



# **Willoughby**

# **Neighbourhood Development Plan**

## **2023 - 2031**

## **Modified October 2023**

Willoughby NDP Steering Group on behalf of  
the Parish Council

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## The Willoughby NDP

Welcome to the Willoughby Neighbourhood Development Plan (NDP).

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

The Referendum version of the NDP incorporated the examiner's recommended modifications and a decision was made at the Rugby Borough Council Cabinet meeting on 7 October 2019 to take the plan forward to a referendum of local people in the neighbourhood area.

The referendum took place on 2 December 2019. Residents had the chance to vote 'Yes' or 'No' to the following question:

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

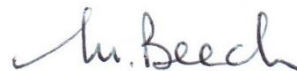
There were 169 'Yes' votes to 4 'No' votes. Turnout was 51.3 per cent.

In accordance with the Neighbourhood Planning Regulations, following the outcome of the referendum, the Borough Council made the neighbourhood plan so that it formally became part of the Development Plan for Rugby Borough on 17 December 2019.

The made Neighbourhood Plan was reviewed in 2021 and has been reviewed again in October 2023 to ensure it remains up to date. The Modified version incorporates a number of minor (non-material) modifications. The Parish Council and Rugby Borough Council consider that these modifications do not materially affect the policies in the plan as they are limited to updating references and source material and correcting errors. Therefore, the modified NDP does not require examination or a referendum.



Chair of Parish Council



Chair of Steering Group

## Acknowledgements

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

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

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

## 1.0 What is a Neighbourhood Development Plan?

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

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

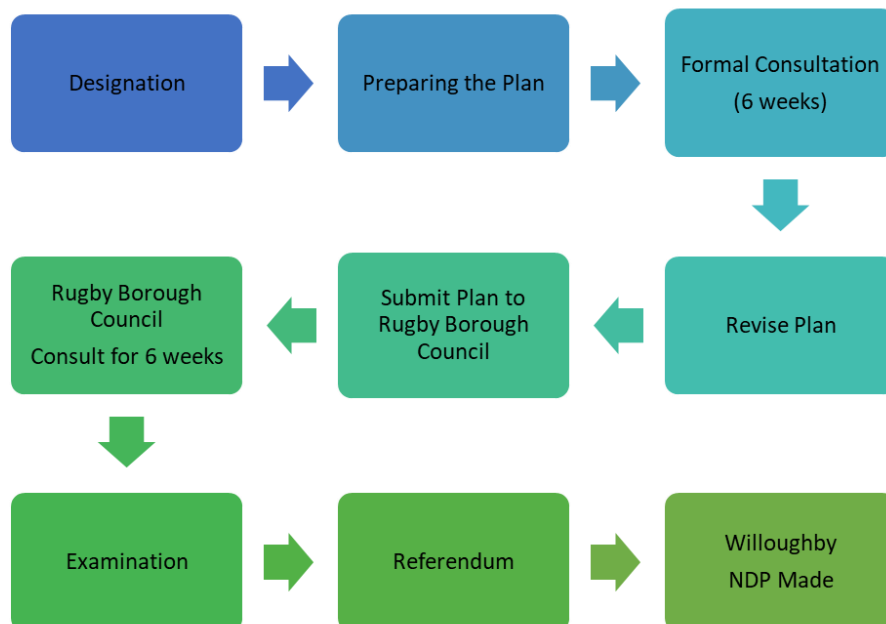
- 1.1 Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities.
- 1.2 NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character, and protect important facilities, historic buildings, the natural environment and open spaces. They are an important part of our planning system because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.
- 1.3 A Neighbourhood Development Plan (NDP) can cover a range of planning related issues or just have one, single policy. This document has been prepared building on the informal public consultation on Issues and Options which was undertaken from 7 May to 3 June 2018, the informal public consultation on the First Draft Plan which took place from 8 October to 4 November 2018, the formal Regulation 14 public consultation which took place from 21 January to 10 March 2019 and the formal Regulation 16 public consultation which took place from 25 June to 6 August 2019.
- 1.4 The Issues and Options document set out a proposed draft vision and objectives for the NDP and asked residents about a range of planning issues and potential policies for addressing these issues. The First Draft Plan provided more detail in terms of background and supporting evidence and set out wording for ten draft planning policies. All local residents and stakeholders were invited to comment and their responses informed the Draft Willoughby NDP. The Draft NDP was published for consultation with statutory and voluntary organisations as well as local residents,



businesses and landowners. The representations received led to some further revisions of the plan to produce the Submission NDP. The Submission NDP was published for a further formal consultation and the representations received were sent to an independent examiner who recommended that the NDP should proceed to referendum, subject to a series of recommended modifications.

- 1.5 The Neighbourhood Development Plan and its policies should be read as a whole. Proposals will be assessed against all relevant policies.
- 1.6 It is important to remember that NDPs cannot be prepared in isolation. They have to be ‘in general conformity’ with local strategic planning policies - in this case, the adopted Rugby Borough Council Local Plan 2011 - 2031.
- 1.7 NDPs must also have regard to national planning policy - the revised National Planning Policy Framework (2023)<sup>1</sup> and other guidance and statements.
- 1.8 All the Neighbourhood Development Plan planning policies have to be underpinned by a clear and robust evidence base of local opinion and technical resources and, overall, the Plan has to meet a set of ‘basic conditions’ set out in national guidance.
- 1.9 Preparing an NDP is a complex and lengthy process. This is set out in Figure 1 below.

**Figure 1: Neighbourhood Development Plan Process**



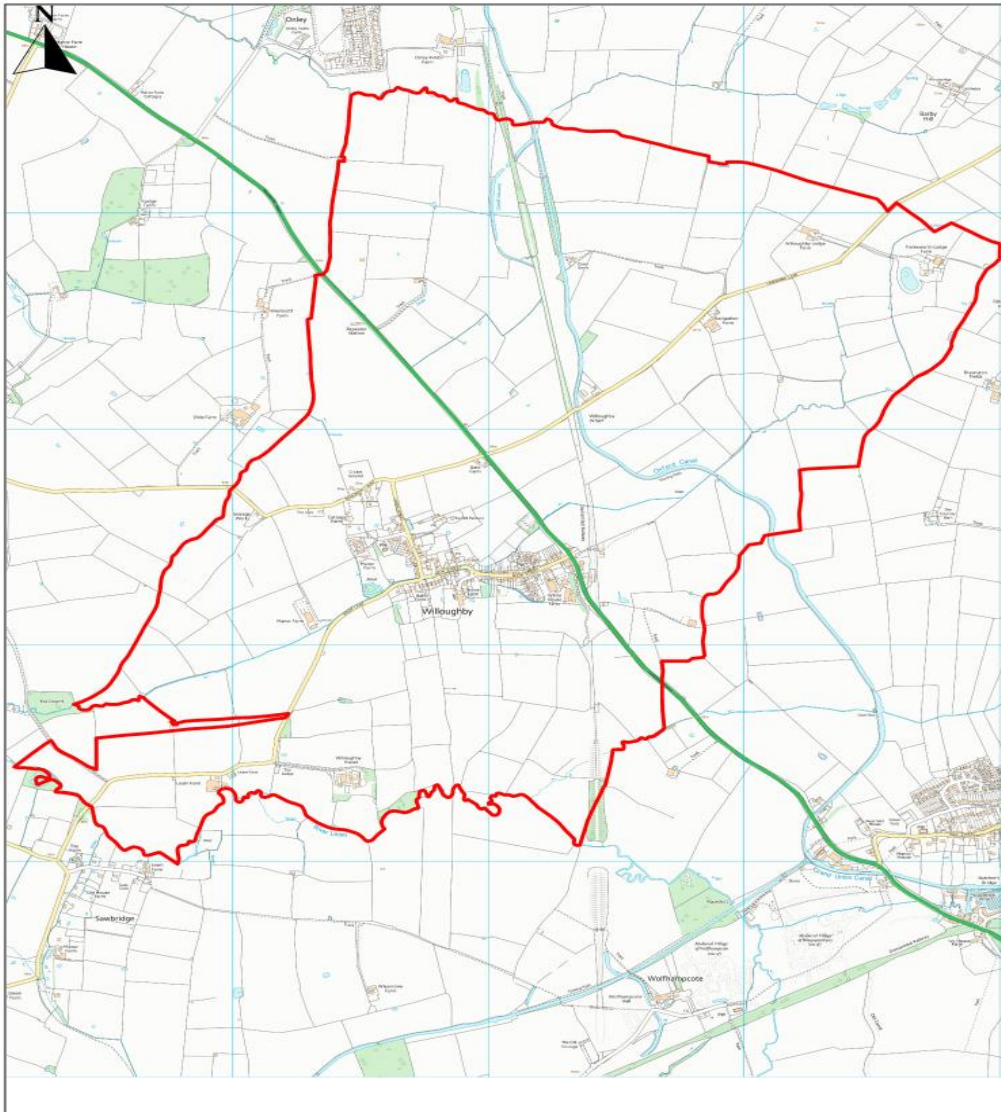
<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 1.10 Following the referendum of local people on 2 December 2019, Rugby Borough Council formally made the Willoughby NDP on 17 December 2019. The NDP will now be used to help determine planning applications in the neighbourhood area alongside Rugby’s planning policies and national policy.
- 1.11 There is no requirement to review or update a neighbourhood plan. However Planning Practice Guidance (PPG) sets out that communities may decide to update their plan, or part of it, to reduce the likelihood of policies becoming out of date. The Parish Council and Rugby Borough Council have reviewed the made NDP in 2023 and agreed a number of minor modifications to bring the Plan up to date.



