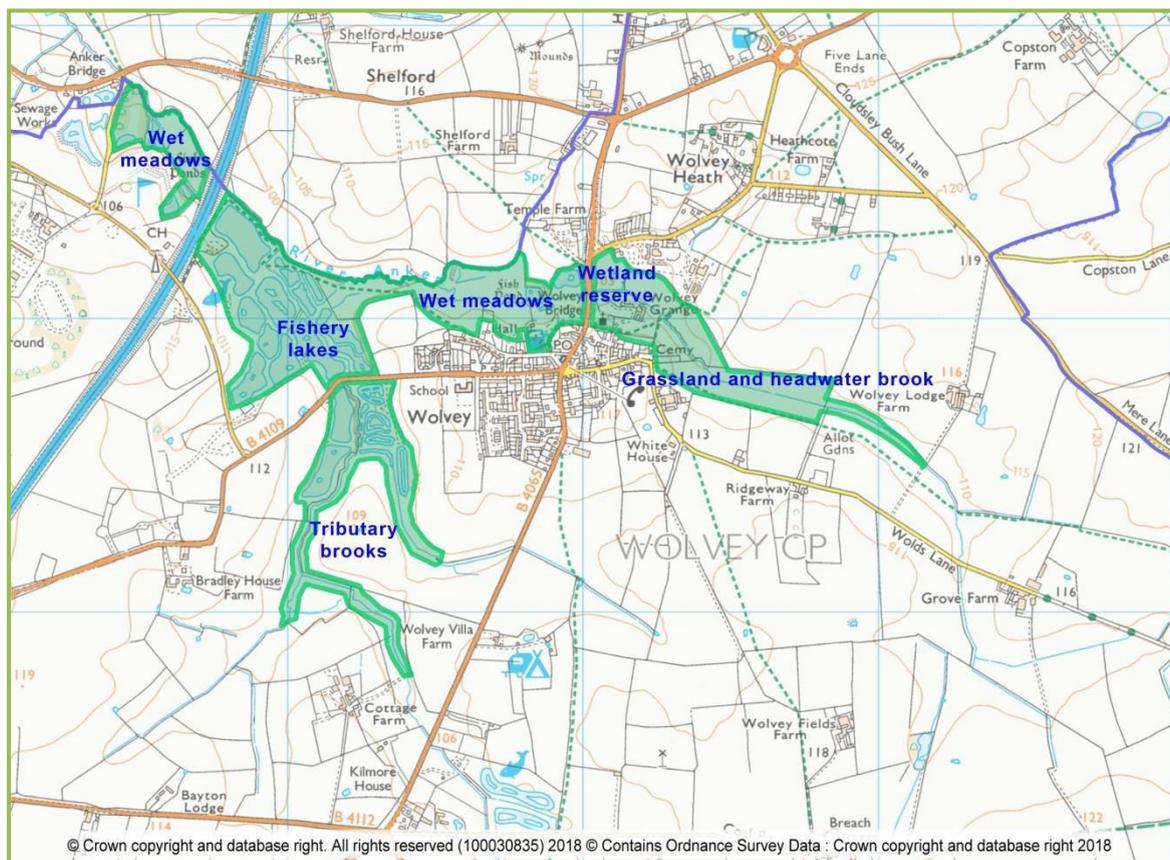
Development proposals will be required to protect and enhance the identified wildlife corridors (figure 10) and other potential habitat links. It should not create barriers to the permeability of the landscape for wildlife in general, or fragment populations of species of conservation concern.

COMMUNITY ACTION ENV 2: BIODIVERSITY

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

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

Fig. 10: River Anker – Wolvey wildlife corridors

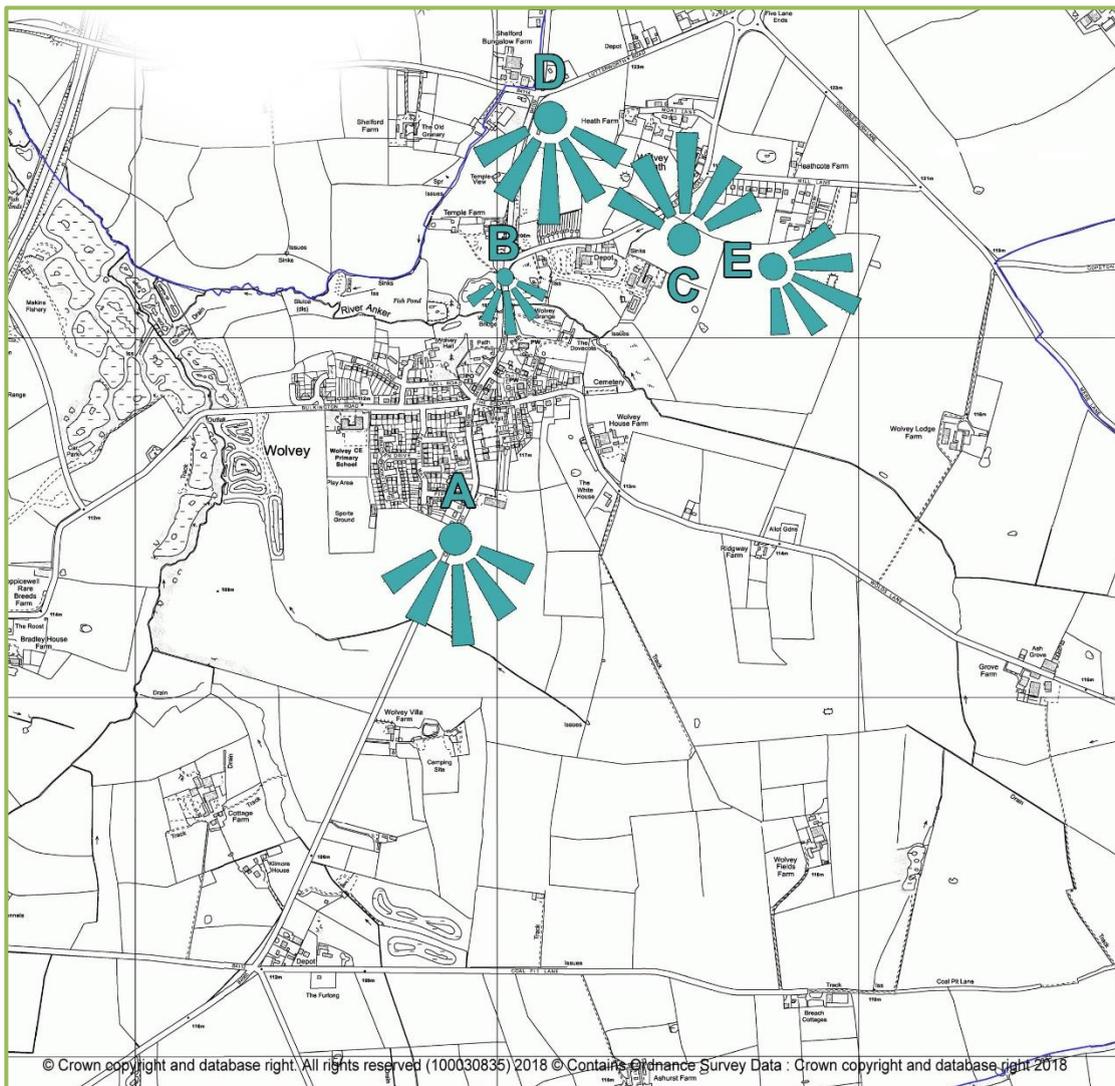


Important Views

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

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

Fig. 11: Important views. See text for description



POLICY ENV 6: PROTECTION OF IMPORTANT VIEWS – Significant Local Views are identified in Figure 11. Development proposals should respect the identified important local views. Where a development proposal impacts on an identified important local view, a Landscape and Visual Impact Assessment or similar study should be carried out to ensure that the scheme is designed and sited sensitively and appropriately to mitigate any adverse impacts

- A:** From the southern edge of the village, extensive views southwards over rising open countryside to the parish boundary hedge
- B:** From Temple Hill and Wetland Reserve, south over the narrow Anker valley and up the hill to the church and village
- C:** From field 006 on footpath R12 north over Wolvey Heath to Temple Hill and the high ground toward Watling Street
- D:** From field 038 (Bowling Lees Field) at 'Temple View' south over the village and church and across open countryside toward the parish boundary
- E:** From field 007 on footpath R12 southeast across wide, open countryside

D COMMUNITY FACILITIES AND AMENITIES

Introduction

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

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

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

Protecting existing community facilities

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

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

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

St John the Baptist Church

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

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

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

Wolvey Baptist Chapel

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

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

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

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

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

Wolvey Village Hall

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

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

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

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

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

Pubs & restaurants

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

Bulls Head, Church Hill

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

Blue Pig, Hall Road

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

The Axe & Compass, Fiveways

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

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

Wolvey Playing Field

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

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

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

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

Wolvey Bowling Club

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

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

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

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

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

Wolvey C of E Primary School

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

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

Wolvey Wetland

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

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

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

Wolvey Village Surgery (doctor/dispensary)

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

Fishing

This is a very important commercial activity in the area

The Millennium Building

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

Village Shop / Post Office

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

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

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

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

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

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

Promoting additional community facilities and amenities

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

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

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

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

E EMPLOYMENT

Support for existing employment opportunities

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

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

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

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

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

Support for new employment opportunities

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

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

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

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

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

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

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

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

The following types of employment development will be supported:

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

Home Working

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

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

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

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

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

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

Farm diversification

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

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

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

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

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

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

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

Broadband infrastructure

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

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

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

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

Parish is therefore very important.

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

F TRANSPORT

Traffic management

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

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

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

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

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

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

Speeding

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

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

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

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

Road Layout

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

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

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

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

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

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

Traffic Volume / Type /Noise

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

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

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

PARKING ISSUES

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

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

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

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

Public Transport

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

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

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

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

Transport implications from additional new housing within the parish

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

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

Community Action T6: TRAFFIC IMPLICATIONS FROM NEW DEVELOPMENT

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

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

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

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

ROAD AND FOOTWAY CONDITION

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

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

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

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

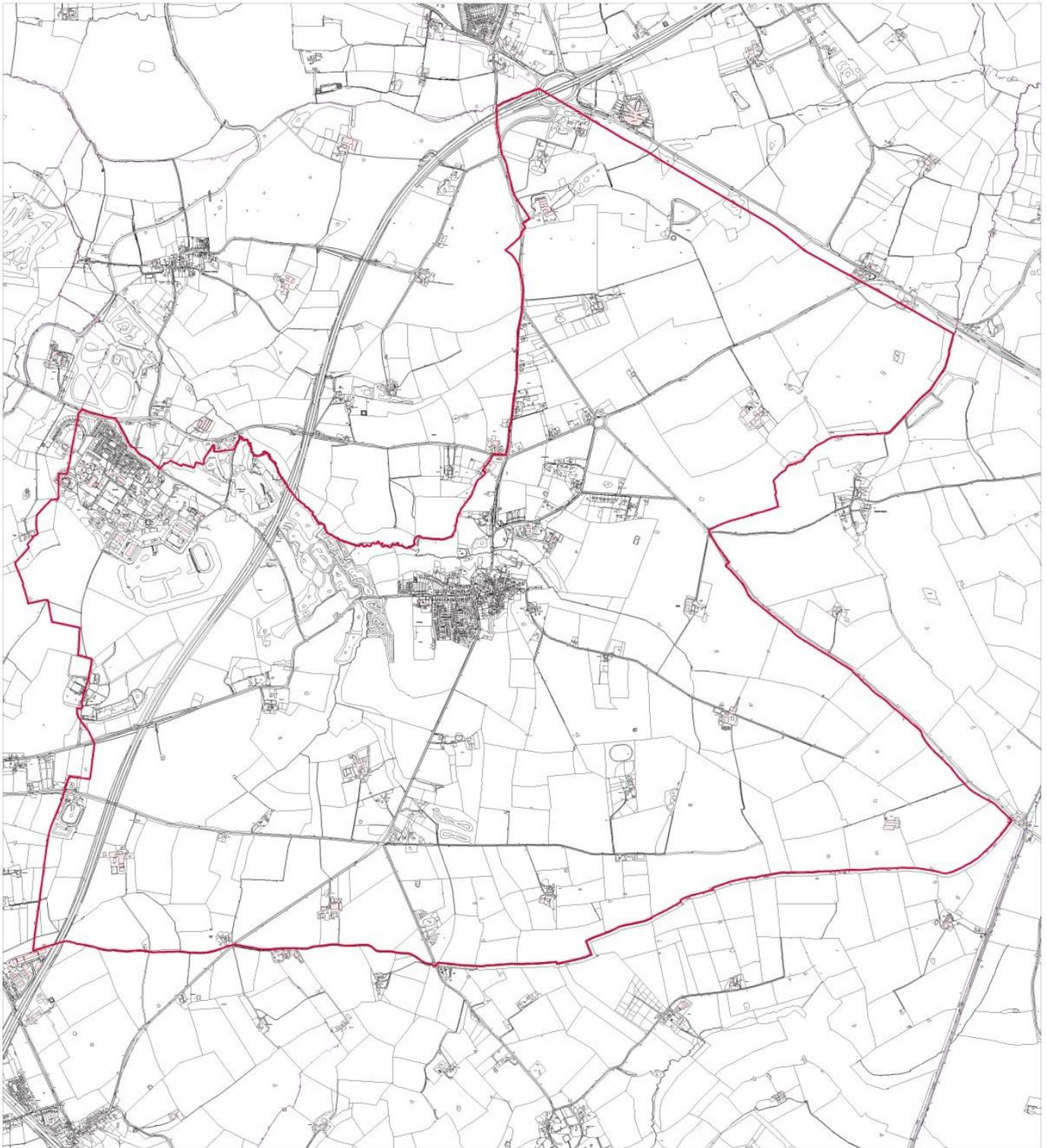
Policies identified elsewhere in the Neighbourhood Plan support the aim of improving the transport situation in the Parish. These include reducing the reliance on vehicles through the support for additional employment opportunities and home working (Policies E2 and E3) and supporting the promotion of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

7. MONITORING AND REVIEW

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

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

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



Note: This Block Plan is produced by the Council for information only and does not form part of the application.



PLANNING AND CULTURE SERVICES

Town Hall, Rugby. CV21 2RR.
Tel. No. (01788) 533759 Fax.No. (01788) 533778



Wolvey Parish Proposed Neighbourhood Area

Grid. Ref.	Date	Scale
	20th April 2016	
	Application Site	
	Other Land in Applicants Ownership	

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Ordnance Survey 100019417.

