

**WILLOUGHBY NEIGHBOURHOOD DEVELOPMENT PLAN
FIRST DRAFT PLAN CONSULTATION - 8 OCTOBER TO 4 NOVEMBER 2018**

First Draft Plan Questionnaire - Full Report (14 November 2018)

Questionnaires

In total, **207** paper questionnaires were distributed to every household and stakeholder in Willoughby Parish. **108** questionnaires were returned (52 online and 56 on paper).

Reports

The Steering Group has produced two reports so far following the consultation on the First Draft Plan so that everyone is kept informed about what is happening. A third report is also being prepared and should be available by the end of November. The reports are:

This [Full Report](https://www.willoughbyparishcouncil.org/Neighbourhood-Plan) which enables everyone to see the responses to the Yes/No questions in the questionnaire and all the comments and ideas that we received. The report is available online at <https://www.willoughbyparishcouncil.org/Neighbourhood-Plan> under Key Documents and on paper. If you would like to read the Full Report on paper, please ask any member of the Steering Group or the Parish Council to borrow a copy.

A [Summary Report](#) of the document above which will be delivered to every household in the parish and to other stakeholders. This report enables everyone to see how people responded to the Yes/No questions in the First Draft Plan consultation questionnaire and provides information about where you can read the longer reports.

We are also producing a [Responses and Revisions](#) document. This document includes our responses to what you have told us and revisions we may make to the First Draft Plan to produce the Willoughby Draft Neighbourhood Development Plan for formal consultation with you as required under Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012.

We hope to have the Responses and Revisions document ready by the end of November. It will be available online at the Neighbourhood Plan website, again under Key Documents or, as above, please ask if you prefer to read a paper copy.

Formal Public Consultation (Regulation 14)

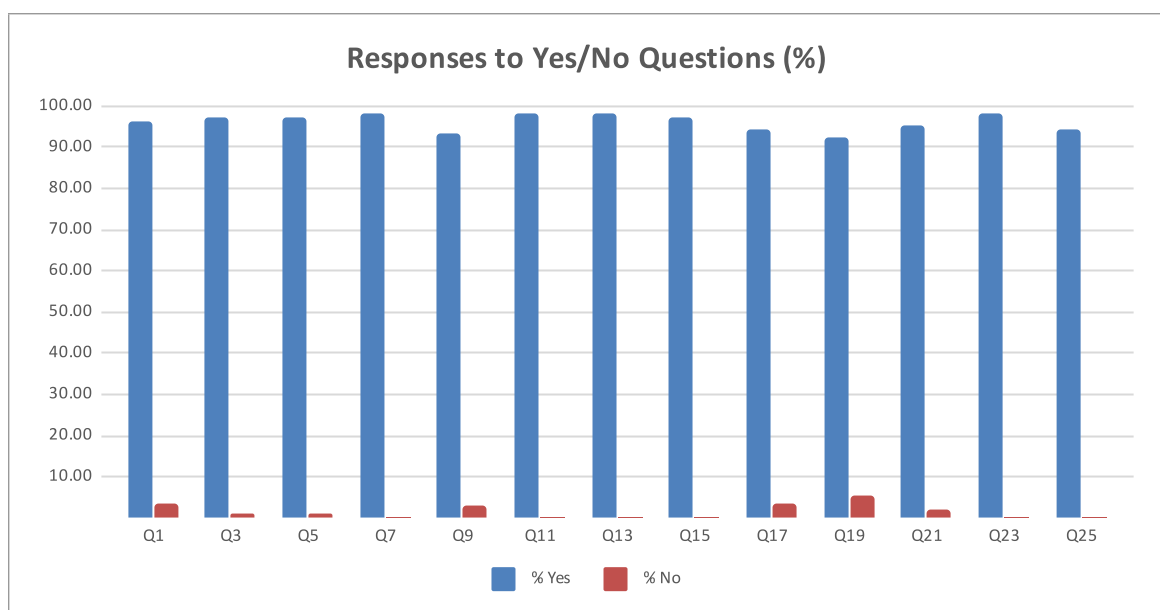
We are hoping to have everything in place to formally consult with you for seven weeks from 21 January to 10 March 2019. We will give you more information about this in January. As in our previous two consultations, the Willoughby Draft Neighbourhood Development Plan will be a work in progress and all comments to improve the document further will be welcomed.