## 2.0 A Neighbourhood Development Plan for Willoughby

**Map 1: Willoughby Neighbourhood Plan Area**



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

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

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

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

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

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

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

### 3.0 Vision and Objectives

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

#### VISION

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

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

#### OBJECTIVES

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

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

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

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

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

(This will be progressed through NDP Policy W6)

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

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

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

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

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

(This will be progressed through NDP Policy W8)

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

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

(This will be progressed through NDP Policy W9)

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

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

(This will be progressed through NDP Policy W10)



## 4.0 NDP Planning Policies



**Entry to the village along Moor Lane**

### 4.1 Introduction

- 4.1.1 Willoughby Parish is a small rural parish to the south-east of Rugby located between Dunchurch and Daventry in the Leam Valley. Much of the parish is on the valley floor but to the east beyond the A45 part of the land rises gently towards the Northamptonshire village of Barby which is located upon a ridge of higher ground. The A45 runs through the middle of the parish with the Oxford Canal running roughly parallel a little further east. The village of Willoughby is bordered to the east by the A45 and is surrounded by farmland, much of which is ancient ridge and furrow. In 2021, the population in the parish was about 410 (Census, 2021 – rounded to the nearest 10).
- 4.1.2 This is a very rural area with a distinctive landscape character. The built character of the village is a mixture of smaller houses and bungalows as well as larger properties. These dwellings range from much older houses, one built in the 17<sup>th</sup> century, to some houses built recently. Most houses are orientated to front the road and gable ends facing the road are uncommon. Many of the houses are set back from the road and sited within large, narrow plots which extend to the rear and provide open views to the open countryside beyond. The village has a linear layout of single plots either side of the through roads with four 'offshoot roads' where new housing development has taken place over the years. The distinctive 'valley floor' character of the village is



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

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

## 4.2 Protecting and Enhancing our Rural Landscape



**View over open countryside in Willoughby Parish**

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

### **Local Landscape Character**

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

### **Wildlife in the Landscape**

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

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

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

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

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

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



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

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



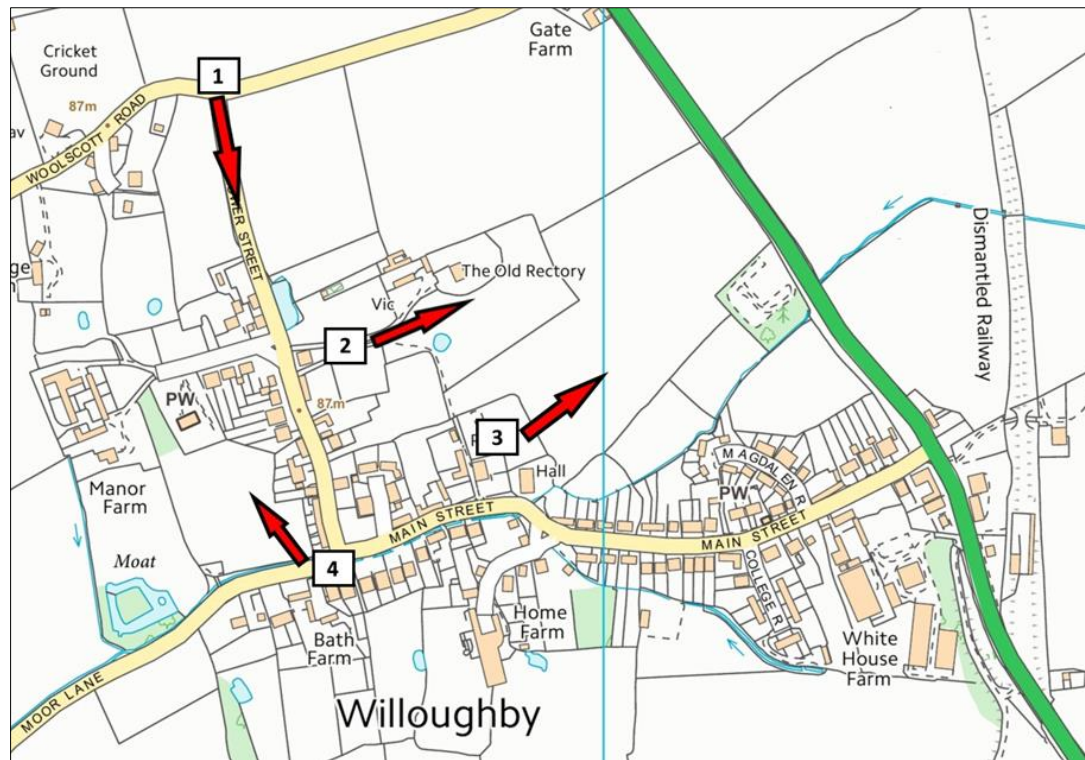
incorporate these features into landscaping designs wherever it is practicable to do so.

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

### **Protecting Locally Significant Views**

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

Map 2A: Significant Views in Willoughby Village



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



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

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



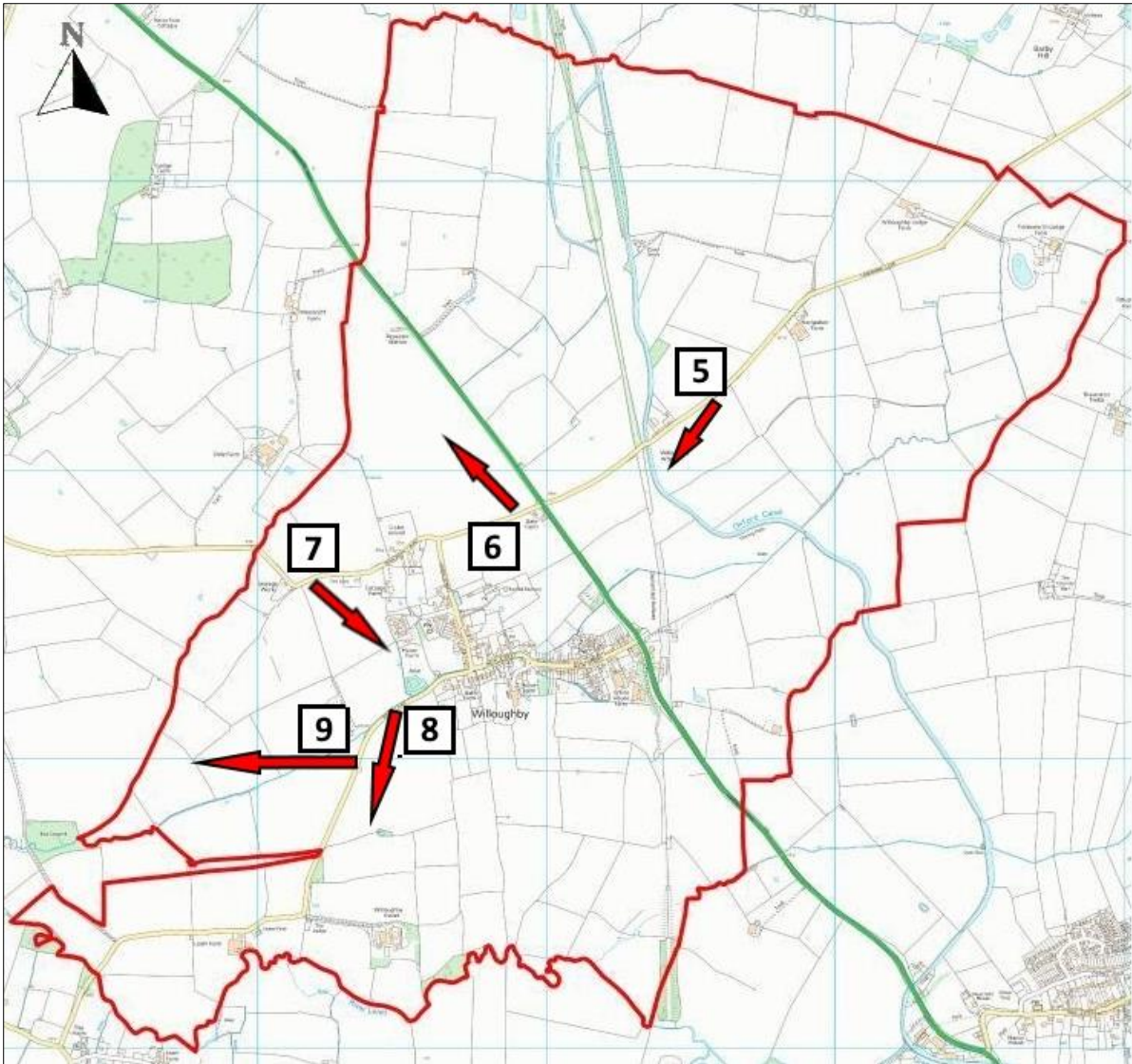


3. View from the village playing field looking north-east towards Barby Hill



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

Map 2B: Significant Views in Willoughby Parish





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



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



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



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



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

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

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

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

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

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



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

4.2.31 The NPPF para 156. sets out that '*Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.*' Rugby's Local Plan Policy SDC8: Supporting the provision of renewable energy and low carbon technology, supports proposals for new low carbon and renewable energy technologies subject to criteria including requiring that designs '*minimise adverse impacts (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact.*'

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

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

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

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

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

### 4.3 Local Green and Blue Infrastructure



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

4.3.1 Green Infrastructure (GI) is *'a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity'* (NPPF Annex 2: Glossary p68).

4.3.2 Rugby Borough Council (RBC) Green Infrastructure Study, Final Report June 2009<sup>8</sup> suggests that the following resources should, wherever possible, be incorporated within local GI networks:

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

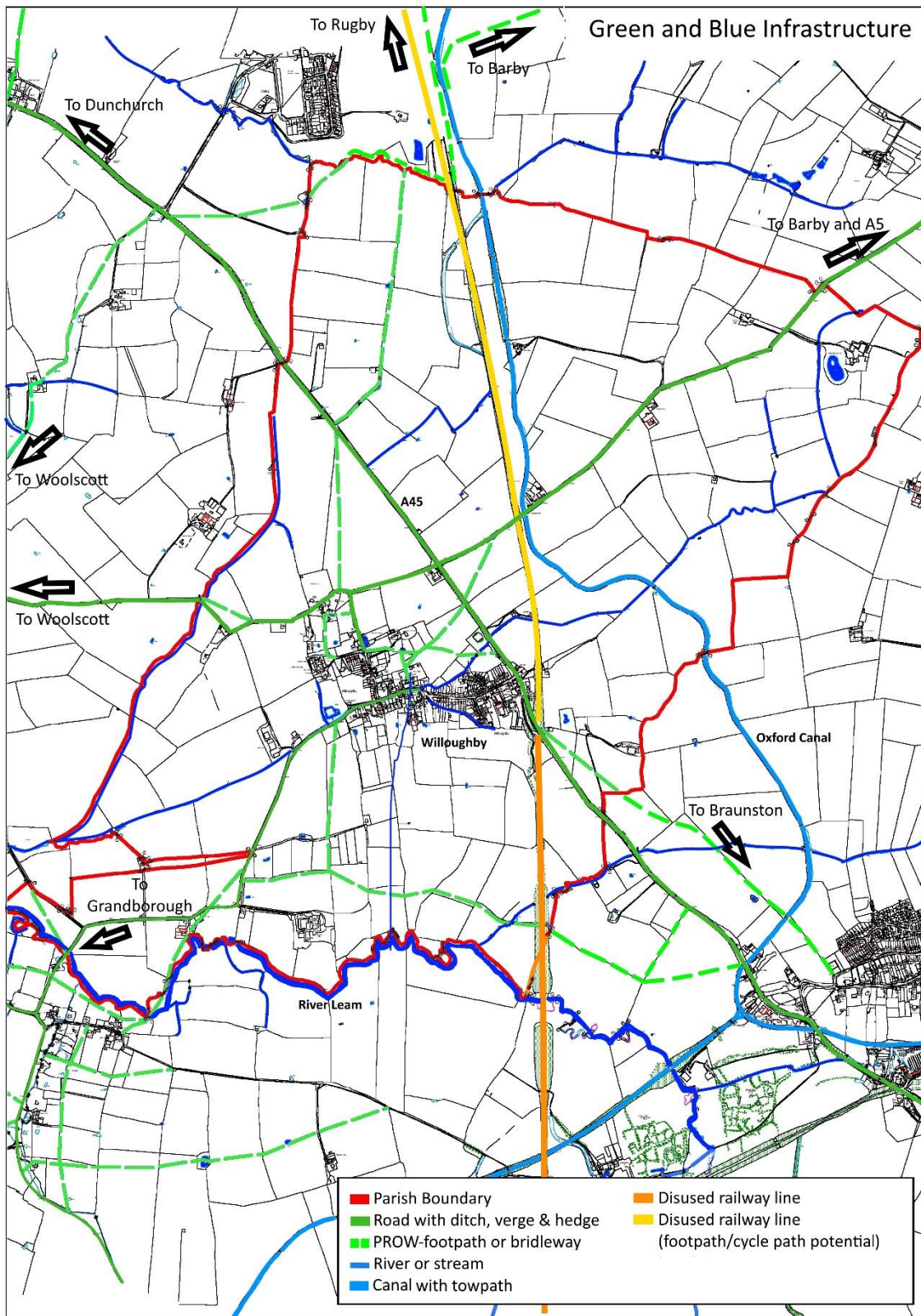
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<sup>8</sup> [https://www.rugby.gov.uk/downloads/file/197/green\\_infrastructure\\_study](https://www.rugby.gov.uk/downloads/file/197/green_infrastructure_study)



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

Map 3: Green and Blue Infrastructure in Willoughby Parish



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

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

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

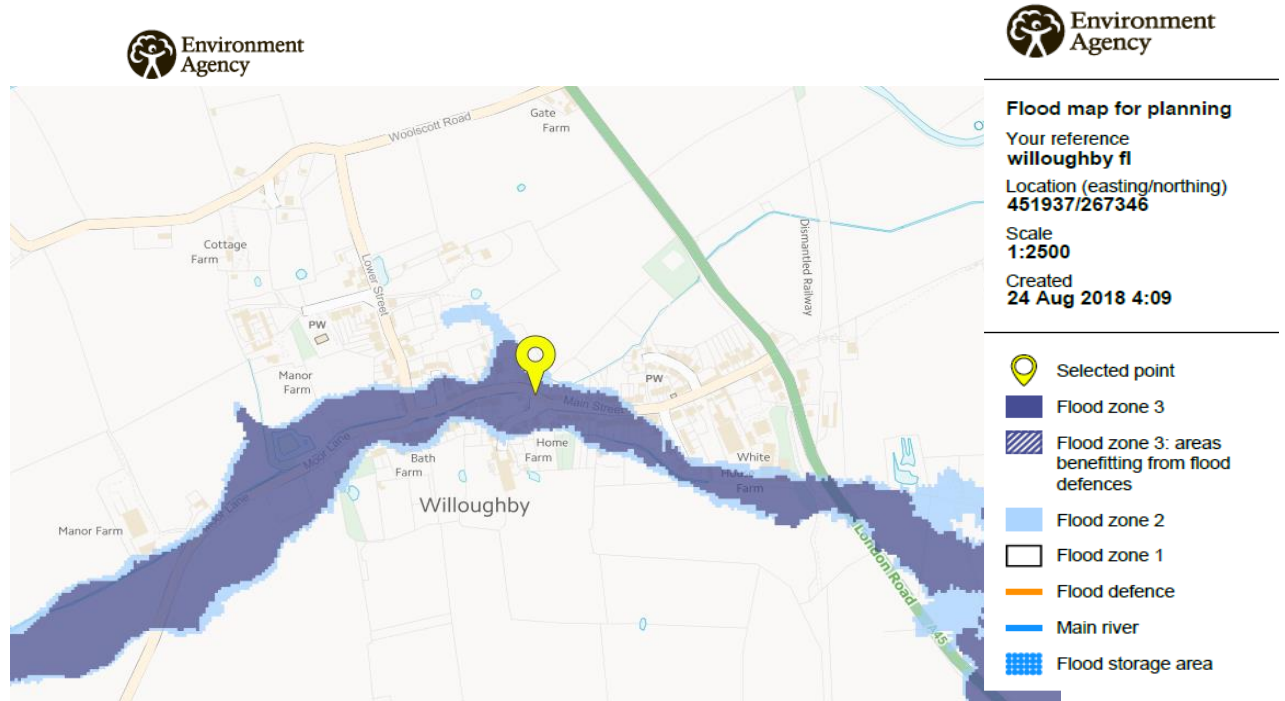
- A. New development should protect and where possible enhance existing Green and Blue Infrastructure. Development which delivers the creation of new multifunctional green and blue infrastructure will be supported. New infrastructure should connect to existing infrastructure wherever possible.
- B. Proposals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

#### **Reducing Flood Risk**

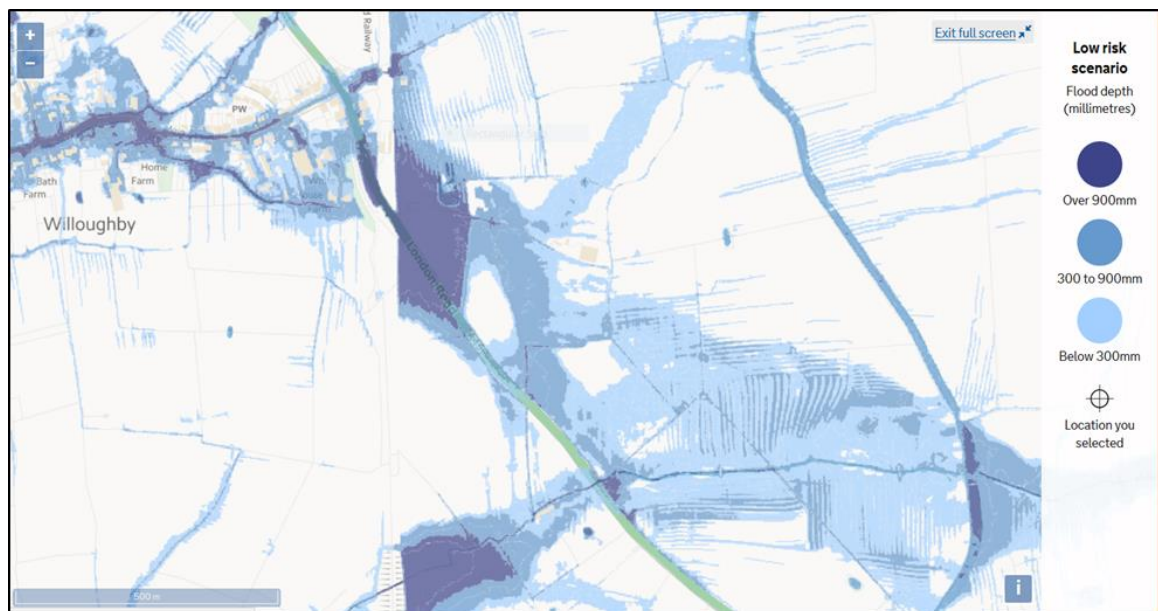
- 4.3.8 A significant area of Willoughby village is at risk of flooding. A watercourse (Willoughby Brook) flows through the heart of the village, and whilst it provides visual interest and supports local wildlife, there is a risk of fluvial flooding as shown on Map 4 and surface water flooding as shown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