ORIGINAL CREATED

A4





Clerk: Jackie Essex, email: parishclerk@wolvey.org

Ruari Mckee
Senior Planning Officer (Development Strategy)
Development Strategy Team
Growth and Investment
Rugby Borough Council
Town Hall
Evreux Way
Rugby

3 August 2021

Dear Ruari

Wolvey Neighbourhood Plan

In accordance with Part 5, Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (Statutory Instrument No. 637), I enclose herewith the Wolvey Neighbourhood Plan and supporting documentation for Regulation 16 consultation:

1. The Wolvey Neighbourhood Plan is available to view at www.wolveyparishcouncil.uk
2. A map which identifies the designated Neighbourhood Plan area is available on page 5 of the Neighbourhood Plan;
3. A Consultation Statement which sets out who has been consulted, when and how, a summary of the main issues raised and how these have been addressed in the Plan (including Regulation 14 consultation comments and responses);
4. The Basic Conditions Statement which identifies conformity with strategic planning policies;
5. The minutes of the meeting of Wolvey Parish Council which confirmed acceptance of the submission version of the Neighbourhood Plan;

The above documents and a range of supporting information are available on the Wolvey PC website.

I would be grateful if you could confirm receipt.

Yours sincerely

Jackie Essex
Clerk to Wolvey Parish Council

**MINUTES OF THE VIRTUAL MEETING OF WOLVEY PARISH COUNCIL
HELD ON MONDAY 14 SEPTEMBER 2020 at 7.30pm**

Present: Councillors Adrian Warwick (Chairman), Richard Hawcutt, John Hawkins and Bill Silvester.

In attendance: Jackie Essex (Clerk)
Rachel and Matthew Dore – Community Speed Watch Co-Ordinator

Apologies: Councillor Jas Guraya and Borough Councillor Chris Pacey-Day

69/20 Chairman's Welcome

The Chairman welcomed everyone present to the meeting. A minute's silence was held in memory of the late David Lloyd who had recently passed away and who had been a former Chairman of the parish council. The Chairman also took the opportunity to thank and pay tribute to Councillor John Hawkins for all his support and wished him well in his continued recovery. He also thanked Councillor Hawcutt for his help and support over the past few weeks.

70/20 Declarations of Interest and Grant of Dispensation

Councillor Warwick declared an interest in Wolvey Baptist Chapel and in any matter by reason of him being a Member of Warwickshire County Council. Councillor Hawkins declared an interest in any matter relating to Wolvey Playing Fields Trust.

71/20 Minutes of the meeting held on 20 July 2020

RESOLVED that the minutes of the meeting held on 20 July 2020 be confirmed and signed by the Chairman as a correct record.

72/20 Public Participation

No matters were raised.

73/20 Fly Tipping

The Chairman read out a letter sent to Mark Pawsey MP from a young Wolvey resident expressing her concerns over the impact of fly tipping in Bazzard Way on the environment and the danger it posed to wildlife. The parish council was encouraged and pleased that young people were taking an interest in such matters.

RESOLVED that

- (a) the concerns over the increase in fly tipping in the area be reported to Rugby Borough Council to see what action could be taken to address this problem; and

- (b) the Clerk write to the young resident thanking her for her interest and for raising her concerns in this matter.

74/20 Rugby Borough Council – Update

Borough Councillor Chris Pacey-Day was not present at the meeting.

75/20 Warwickshire County Council – Update

County Councillor Adrian Warwick reported on the following

- (a) Warwickshire County Council was currently undertaking a consultation on its Fire and Rescue Service's Integrated Risk Management Plan (IRMP) 2020 – 2025, which set out the Fire Authority's vision and priorities for the next five years.
- (b) Warwickshire County Council would shortly be considering proposals to abolish the county, district and borough councils and establish a unitary authority in order to make substantial financial savings.

76/20 Community Speed Watch

Rachel Dore reported that she was still waiting to hear back from the Police regarding Community Speed Watch operations.

There were still continuing concerns over speeding motorbikes and the number of HGVs and lorries driving through the village

RESOLVED that the update be noted.

77/20 Wolvey Wetland – Update

Councillor Hawkins reported that he had received a quote from WS Gardens to carry out the strimming/mowing work on the Wetland in accordance with the Management program at a cost of £175 + VAT per day. This was the same price as last year.

Due to health issues, Councillor Hawkins had arranged for a few tidying up projects to be carried out, but under the current circumstances minimum work was currently being carried out at the Wetland.

RESOLVED that

- (a) the update be noted; and
- (b) approval be given for WS Gardens to strim the Wetland at a cost of £175 + VAT per day (estimated 2 days work).

78/20 Wolvey Playing Field – Update

Councillor Hawkins reported that his recent health issues had significantly impacted on the Playing Field Trust and the Cricket Club. During the last 7

weeks, members of his family had been maintaining the playing field and cricket square and were prepared to continue doing so until the end of the growing season. In addition, Councillor Adrian Warwick had been assisting with gate duties. These interim arrangements, however, could only continue in the short term. Councillor Hawkins would not be able to resume as Groundsman for a minimum of 6 – 12 months, and after that he would only be able to resume light duties.

The Wolvey Playing Field Trust Committee was meeting on 21 September to discuss the situation. Councillor Warwick would also attend this meeting.

RESOLVED that

- (a) the update be noted and the parish council's thanks and appreciation be extended to the Wolvey Playing Field Trust for all their work and involvement in maintaining the playing field over the past few weeks; and
- (b) those parish councillors who were able to provide assistance with playing field duties would discuss this with Councillor Hawkins.

79/20

Planning

- (a) The following new planning applications were considered:

- (i) R20/0651 - Bayton Lodge, 4 Withybrook Road, Wolvey - substitution of house type for Plot 2 of approved planning permission R18/0688 dated 22 June 2018.

RESOLVED that the parish council has no comments on the above planning application.

- (ii) R20/0561 - Trelanmex Limited, Coalpit Lane, Wolvey - demolition of existing detached structures to be replaced with five new detached dwellings and associated parking.

RESOLVED that whilst the parish council did not object to this planning application, it did have concerns it did have traffic safety concerns at the junction to the site because vehicles will leave the site onto a busy road.

- (b) The following concerns would be reported to Rugby Borough Council Enforcement Team:

- (i) The caravan parked outside 2 Pipers End.
- (ii) The lorry parked in the Square
- (iii) The lorry container which has been parked on the front drive of a residential property in Bulkington Road for past 12 months.

80/20 Financial Matters

The parish council considered the financial matters relating to the Parish Council.

RESOLVED that

- (a)
- (e) The unqualified audit report from PKF Littlejohn for the external audit of the parish council's accounts for 2019/20 be noted and the Clerk be thanked for her work on this.

81/20 Draft Wolvey Neighbourhood Plan

The parish council considered the amended Draft Neighbourhood Plan following the statutory seven-week pre submission consultation process. Comments made during the consultation had been taken on board and the plan had been

20

amended to reflect comments received where it was considered appropriate and relevant.

RESOLVED that

- (a) the amended Draft Neighbourhood Plan be formally approved, following comments received from the pre submission consultation and the Neighbourhood Plan be submitted to Rugby Borough Council; and
- (b) the parish council's thanks be extended to members of the Neighbourhood Plan Advisory Committee, YourLocale and Julie Warwick for all their work in producing this document.

82/20 Dog Fouling

The parish council considered a request from a local resident for dog fouling signs and an additional dog bin to be sited in Wolds Lane. Councillors felt that the three dog bins already in the vicinity of Wolds Lane were sufficient and an additional dog bin was not necessary.

RESOLVED that no action be taken to install an additional dog bin in Wolds Lane but Rugby Borough Council be requested to supply additional "No Dog Fouling" signs containing a penalty notice.

83/20 Memorial Bench in The Square

The parish council considered a request from the family of the late Violet Watson for a memorial bench and plaque to be sited in the Square. As there was already a bench in the Square, councillors felt that there was insufficient room to accommodate an additional bench. It was suggested that one way round this could be for the family to re-imburse the parish council for the cost of this bench

and then take ownership of it. If this offer was declined, then a suitable alternative location for a new bench would need to be discussed with the parish council.

RESOLVED that the family of the late Violet Watson be offered the opportunity to re-imburse the parish council for the full cost of the existing bench in order to take ownership of it.

84/20 Christmas 2020

The parish council considered arrangements for this year's event. In light of the uncertainty and restrictions around Covid19, it was decided that this year's event would be a low-key affair compared to previous years. It was hoped that Covid19 guidelines would permit representatives from the parish council, village organisations and Wolvey School to attend the switch-on of the Christmas tree lights and Reverend Jonny Vaughan would be invited to say a few words. The event could be streamed live so any interested villagers could watch the lights being switched on. There would be no festivities held inside the Village Hall this

21

year.

Councillors also considered the quote from WS Gardens for the putting up and decorating and the taking down of the Christmas tree in the Square.

RESOLVED that

- (a) the above proposals for this year's Christmas tree light switch on event be agreed;
- (b) the quotes from WS Gardens for the putting up and decorating the Christmas tree at a cost of £300 + VAT and for taking it down at a cost of £100 be agreed; and
- (c) a donation to a charitable cause which could be made from the money saved from the 2020/21 Christmas budget be considered at the next meeting.

85/20 Boardwalk – Update

This item was deferred to the next meeting.

86/20 Village Sign – Update

Renovation of the village sign was nearing completion. Quotes from approved contractors for its installation were still being sought.

RESOLVED that the update be noted.

87/20 Annual Parish Meeting

RESOLVED that due to the current restrictions around Covid19, it was agreed to postpone the Annual Parish Meeting until restrictions were lifted and it was

deemed safe to meet in person.

88/20 Streetlight Renewal Programme - Update

Councillor Hawcutt reported that the last few outstanding works remaining for the replacement of street lights would be shortly completed.

RESOLVED that the update be noted.

89/20 Environment Matters

The parish council considered the quote of £375.00 from WS Gardens Ltd. for the tidying up of the ground at the bottom of Church Hill.

RESOLVED that the quote from WS Gardens be agreed.

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90/20 Items for the Next Meeting

- (a) Community Grant Applications
- (b) Grass Cutting Maps
- (c) Charity Donation from 2020 cancelled Christmas event

91/20 Date of Next Meeting

The next meeting would be held on Monday 19 October 2020

The meeting closed at 8.35 p.m.

Signed: _____ Date: _____

Wolvey
Neighbourhood Plan
2018-2031
Statement of Basic
Conditions

Contents

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1.0 Introduction

- 1.1** The Basic Conditions Statement has been prepared to accompany the Wolvey Neighbourhood Plan (“the Neighbourhood Plan”) under regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2** In order to satisfy Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council, as the ‘qualifying body’ must include a statement explaining how the proposed neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).
- 1.3** Paragraph 8 (1) states that the examiner must consider the following:
- (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2))
 - (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E (2), 61J and 61L, as amended by s38C(5)(b)
 - (c) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates and
 - (d) such other matters as may be prescribed.
- 1.4** Paragraph 8 (2) states that a draft neighbourhood development plan meets the basic conditions if:
- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan
 - (b) the making of the neighbourhood development plan contributes to the achievement of sustainable development
 - (c) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
 - (d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations and
 - (e) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

- 1.5** Section 2 of this Statement sets out how the Neighbourhood Plan complies with the legal requirements of sub-paragraphs 1 (b), (c) and (d). Section 3 of this Statement sets out how the Neighbourhood Plan meets the basic conditions contained in sub-paragraph 1 (a) and sub-paragraph 2.

2.0 Legal Requirements

- 2.1** The Plan complies with the provisions of sub-paragraph 1(b) as described below.

The Plan is being submitted by a qualifying body

The Neighbourhood Plan has been submitted by Wolvey Parish Council, which is a qualifying body and entitled to submit a Neighbourhood Plan for the designated Plan area.

What is being proposed is a neighbourhood plan

- 2.2** The Neighbourhood Plan contains policies relating to the development and use of land within the Neighbourhood Plan area and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Plan states the period for which it is to have effect

- 2.3** The Neighbourhood Plan states that the period which it relates to is from 2018 until 2031. The period has been chosen to align with that of the 2019 Rugby Local Plan.

The policies do not relate to excluded development

- 2.4** The Neighbourhood Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed Neighbourhood Plan does not relate to more than one neighbourhood plan area and there are no other neighbourhood plans in place within the Neighbourhood Plan area.

- 2.5** The designated Plan area was approved by Rugby Borough Council on 31 July 2015. The Plan does not relate to more than one Neighbourhood Plan area. There are no other neighbourhood plans in place within the Neighbourhood Plan area.

2.6 In relation to sub-paragraph 1(c), it is not considered that there is any benefit or reason for extending the area for the referendum beyond the designated Neighbourhood Plan Area.

2.7 In relation to sub-paragraph 1(d), there are no other prescribed matters.

3.0 The Basic Conditions

3.1 This section addresses how the Neighbourhood Plan fulfils the basic conditions set out in sub-paragraph (2). The Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF) and to the saved strategic policies contained in the 2019 Rugby Local Plan.

Having regard to national policies and advice

3.2 The Neighbourhood Plan has been developed having regard to the NPPF (2019). An explanation of how each of the Neighbourhood Plan policies have shown regard to the NPPF are outlined in table 1 below.

3.3 In broad terms the Plan:

- process has empowered the local community to develop the plan for their neighbourhood and has undertaken a creative and thorough exercise in identifying ways to enhance and improve the area;
- policies are based on robust evidence and provide a practical framework within which decisions on planning applications can be made, with a high degree of predictability and efficiency;
- seeks to deliver locally appropriate homes, businesses and infrastructure through housing allocations, a windfall policy and employment policies;
- seeks to actively manage patterns of growth in the most sustainable locations through the designation of a Limits to Development;
- supports local strategies to deliver sufficient community facilities and services, to meet local needs;
- contributes to conserving and enhancing the natural environment through the protection of Local Green Spaces, biodiversity and a range of environmental protections.

General conformity with the strategic policies of the development plan for the area

- 3.4** The Neighbourhood Plan has been prepared in general conformity with the 2019 Rugby Local Plan.
- 3.5** Table 1 provides a summary of how each of the Neighbourhood Plan policies are in general conformity with the Rugby Development Plan and have regard for the NPPF (2019).