WNDP First Draft Plan - Consultation Responses

Overview (108 Respondents)

Question	% Yes	% No	% NA*	Yes	No	NA*
Q1 Do you agree with the Draft Vision?	96.30	3.70	0.00	104	4	0
Q3 Do you agree with the Draft Objectives?	97.22	0.93	1.85	105	1	2
Q5 Do you agree with Draft Policy W1: Protecting and Enhancing Willoughby's Rural Landscape Character?	97.22	0.93	1.85	105	1	2
Q7 Do you agree with Draft Policy W2: Protecting Significant Local Views?	98.15	0.00	1.85	106	0	2
Q9 Do you agree with Draft Policy W3: Community-Led Renewable Energy Schemes?	93.52	2.78	3.70	101	3	4
Q11 Do you agree with Draft Policy W4: Green and Blue Infrastructure in Willoughby?	98.15	0.00	1.85	106	0	2
Q13 Do you agree with Draft Policy W5: Reducing Flood Risk in Willoughby?	98.15	0.00	1.85	106	0	2
Q15 Do you agree with Draft Policy W6: Conserving and Enhancing Built Heritage Assets and their Settings?	97.22	0.00	2.78	105	0	3
Q17 Do you agree with Draft Policy W7: Encouraging High Quality and Sustainable Design?	94.44	3.70	1.85	102	4	2
Q19 Do you agree with Draft Policy W8: Providing Suitable Homes?	92.59	5.56	1.85	100	6	2
Q21 Do you agree with Draft Policy W9: Supporting Home Working and Small Businesses?	95.37	1.85	2.78	103	2	3
Q23 Do you agree with Draft Policy W10: Protecting Existing Community and Recreation Facilities and Supporting Proposals for New Facilities and Services?	98.15	0.00	1.85	106	0	2
Q25 Are you generally supportive of the First Draft Neighbourhood Development Plan?	94.44	0.00	5.56	102	0	6

* Not Answered



Q1

Do you agree with the Draft Vision?

Yes	96.30%	104
No	3.70%	4
Not Answered	0.00%	0

Q2

Comments suggesting how the Draft Vision could be improved.

- 1 Having never been involved in writing or preparing a plan, it appears sound to me.
- 2 Very comprehensive
- 3 I agree with all the objectives. Perhaps an emphasis on avoiding in filling as well. Really like the focus on community and business for the village.
- 4 The plan needs to consider how to selectively develop Willoughby to create a more interactive and sustainable community
- 5 Willoughby should not be an exclusive village. Slow development will not encourage local people to settle. A blinkered approach with no scope for change will be detrimental to the life of the village.
- 6 The part I would question is the implication that it excludes any one who doesn't already live or have connection to the village surely we should be open to all who share our values.
- 7 The village cannot be focussed just on people who already live here. The community must evolve, so the vision should include provision for attracting new residents.
- 8 The local people part sounds a little parochial. Do we mean no 'outsiders' are welcome to join the village?
- 9 Insert 'primarily' between 'sustainable way to' and 'needs of local people'
- 10 Not sure how you keep any new developments restrained to the use or occupation by local residents.
- 11 Development should be very gradual
- 12 Add 'proportionate' between 'gradual' and 'and' line 2. This reflects back to the Inspectors comments about the settlements across the Upper Leam Valley
- 13 Strengthen the Draft Vision to facilitate Objective 6 and actively encourage new shopping facilities in the village to reduce the need to travel.
- 14 The attractive rural character of Willoughby village and the surrounding area will be retained and enhanced ecologically and developmentally. Progress will take place in _____

Q3

Do you agree with the Draft Objectives?

Yes	97.22%	105
No	0.93%	1
Not Answered	1.85%	2

Q4

Comments suggesting how the Draft Objectives could be improved.

- 1 All 6 (referring to Yes answer given to Q3)
- 2 So one should be careful only thinking about local needs meaning village. We are part of a wider community and this is equally important
- 3 The answer is binary and therefore leave little scope to partially agree and or agree/disagree with certain objectives.
- 4 I would like an addition to the above stating that no new development should take place until the utility services can handle the extra volume ie the inadequate capacity of the sewerage system that continually blocks at the entrance to White Barn Close.
- 5 I feel a further obj. around the ecology of the area should be included and change the order of objectives to reflect ecology first, conservation of landscape and village second followed by objectives re: people (recreation/services next and finally followed by present obj. 3 and 4
- 6 We need to encourage affordable housing to help young people remain in the village
- 7 The needs of all people should be considered. Some development should be affordable, utilities should be developed looking at a greener future. Consideration should be given to providing more homes.
- 8 Could there be something about a commitment to investigate and encourage latest communication / Broadband initiatives? As someone who works from home this would be a great way to support this style of remote working.
- 9 Without superfast broadband, it is very difficult to encourage homeworking.
- 10 The car wash business on the A45 is a scruffy eyesore. Something to prevent aesthetically ugly messes like this?
- 11 Objectives could include a presumption in favour of replacing current low-quality housing with better standard and more visually appealing buildings
- 12 As per my previous comments.