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

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



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

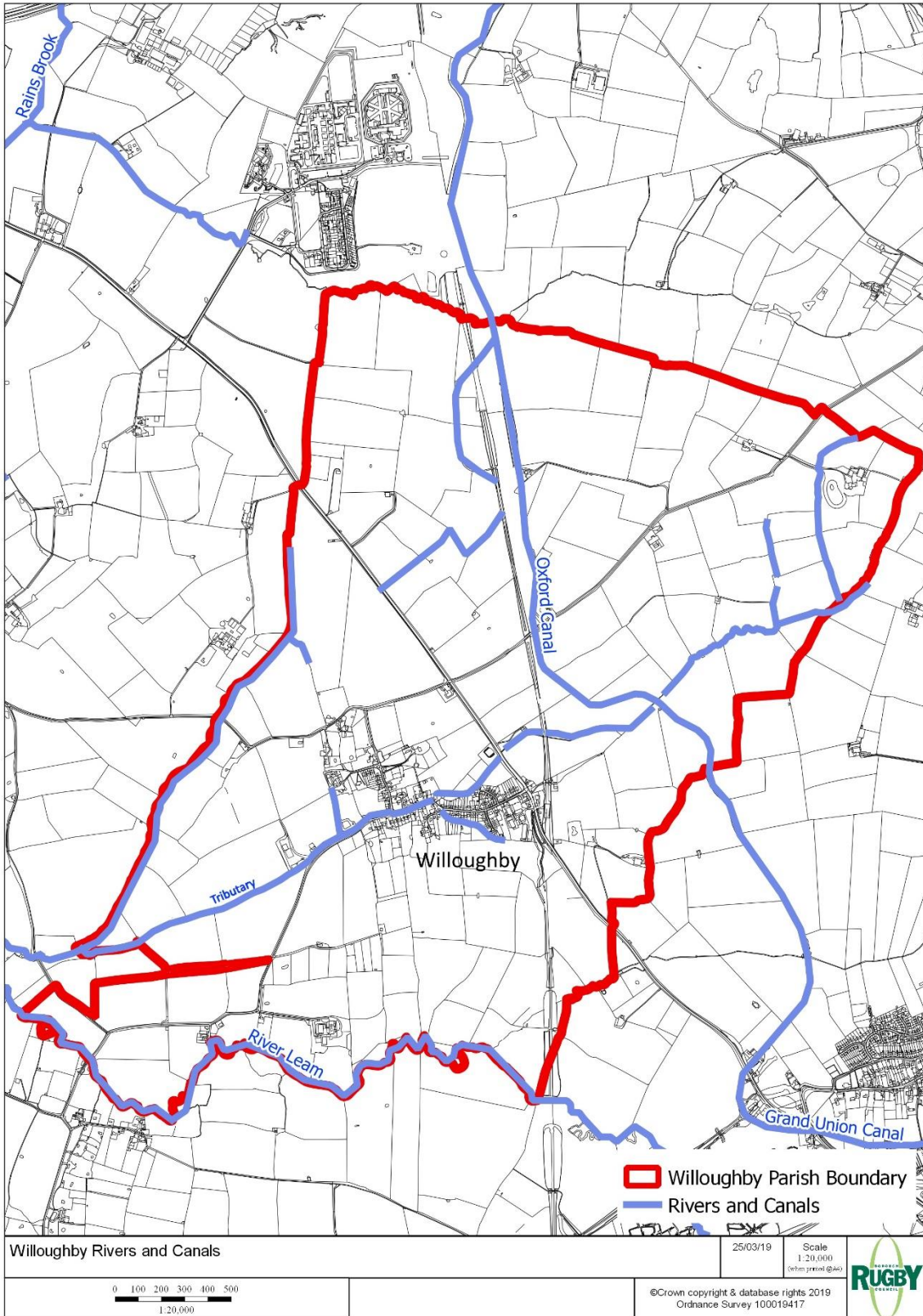


<sup>9</sup> <https://flood-map-for-planning.service.gov.uk/>



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

Map 6: Watercourses in the NDP Area





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

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

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

#### Location of New Development

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

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

#### Drainage and Runoff

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

#### Flood Storage

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

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

## 4.4 Conserving and Enhancing our Built Heritage Assets



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

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

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

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

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

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

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

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

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

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

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



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



**Manor Farmhouse (Grade II)**

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

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

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

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

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

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

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

## 4.5 Encouraging High Quality and Sustainable Design



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

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

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

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

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

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

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

### General Principles

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

### Sustainable Development

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



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

Respecting Local Character

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

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

## 4.6 Providing Homes



**The Old School House**

### **Introduction**

- 4.6.1 The village of Willoughby has grown incrementally over a long period of time with a combination of some small-scale new developments, some infill development and rebuilds and conversions of existing buildings. In 2021, there were 199 dwellings in the parish. Since then, 3 more houses have been added (all new builds).
- 4.6.2 In 2021, 92.9% of the 200 households in the Parish were living in whole houses or bungalows (higher than the proportion for Rugby at 87.0%), and 7.1% of households were in flats, maisonettes or apartments (significantly lower than in Rugby where 12.6% were in this type of accommodation). 158 (79%) households in the Parish were in owned or in shared ownership accommodation - a significantly higher proportion than in Rugby Borough generally (68.9% of households).
- 4.6.3 The results of the questionnaire carried out in 2014 showed that 72% of respondents felt that the character of Willoughby derives from its present size, while 33% of respondents felt that the village would benefit from the development of new housing. 89% of respondents thought that Willoughby should retain its current mix of smaller houses and bungalows as well as larger properties while 71% felt that the current mix of housing size and style was adequate.
- 4.6.4 The housing survey produced by Midlands Rural Housing in June 2014 for Willoughby village showed that, at that time, there was an identified need in the village for two

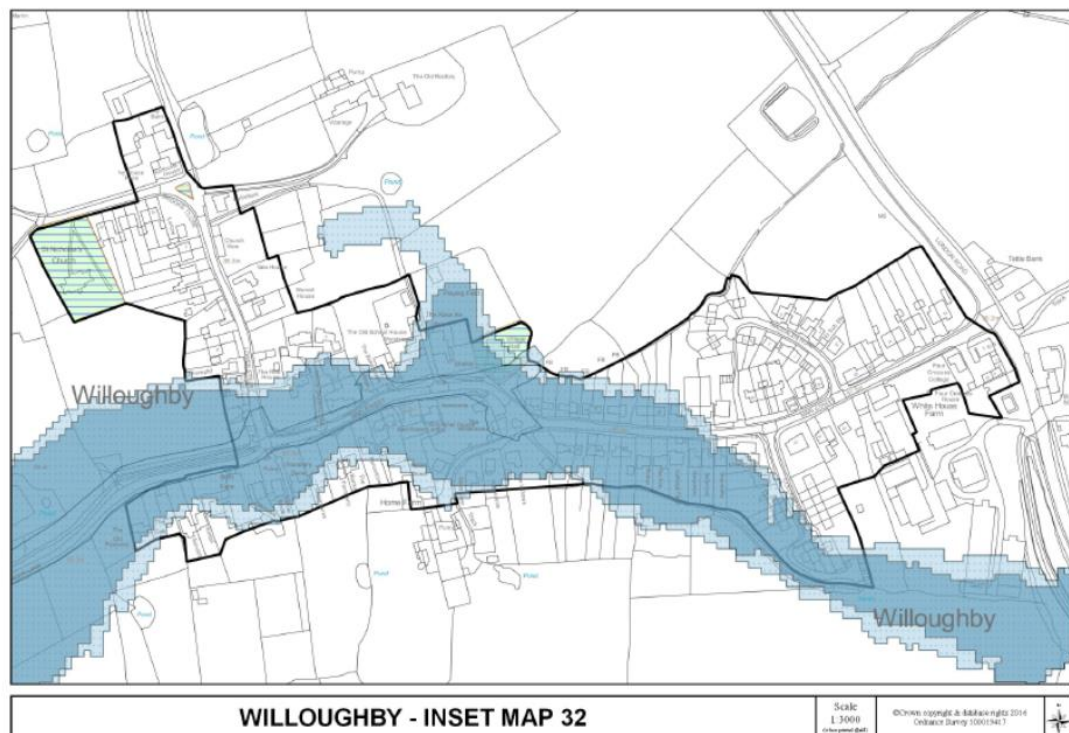
affordable homes and two 2-bedroom open market homes (one bungalow, one house) for those with a local connection.

- 4.6.5 The consultation on Issues and Options demonstrated that there was significant support from local residents for including a policy supporting suitable house types and sizes in the Draft Willoughby NDP. 88.39% (99) respondents supported including such a policy and 4.46% (5) did not support such a policy.
- 4.6.6 Most respondents 67.86% (76) were not planning to move in the near future. However, the following were noted as the types and sizes of local housing most needed in the parish if a move was planned:
- Housing for first time buyers (1-2 bed) - 20.54% (23) respondents
  - Family housing (3-4 bed) - 10.71% (12) respondents
  - Larger family housing (4+ bed) - 1.79% (2) respondents
  - Housing for older people (1-2 bed) - 17.86% (20) respondents
  - Special needs / accessible housing - 7.14% (8) respondents
  - Other (please specify) -12.50% (14) respondents
  - Not Answered - 66.07% (74) respondents.
- 4.6.7 Reasons for a possible move included cost and availability of housing and the lack of facilities in the village.
- 4.6.8 The Steering Group considered the detailed responses and undertook a further mini survey from 14 to 24 June 2018 to understand local housing needs better. There were nine responses. These indicated a clear individual need for 4 - 6 homes in the first five years (2 starter homes and 2 - 4 for older people), 1 home for older people in years 6 - 10 and 1 starter home in years 11 - 15. All asked for Affordable housing. This is in keeping with the 2014 housing survey and those carried out in surrounding villages.
- 4.6.9 The Steering Group has looked at the current housing stock in Willoughby Parish and compared this to the need identified in the Rugby SHMA. Appendix 6 shows this comparison which supports the NDP priority for smaller houses.
- 4.6.10 The data from the responses to the Issues and Options and to the mini survey were used to inform Draft Policy W8 in addition to the evidence in Appendix 6. The consultation on the First Draft Plan confirmed the strong local support for the proposed housing policy with 92.59% (100) respondents supporting the Draft Policy and 5.56% (6) not supporting it.
- 4.6.11 Of the 410 residents living in the Parish in 2021, 14.9% were aged 19 years or younger and 33.2% were over 65. The proportion of 20 – 39-year-olds in the parish population has decreased significantly from 29.1% in 2001 to 13.2% in 2021 and the proportion of 45 – 64-year-olds has decreased slightly from 34.6% to 32.4%. The Parish has seen a significant increase in the proportion of older residents: in 2011 33.7% of the population was over 60 years old and by 2021 this had risen to 41.8%.

## Rugby Borough Council Local Plan

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

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



## Services in Willoughby Village

- 4.6.13 An overview of the services available in Willoughby can be found in Rugby Borough Council's 'Village Services Audit', an appendix to the 'Rural Sustainability Study', published in December 2015. All thirty-four villages in the Borough were assessed against various criteria in terms of their sustainability and then ranked based on their total score. Access to services and access to public transport were the two main categories used to assess a village's sustainability.
- 4.6.14 The Village Services Audit was re-organised from 'most sustainable village' to 'least sustainable' and re-scored because the village lost its garage/petrol station and regular bus service following the audit. In 2015, Willoughby ranked 19<sup>th</sup> out of the thirty-four villages in Rugby Borough for sustainability. In April 2019, it ranked 27<sup>th</sup>. In April 2023 the bus service D1 was re-routed through Braunston via Willoughby and Longdown Lane and



this service runs hourly between Rugby and Northampton via Daventry. Some limited additional housing in the village would help to sustain the remaining local services and businesses.