<i>Wolvey Neighbourhood Plan policies</i>	<i>NPPF para</i>	<i>Regard to National Planning Policy (NPPF 2019)</i>	<i>General Conformity with Rugby Development Plan</i>
Policy S1: Limits to Development	9, 11, 79,	One of the core principles of the NPPF is to recognise and protect the intrinsic character and beauty of the countryside. Actively managing patterns of growth, within the Limits to Development seeks to support existing services and facilities and protect the countryside and setting of the settlements. Further, Limits to Development facilitate the use of sustainable modes of transport with both benefits to the environment and the health of the community, both underlying premises of the NPPF.	<p>The Rugby Local Plan includes ‘settlement boundaries, within which, subject to certain criteria, a general presumption in favour of development will be applied. The Neighbourhood Plan seeks to update this boundary to reflect housing allocations and thus is in general conformity with the Local plan.</p> <p>Policy S1 is in general conformity with the Core Strategy and the Local Plan which identifies Settlement Boundaries to prevent the unregulated encroachment of development into the countryside.</p>
Policy S2: Building Design	8, 28, 110, section 12	The policy outlines several design principles and supports the NPPF principle of requiring good design; and the need to respond to local character and history of the local surroundings. Importantly the policy does not impose architectural styles and hence does not stifle an innovative approach.	Local Plan policy SDC1 requires development to demonstrate high quality design
Policy H1: Housing Provision	7, 10, 11	Inclusion of a housing target supports ‘the presumption in favour of sustainable development’ by providing for the strategic development needs set out in the Core Strategy and updated in the evidence being gathered for the emerging Local Plan.	The Local Plan identifies Wolvey as a Main Rural Settlement where development is permitted within settlement boundaries. Policy DS3 allocates sites for around 85 dwellings and for around 15 dwellings which is reflected in the Neighbourhood Plan.
Policy H2: Housing Mix	62, 91	The policy seeks to support a mix of housing that meets an identified need in the community. The NPPF advocates for inclusive and mixed communities, which will require a mix of housing types based on current and future demographic trends.	Local Plan Policy H1 identifies a need for new residential development to contribute to the overall mix of housing in the locality, taking local need into account, amongst other issues. Policy H2 recognises the use of neighbourhood plans to inform identified need.

<p>Policy H3: Windfall Sites</p>	<p>68, 70,</p>	<p>The policy for small scale windfall sites has regard to the NPPF; by seeking to meet any future housing requirements for the area and maintain the vitality of the settlements, whilst protecting their character and setting. This is a positive policy for future housing provision given that this type of development has a proven track record in providing a good source of new housing over recent years in the Parish.</p>	<p>The support of the Neighbourhood Plan for small scale windfall development is in general conformity with the Local Plan which supports small-scale development in Main Rural Centres (paras 4.13 and 11.2).</p>
<p>Policy H4: Affordable Housing Provision</p>	<p>61, 62, 63, 64</p>	<p>This policy supports the provision of affordable housing and includes a policy prioritising allocation to local residents. This policy is consistent with the NPPF which outlines the need to widen opportunities for home ownership and create inclusive and mixed communities through amongst other things, supporting affordable housing where there is an identified need.</p>	<p>Policy H4 is in general conformity with Local Plan policy H2 which sets targets for affordable housing and establishes the need for an appropriate mix of housing.</p>
<p>Policy ENV 1: Protection of Local Green Space</p>	<p>99 - 101</p>	<p>Protection of Local Green Spaces identified as being special by the community is advocated through the NPPF. Proposed designations meet the criteria set out in the NPPF.</p>	<p>The principles underpinning the protection of Local Green Spaces are in general conformity to the Local Plan Policies contained in Chapter 9 of the Local Plan on the Natural Environment.</p>
<p>Policy ENV 2: Protection of sites of environmental significance</p>	<p>Section 15, 178</p>	<p>This policy seeks to protect other open space with environmental and historic value on account of their natural and/or historical features. This has regard to the NPPF principles conserving and enhancing the natural and historic environment. It takes into account the designation hierarchy and the protection is commensurate with their status.</p>	<p>The Local Plan seeks to support developments that protect biodiversity (policy NE1 and NE2). The Neighbourhood Plan in identifying locally significant sites for protection, adds further detail and value at the neighbourhood level and is in general conformity with the Local Plan overarching principles</p>

Policy Env 3: Non-designated heritage assets	79, 184, 185	The NPPF requires Plans to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets	The Local Plan seeks to protect its heritage assets (Policy GP3) by considering the impact of development on any heritage asset. Policy SDC3 is specifically related to protecting and enhancing the historic environment.
Policy Env 4: Ridge and Furrow	187	This policy seeks to protect ridge and furrow fields and has regard for the NPPF, which considers that non-designated heritage assets of archaeological interest, of equivalent significance to scheduled monuments should be subject to the policies for designated heritage assets.	
Policy ENV 5: Biodiversity, and Wildlife Corridors.	184	The policies seek to protect and enhance local biodiversity features and habitats. The policy has regard to the NPPF, which states that the planning system should contribute to enhancing the natural and local environment by minimizing impacts on biodiversity and providing net gains where possible.	<p>The Local Plan seeks to support developments that protect biodiversity (policy NE1 and NE2).</p> <p>The Neighbourhood Plan in identifying locally significant sites for protection, adds further detail and value at the neighbourhood level and is in general conformity with the Local Plan overarching principles</p>
Policy ENV 6: protection of Important Views	20, 127, 141	The policy seeks to protect views identified as being significant to the community. In accordance with the NPPF, the planning system should contribute to and where possible; enhance the landscape. Views are a key component of the landscape	Whilst there is no explicit policy regarding the protection of views, the Local Plan (policy NE4) supports the protection of the character the landscape. Important views are an important element of the character of the landscape and thus their identification and protection is consistent with the broad aims for the countryside and natural environment in the Local Plan.
Policy CF1: Retention of Community Facilities and Amenities	20, 28, 83, 92, 182,	This policy seeks to protect key community facilities. This has regard for the NPPF principle of promoting healthy communities through amongst other things, planning positively for community facilities and guarding against their unnecessary loss.	Policy CF1 is in general conformity with Local Plan which recognises the importance of community facilities in the provision of sustainable development.
Policy CF2: New or Improved Community Facilities	8, 91, 117	In seeking new or improved community facilities, the policy supports the NPPF principle of promoting healthy communities.	Local Plan Policy HS3 seeks to protect and provide local shops, community facilities and services.

Policy T1: Traffic management Highway Safety	Section 9	The policies seek to manage potential traffic issues arising from development and has regard for ‘promoting sustainable transport’ and supporting reductions in greenhouse gas emissions.	Local Plan Policy HS5 requires development to take account of the cumulative impact on traffic generation.
Policy E1: Existing Employment & BE2 New Business & Employment	20, 72, 104, 121	The policy supports new employment opportunities through small scale employment premises. Promoting access to employment is a key element in the pursuance of sustainable development as outlined in the NPPF. The policy aims to support a prosperous rural economy, to grow and where possible, diversify the local economy.	The Spatial Vision recognises the importance of high-quality employment opportunities whilst Policy ED3 sets the criteria against which employment opportunities will be considered.
Policy E2: Support for New Employment Opportunities	9, 28 & 37	The policy supports new employment opportunities through small scale employment premises. ‘Making it easier for jobs to be created in cities, towns and villages’ is a key element in the pursuance of sustainable development as outlined in the NPPF. The policy aims to support a prosperous rural economy, to grow and where possible, diversify the local economy.	
Policy E3: Home Working	104	This policy supports the use of part of a dwelling for office or light industrial use in order to facilitate working from home. Working from home further supports employment activities; thus, contributing to a prosperous rural economy. It also supports the transition to a low carbon future by reducing the dependency of the car for journeys to employment sites outside of the Parish.	The general development principles of Policy BE3 conform with those of ED3.
Policy E4: Re-Use of Agricultural and Commercial Buildings	17 & 28	Re-use of agricultural buildings for small businesses, recreation or tourism further support a prosperous rural economy and the transition to a low carbon future by encouraging the use of existing resources.	Policy ED3 sets the criteria against which employment opportunities will be considered.
Policy E5: Broadband Infrastructure	Section 10	The NPPF advocates planning that supports high quality communications infrastructure.	Policy BE4 is in general conformity with Local Plan Policy SDC9 on Broadband and mobile internet, which requires the provision of broadband infrastructure.

Achieving sustainable development

- 3.7 The Neighbourhood Plan is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development. In this regard, the Plan supports the strategic development needs in the Development Plan, shaping and directing development in the area that is outside of the strategic elements of the Core Strategy and Local Plan.
- 3.8 The NPPF defines sustainable development as having three dimensions; economic, social and environmental. The Neighbourhood Plan has been developed with regard to these principles and has jointly sought environmental, economic and social gains.
- 3.9 The policies contained in the Neighbourhood Plan contribute to achieving sustainable development by seeking positive improvements to the quality of the natural, built and historic environment, as well as in people's quality of life, including:
- supporting strong, vibrant, healthy and inclusive communities by facilitating the right mix of housing to meet local need;
 - supporting the transition to a low carbon future through actively managing patterns of growth within existing settlements, supporting sustainable modes of transport and local employment opportunities;
 - protecting and enhancing the distinctive character of the built and natural environment through high quality design, protection of important local green space and protection of important views;
 - conserving and enhancing the natural environment by protecting and supporting a net gain in biodiversity and important habitats;
 - supporting a strong economy through the protection of existing employment sites, support for new businesses including home working, farm diversification and encouragement of superfast broadband;
 - safeguarding and enhancing existing open space, community facilities and pedestrian and cycling facilities for the health, social and cultural wellbeing of the community.

EU obligations

Strategic Environmental Assessment (SEA)

3.10 In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may require a Strategic Environmental Assessment under the relevant EU Directive. DCLG planning guidance suggests that, whether a neighbourhood plan requires a strategic environmental assessment and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development;
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan;
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

3.11 A Screening opinion was issued by Rugby Borough Council with which determined that a full SEA would not be required. The statutory consultees concurred with this conclusion.

Habitats Directive

3.12 Rugby Borough Council undertook a Habitat Regulation Assessment (HRA) screening of the Neighbourhood Plan and concluded that an HRA was not required. The statutory consultees concurred with this conclusion.

Convention on Human Rights

3.13 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Statement of Consultation. Considerable care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.

3.14 There was extensive consultation and engagement in identifying issues and objectives and the community has been consulted on the draft Neighbourhood Plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Responses have been recorded and changes have been made as per the schedule

set out in the appendices to the Statement of Consultation. The Statement of Consultation has been prepared by the Advisory Committee and meets the requirements set out in Paragraph 15 (2) of the Regulations. An Executive Summary of the Neighbourhood Plan was produced to further aid understanding within the community.

4.0 Conclusion

- 4.1** The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 are considered to have been met by the Wolvey Neighbourhood Plan.
- 4.2** The Plan has regard to national policy, will contribute towards the achievement of sustainable development, is in general conformity with the saved strategic policies in the Charnwood Local Plan 2015 and meets relevant EU obligations.
- 4.3** It is therefore respectfully suggested to the Examiner that the Wolvey Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

Wolvey

Neighbourhood Plan

Consultation Statement

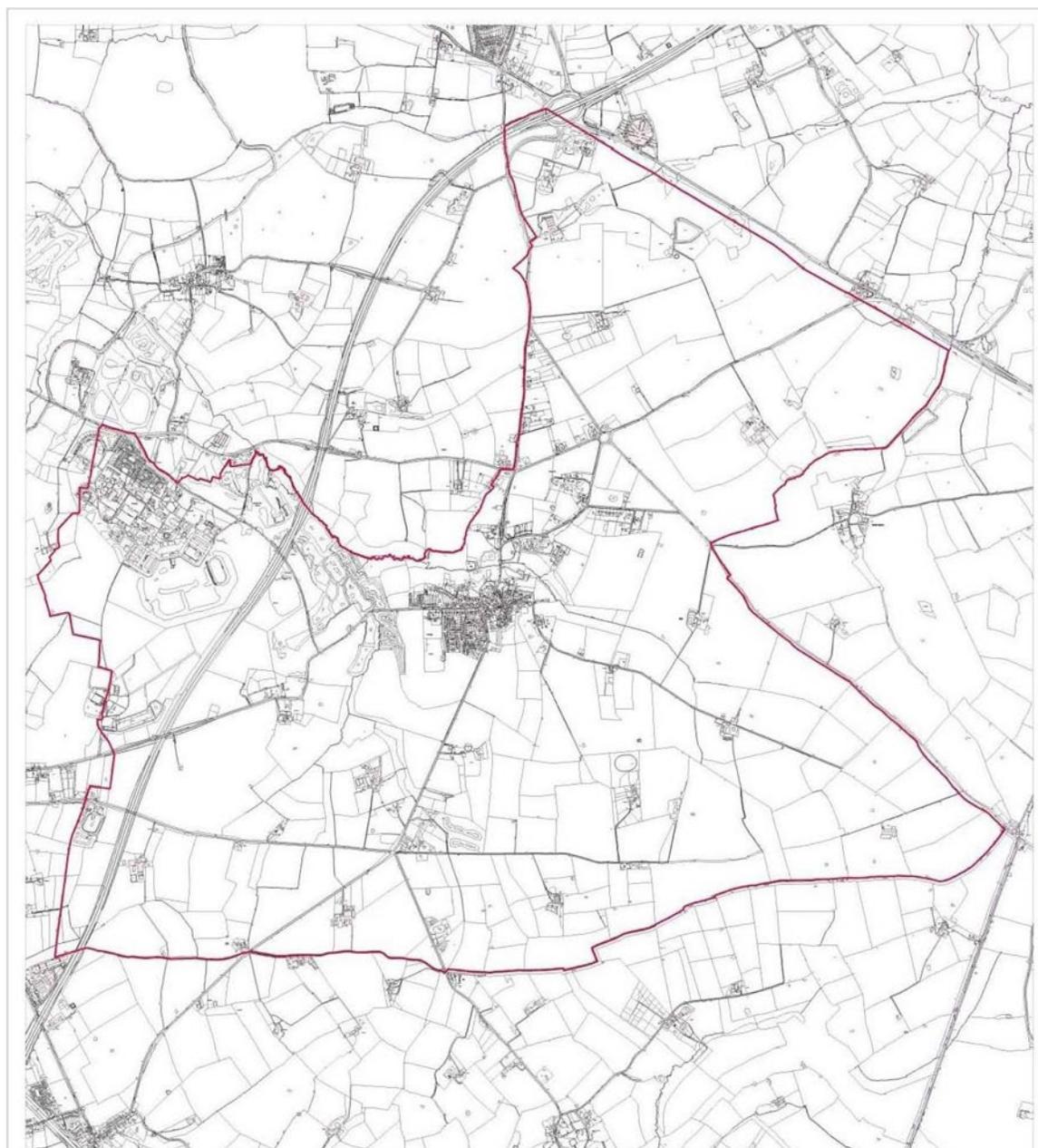
Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain. According to the Regulations, a Consultation Statement:

- Contains details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- Explains how they were consulted;
- Summarises the main issues and concerns raised by the persons consulted;
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

This document provides a record of the engagement that took place at the various stages of the plan's evolution. The main methods used to publicise the consultation and engagement process are documented, along with the main findings from the engagement. The Executive Summary is also attached to this document.