Q5

Do you agree with Draft Policy W1: Protecting and Enhancing Willoughby's Rural Landscape Character?

Yes	97.22%	105
No	0.93%	1
Not Answered	1.85%	2

Q6

Comments suggesting how the policy could be improved

- 1 Agree with it all!
- 2 Point F is of particular importance to me as I feel that it's the green space separating the various settlements that make 'villages' distinct.
- 3 Point F is of particularly importance as far as I'm concerned. I feel this distinction between settlements is what makes a village a village.
- 4 Very important that green areas/large gardens within the village boundary should be protected from development
- 5 No development that contaminates the local character and environment should be allowed ie Pig Farms and Slaughter Houses
- 6 I would like to recommend that any new industry that causes unacceptable smell, sound, contamination and animal cruelty should be prevented ie any Animal factory farming or slaughterhouses for Sentient Animals
- 7 Use not just infill but pockets of land served by existing roads and on edge of the village
- 8 Agriculture is going through changing times, farmers have to diversify in order to survive.
- 9 Leave out 'wherever possible'. (a loop hole)
- 10 The R&F maps do not include R&F on Glebe land adjacent to the Old Vicarage, which remains largely R&F, used for pasture.
- 11 Nothing to add
- 12 No comment

Q7

Do you agree with Draft Policy W2: Protecting Significant Local Views?

Yes	98.15%	106
No	0.00%	0
Not Answered	1.85%	2

Q8

Comments suggesting how the policy could be improved

- 1 Couldn't agree more.
- 2 Unfortunately, we can't 'own' a view but I feel that any steps that can be taken to preserve the open aspect surrounding the village should be protected as much as possible.
- 3 Yes, provided this does not restrict growth of the village community
- 4 Perhaps two or three replacement photographs now the landscape is greener?
- 5 Nothing to add
- 6 No comment

Q9

Do you agree with Draft Policy W3: Community-Led Renewable Energy Schemes?

Yes	93.52%	101
No	2.78%	3
Not Answered	3.70%	4

Q10

Comments suggesting how the policy could be improved

- 1 It is important to encourage renewable energy schemes.
- 2 As long as not intrusive.
- 3 I can't disagree with the principle
- 4 Yes but think more flexibility in approach to visual impact is important as finding solutions to global warming is a priority
- 5 The statement needs clarification - what kind of initiatives and/or schemes are envisaged? What is meant by community-led (underlined)? (Is this an individual with an assertive voice? A group (underlined), or ...?) Does the steering group have one in mind?
- 6 Define 'community-led'
- 7 I've ticked yes but not sure exactly what community-led means. Who takes the lead and who has the final say about a scheme going ahead?
- 8 Not sure why it has to be community-led? We should be supporting renewable + low carbon schemes regardless of who leads it. Community-led sounds like we really mean controlled.
- 9 The whole (underlined) community should be aware of proposals
- 10 Concerned about fields FULL of solar panels
- 11 For me this is a key area we do not need wind turbines or other intrusive sightings, where ever possible under ground schemes should be supported.
- 12 Wind farms too intrusive. Solar probably not too bad.
- 13 PV panels inappropriate
- 14 Providing it is not wind generation
- 15 Other factors, such as noise, should also be a consideration.
- 16 Remove words after "mitigated"

Q11

Do you agree with Draft Policy W4: Green and Blue Infrastructure in Willoughby?

Yes	98.15%	106
No	0.00%	0
Not Answered	1.85%	2

Q12

Comments suggesting how the policy could be improved

- 1 Not sure the map clearly shows the green and blue networks. A should perhaps refer to connection to existing networks - the inter-connection is vital
- 2 For ALL paragraphs A B C D &E, I should like to see some specificity (development), (proposals), (opportunities), (mitigation measures) and (new schemes)
- 3 The Environment Agency should be encouraged to dredge water courses downstream to help the water get away
- 4 Cycleways should be developed to encourage people to leave cars at home.
- 5 Footpaths in the Willoughby area are generally poorly signed and even more poorly maintained
- 6 No comment

Q13

Do you agree with Draft Policy W5: Reducing Flood Risk in Willoughby?