### **Policy Considerations**

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

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

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

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

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

### **Rural Exception Sites**

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

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

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

### Housing inside the Settlement Boundary

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

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

### House Types and Sizes

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

The following house types will be particularly supported:

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

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

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

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

## 4.7 Supporting Small Businesses and Home Working



**B Beautiful Salon on Lower Street**

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

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

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

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

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



In addition, schemes will be encouraged where:

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

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

## 4.8 Protecting and Improving Local Facilities and Services



**Village Hall**

- 4.8.1 Under 'supporting a prosperous rural economy', NPPF paragraph 84. sets out that *'planning policies and decisions should enable: d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.'*
- 4.8.2 Policy HS3: Protection and Provision of Local Shops, Community Facilities and Services in Rugby Borough Council's Local Plan is aligned with the NPPF and reiterates the importance of local facilities and the need to protect and improve these, where possible, to meet the needs of the local resident population.
- 4.8.3 The responses to the consultation on Issues and Options demonstrated strong support for the NDP to include a policy identifying and protecting existing village facilities with 89.29% of respondents (100) agreeing to such a policy. 82.14% of respondents (92) supported a policy to promote investment in new health and community facilities.
- 4.8.4 The consultation responses to the First Draft Plan also demonstrated a high level of support for Draft Policy W10 with 98.15% of respondents (106) supporting the Policy. There was a suggestion that the village pond should be referred to as a local community facility but this water feature is more appropriate to Policy W4 and therefore Policy W4 has been amended accordingly.
- 4.8.5 Willoughby Parish has a range of facilities. These include a village hall, a pub and a cafe, a playing field and children's playground, allotments, a cricket club and a church, a beauty salon and a car wash facility. A full list of local facilities and services is provided in

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

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

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



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

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

lots of races for all ages), concerts and sports activities in warmer months. Land for the allotments was bought and fenced to keep out rabbits after the responses to the 2012 survey for the Parish Plan indicated an interest locally in having such a facility. All kinds of produce and flowers are now grown and shared within the community. The allotments also provided the venue for a well-attended BBQ in the summer. For some years, there has been discussion about a possible project to develop a new car park behind the village hall. The land behind the village hall lies outside the settlement boundary. In March 2020, planning permission was finally granted for a new car park for 16 cars and 2 vehicles for disabled people on part of the village hall garden and adjoining land, plus a new access road between the car park and Main Street.

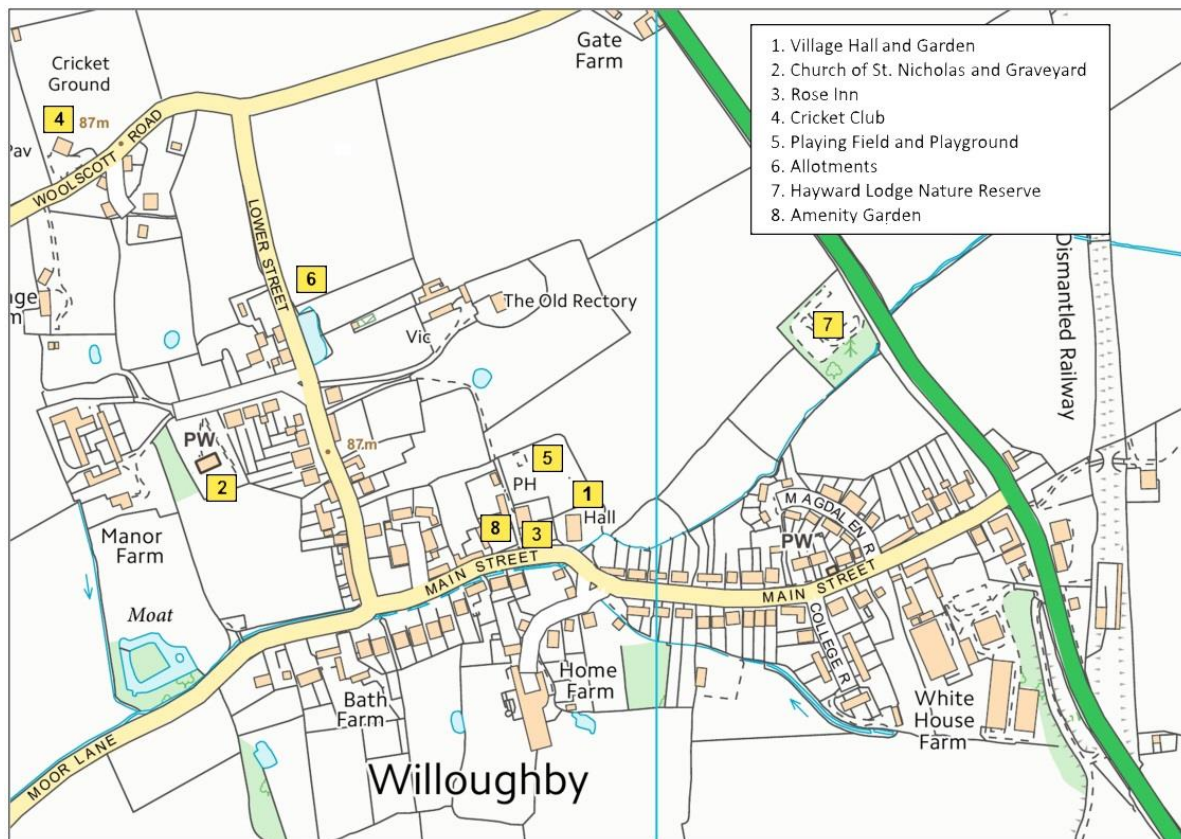
- 4.8.8 Two local charities give grants for various purposes. The Willoughby Education Foundation awards grants to village residents under the age of 25 for extra curriculum educational activities and to schools attended by village students. This includes textbooks for further education, educational school trips, sports clubs, computers and music studies. Under the Willoughby Charity a limited number of funds are available for discretionary grants for help with personal expenditure such as spectacles, dentures and other specialist items.
- 4.8.9 A great deal of information about the parish is provided on the Parish Council website<sup>14</sup>, together with minutes from Parish Council meetings so that people can find out what local issues are being addressed and what progress is being made. The website also gives information about the Community Emergency Plan and the Flood Action Plan. Both of these are reviewed and updated annually. The online resource [www.willoughbyweb.net](http://www.willoughbyweb.net) is a parish web site and repository of online archive/local history material including back editions of the Willoughby Monthly.
- 4.8.10 The Willoughby Monthly is the parish newsletter. It has been produced by a local resident since September 2008 and is distributed to every house in the parish. It contains an editorial, a calendar of local events each month, short articles from different organisations and groups about forthcoming events, activities and matters of note affecting the parish, as well as contact details for Neighbourhood Watch and the Police.
- 4.8.11 A regular bus service has recently been introduced along the A45 but local people continue to use their cars or vans to access most services. School buses take children to and from schools in Rugby.
- 4.8.12 NDP Policy W10 seeks to protect existing facilities (as identified on Map 8) and supports investment in new facilities in Willoughby.

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



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



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

Existing Community and Recreation Facilities

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

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



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

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

#### Proposals for New Community and Recreation Facilities

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

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

#### **Local Green Spaces**

4.8.13 The Issues and Options consultation document set out the NPPF criteria for designating areas as Local Green Spaces and asked for suggestions of what to include. The revised NPPF sets out in paragraph 102 that '*The Local Green Space designation should only be used where the green space is:*

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

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

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

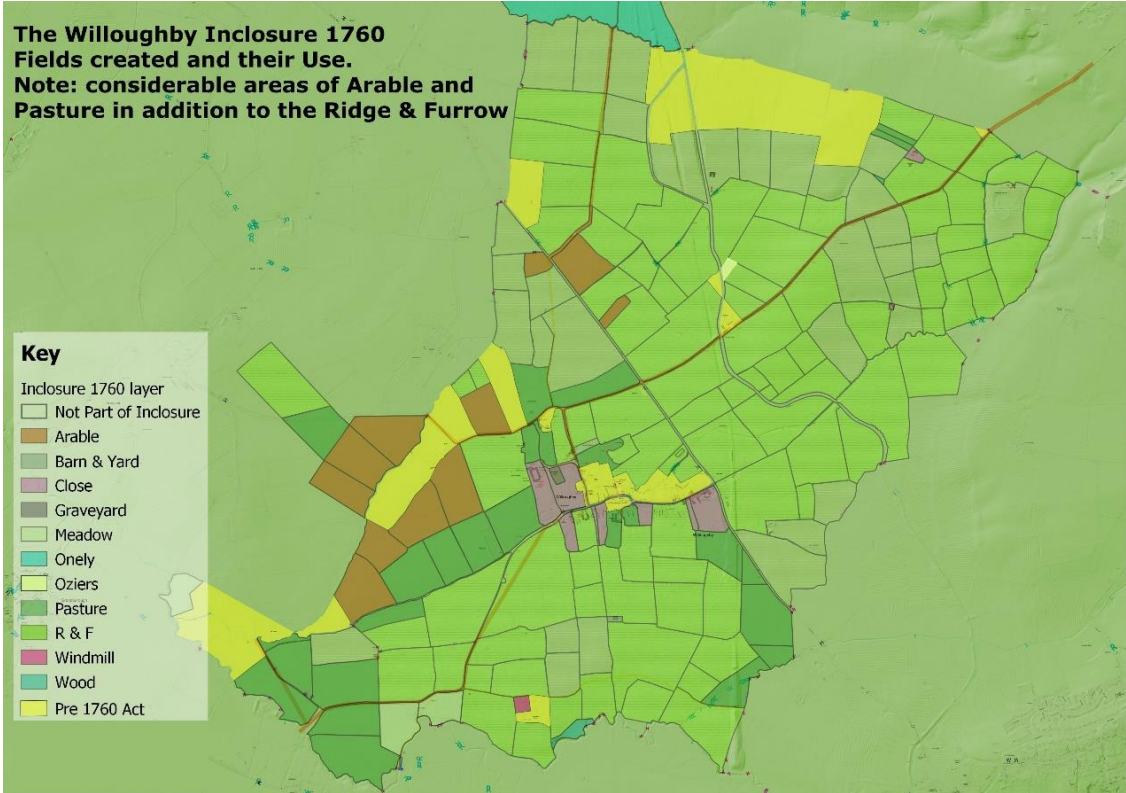
## 5.0 Willoughby NDP Review

- 5.1 The NPPF sets out at paragraph 14 a set of specific circumstances where development which conflicts with a neighbourhood plan should not be permitted. Some of these circumstances are outside of the control of the Parish Council and relate to housing delivery across the Borough as a whole. However two of these criteria are specific to the neighbourhood plan itself; if a neighbourhood plan contains policies and allocations to meet its housing need and if it was made two or less years ago. The current iteration of the Willoughby neighbourhood plan does not allocate housing, but it is felt it would be prudent to carry out a review of the plan on a two year cycle to ensure it remains up to date. This is the second review to be undertaken on the NDP. Reviews will continue to be undertaken every subsequent two years.
- 5.2 Planning Practice Guidance for Neighbourhood Planning sets out advice about the process for updating an NDP: ‘There are three types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:
- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
  - Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
  - Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.’
- 5.3 The Willoughby NDP Review is considered to comprise minor (non-material) modifications which do not materially affect the policies in the plan.
- 5.4 PPG goes on to set out how minor neighbourhood plan or Order updates are made. ‘Minor (non-material) updates to a neighbourhood plan or Order would not materially affect the policies in the plan or permission granted by the Order. A local planning authority may make such updates at any time, but only with the consent of the qualifying body. Consultation, examination and referendum are not required.’
- (Planning Practice Guidance  
Neighbourhood Planning  
Paragraph: 084a Reference ID: 41-084a-20180222  
Revision date: 22 02 2018)
- 5.5 A Schedule of Changes showing all the modifications to the made NDP has been prepared and is provided on the neighbourhood plan pages of the Parish Council’s and Rugby Borough Council’s websites.