Figure 1 – Wolvey Neighbourhood Plan Area designated on 31 July 2015



Regulations and government guidance:

Stage 1: Deciding to make a Neighbourhood Plan

The Parish Council of Wolvey formally took the decision to undertake a Neighbourhood Plan at a Parish Council meeting in 2015. The first meeting of the Neighbourhood Plan Advisory Committee took place on 1 February 2016.

Stage 2: Defining the neighbourhood

The Parish Council applied to Rugby Borough Council on 7 April 2016 to designate the neighbourhood as identified above.

A formal engagement period provided members of the public and other key stakeholders an opportunity to submit comment on the proposed Neighbourhood Plan Area and proposed Neighbourhood Planning Body for Wolvey. The proposed Neighbourhood Planning Body was Wolvey Parish Council and the proposed Neighbourhood Planning Area is shown in Figure 1 above.

Rugby Borough Council checked that the application was appropriate and undertook the appropriate notification process. The designation was made on 31 July 2015.

Stage 3: Preparing the plan

Wolvey Neighbourhood Plan Advisory Committee is a Committee of Wolvey Parish Council. The Committee has an elected Chair and an approved constitution.

The Advisory Committee has worked to produce a draft plan, ensuring that it:

- Is in general conformity with the Rugby Local Plan;
- Has regard for national planning policies;
- Is in line with other legal frameworks;
- Is mindful of the need to contribute to sustainable development;
- Has been prepared on the basis of sound governance arrangements.

Wolvey Neighbourhood Plan seeks to establish specific and local planning policies for the development and use of land in the Parish. The neighbourhood plan establishes a vision for the future taking into account the data gathered through community engagement and consultation alongside demographic and socio-economic data. The Parish Council appointed *YourLocale* as consultants to help create the plan.

The Advisory Committee met on:

1 February 2016
 2 March 2016
 6 April 2016
 8 June 2016
 13 July 2016
 24 August 2016
 21 September 2016
 9 November 2016
 25 January 2017
 9 March 2017
 18 January 2018
 1 March 2018
 25 March 2019
 18 April 2019

Minutes of all Advisory Committee meetings can be found on the Wolvey Parish Council website

In autumn 2016, three theme groups were launched. Local people were engaged in order to pull together and prioritise ideas emerging from the first consultation and start to work up their plans,

undertaking valuable research and assessment.

The three theme groups were the Housing Theme Group, the Environment Theme Group and the Community Facilities, Employment and Transport Theme Group.

Communications

Below are listed the main ways that information about the Neighbourhood Plan has been communicated with local people and stakeholders.

1. **Village noticeboards** displaying details of consultation events and meetings.
2. **Leaflets/ flyers** were distributed to each household in the Parish inviting residents to attend the Open Events and promoting the questionnaire. Every household received a hard copy of the questionnaire and flyers advertising each drop-in consultation were posted through every door in the parish.
3. **Parish Newsletters – Local Parish Newsletter called “The Link”**
4. **Wolvey Parish Council website:** agendas, minutes, monthly updates, the questionnaire and all consultation results were posted on the site from June 2020.
5. **Stakeholder letters/email:**
 - A letter was sent to all stakeholders on 28 April 2016 advising them that the parish council was producing a Neighbourhood Plan. Letters were again sent to all stakeholders in October 2019 to advise them of the forthcoming public consultation event and Regulation 14 Consultation.
 - All stakeholders were contacted by letter in advance of the Regulation 14 consultation period between 22 June and 14 August 2020.
6. **Theme Groups** – three Theme Groups were held on 17 February 2017.

Formal Consultations

Several consultations have taken place, each building on the evidence of the last.

- An initial community consultation event took place in the Wolvey Village Hall on 15 October 2016 (Appendix 2). 120 people attended the event;
- A comprehensive Community Questionnaire was delivered to every household in October 2016 (Appendix 3 for questionnaire and analysis). 251 responses were received;
- A community consultation event focusing on the plan policies took place on 12 June 2019 (Appendix 4). 25 people attended.
- Regulation 14 consultation took place from 18 June 2020. All comments and the changes made to the Pre-Submission Draft of the Neighbourhood Plan are attached as Appendix 5.

Consultation methodology

The consultations aimed:

- To inform as many people as possible of the existence of the neighbourhood planning process
- To seek the views of people from the community on the proposals being developed by the Advisory Committee.

Activities:

As well as meetings of the Advisory Committee and the work of the theme groups the following activities were undertaken:

- a. The intention to produce a Neighbourhood Plan and an invitation to contribute toward the process was widely publicised by letter to all stakeholders and in the Parish newsletter.
- b. Notices were placed on the Parish noticeboard asking people to get involved and informing them of progress;
- c. All meeting agendas, minutes and key documents were posted on the Parish Council website;
- d. The local parish newsletter was used to promote the neighbourhood plan;
- e. The Neighbourhood Plan was included as a regular agenda item at Parish Council meetings. Minutes of all meetings are publicly available on the Parish Council website;
- f. A working relationship was established with the Borough Council including dialogue and meetings at key stages;
- g. A staffed open event about the Neighbourhood Plan was held in September 2017. At this event people were asked to give their thoughts and ideas on priority issues for the Plan. The event was extensively publicised;
- h. A community questionnaire was undertaken in March 2018;
- i. A second staffed exhibition took place in November 2019 at which the community was presented with the draft policies. The plans and policies were available to view in large format on presentation boards. Again, the event was extensively publicised;
- j. Agencies with a statutory or other significant interest in the Plan were invited to submit their comments in writing by email and letter, at appropriate stages of the planning process, according to the regulations, including at Regulation 14 stage where all comments were recorded and responded to, with amendments being made to the Neighbourhood Plan where appropriate (Appendix 6)

Detailed consultation and activities:

The Advisory Committee's mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and deliver the Plan.

1. Contacting Stakeholders

The first task was to contact statutory and local stakeholders and announce the commencement of the Neighbourhood Plan process. The following statutory stakeholders were contacted at the outset and for Regulation 14 purposes (in addition to local people, service providers and businesses):

The Neighbourhood Plan Regulations identify the following consultation bodies for the purpose of Regulation 14 and Regulation 16 consultation:

Consultation body	Date sent	Response
b) A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority:		
County Council – Shire Hall, Warwick, CV34 RL		
Rugby Borough Council - sophie.leaning@rugby.gov.uk		
Adjoining Parish Councils: Shilton & Barnacle, Withybrook, Monks Kirby, Burbage, Burton Hastings, Stretton Baskerville, Wigston Parva		
c) The coal authority		
Deb Roberts, Planning Liaison Officer, The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG thecoalauthority@coal.gov.uk		
d) The Homes and Communities Agency		
Homes and Communities Agency, 5 St Philip's Place, Colmore Row Birmingham , B3 2PW		
e) Natural England		
Miss C Jackson, Consultation Service, Natural England, Hornbeam House, Electra Way, Crewe, Cheshire, CW1 6GJ enquiries@naturalengland.org.uk		
f) The Environment Agency		
Geoff Platts. Specialist Sustainable Places, Environment Agency, Lower Trent Area, Trentside Offices, Scarrington Road, West Bridgeford, Nottingham, NG2 5FA Direct dial 0203 0253242 Direct e-mail geoff.platts@environment-agency.gov		
g) Historic England/English Heritage		
Historic England. eastmidlands@HistoricEngland.org.uk 2 nd floor, Windsor House, Cliftonville, Northampton, NN1 5BE		
Ann Plackett, English Heritage, East Midlands Region, 44 Derngate Northampton, NN1 1UH		
h) Network Rail Infrastructure Limited		
Network Rail Infrastructure Limited, Kings Place, 90 York Way London, N1 9AG		
i) The Highways Agency		
Ms Aoife O'Tool, Highways Agency, Level 9, The Cube 199 Wharfside Street, Birmingham B1 1RN		
j) Any person i. to whom the electronic communications code applies ii. who owns or controls electronic communications apparatus in the area		
British Telecommunications Plc, Customer Wideband Planning Group Post Point BSTE 0301, Bath Street, Nottingham NG1 1BZ		
ii) Primary Care Trust		
NHS Coventry and Rugby Clinical Commissioning Group (CCG), Parkside House, Quinton Road, Coventry CV1 2NJ. contactus@coventryrugbyccg.nhs.uk		
lii) Licence holder under the Electricity Act 1989		
FAO Mr D Holdstock, National Grid, AMEC Environment & Infrastructure UK Limited, Gables House, Kenilworth Road, Leamington Spa, Warwickshire, CV32 6JX		
liii) Licence holder under the Gas Act 1986		
British Gas Properties, Aviary Court, Wade Road, Basingstoke Hampshire, RG24 8GZ		

liv) Sewage Undertaker/lv) Water undertaker		
Severn Trent PO Box 407 DARLINGTON DL1 9WD		
m) Voluntary bodies some or all of whose activities benefit all or part of the neighbourhood area		
Voluntary Action Rugby 19&20 North Street, Rugby, Warwickshire CV21 2AG. rugbyinfo@wcava.org.uk		
Age UK Warwickshire, 8 Clemens St, Leamington Spa CV31 2DInfo@ageukwarks.org.uk		
Campaign to Protect Rural England, 5-11 Lavington Street, London, SE1 0NZ info@cpre.org.uk		
n) Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area		
Equality and Inclusion Partnership, Room 127, Morgan Conference Suite, Warwickshire College, Technology Drive, Rugby, Warwickshire, CV21 1AR advice@equipequality.org.uk		
Federation of Gypsy Liaison Groups info@gypsytravellerfederation.org		
o) Bodies which represent the interests of different religious groups in the neighbourhood area		
Rugby Interfaith Forum http://interfaithinrugby.org.uk/		
Local Church?		
p) Bodies which represent the interests of persons carrying on business in the neighbourhood area		
Coventry and Warwickshire Chamber of Commerce, Chamber House, Innovation Village, Cheetah Road Coventry CV1 2TL info@cw-chamber.co.uk		
q) Bodies which represent the interests of disabled persons in the neighbourhood area		
Warwickshire Integrated Disability Service Saltisford Office Park Ansell Way Saltisford Warwick CV34 4UL feedback@warwickshire.gov.uk		
Other bodies		
contactus@warwickshire.police.uk		
Warwickshire Fire and Rescue		
Councillors/MP		
MP: mark.pawsey.mp@parliament.uk		
County Councillor: adrianwolvey@gmail.com		
Borough Councillor: chris.pacey-day@rugby.gov.uk		

Conclusion

Comments from respondents to the Regulation 14 Consultation have helped to shape the draft Neighbourhood Plan prior to submission to Rugby Borough Council.

The draft Neighbourhood Plan is now ready to be submitted under Regulation 15 of the Neighbourhood Plan Regulations prior to validation by the Local Planning Authority And Regulation 16 consultation, where there will be a further six weeks of consultation before the draft Plan, with accompanying documents and all representations made during the publicity period, will be sent to an Independent Examiner who will review it and check that it meets the 'Basic Conditions'. If the Plan successfully passes this stage, with any modifications, it will be put forward for referendum.

The referendum question will be a straight "yes" or "no" on the entire Plan, as set out by Neighbourhood Planning Regulations. People will not be able to vote for or against individual policies. If 50% or more of those voting vote for the Plan, it will be brought into force ('Made') and become part of Borough-wide planning policy.

This Consultation Statement and the supporting Appendices are provided to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Adrian Warwick,
Chair
Wolvey Parish Council
September 2020

Wolvey Neighbourhood Plan

Pre submission consultation responses

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
1	Community Facilities Page no. 47		David Hopkins	The school is currently full and cannot take any more pupils without building works and funding for more staff. There is no mention of any attempt by the Parish Council to take any action to engage with the County Council to remedy this situation before the additional housing developments. Given that these infrastructure projects have a long gestation period and an equally long implementation would it not be wise to highlight this as a problem before planning approvals are given.	The Parish Council will liaise with the County Council as appropriate in relation to planning proposals relating to the School. It is not a planning policy as such so there will be no change to the Neighbourhood Plan	None
				I am heartened by the aim to get speeding and bad parking to be reduced in this plan. I would suggest that this needs to be a number one priority, before someone gets seriously injured or even killed.	Noted	None
	General			Overall I think this is a good well thought out plan that will do the village well for the next few years.	Thank you for this comment.	None
2	Community Facilities		Reverend Jonny Vaughan & Carole Court	The Millennium Building is not mentioned, but it is certainly a community facility and should probably be included in that section.	We will add this to the Neighbourhood Plan	Change to be made as indicated.