Yes	98.15%	106
No	0.00%	0
Not Answered	1.85%	2

Q14

Comments suggesting how the policy could be improved

- 1 Definitely (referring to Yes answer in Q13)
- 2 Any reduction in flood risk should be considered in conjunction with the capacity and limitations of the sewage system which is at capacity especially at the western end of Main Street
- 3 We live in a flood plain. In exceptional conditions the village will flood. Nothing will ever prevent this. The important thing is maintenance of outfall.
- 4 Brook cleared. Drains cleared regularly.
- 5 Item B last sentence amend 'minimise run off' to read 'minimise rate of run off'
- 6 Provision ought to be made for the maintenance of the water level in the Village Pond, one of our main amenities. The current level seems to be dangerously low as a habitat for local wildlife. No mention is made of this.
- 7 As previous response
- 8 No comment

Q15

Do you agree with Draft Policy W6: Conserving and Enhancing Built Heritage Assets and their Settings?

Yes	97.22%	105
No	0.00%	0
Not Answered	2.78%	3

Q16

Comments suggesting how the policy could be improved

- 1 Willoughbys heritage must be preserved for future generations.
- 2 This is particularly thorough. At the Neighbourhood Plan day I was amazed to realise the diversity of homes and heritage within the village, but also how new developments can easily creep up almost unnoticed!
- 3 I do have some concerns that this is going to be used as a tool to block reasonable home extensions, and in this case I would not wish it to take precedence over nationally developed planning regulations.
- 4 The Wesleyan Chapel (shown as 12 on the map) is not in the correct place on the map. It should be further east and above the letter T on Main Street.
- 5 Please provide information about the listed properties in the way you have for the non-listed.
- 6 I think manor farm should be included in the heritage assets list if it isn't already
- 7 Nothing to add

Q17

Do you agree with Draft Policy W7: Encouraging High Quality and Sustainable Design?

Yes	94.44%	102
No	3.70%	4
Not Answered	1.85%	2

Q18

Comments suggesting how the policy could be improved

- 1 Seems very comprehensive.
- 2 ...Yes, but who, OR which body (underlined), will actually be appointed to oversee this and ensure that the general principles outlined are enforced (underlined 3 times). W7 is very thorough (underlined)... someone has worked hard on this one!!
- 3 I agree with this but in reality it is probably very much at odds with W8. Low cost starter homes are not usually high quality sustainable design - which takes precedence?
- 4 Do these principles replace current rules for permitted development without planning permission?
- 5 The village could and can support additional properties that adhere to the policy. Doing nothing or simply protecting the village as is only should not be an option
- 6 We do need affordable houses for local people this should be included in the draft in my view
- 7 Generally ok, but some are a little bit too restrictive
- 8 Whilst I support the majority of the proposal, some areas appear a little over prescriptive to me.
- 9 However cost is a factor and care should be taken that the approach is not too regimentated as to put people off.
- 10 Think there's too much focus on things fitting in. Can lead to bland mediocre design. Think quality of architecture and good design is more important than being 'safe' and unoffensive
- 11 Nothing in this (?policy?) will necessarily preclude the installation of rooftop solar panels
- 12 Any new development should not proceed until adequate sewerage facilities are provided and the narrowest part of Main St adjacent to No 5 WBC is widened ie grass verge converted to road. It is currently used as a grass road anyway!
- 13 Item J: - replace W6 with W5

Q19

Do you agree with Draft Policy W8: Providing Suitable Homes?