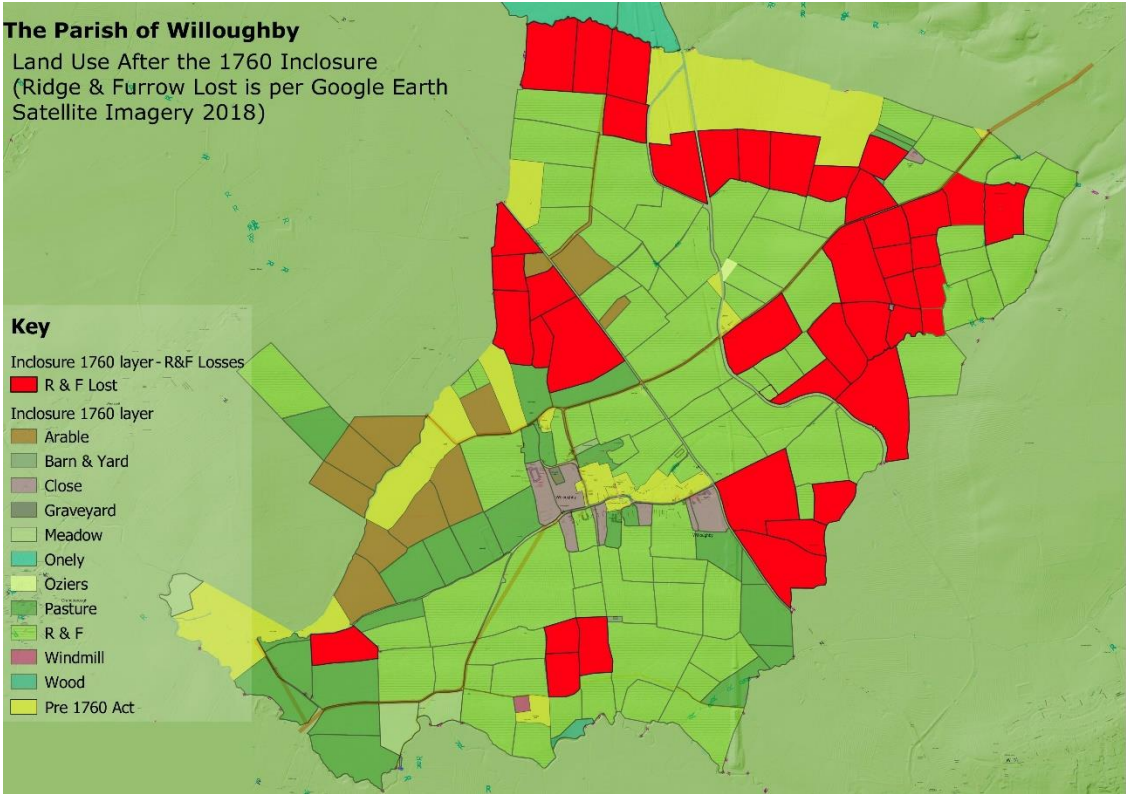
## Appendices

Appendix 1 Historic Landscape Character

Map 9: Inclosure 1760 plus ridge and furrow

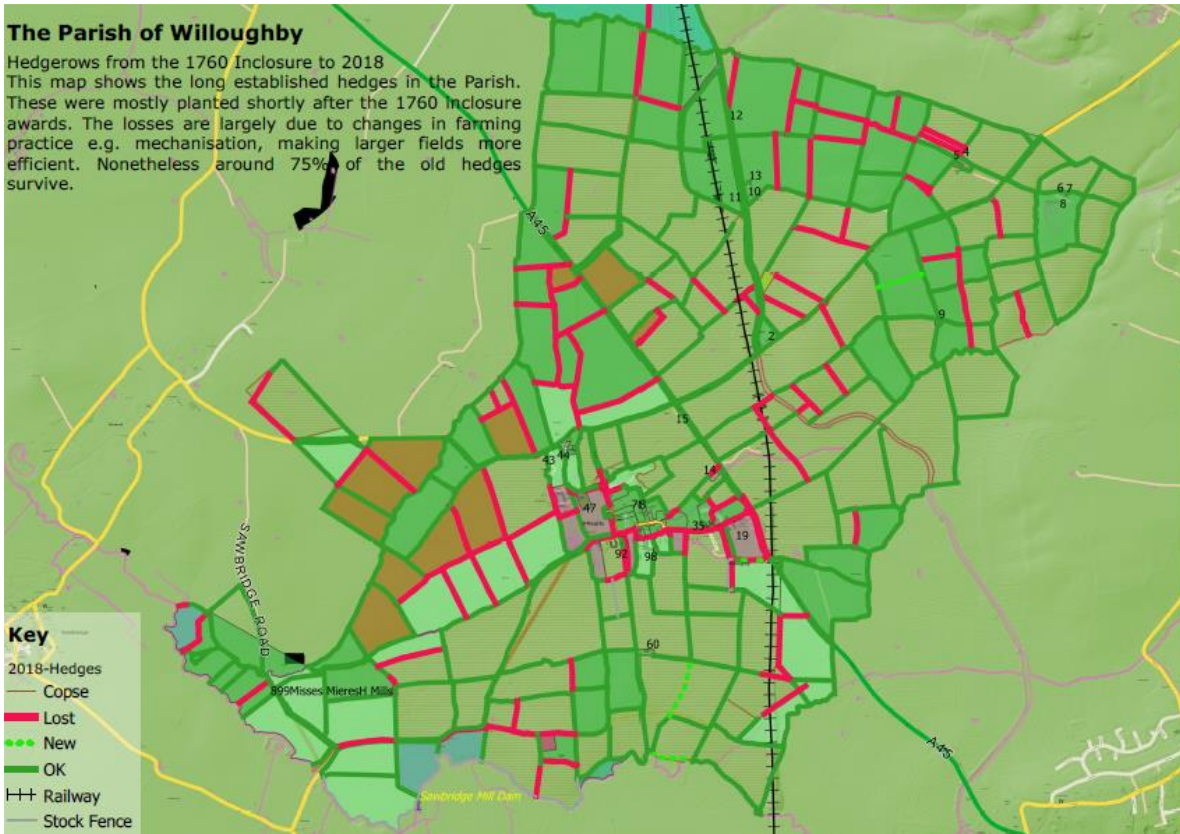


Map 10: Land Use After 1760 Inclosure including remaining ridge and furrow





Map 11: Hedgerows



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

WHITEHOUSE FARMHOUSE

List Entry Number: 1365063

Heritage Category: Listing Grade: II

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

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

THE SMITHY

List Entry Number: 1034926

Heritage Category: Listing Grade: II

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

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

MANOR FARMHOUSE

List Entry Number: 1365062

Heritage Category: Listing Grade: II

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

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

THE ROSE PUBLIC HOUSE

List Entry Number: 1116423

Heritage Category: Listing Grade: II

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

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

VALE HOUSE

List Entry Number: 1116428

Heritage Category: Listing Grade: II

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

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

Moated site S of Manor Farm House

List Entry Number: 1404858

Heritage Category: Scheduling

Location: Willoughby, Rugby, Warwickshire

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

CHURCH OF ST NICHOLAS

List Entry Number: 1116454

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

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

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

Map 12: Location of Designated Heritage Assets

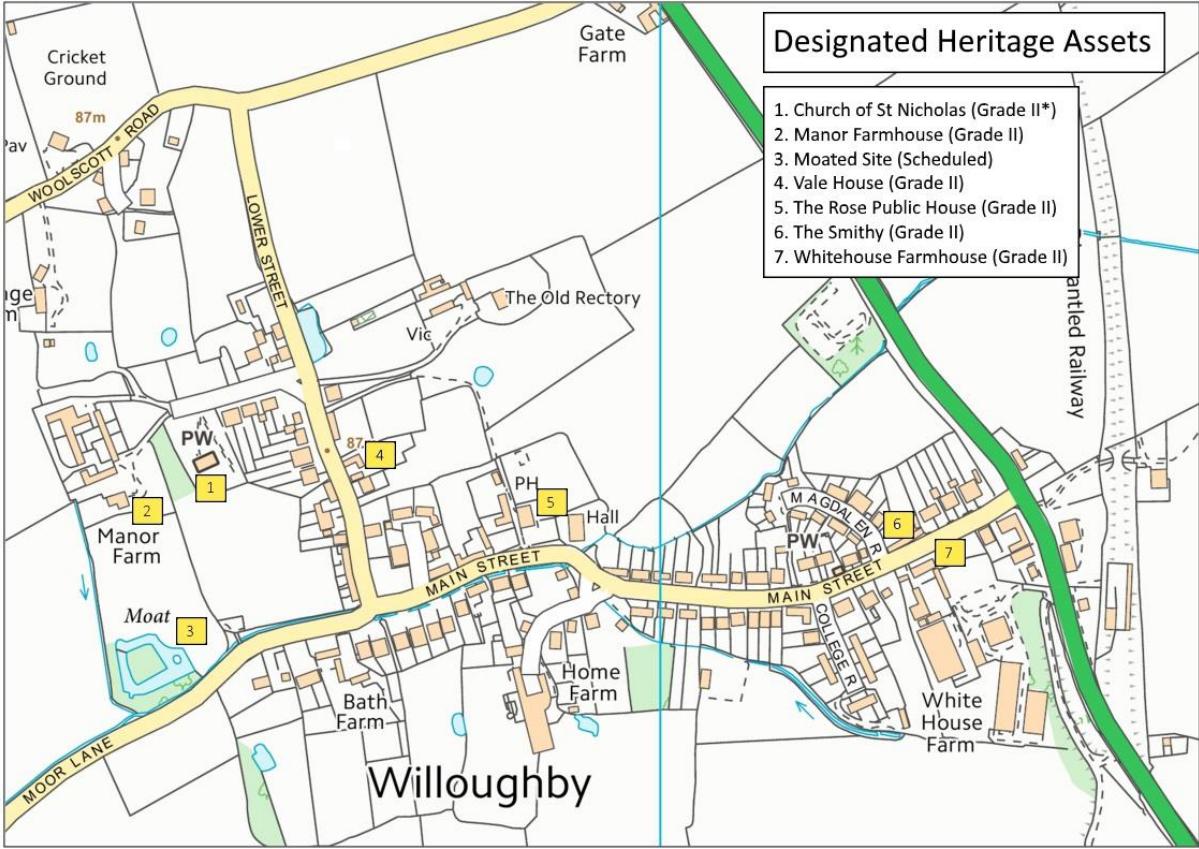




Figure 2: Photographs of Designated Heritage Assets



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



2. Manor Farmhouse (Grade II)



3. Moated Site (Scheduled)



4. Vale House (Grade II)



5. The Rose Public House (Grade II)



6. The Smithy (Grade II)



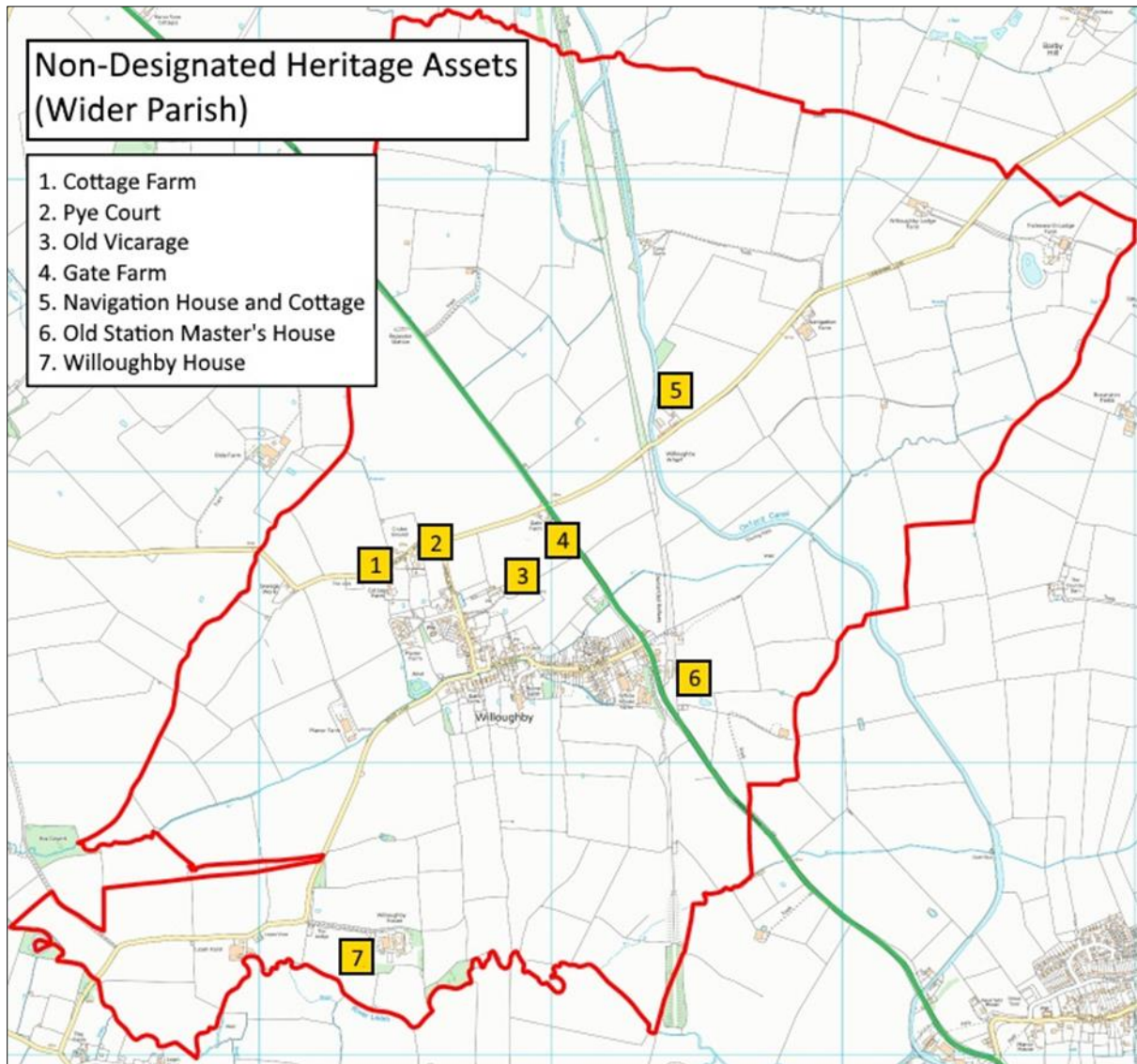
7. Whitehouse Farmhouse (Grade II)



Appendix 3 Proposed Non-Designated Heritage Assets

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

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



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



**1. Cottage Farm**

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

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

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

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

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

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



**2. Pye Court**

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

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

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

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

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

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

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



**3. The Old Vicarage**

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

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

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

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

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

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





**4. Gate Farm**

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



**6. Old Station Master's House**

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

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

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