3	Wolvey Village		Geoffrey Lewis	Page 9 - paragraph 4 Suggest ' <u>Yet</u> by the end of the nineteenth century farming and its support services <u>again</u> ...'	Thank you. We can make this change	Change to be made as indicated.
	Environment			Page 24 – line 2/3 Delete 'probably in the 8 th century'. (Am unaware of any evidence for this).	This is setting the context to the section on the environment. Evidence is the Anglian/Old English place name. It has to be between 5th and 9th century. In Midlands the main settlement tends to have been later, hence the reference to 'probably'.	None
				Page 25 line 4 - Alter to 'distinctive scatters of prehistoric flint tools' Paragraph 2, line 4 - <u>These</u> changes <u>fluctuated but the movement</u> from a purely ..	We can make this change	Change to be made as indicated.
				Page 26 Paragraph 3 - revise <u>20</u> sites of historical significance (see below) bullet 1 ...with important archaeological sites and earthworks as well as extensive views.	We can make this change	Change to be made as indicated.
	Historic Environment Sites			Page 31 Start new para for 1016846	We can make this change	Change to be made as indicated.
				MWA 4963. This is the only non-structural site listed but only involved	The HER sites included should be	None

				casual finds. There are many non-structural sites worthy of mention and designation but if one of the Mesolithic flint sites is to be included this should be indicative of clear activity on the site. The following is suggested: MWA 3708 - A flint scatter of Mesolithic artefacts including blades, an axe and microliths. The site is on the Wolvey Wetland Reserve, to the east of <u>Church Hill</u> .	extant (visible features) or have proven buried archaeology. We have not included other sites that do not meet this test. Site 3708 is already protected as it is within the Wetland Reserve so additional protection is not considered necessary.	
				The following sites have obsolete or no location data and it is suggested that this be included in the entries. MWA 3580 South of Temple Farm, adjacent to River Anker. MWA 3581 West of Wolvey Bridge and south of River Anker. MWA 3741 South-west of Temple Farm on north of River Anker. MWA 12615 Garden of Wolverhill House (house demolished). Between Thompson Lane and M69, now part of the Bramcote Water Golf Course. MWA 3590 delete 'north-east of Wolverhill Hall Farm'. Between Thompson Lane and M69, now part of the Bramcote Water Golf Course. MWA 5473 delete 'north and east of Wolverhill Hall Farm'. Between	The entries for all these MWAs are taken (as noted in the text) from the Historic England and/or Warwickshire HER data. We suggest keeping the descriptions as they are because they are from the official record. If there are inaccuracies in the listings it is suggested that the respondent contacts the statutory authorities who hold the information.	None

				<p>Thompson Lane and M69, now part of the Bramcote Water Golf Course.</p> <p>There are some significant omissions, for example the two medieval townships of Wolvey, which should have NDHA status: MWA 3592/5457 The site of the Medieval deserted settlement of Copston Parva. The settlement is known from documentary evidence which recorded a chapel on the site. Situated to the south-east of Copston Farm. MWA 9544 The possible extent of the Domesday and medieval settlement at Bramcote, based on the Ordnance Survey map of 1887 and on aerial photographs. Situated to north-west of the Bazzard Road/Thompson Lane junction.</p> <p>There is also the site of a Hermitage on Wolvey Heath: MWA 3577 Vestiges of a moat, a pool with an old house within it, were visible before the construction of a modern house. These marked the site of the Medieval hermitage and are sited on south side of Moat Lane, Wolvey Heath.</p> <p>World War 2 is unrepresented. The following are suggested: MWA 20243 A World War II pillbox which formed part of the perimeter defences of the RAF Bramcote airfield. The pillbox has three</p>		
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				<p>loopholes and is constructed of brick, topped by a thick concrete slab. The site is located about 23m north-west of the road junction of the B4109 Wolvey to Bulkington road (which was closed at this point during WW2) and Bazzard Road.</p> <p>[MWA 8099 RAF Bramcote, an airfield dating to the Second World War. The runways were subsequently taken up. The airfield was situated 1km west of Wolvey.] The airfield Control Tower has not been separately identified in this entry. This is an outstanding example of an Airfield Control Tower both in its construction and Art Deco design. It is understood that this is currently used as an officers' mess. It is of national significance as well as evidence of Wolvey's wartime heritage.</p> <p>Figure 5 The marking of the area as of prehistoric significance is particularly important but as this area includes Roman and later sites also, it is suggested that it be marked '<u>AREA OF ARCHAEOLOGICAL SIGNIFICANCE</u>'.</p> <p>There is no policy statement on Historic Environment Sites or the significance and protection of a Non-Designated Heritage Asset. Policy Env 3 relates only to the built environment.</p>	<p>Policy ENV2 deals with Hist Env sites (list p.31-2, fig 5). They are not currently (nor proposed as candidate) NDHAs, as</p>	<p>None</p>
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				<p>they are already in the Hist Eng online data map and/or Warks CC HER</p>	
			<p>There is a disconnect in the Plan at this point (pp 32-36). It would be more logical to include the present pp 36-39 (part) at this point.</p>	<p>This is a matter of style not content and we would prefer to keep the text as it is.</p>	None
			<p>Page 36 - Listed Buildings. Photographs of all listed buildings have been provided from the WLHG archive.</p>	<p>Noted</p>	None
			<p>Page 38 - Ridge and Furrow.</p>		
			<p>Line 1 There is no evidence that Copston (Parva or Magna) had Anglo Saxon origins; nor were they mentioned in the Domesday Book .</p>	<p>As above, the evidence is the Anglian/Old English (5th-10th c) place name.</p>	None
			<p>Para 1 (end) & para 2 (beginning). Please note that medieval townships were normally sub-sets of a larger village or parish. Thus, for example, Copston Parva was a township of Wolvey.</p>	<p>The text says the open fields system was fully developed by 1086, not that Copston was in DB. [Also, Copston Magna is not in the Plan area].</p>	
			<p>Evidence of Medieval ridge and furrow cultivation survive as earthworks in some areas of Wolvey. In other areas it is visible on aerial photographs (MWA 6475). While these surviving vestiges of ridge & furrow are an</p>	<p>We disagree. The text sets out to explain why R&F warrants a separate policy, not in with other NDHAs</p>	

			<p>important part of the Wolvey heritage, I do not see any justification for this long explanatory note or the defining of a separate policy with map for this one aspect of the historic environment. They should be included with other historical environment sites and figure 5.</p> <p>These are the relevant HER references:</p> <p>MWA 30247 The remains of ridge and furrow ploughing are visible to the north of The White House, Wolds Lane.</p> <p>MWA 30248 The remains of ridge and furrow ploughing are visible to the south of Wolvey House Farm, Wolds Lane.</p> <p>MWA 30250 The remains of ridge and furrow ploughing are visible to the south of The White House, Wolds Lane.</p> <p>Fig 11. Important vistas.</p> <p>I believe there are important vistas from the Bramcote end of the Makin 1 lakes and also from the Playing field, or better from Makin 2 looking SE.</p>	<p>This view was not identified by residents as sufficiently important which is why it is not referenced in Policy Env 6.</p>	<p>None</p>
	Community Facilities and Amenities		<p>Page 43 Paragraph 3 - Is there a football club?</p>	<p>There are football teams that play there</p>	<p>Text to be amended to say 'football teams play there' rather than reference a football club.</p>

				<p>Paragraph 5 - I believe thus should read doctor/dispensary</p> <p>paragraph 7 - It would be more accurate to say: There was <u>a priest</u> in Wolvey in Saxon days and it is likely that his church was on the site of the present Church of St John the Baptist. It would have been adjacent.....</p> <p>last paragraph - Delete 'Saxon knoll'</p>	<p>Agreed</p> <p>Agreed</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p>
				<p>Page 44 - Wolvey Baptist Chapel (delete plural)</p> <p>The last sentence in paragraph 1 would be better as the last sentence of paragraph 2.</p> <p>paragraph 3: Baptistry – note spelling. suggest 'increasing congregation'.</p> <p>paragraph 4: delete 'dwindling population' (it has been increasing) – suggest dwindling congregation.</p>	<p>Noted.</p>	<p>Changes to be made as indicated.</p>
				<p>Page 45 - Bull's Head - Suggest: The Bull's Head <u>was rebuilt on its present site in 1967.</u> It is a family-friendly</p>	<p>Noted</p>	<p>Change to be made as indicated.</p>
				<p>Page 45. Blue Pig. ... centre of village. <u>It is claimed that an inn has been on the site since the 15th century and just recently had its 600th birthday.</u></p>	<p>Noted</p>	<p>Change to be made as indicated.</p>
				<p>Axe & Compass. <u>The Axe & Compass was resited to its present position in 1938.</u> It has served for</p>	<p>Noted</p>	<p>Change to be made as indicated.</p>

				many years as a traditional pub but now is ...		
				Wolvey Bowling Club. Page 46 - 4 th paragraph - line 2 Delete 'Pergamano'; substitute 'Parchment work' 5 th paragraph, 2 nd sentence: <u>Local societies and charities</u> use the <u>facilities for meetings</u> , fund raising and social events....	Noted	Change to be made as indicated.
				Page 47 - Presume 'Fishing' and 'Surgery' are to be expanded. Think it is a dispensary (not a pharmacy - see above) at the Doctors.	The two areas in questionnaire are self-explanatory and require no further description.	None
4	Public Transport/ Road & Footway Conditions – Community Actions T5, T6, T7 Pages 58 & 59		Burbage Parish Council	<ul style="list-style-type: none"> • Supportive of pedestrian access between Wolvey and Burbage • Supportive of an evening bus service between Wolvey and Hinckley 	Noted	None
				<u>Biodiversity & Wildlife Corridors</u> <ul style="list-style-type: none"> • Burbage Parish Council would like to suggest considering reference in the plan to wildlife corridor protection for Soar Brook which rises within the Wolvey designated area and would complement our own introduction of the protective corridor for the brook as it 	Soar Brook forms the Wolvey Plan area boundary for only a short distance and there is only one habitat site close to it for 'connectivity'. It is not considered to be of sufficient significance to warrant	None

				crosses from Wolvey Parish to Burbage Parish.	a wildlife corridor in Wolvey Parish.	
				Burbage Parish Council is supportive of your aspirations for your plan and wish you every success in bringing your plan forward.	Thank you.	None
5	Pages 33-47 Pages 3 - 4 Pages 10 and 20		William Allen	<p>1. The initial outline plan shows the Barracks within Wolvey Parish. Why are they rarely mentioned e.g. p33/47 and I quote 'The plan covers the whole of the Parish of Wolvey'?</p> <p>2. When 'Wolvey' is used throughout e.g. on p3/4 (and subsequently) what is being referred to, is it Wolvey Village, Wolvey Village plus outlying properties or Wolvey Parish, a term which is used on those same pages. In the context of this plan, the term 'Wolvey' is not clearly defined.</p> <p>3. 'Wolvey' according to 2011 Census data has a popn. of 1942 and 677 households i.e. an average household size of more than 2.8 (p.10). Wolvey Parish is quoted as having an average household size of 2.6 (p.20). Why are the figures different? In particular do the census population figures quoted from 2011 include the Barracks. If so what was the population of the Barracks at that time vs. that of Wolvey Village (ideally split adults v children)?</p>	<p>Noted. The Barracks are not a publicly accessible facility for Wolvey and therefore only receive a proportionate reference in the NP.</p> <p>Thank you for pointing this out. We will check each reference before submission to make sure that it makes clear whether the reference is to the Parish or the village.</p> <p>We will check and correct any inconsistencies – but the information is provided as general background so there is no need to explore the precise breakdown any further.</p>	<p>None</p> <p>Change to be made as indicated. Sentence inserted 'References to 'Wolvey' will usually refer to the whole of the Parish'.</p> <p>Change to be made as indicated.</p>

			<p>4.If 251 of the Qs were completed and returned, representing over 16% of the adult popn., of the Parish, this makes an adult popn. of 1562. Whilst not strictly comparable, the 2011 Census gives a popn. of 1942 which suggests 380 non adults i.e. a ratio of adults to non adults greater than 4:1. Is this a true reflection, how does it compare to elsewhere, what is the definition of an adult (>18?), do the Barracks figures skew the data i.e. does Wolvey village have many enclaves with a disproportionate number of multiple adults and fewer children eg.100-107 Leicester Rd plus cottages, the majority of Croft Close etc.? Implications for school provision, single storey as well as affordable housing etc.</p> <p>5. According to your figures 79% of people returning Qs.'visit' the Wetland. Can this number be split by frequency or regularity as has happened with pubs/restaurants (often/sometimes) and shop (often/sometimes/never).</p> <p>6. If 38.5% of villagers travel to work by car, 22.4% walk and 5.7% cycle, how many of the remaining 33.4% go to work by bus? These numbers are clearly critical in any transport strategy, therefore can we obtain data on current bus usage by time/day/destination which will help in planning the optimum provision for workers as well as the other various</p>	<p>The questionnaire findings are included to provide a general indication of responses.</p> <p>It is not considered necessary to break down the findings into any greater detail.</p> <p>This split is provided in the questionnaire analysis which reveals that 27.07% of people visit the wetlands often, 51.53% sometimes.</p> <p>Appendix 3 shows the breakdown as provided by the latest Census information.</p> <p>The information requested can be made available by</p>	<p>None</p> <p>None</p> <p>None</p>
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				<p>target groups i.e. schoolchildren, pensioners, and leisure seekers as well as highlighting any currently unprofitable/unpopular routes?</p> <p>7. If I can quote 'CF2 will not generate a need for parking that cannot be adequately catered for'. The residents of the 16 houses opposite Leicester Rd currently require parking provision for about 40 vehicles. The Campus development opposite on that basis could require parking for over 200 vehicles. Whilst this requirement is for example far greater than that provided by the new Lidl supermarket in Hinckley, the Neighbourhood Plan does not currently state categorically that this parking requirement will be catered for nor how.'</p>	<p>contacting the highways authority.</p> <p>Noted. The policy CF2 offers protection against proposed development that does not cater adequately for off-street parking.</p>	<p>None</p>
6			<p>Historic England</p>	<p>Historic England is supportive of both the content of the document and the vision and objectives set out in it and we are very pleased to note that the Plan evidence base takes a very thorough approach to the historic environment and is well informed by reference to the Warwickshire Historic Environment Record.</p> <p>The emphasis on the conservation of local distinctiveness and variations in local character through good design and the protection of locally significant green space, locally valued buildings, historic farmsteads and landscape character including ridge and furrow and key views is to be applauded. We note that the Plan makes it clear</p>	<p>Thank you for these helpful comments.</p> <p>We have agreed to include the policy referenced.</p>	<p>Change to be made as indicated.</p>

			<p>that Wolvey has at least medieval origins and a wealth of heritage assets of both national and local importance. It is, therefore, likely that there will be a correspondingly rich resource of archaeological remains, both above and below ground. Accordingly we would recommend the inclusion within the Neighbourhood plan of a policy to cover the appropriate treatment of archaeological remains within the planning process.</p> <p>The Policy below would be suitable and has been adopted successfully elsewhere in Warwickshire:</p> <p><i>“Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Warwickshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence”.</i></p> <p>Overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a very thorough but suitably proportionate approach to the historic environment of the Parish. Beyond those observations we have</p>		
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				no further substantive comments to make on what Historic England considers is a good example of community led planning. I hope you find this advice helpful.		
7	General		Pauline Russell	I would like to comment that all the comments I made last time still apply and have been included in this Plan. Thank you. These included – No town houses and a private road into Gallifford site, so houses driveways no straight onto pavement as those on the Coventry Road, to avoid people parking on the pavements outside their houses.	Thank you for this comment.	None
8	Page 3, para 6		John Russell	There is little advertising of any action or decision-making within the village, so opportunities to provide the committee with information are limited; hence the mere 25 visitors to the 2019 event.	Noted. We are sorry that you feel this way. We are very pleased with the level of engagement throughout the process of preparing the NP which, in total, have provided everyone who has wanted to with the opportunity to become involved. We are pleased that you have taken the opportunity to contribute to the Regulation 14 process.	None.

	Page 57			This presumably refers to the parking opposite Galliford's, and not the old bus stop further up the road.	We have decided to leave as is the issue applies generally	None
	General			It is assumed that all policies are reviewed regularly in response to external changes such as weather pattern changes, government demands.	It does – there is a section on monitoring and review in the NP	None
	General			Very wordy, look forward to reading it all...	Noted. This is a planning document that has to be written in a certain way to satisfy the legal and regulatory requirements.	None
9	Page 20	Policy H1	Rugby Borough Council	I would suggest removing the wording "Having regard to dwellings already constructed and granted planning permission".	Agreed	Change to be made as indicated.
		Policy CF1		There is the option of expanding on the policy to include more Local Plan criteria, as per Policy HS3: https://www.rugby.gov.uk/downloads/file/2319/local_plan_2011-31	Agreed. Better match with policy CF 2. Will add in reference to the facility being of an appropriate size for the community and the nature of the development relating well to the needs of the community.	Change to be made as indicated.
	Page 51	Policy E3		Please note that, whilst most home working would not require planning permission, significant home working facilities may require planning permission.	Noted. The NP makes reference to the policy applying where planning permission is required.	None

				<p>This is normally when there is more than the members of the household working at the residence e.g. staff commuting in. Permission may also be required for certain disruptive uses, new outbuildings above a certain size or where they are a high number of visitors over and above that of a normal dwelling. I would recommend including text advising people to consult RBC planning if their proposed home working use is significant.</p>	<p>We do not consider it necessary to include the reference to the need to consult RBC – this is a standard part of the planning process.</p>	
	<p>Protection of important views</p>	<p>Policy ENV6</p>		<p>We would recommend changing the wording from "strongly resisted" and perhaps considering a similar approach to Willoughby's adopted Neighbourhood Plan Policy W2 (protecting significant local views):</p> <p>"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."</p> <p>Developing the Policy around landscape rather than views would have greater weight in planning terms.</p>	<p>Agreed</p>	<p>Change to be made as indicated.</p>

	General			<p>Please note that there is new Planning Practice Guidance (PPG) which sets out changes to the Neighbourhood Planning process:</p> <p>"Regulations linked to the Coronavirus Act 2020 mean that no elections or referendums can take place until 6 May 2021. This includes neighbourhood planning referendums. These provisions will be kept under review and may be amended or revoked in response to changing circumstances."</p> <p>https://www.gov.uk/guidance/coronavirus-covid-19-planning-update</p>	Noted	None
10	General		Savills representing Legal & General	<p>The adopted Rugby Local Plan has allocated a site within the Wolvey Neighbourhood Plan Area for around 85 dwellings (Policy DS3.12). The site, referred to as the 'Wolvey Campus', is located on Leicester Road and is currently occupied by Galliford Try. L&G is currently drawing up development proposals for the Wolvey Campus site. These representations consider the proposed Policies and Actions set out within the Pre-Submission Neighbourhood Plan in the context of the emerging proposals for, and the delivery of development on, the Wolvey Campus site. Legal & General welcomes the overall approach to, and content of, the Neighbourhood Plan and considers that the draft</p>	Noted	None

				policies are generally positively made. The inclusion of allocated site DS3.12 within the Neighbourhood Plan is a positive recognition of the site's potential to contribute to local housing needs, and ensures it is in line with the adopted Rugby Local Plan.		
	Working from Home	Policy E3		L&G recognises that working from home increasingly has a role to play in the modern economy. This has been brought to the forefront through the COVID-19 pandemic. This will therefore be a consideration through the emerging proposals for the redevelopment of the Wolvey Campus site, such as through the inclusion of flexible spaces or additional rooms within the new dwellings where home working might be accommodated and through facilitating broadband internet access.	Noted. This is a helpful contribution.	None
	Broadband Infrastructure	Policy E5		L&G notes the aspiration within the Policy for improving access to super-fast broadband. The ability to facilitate access to super-fast broadband is being reviewed through the utilities strategy being progressed for the Wolvey Campus.	Noted	None
	Protection of Local Green Spaces	Policy ENV1		L&G notes the proposed inclusion of Wolvey Wetland Reserve (Ref:009) as an area of Local Green Space. The development proposals on the adjacent Wolvey Campus site will take this into account	Noted	None
	Sites and Features of Environmental Significance	Policy ENV2		L&G notes the proposed inclusion of the Wolvey Wetland Reserve and the areas around the River Anker as sites and features of environmental	Noted	None

				significance. Development proposals on the adjacent Wolvey Campus site will take these areas, and the contribution that they make to the wider ecological network, into account.		
	Biodiversity and Wildlife Corridors	Policy ENV5		L&G notes the Wolvey wildlife corridors identified in Figure 10 and recognises that these include the Wetland Reserve and the Grassland and headwater brook adjacent to the Wolvey Campus site. The development proposals for the Wolvey Campus will take these features into account in addition to delivering a net gain in biodiversity for the Wolvey Campus site itself.	Noted	None
	Protection of Important Views	Policy ENV6		L&G notes the viewpoints A-E listed in the proposed Policy wording and recognises the contribution provide by Viewpoint D, which provides a view from Bowling Lees field at 'Temple View' across the allocated Wolvey Campus site towards the village, church, and wider countryside beyond. This viewpoint is accordingly being included with the Landscape and Visual Impact Assessment which is being undertaken to support and inform the Wolvey Campus development proposals.	Noted	None
	Housing Provision	Policy H1		L&G supports the inclusion of the Wolvey Campus site to meet the housing provision required in Wolvey, in accordance with the adopted Rugby Local Plan allocation (Policy DS3.12)	Noted	None

	Housing Mix	Policy H2		<p>L&G supports the intention of this Policy to provide a mix of housing through new development. The National Planning Policy Framework identifies the need to assess the type, size and need for housing and for this to be reflected within planning policies.</p> <p>L&G notes the aspiration expressed through the proposed Policy for the provision of smaller properties (1-3 bedrooms) to assist with balancing the housing mix that currently exists within the Parish. The data and commentary provided within the supporting text to the Policy and within Appendix 4 highlights that there is evidence of under occupancy of dwellings within the village and suggests that that there is accordingly a need for smaller homes for: residents to downsize to; smaller families; and those entering the housing market for the first time.</p> <p>L&G wishes to highlight that under-occupancy of dwellings does not automatically equate to a need for smaller dwellings. However L&G recognises that the provision of smaller dwellings at the Wolvey Campus site has a role to play in providing a supply of homes for those already living in the Parish who need to downsize or who are looking to move into a small home (to provide the first step onto the housing ladder) to assist with sustaining a balanced community within the Parish.</p>	Agreed	Change to be made as indicated.
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			<p>L&G also wishes to highlight that downsizing and provision of smaller dwellings should not automatically equate to a need for 1-bedroom properties. 2-bedroom properties prove popular or even necessary to serve this purpose because they can provide: more options for accommodating furniture and possessions; spaces for home working and doing other activities; and somewhere for guests and carers to stay. The COVID-19 pandemic has highlighted the need for having different and flexible spaces within homes. It should also be recognised that the provision of 1-bed homes is also generally synonymous with the delivery of apartment schemes. It is noted that the Neighbourhood Plan does not quantify the extent of local need for particular size dwellings or for particular demographic groupings.</p> <p>L&G therefore supports the fact that neither the Policy wording nor the supporting text seeks an exact proportion of dwellings that need to be met within specific housing sizes. However there is a need for the Policy wording to make it clear that the focus of this particular Policy is to ensure that new housing delivered in the Parish can contribute to meeting a range of identified local needs. The following amendments to the Policy wording are accordingly proposed to enable the Policy to be</p>		
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				<p>focused, deliverable and clear and to ensure that development proposals: align with the Parish’s aspirations; meet evidenced local needs; and respond to both demographic trends and the wider housing market</p> <p>[Additional words underlined]:</p> <p><i>“New housing development proposals should provide a mixture of housing types which <u>specifically to meets specific identified local needs in Wolvey</u>. Priority should be given to <u>provision of smaller dwellings (with 1, 2 and or 3 bedrooms)</u> and to homes suitable for older people <u>including such as 2-bedroom bungalows and dwellings suitable for those with restricted mobility;</u> <u>unless it can be demonstrated why this would not be appropriate or would not meet an identified evidenced local need</u>. 4+ bedroom dwellings may be included in the mix of dwellings, but would be expected to comprise a clear minority within the overall development”</i></p>		
	Affordable Housing Provision	Policy H4		<p>L&G agrees that the affordable housing provision should be in line with Local Plan requirements, with regard given to the latest SHMA guidance as well as: the local needs of the Parish; the strategy for Rugby Borough as a whole; market conditions; economic viability; and infrastructure requirements.</p> <p>L&G however considers that in order for the proposed Affordable Housing Policy H4 wording to be as effective as possible it should not need to</p>	Agreed	Change to be made as indicated

				<p>specifically reference particular affordable housing tenures. Affordable housing requirements, need and strategy change over time. This is exemplified by the Government's intended introduction of First Homes, which are proposed to take priority over other forms of affordable home ownership and are expected to replace Starter Homes. The introduction of First Homes is anticipated by the end of 2020. Affordable housing provision should therefore be allowed to meet the (changing) requirements of Government policy, market conditions, local need and the wider housing strategy in place at the time the housing mix is discussed and agreed on a site by site basis. To ensure that this is met, the proposed Policy wording does not need to make reference to specific affordable home ownership types.</p> <p>L&G therefore suggests that the Policy wording is amended as follows: <i>"On sites of 11 or more dwellings, or on sites of more than 0.36 hectares, developers will be required to supply a percentage of affordable homes (including Starter and Shared Ownership Homes) in line with Local Plan requirements and latest SHMA guidance..."</i></p>		
	Limits to Development	Policy S1		The Limits to Development boundary is noted, and the inclusion of the allocated Wolvey Campus site on Figure 2 (as denoted by the orange	Having reflected on this comment, we have decided to	Change to be made as indicated.

			<p>area marked '2') is welcomed. For ease of reference it would be helpful if Figure 2 had a key clearly identifying the Limits to Development as being demarked by the red line and the Local Plan allocations as being the areas shaded orange. It is noted that the allocated Wolvey Campus is shown to be located outside of the Wolvey Limits to Development boundary. This approach is consistent with Local Plan Rural Settlements Inset Map 34. However L&G objects to the current wording of Policy S1. The current wording is not considered to be consistent with proposed Neighbourhood Plan Policy H1 or adopted Local Plan Policy GP2. In order to be consistent, avoid the potential for ambiguity and thereby expressly support development on the Wolvey Campus site the Policy wording needs to explicitly reference the Wolvey Campus site. A similar situation was encountered through the discussion held at the Rugby Local Plan Examination in relation to Local Plan Policy GP2, following which the proposed Policy wording was altered to ensure that development is also expressly supported on allocated sites that are not within settlement boundaries. The adopted wording thereby states that: "Development will be permitted within the existing boundaries of all Main Rural Settlements and on allocated sites".</p>	<p>include the Wolvey Campus site within the Limits to Development. We considered that this better reflects the situation.</p>	
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				<p>Accordingly the following amendment to the Policy text is recommended [Additional words underlined]:</p> <p>“Development proposals within the Plan area on sites within the Limits to Development, on allocated sites outside the Limits to Development, or in terms of new sporting facilities close or adjacent to the Limits to Development as identified in Figure 2, will be supported where it complies with the policies of this Neighbourhood Plan, subject to design considerations and safeguarding the living conditions of existing and future occupiers.”</p>		
	Building Design	Policy S2		<p>The principles of design for commercial and residential development proposals set out within Policy S2 are noted and are already being taken into consideration in the emerging proposals for the Wolvey Campus site.</p> <p>L&G requests that the Policy wording is strengthened to ensure that it: remains in line with the provisions of national policy; is clear; and is implementable. The Policy wording is not considered to be sound in its current form.</p> <p>The reference to trees of “<i>good arboricultural value</i>” in part d) of the proposed Policy wording is not a widely recognised classification. The National Planning Policy Framework makes reference to ancient or veteran trees. BS5837:2012 also makes</p>	Agreed	Change to be made as indicated.

			<p>reference to tree Categories (A to C or U).</p> <p>L&G therefore respectfully requests that the wording in part d) is amended to reference a recognised and measurable form of tree classification to ensure that this part of the Policy can be deliverable. If the Is the reference to trees of “<i>good arboricultural value</i>” is referring to trees within Category A then the following revised wording is suggested [Additional words underlined]: “<u>Mature trees of good</u> Trees of Category A trees should be retained as part of the development’s landscaping proposals...”</p> <p>The National Planning Policy Framework (notably at paragraphs 57 and 153) also seeks to ensure that development proposals and the policies that they need to be considered against are viable. Testing viability at Plan-making stage is an important consideration.</p> <p>The emerging Neighbourhood Plan is not underpinned by a viability assessment and therefore should not be introducing provisions or obligations that have not first been tested.</p> <p>L&G recognises the importance of sustainable design and construction and supports the concept of delivering sustainable development in accordance with an energy hierarchy that first seeks to reduce energy demand through energy efficient</p>		
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				<p>measures before looking to alternative methods of energy generation (starting with low carbon generation before looking at using renewable energy generation). Such an approach has already been tested through the Local Plan (adopted Policy SDC4). In the absence of further testing of the viability of incorporating renewable and low carbon technology within development proposals it is respectfully requested that part e) of the proposed Policy wording is proposed as follows [Additional words underlined]:</p> <p><i>“Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, <u>which could include including the use of renewable and low carbon energy technology, as appropriate and where viable.</u>”</i></p>		
	Traffic Management	Policy T1		<p>L&G supports the general intention of this Policy and the need for development proposals to mitigate their impact on the highway network. The mitigation of development proposals, as set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended), and reiterated in paragraph 56 of the National Planning Policy Framework, should relate to: a) what is necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and</p>	Agreed	Change to be made as indicated.