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

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





### 7. Willoughby House

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

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

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

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

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

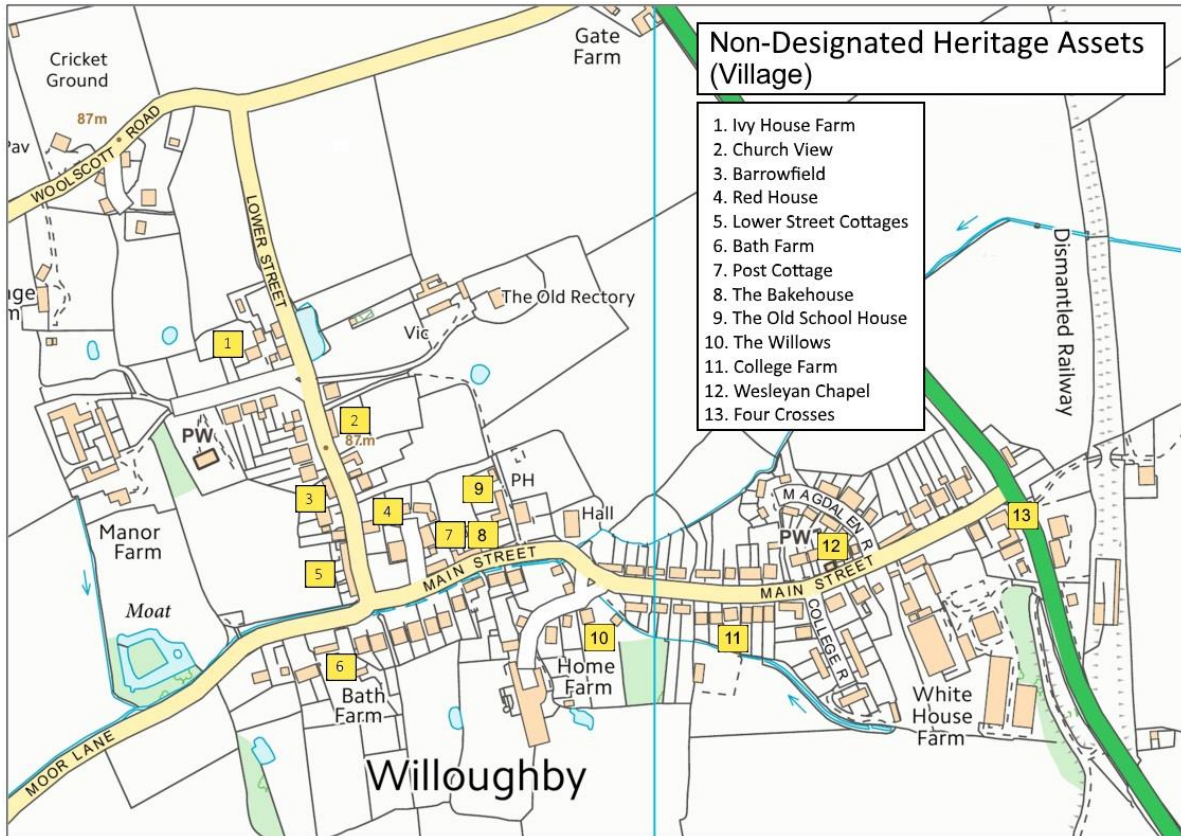
Whites Directory in 1876 says that some twelve years before (around 1864), Major Francis Mason, J.P. bought the estate and built a handsome mansion on the site of the Old Bath Farm. It notes that 'the spring still remains and is visited occasionally on account of its medicinal virtues but the baths are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

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

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

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

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



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



**1. Ivy House Farm**

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

Initially the tenant was Henry (d1895) and then

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

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

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

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

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

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



## 2. Church View

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

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

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

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

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

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

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



## 3. Barrowfield

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

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

From 1940, Jim and Connie Hall, the current



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

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

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

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

Barrowfield is now a private residence.



**4. Red House**

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

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

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

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

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



**5. Lower Street Cottages**

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

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

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

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



#### 6. Bath Farm

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

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

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

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

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

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



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

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

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



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

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

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

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

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

than three properties, incorporating the middle post office section into Post Cottage.