			<p>reasonably related in scale and kind to the development. L&G accordingly considers that for Policy T1 to be sound it should be focussed on seeking the delivery of, or contributions towards, infrastructure and works that are necessary, directly related to proposals and proportionate. On this basis, to ensure that the Policy is clear and implementable, it is considered that Policy T1 should not be referring to works that might be “possible”. To take account of this the following amendment to part d) of the Policy wording is therefore proposed [Additional words underlined]: <i>“Consider, where appropriate <u>and necessary, the improvement and</u> where possible the creation of footpaths and cycleways to key village services”.</i></p> <p>It should be noted that Warwickshire County Council Highways will have an input on the appropriateness, necessity and legality for financial contributions from developments, including from the Wolvey Campus proposal being made in all or part through the S106 process towards the items identified within Community Actions T1-T7. The impact of the Wolvey Campus development proposals will be assessed through a Transport Assessment and the required highway works and highway safety mitigation actions will be identified and discussed through</p>		
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				consultation with Warwickshire County Council Highways. As part of this process consideration is already being given to upgrades and improvements to the public transport network as well as pedestrian and cycling connectivity. L&G specifically supports the principle of extending the 30mph speed limit outside of the village on Leicester Road as identified in Community Action T1 (Traffic Speeding).		
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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
Tel: 01788 533509

Equality Impact Assessment

Service Area	Development Strategy
Policy/Service being assessed	Wolvey Neighbourhood Plan
Is this is a new or existing policy/service? If existing policy/service please state date of last assessment	This is a new policy document
EqlA Review team – List of members	Ruari McKee
Date of this assessment	12 th August 2021
Signature of responsible officer (to be signed after the EqlA has been completed)	Ruari McKee

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 or 01788 533509

Details of Strategy/ Service/ Policy to be analysed

<u>Stage 1 – Scoping and Defining</u>	
(1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)?	The Wolvey Neighbourhood Plan contains policies which, once the document is adopted or 'made' will form part of the Development Plan for the Borough and will be used alongside local and national policies to determine planning applications in the Parish.
(2) How does it fit with Rugby Borough Council's Corporate priorities and your service area priorities?	<p>This Plan has the potential to contribute towards several corporate priorities:</p> <ul style="list-style-type: none"> • Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change • Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents • Residents live healthy, independent lives, with the most vulnerable protected <p>All Parish Councils have the right to produce a Neighbourhood Plan if they choose to. The Local Planning Authority has a statutory duty to assist in their production and follow the Regulations in dealing with these. Once adopted or 'made' the Local Planning Authority has a statutory duty to use the policies in the determination of planning applications.</p>
(3) What are the expected outcomes you are hoping to achieve?	That the document can be used in the determination of planning applications.
(4) Does or will the policy or decision affect: <ul style="list-style-type: none"> • Customers • Employees • Wider community or groups 	The policy may affect customers or the wider community. Specifically it will affect those living or working in the Parish of Wolvey.

<u>Stage 2 - Information Gathering</u>	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).
(1) What does the information tell you about those groups identified?	At the time of the 2011 Census, Wolvey had 677 houses and a population of 1,942. Levels of deprivation are below the district, regional and national averages. 51.1% of households are classified as not deprived compared to 48.1% across Rugby and 39.9% in the West Midlands and 42.5% in England. The levels of very good health are above Rugby Borough, with the proportion of residents who consider that their health is very good being (58.4% in Wolvey compared to 47.7% across Rugby, 45.1% regionally and 47.2% in England). The levels of unemployment are low at 2.1% and levels of self-employment at 11.5% higher than Borough, regional and national levels. Levels of economic activity, at 78.7%, are higher than Borough (73.5%); region (68.3%) and England (69.9%) levels.
(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>Wolvey Parish Council have carried out their own statutory consultation on their draft Plan. They received comments back which have been identified in their consultation statement.</p> <p>This document has now been submitted to Rugby Borough Council. If approved by Cabinet it will undergo a further consultation by the Council who will contact directly all parties who have previously registered an interest as well as statutory bodies. The consultation will be widely publicised to ensure other interested parties have the chance to respond. The representations made will be passed on to an Independent Examiner who will take these representations into account when producing an examination report.</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.	N/A
<u>Stage 3 – Analysis of impact</u>	

<p>(1) Protected Characteristics From your data and consultations is there any positive, adverse or negative impact identified for any particular group, which could amount to discrimination?</p> <p>If yes, identify the groups and how they are affected.</p>	RACE No	DISABILITY No	GENDER No
	MARRIAGE/CIVIL PARTNERSHIP No	AGE No	GENDER REASSIGNMENT No
	RELIGION/BELIEF No	PREGNANCY MATERNITY No	SEXUAL ORIENTATION No
<p>(2) Cross cutting themes (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>A Neighbourhood Plan is unlikely to impact social inequalities. The Local Plan housing allocations in Wolvey (which are identified in the Neighbourhood Plan) would be expected to provide social housing, which is likely to benefit all groups in society.</p> <p>No.</p>		
<p>(3) If there is an adverse impact, can this be justified?</p>	N/A		
<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>	N/A		

<p>(5) How does the strategy/service/policy contribute to the promotion of equality? If not what can be done?</p>	<p>The policies have been developed taking into account the thoughts and ideas from a wide cross section of those living and working within the Parish. The policies were designed to be of broad benefit for the community. The Wolvey Neighbourhood Development Plan contains policies on housing, the economy, built and natural heritage, the built and natural environment, infrastructure and local facilities.</p> <p>The Consultation Statement which accompanies the document states the ways in which the community were consulted on with consultation being widely publicised and accessible.</p>
<p>(6) How does the strategy/service/policy promote good relations between groups? If not what can be done?</p>	<p>Good relations were promoted throughout the process of creating the Neighbourhood Plan with everyone given the chance to be involved and have their say. Once adopted or 'made', the policies within the Neighbourhood Plan will be applied across the whole of the Neighbourhood Area</p>
<p>(7) Are there any obvious barriers to accessing the service? If yes how can they be overcome?</p>	<p>No</p>
<p><u>Stage 4 – Action Planning, Review & Monitoring</u></p>	

<p>If No Further Action is required then go to – Review & 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>EqlA Action Plan</p> <table border="1" data-bbox="875 352 2110 579"> <thead> <tr> <th data-bbox="875 352 1120 427">Action</th> <th data-bbox="1120 352 1364 427">Lead Officer</th> <th data-bbox="1364 352 1615 427">Date for completion</th> <th data-bbox="1615 352 1865 427">Resource requirements</th> <th data-bbox="1865 352 2110 427">Comments</th> </tr> </thead> <tbody> <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>After the draft Neighbourhood Plan has been to examination the examiner may recommend some further changes. At this stage the EqlA will be reviewed and an amended version will be taken back to Cabinet before the Neighbourhood Plan is adopted or 'made'.</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).'

**THE ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES REGULATIONS 2004
REGULATION 9 SCREENING DETERMINATION STATEMENT**

Wolvey Neighbourhood Plan

Introduction

European Union Directive 2001/42/EC requires a Strategic Environmental Assessment to be undertaken for certain types of plans or programmes that would have a significant environmental effect. The Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations) require that this is determined by a screening process, which should use a specified set of criteria (set out in Schedule 1 of the Regulations). The results of this process must be set out in an SEA Screening Statement, which must be publicly available. Before the Council make a formal determination, there is a requirement to consult three statutory consultation bodies designated in the Regulations (Historic England, Environment Agency & Natural England) on whether an environmental assessment is required.

This document is the Screening Determination of the need to carry out a Strategic Environmental Assessment for the Wolvey Neighbourhood Plan and is made in accordance with the Regulations. Within 28 days of making its determination, Rugby Borough Council and Wolvey Parish Council will publish a statement, setting out this decision. If it is determined that an SEA is not required, the statement must include reasons for this.

Determination

In accordance with Regulation 9 of the Regulations, Rugby Borough Council has determined that an environmental assessment of the emerging Wolvey Neighbourhood Plan is not required as it is unlikely to have significant environmental effects. In making this determination, Rugby Borough Council has had regard to Schedule 1 of the Regulations and has carried out consultation with the consultation bodies. An assessment against Schedule 1 of Regulations forms **Appendix 1** to this determination and comments made by the Consultation bodies form **Appendix 2**.

This determination has been made on **Friday 11th October 2019**

Further Information

A copy of this determination will be sent to the Consultation Bodies and made available on the Rugby Borough Council website and Wolvey Parish Council's website.

Appendix 1- SEA and HRA Screening Report

Wolvey Neighbourhood Plan
Strategic Environmental Assessment and Habitat Regulations
Assessment
Screening Report
11th October 2019

Contents

1. Introduction

2. Legislative Background

3. Criteria for Assessing the Effects of Neighbourhood Planning Documents

4. Assessment

5. Screening Outcome

1. Introduction

1.1 Under the requirements of the European Union Directive 2001/42/EC and Environmental Assessment of Plans and Programmes Regulation (2004) certain types of plans that set the framework for the consent of future development projects, must be subject to an environmental assessment.

1.2 This screening report has been prepared to determine whether the Wolvey Neighbourhood Development Plan to 2031 should be subject to a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC (SEA Directive) and associated Environmental Assessment of Plans and Programmes Regulation 2004 (SEA Regulations)

2. Legislative Background

2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC. This was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance on these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005).

2.2 This report will also screen to determine whether the Neighbourhood Plan requires a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) and (4) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). A HRA is required when it is deemed that likely adverse significant effects may occur on protected European Sites (Natura 2000 sites) as a result of the implementation of a plan/project. As a general 'rule of thumb' it is identified that sites with pathways of 10-15km of the plan/project boundary should be included with a HRA.

2.3 This report focuses on screening for SEA and HRA and the criteria for establishing whether a full assessment is needed.

3. Criteria for Screening for SEA

3.1 Criteria for determining the likely significance of effects are set in Schedule 1 of The Environmental Assessment of Plans and Programmes Regulations 2004.

These are:

The characteristics of plans and programmes, having regard, in particular, to

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

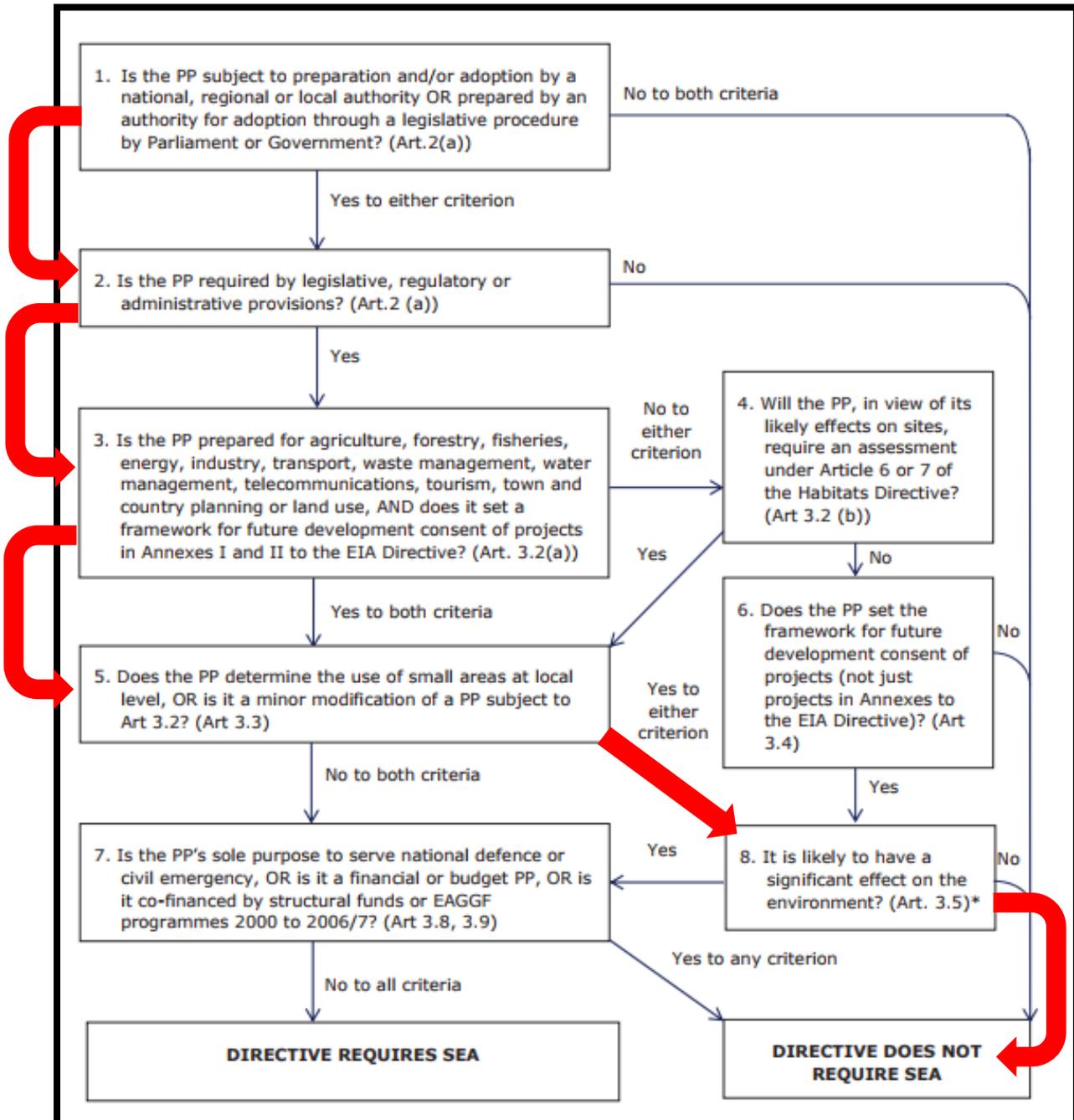
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

4. Assessment for SEA

4.1 Neighbourhood Plan SEA screening route.



Source: Practical Guide to the Strategic Environmental Assessment Directive (2005)

Table 1: Establishing the need for an SEA

Stage	No/Yes	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Yes	If the final Neighbourhood Plan is successful at referendum and is subsequently Made by the Local Planning Authority it will become a Development Plan Document with equal status to the Local Plan.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Yes	Communities have a right to produce a Neighbourhood Plan; however communities are not required by legislative, regulatory or administrative purposes to produce a Neighbourhood Plan. However, once 'made' the Wolvey Neighbourhood Plan would form part of the statutory development plan, and will be used when making decisions on planning applications within the Neighbourhood Area. Therefore it is considered necessary to answer the following questions to determine further if an SEA is required.
3. Is the PP 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 a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	Yes	The Wolvey Neighbourhood Plan is prepared for town and country planning and land use. The plan sets out a framework for some aspects of future development in the Wolvey Neighbourhood Area. Once 'made' the Wolvey Neighbourhood Plan would form part of the statutory development plan, and will be used when making decisions on planning applications which may include development which may fall under Annex I and II of the EIA directive.
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art.3.3)	Yes	Once 'made' the Neighbourhood Plan would form part of the statutory development plan and be used when making decisions on planning applications of small areas at the local level.

6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Yes	The Neighbourhood Plan, once the 'made', forms part of the statutory development plan and will be used to determine planning applications within the designated Neighbourhood Area. Therefore the Neighbourhood Plan will set the framework for future developments.
7. Is it likely to have a significant effect on the environment? (Art. 3.5)	No	See table 2 below for further detail.

Source: Stages taken from the Practical Guide to the Strategic Environmental Assessment Directive (2005)

4.2 The following assessment in table 2 provides further detail on the response to criteria 7 in table one. The assessment considers the likelihood of the Wolvey Neighbourhood Plan to have significant effects on the environment.