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

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

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

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

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



**9. The Old School House**

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

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

The charity received a lump sum from the County Council after the sale as it still owned

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

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

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

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



**10. The Willows**

A building has stood on the site of The Willows for several hundred years. The original building would have been a single-storey farm dwelling at the east end with stone foundations, some of which are still evident, and a cow byre at the west end. The stone outer wall of this byre remains as the inner wall of the present house and still includes the bottom rail of a hay manger. The back wall of this part of the building was cob of which a small section still remains.

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

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

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

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



### 11. College Farm

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

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

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

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

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

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

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

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



### 12. Wesleyan Chapel

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

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

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

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

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





### 13. Four Crosses

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

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

The Four Crosses public house was closed in the mid-1960s by the owners, Phipps Brewery, upon the retirement of the landlady, Mrs. Griffiths. It was subsequently sold and used as transport accommodation, together with two self-contained flats. The building was extended and converted into apartments in the 2000s.

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

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

Soon after the Inn gained an extra Cross!

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

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

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

### Bibliography and References

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

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

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

*Warwickshire Heritage Environment Record*, Warwickshire County Council

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

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

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

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

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

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

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

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

#### Thank you

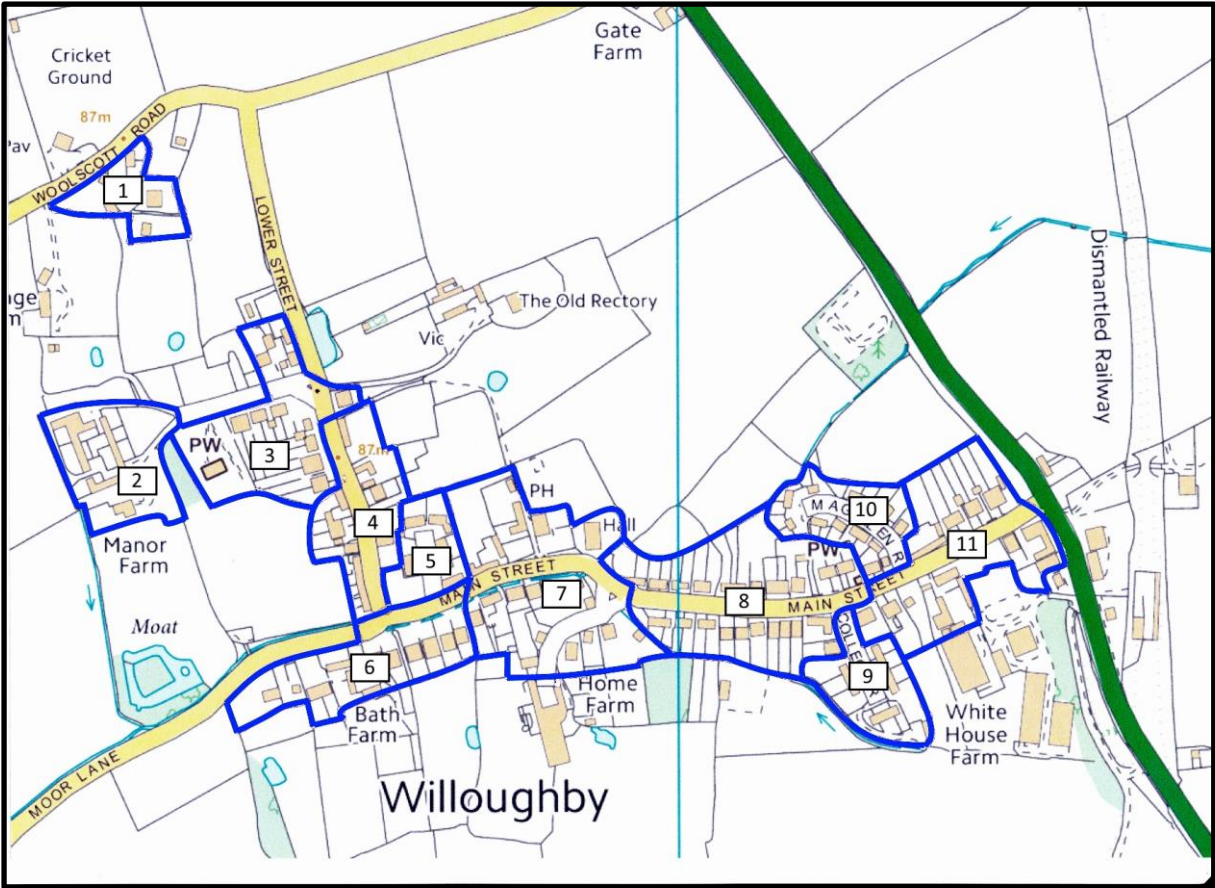
We would like to sincerely thank all the residents of Willoughby who took the time to tell us about their historic houses and everyday life in the parish. We would also like to thank Richard Jackson who provided valuable additional information from various archives. Much of this kind of knowledge is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



Appendix 4 Character Areas

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

Map 15: Character Areas



**Area 1. Pye Court**

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

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

	
<p>Semi-detached cottages built originally in 1860 as a terrace of four</p>	<p>Detached house built in 1966 on the site of two old cob cottages condemned in 1920</p>

**Area 2. Manor Farm Barns**

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

	
<p>Barn with open gable ends facing the road</p>	<p>Barn with long roof line parallel to the road</p>

**Area 3. Brooks Close**

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

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

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



	
<p>Semi-detached bungalows in Brooks Close</p>	<p>Ivy House Farm</p>

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

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

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

	
<p>Red House</p>	<p>Vale House</p>



Lower Street Cottage at the Main Street junction



Lower Street Cottages looking north

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

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

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



Bungalow with closed gable end facing the road



Bungalow with roof line parallel to the road



**Area 6. White Barn Close**

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

	
<p>White Barn Close</p>	<p>Typical house in White Barn Close</p>

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

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

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



The Post Office and the Bakehouse



The Old School House



The Willows



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

**Area 8. Main Street (Central)**

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

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

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

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



'Old' council houses built in 1919

'New' council houses built in 1948





Detached houses built in the 1970s



Detached houses built in the 1980s

**Area 9. College Road**

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



The three terraces on College Road



The terrace of four on the west side





**Area 10. Magdalen Road**

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

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

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

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

**Area 11. Main Street (Upper)**

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

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



The Smithy



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



Semi-detached houses built in 1928



The Four Crosses apartments opposite the bungalows

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

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

- Magdalen Road - 1963 one-and-a-half storey houses and a few bungalows
- Brooks Close - 1964 thirteen bungalows
- Main Street (between The Smithy and the A45) - 1962 to 1966 eight semi-detached bungalows
- Moor Lane/Main Street (Lower) - 1970s nine detached bungalows
- The new Vicarage - built in 1978
- Main Street (Central) - 1970s and 1980s detached houses
- Magdalen Road - 1983 development originally designated as eight starter homes
- Barn Conversion next to the canal off Longdown Lane - mid 1990s
- Agricultural barns near Manor Farmhouse - 1999 converted to eight houses
- The Four Crosses on the corner of Main St and the A45 - 2000s converted to ten apartments
- White Barn Close - 2007 small scheme for 5 executive-style houses
- Little Leys adjacent to Manor Farm Works Unit - 2011 new building
- BT Repeater Station on A45 - 2012 change of use to a dwelling
- Shepherds Barn along Moor Lane - 2013 barn conversion
- Behind Whitehouse Farmhouse off Main Street - 2015 barn conversion
- Willowbrook Barn on Woolscott Road - 2017 barn conversion
- The Barn, Longdown Lane - 2020 barn conversion
- Whitney House, Main Street - 2022 new build
- 4 and 5 Tattlebank Cottages, London Road - new builds. Data on completion year is missing.

## Appendix 6 Willoughby Housing

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

(Note: Parish level numerical data on house sizes from the 2021 Census was not available in October 2023).

2011 Census

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

<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>
6	53	72	35	19

Additional dwellings since 2011 census    **5**

<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>
1	0	3	1	0

Willoughby Housing Stock - 2018

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

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

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

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

**For comparison**

SHMA\* Recommended Mix of Market Housing in Rugby Borough

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

\* SHMA Strategic Housing Market Assessment,

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



## Appendix 7 Definition of Affordable Housing (NPPF)

### Annex 2: Glossary

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

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

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

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

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

Appendix 8 List of Local Businesses in Willoughby Parish

<b>Name</b>	<b>Address</b>	<b>Business</b>
Willoughby Cafe	A45	Cafe
Reefkeeper	A45	Tropical Fish
Linda Noakes	32 Main Street	Acupuncture
JRCS Falconry	11 Magdalen Road	Falconry
Val Taylor	44 Main Street	Pilates
The Rose Inn	Main Street	Public House
Daisy Chain	Roseberry Dene, Main Street	Garden Services
Courts	Willoughby House, Moor Lane	Builder
B Beautiful	19 Lower Street	Hair and Beauty Salon
Willoughby Alpacas	The Old Vicarage	Alpacas
Alan Board	Magdalen Road	Builder
Mark Hallam	Main Street	Window Cleaner
Old Garage Car Wash	A45	Car Wash
Lorraine Geddes	Magdalen Road	Keep Fit
The Decking Tool	Manor Farm Barns, Brooks Close	Decking

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

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

## Appendix 9 Local Facilities and Services

- Village Hall
- Church
- Playing Field / Children's Playground
- Cricket Club
- Allotments
- Pub
- Cafe
- Societies, Clubs and Groups - Willoughby Society, the Willoughby Thursday Club, Willoughby Women's Institute, the Village Hall Committee, Art Group, Flower Club, the Willoughby Cricket Club, Mums' Group, Darts Team.
- B Beautiful - Beauty salon and hairdresser
- Car Wash facility on the A45
- School pick-up for schools in Rugby
- Stagecoach bus service Route D1 – hourly service to Rugby and Daventry. A & M bus service - one bus to and from Rugby on Monday and Friday. Routes 203 and 214 provided by National Express Accessible Travel and Coventry Minibuses.
- Hayward Lodge Pocket Nature Reserve
- Amenity Garden
- Bridleways and Public Footpaths
- Broadband
- Parish Council Website
- Willoughby Monthly Newsletter
- Willoughby Charity and Willoughby Educational Foundation



Willoughby NDP Steering Group on behalf of  
the Parish Council

October 2023