Table 2: Likelihood of significant effects on the environment part 1

Characteristics of the Plan	Summary of Effects
The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	Once 'made; the Neighbourhood Plan will set out the framework which will be used to determine proposals for development within the neighbourhood area.
The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	The Neighbourhood Plan must be in general conformity with the strategic policies of the currently adopted Rugby Local Plan and the National Planning Policy Framework and all proposals within the Neighbourhood Area must comply with the policies of all three documents.
The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	Draft policies ENV 1, ENV 2, ENV 3, ENV 4, ENV 5, ENV 6 of the Wolvey Neighbourhood Plan include elements of environmental protection. This includes: <ul style="list-style-type: none"> • Protection of local green spaces • Protection for natural sites of significance • Protection of ridge and furrow

	<ul style="list-style-type: none"> • Biodiversity and wildlife corridors • Safeguard locally significant habitats and species • Protection of key views and special landscapes • Minimising light pollution; • Sustainable drainage systems and reducing flood risk; <p>Any proposal would have to comply with the principle of Sustainable Development as laid out in the NPPF and has to comply with the environmental protection policies of both the NPPF and the Local Plan.</p>
Environmental problems relevant to the plan.	<p>Current issues in Wolvey include traffic volumes and protecting the special character of Wolvey in light of development pressures. However it is not felt that this plan would have any increased impact on these issues as no sites have been allocated for development. The Rugby Borough Local Plan 2011-2031 includes two housing allocations in Wolvey which have already been subject to full assessment.</p> <p>The key environmental issues from the Rugby Borough Local Plan which are relevant to this plan include:</p> <ol style="list-style-type: none"> 1. The risk of flooding; 2. Protection and enhancement of biodiversity 3. The effects of development on the historic environment; 4. The effects of development on the wider landscape; 5. The protection of the best and most versatile agricultural land; <p>The Local Plan contains policies to tackle these issues. The Neighbourhood Plan adds additional support to this.</p>
The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans	<p>The Local Plan has regard to European community legislation on the environment and the Wolvey Neighbourhood Plan has to be in general conformity with the strategic policies of the Local Plan.</p>

and programmes linked to waste management or water protection).	
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Source: Criteria taken from Schedule 2, Paragraph 1&2 of the Environmental Assessment of Plans and Programmes Regulations 2004

Table 3 looks at the specific issues and assesses the likelihood of a significant environmental impact.

Table 3: Likelihood of significant effects on the environment part 2

	Traffic	Flooding	Biodiversity	Historic Environment	Landscape	Agricultural Land
Characteristics of the effects and of the area likely to be affected.	<p>Two sites in Wolvey have been allocated in the Local Plan (Policy DS3.11 and DS3.12). These sites have been subject to full assessment.</p> <p>The Neighbourhood Plan does not allocate sites for development.</p> <p>The Neighbourhood Plan does support development on infill sites within the village boundary, subject to the</p>	<p>Two sites in Wolvey have been allocated in the Local Plan (Policy DS3.11 and DS3.12). These sites have been subject to full assessment.</p> <p>The Neighbourhood Plan does not allocate sites for development.</p> <p>The Neighbourhood Plan does support development on infill sites within the village boundary, subject to the</p>	<p>Two sites in Wolvey have been allocated in the Local Plan (Policy DS3.11 and DS3.12). These sites have been subject to full assessment.</p> <p>The Neighbourhood Plan does not allocate sites for development.</p> <p>The Neighbourhood Plan does support development on infill sites within the village boundary, subject to the</p>	<p>Two sites in Wolvey have been allocated in the Local Plan (Policy DS3.11 and DS3.12). These sites have been subject to full assessment.</p> <p>The Neighbourhood Plan does not allocate sites for development.</p> <p>The Neighbourhood Plan does support development on infill sites within the village boundary, subject to the</p>	<p>Two sites in Wolvey have been allocated in the Local Plan (Policy DS3.11 and DS3.12). These sites have been subject to full assessment.</p> <p>The Neighbourhood Plan does not allocate sites for development.</p> <p>The Neighbourhood Plan does support development on infill sites within the village boundary, subject to the</p>	<p>Two sites in Wolvey have been allocated in the Local Plan (Policy DS3.11 and DS3.12). These sites have been subject to full assessment.</p> <p>The Neighbourhood Plan does not allocate sites for development.</p> <p>The Neighbourhood Plan does support development on infill sites within the village boundary, subject to the</p>

	criteria in Policy H3. This is in line with the Local Plan.	criteria in Policy H3. This is in line with the Local Plan.	criteria in Policy H3. This is in line with the Local Plan.	criteria in Policy H3. This is in line with the Local Plan.	criteria in Policy H3. This is in line with the Local Plan.	criteria in Policy H3. This is in line with the Local Plan.
<p>The probability, duration, frequency and reversibility of the effects.</p>	<p>Any proposal would have to comply with transport policies at National and Local level. The Highways Authority would be consulted on this. Additionally there may be no development proposals put forward. Therefore the probability would be very low.</p>	<p>Applications would have to comply with National and Local Policy on flooding which would minimise probability. Additionally there may be no development proposals put forward.</p>	<p>DS3.12 is a brownfield site. Therefore the probability of a negative impact would be low.</p> <p>Any proposal would have to comply with biodiversity policies at National and Local level as well as the policies within this Neighbourhood Plan.</p> <p>Additionally there may be no development proposals put forward. Therefore the probability of a</p>	<p>Any proposal which impacts a Listed Building or Scheduled Monument would be subject to National Policies on the historic environment.</p> <p>Policies in this plan identify further historic features important to the village and also cover the importance of retaining the character of the village.</p> <p>Additionally there may be no development proposals put forward.</p>	<p>Any proposal which has an impact on the wider landscape would be subject to National and Local policies as well as policies within this Neighbourhood Plan. Additionally there may be no development proposals put forward.</p> <p>As such the potential for negative impacts is very low.</p>	<p>Any proposal would have to have regard to National policy on agricultural land.</p> <p>Additionally there may be no development proposals put forward. Therefore the potential for negative impacts is low.</p>

			negative impact would be low. Under these policies there is scope for positive impacts.	As such the probability of a negative impact is low.		
The cumulative nature of the effects.	Any impacts of additional traffic would be an addition to that which already passes through the village.	Additional development in a flood zone would have a negative cumulative effect on flooding.	Impacts on one species could impact further species.	Any detraction or deterioration of important historic features could lead to further deterioration in future.	If the quality of the relationship between the village and the wider landscape deteriorates this could lead to further deterioration in future.	This would impact only specific land parcels.
The trans boundary nature of the effects.	Air pollution from traffic may have a trans boundary effect.	Flooding would generally be localised	These would generally be fairly localised.	These would be localised.	This could have an impact on the wider landscape.	These would be localised.
The risks to human health or the environment (e.g. due to accidents).	Potential for a decrease in air quality, increase in noise and potential for car accidents.	Potential for impacts to human health and damage to habitats.	Very little risk to human health. Potential impacts on individual plants and animals, their habitats and the wider ecosystem.	Very little risk to human health. Risk to the quality of the historic environment and deterioration of the character of Wolvey.	Very little risk to human health. Risk to the relationship between the village and the wider landscape.	Very little risk to human health. Some risk to flora and fauna that benefit from the agricultural land.

The magnitude spatial extent of the effects (geographical area and size of the population likely to be affected).	These would be very localised impacts.	Localised impacts.	Localised impacts.	Localised impacts.	Impacts could be perceived to extend beyond the Neighbourhood Area.	Generally impacts would be local but could feed into a larger scale picture if good quality agricultural land is also being lost elsewhere.
The value and vulnerability of the area likely to be affected due to: - special natural characteristics or cultural heritage - exceeded environmental quality standards - intensive land use	This would be dependent on the location of any proposed development. Within the village boundary are 5 listed buildings and two scheduled ancient monuments. Full assessments of DS3.11 and DS3.12 have been undertaken (SHLAA site references S14011 and S16039).					
The effects on areas or landscapes which have a recognised national, community or international protection status.	There are no nationally or internationally protected areas or landscapes within the Neighbourhood Area. Please see below for details on nearby SAC's.					

Source: Criteria taken from Schedule 2, Paragraph 1&2 of the Environmental Assessment of Plans and Programmes Regulations

Assessment for HRA

5.1

Ensors Pool Special Area of Conservation (SAC) and the River Mease SAC are considered to sit within 15km of the Neighbourhood Area. The Wolvey Neighbourhood Plan is not allocating any sites, so it is not considered that there would be any detrimental impacts on Ensors Pool or the River Mease.

Two Local Plan allocations within Wolvey were assessed within the Rugby Borough Local Plan 2011-2031 Habitats Regulation Assessment Stage 1 Screening Report. A full HRA was not deemed necessary.

6. Screening Outcomes

6.1 As a result of the assessment in section 4, it is unlikely that there will be any significant environmental effects arising from the emerging proposals to be contained within the Wolvey Neighbourhood Plan.

Appendix 2- Consultation Body Responses



Please ask for	Ruari McKee
Direct Line	(01788) 533828
E-mail Address	ruari.mckee@rugby.gov.uk
Date	15 th September 2021

Data removed

Data removed

Submission of Neighbourhood Development Plan for Wolvey (Wolvey Neighbourhood Development Plan 2018- 2031). Submitted 3rd August 2021: Consideration of proposal under Schedule 4B of the Town and Country Planning Act 1990.

I write to you on behalf of Rugby Borough Council (RBC) to confirm our receipt of the submission version of your neighbourhood development plan (the Wolvey Neighbourhood Development Plan, for the period to 2031), along with accompanying supporting documentation. Firstly, I would like to congratulate your neighbourhood planning group on successfully reaching the submission stage in the neighbourhood planning process.

Under Paragraphs 5 and 6 of Schedule 4B of the Town and Country Planning Act 1990 (TCPA) there is a requirement for RBC, as the local planning authority, to undertake a check of the compliance of the plan. The relevant tests are set out in the TCPA and relevant sections of the Planning and Compulsory Purchase Act 2004 (PCPA). It is then an obligation of the local planning authority to issue a written statement clarifying the compliance (or otherwise) of the plan.

Accordingly, this letter comprises the formal view of RBC and recommends whether it should be submitted for independent examination. At this stage it is not a duty of the local planning authority to consider the plan proposal against the 'basic conditions' tests set out under Paragraph 8(2) of the TCPA (this is the role of the independent examiner). I note that your submissions include the Basic Conditions Statement, which provides your detailed consideration of the plan submission against the requirements of the TCPA and the PCPA.

In a similar manner, I am pleased to confirm the following on behalf of RBC:

- The plan DOES accord with all relevant provisions of the PCPA in that it: specifies a plan period; does not include any provision for excluded development; and does not relate to more than one neighbourhood area;
- The plan DOES NOT comprise a 'repeat proposal' as defined under Paragraph 5 of the TCPA;
- The plan HAS been prepared by a qualifying body (Wolvey Parish Council) who are authorised to deliver a neighbourhood plan;

- The submission DOES comprise the relevant documentation required under Paragraph 1 of Schedule 4B of the TCPA and as prescribed by Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ('the Regulations');
- The statutory consultation undertaken to date DOES comply with the requirements and regulations set out under Paragraph 4 of the TCPA and as prescribed by Regulation 14 of the Regulations; and
- The plan DOES comply with all other provisions under section 61E(2), 61J and 61L of the TCPA.

The Wolvey Neighbourhood Development Plan will now be taken to Cabinet on 11th October 2021 for approval to continue to Regulations 16 and 17.

If approval is granted the Neighbourhood Development Plan and supporting documentation will be publicised under Regulation 16 of the 2012 Neighbourhood Planning (General) Regulations. RBC is now required to publicise the Neighbourhood Plan along with details of how to make representations to it on its website for a minimum of 6 weeks. In accordance with Regulation 16, consultation, if approved by Cabinet, will take place from Monday 18th October to 29th November 2021 inclusive (6 weeks). The consultation will be carried out in line with the Regulations and the Councils Statement of Community Involvement.

Following this, the plan will be made available for independent examination. We are currently arranging for the appointment of an independent examiner for the Wolvey Neighbourhood Plan, who will start the examination following the close of the consultation period. The appointment of the examiner will have to be agreed by Wolvey Parish Council.

Finally, on behalf of RBC this letter represents the Council's formal view that the draft Wolvey Neighbourhood Development Plan to 2031, as submitted, complies with all of the relevant statutory requirements. Please do not hesitate to contact me if you have any further queries regarding the neighbourhood planning process from hereon.

Yours sincerely

Ruari McKee
Senior Planning Officer

Consultation Strategy	
Document title: Wolvey Neighbourhood Development Plan Regulation 16 Consultation and Regulation 17 Examination	
Nature of Plan being prepared:	This document is the submission version of the Wolvey Neighbourhood Development Plan. Once adopted, or 'made', it will form part of the development plan for Rugby and the policies contained within it will be used to make decisions on planning applications within the Neighbourhood Area alongside local and national policy.
Purpose of consultation	This consultation is required under Regulation 16 of The Neighbourhood Planning (General) Regulations 2012.
Nature of issues that need to be consulted upon	<p>The focus of the consultation and subsequent examination will be on whether the plan meets the basic conditions. These require that the plan:</p> <ul style="list-style-type: none"> • Has regard to national policy and guidance from the Secretary of State; • Contributes to sustainable development; • Is in general conformity with the strategic policy of the development plan for the area or any part of that area; • Doesn't breach or is otherwise compatible with EU obligations- this includes the SEA Directive of 2001/42/EC; and that • The making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species regulations 2010(d)) either alone or in combinations with other plans or projects.
Who should be consulted	<p>All individuals and organisations referred to in the consultation statement will be notified directly in accordance with the Regulations. Other statutory bodies and individuals will be notified directly in line with the SCI.</p> <p>The consultation will also be publicised on the Rugby Borough Council website and with a press notice in line with the Regulations and the SCI. Hard copies will be available at Rugby Borough Council and local libraries.</p>

Why are we consulting	The consultation is to obtain views on whether the Neighbourhood Development Plan meets the basic conditions.
When will the consultation take place	Consultation will take place between tbc
Accessible Inclusive Consultation	<p>Notifications will be made in the local newspaper, online and by email and post. Electronic copies of the documents will be available to download with hard copies available in local libraries. (This will be subject to Covid-19 regulations in force at the time. Please see the Council's updated and amended guidance to the Statement of Community Involvement in response to the Coronavirus pandemic</p> <p>Representation can be received in several formats; via an online form, via email or by post.</p>
How comments will be taken into account	All comments received will be passed on to the Examiner and be used in examining the Neighbourhood Plan.
How will comments be reported	Responses received will be considered by the Examiner. The representations will be made public by the Council following the close of the consultation.