Yes	92.59%	100
No	5.56%	6
Not Answered	1.85%	2

Q20

Comments suggesting how the policy could be improved

- 1 In total agreement, but see comments in 18. (Comments in 18 refer to low cost starter homes not usually being high quality sustainable design).
- 2 There needs to be enough development in order that Willoughby will develop and not stagnate.
- 3 Additional family homes of various sizes not simply one/two offs, a well considered small development should be supported to create a larger more sustainable community
- 4 Yes but think there is also lot of demand for larger family homes
- 5 New houses should not be restricted to 1 or 2 bedrooms. There are already a substantial number of these in the village. Affordable houses should be supported and you should not be specific about how affordability is achieved.
- 6 The presumption in favour of smaller housing is unnecessary, as the village already has a disproportionate amount of small ('affordable') housing, much of it low-quality. Housing should not have to demonstrate a local need - as the community must evolve, including attracting new residents. Otherwise it just becomes a retirement village.
- 7 We should not (underlined) only go for smaller houses. Bigger homes are for families. This keeps villages alive.
- 8 Add that particular support is for development meeting housing needs identified in the most recent housing needs survey.
- 9 Would these homes be Social Housing or Private. I think there is a need for Young Peoples Homes
- 10 Affordable houses should be promoted for your people
- 11 Typically, restrictions are imposed on re-selling affordable homes ie can only sell to a local person, which can prevent or delay a sale for those who have purchased these 'affordable' homes when they are ready to move on or upgrade, ie remove all (underlined) restrictions on resale to make it more tempting to purchase this type of home by younger members of the community, sometimes there is a clause which states 'it must offered for sale to a local person for 3 months, then if not sold, can be offered 'Rugby' person and finally, if still not sold, only then can it be offered on the 'open market'. These restrictions do not make it a fair prospect to purchase as future moves could be delayed by months, at which point potentially lost the new property you would want to upgrade to, very disadvantageous.
- 12 There should be a restriction on affordable housing to prevent extensions being built meaning that at the point of re sale it becomes un affordable
- 13 Smaller starting homes (1-2 bedrooms)
Homes for young families (2-3 bedrooms)
Small homes for older residents (1-2 bedrooms)
I feel that it should be clearly stated that the above have to stay this size and remain for that use only - not be allowed to increase in size as has already happened in Willoughby and therefore remain as the stated use.
- 14 Due to lack of amenities (shop, doctor, public transport etc.), Willoughby residents need their own car(s). Sheltered housing is not suitable for Willoughby.
- 15 Smaller and Affordable housing may be an urgent requirement however suitable parking for all must be available. We have no bus service we all need a car!
- 16 E. There should be no additional on-street parking
- 17 E. On street parking is already a major problem. New development should have all the parking it needs beside it so there is no need from any on street parking.
- 18 W8 (C) in particular is important as Willoughby has a special network of green and wildlife areas within the village which are important in the context of disappearing wildlife in general in the countryside
- 19 I feel that new buildings in back gardens will largely mean loss of openness.
- 20 We don't need any more houses squashed into peoples gardens (more congestion)
- 21 No development should precede adequate sewerage facilities

Q21

Do you agree with Draft Policy W9: Supporting Home Working and Small Businesses?

Yes	95.37%	103
No	1.85%	2
Not Answered	2.78%	3

Q22

Comments suggesting how the policy could be improved

- 1 Can't think of any, it's very thorough
- 2 By encouraging development of business it enables Willoughby to prosper.
- 3 Providing they have no adverse impact on the village
- 4 Support home working but it would depend on type of small business to support this part
- 5 I think you've covered it but any venture which generates noise, smells, visual impact etc even on just one neighbour should have little support.
- 6 Not industrial or using loud machinery
- 7 Any objections from near residents should be given serious consideration.
- 8 C above - add 'and any other environmental contamination'
- 9 Definitely adequate parking for visitors.
- 10 D. Adequate off-street (underlined) parking
- 11 D should refer to 'ample' parking and E should refer to a definition of small business. Small in many SME definitions is very large in terms of Willoughby
- 12 I strongly agree with point G
- 13 I support small businesses, but our small back roads cannot cope with high weight traffic eg look at Carters road surface
- 14 But I think G is too strong rather than resisted I think we should be saying very carefully scrutinised
- 15 The village must push harder for greater mobile 4/5G communications and faster broadband other wise home working is compromised.
- 16 Again, the need for faster broadband.
- 17 See previous comment about Communications provision
- 18 Community based proposals to support improved infrastructure will be encouraged to benefit all, rather than just relying on individuals
- 19 More consideration of aesthetic impact ie the car wash?

Q23

Do you agree with Draft Policy W10: Protecting Existing Community and Recreation Facilities and Supporting Proposals for New Facilities and Services?

Yes	98.15%	106
No	0.00%	0
Not Answered	1.85%	2

Q24

Comments suggesting how the policy could be improved

- 1 I strongly agree with protecting these existing recreational facilities at all costs.
- 2 This is an area of concern to me, on the surface the number of facilities looks good in practise none of them are fully viable due to the demographic and size of the village.
- 3 This seems satisfactory (underlined) but I do question the wisdom of the extension to the excellent children's playing field. Has this justified by its use? The drainage problem was poorly conceived.
- 4 I hope the pond will be included as it is an amenity for education and continuing interest in nature.
- 5 Need to add 'The Pond' in Lower St
- 6 Not sure if the pond should be included as a village facility?
- 7 Due to the sad state of our church maybe extra consideration should be given to it, if not on religious grounds, on historical.
- 8 Need public transport and shop for basic items
- 9 Perhaps think about imposing a covenant on developers to provide a 'permanent' bus/travel service into town for those living in the village but who do not have transport or are able to Drs/hospital etc.
- 10 It would be good to include some form of risk assessment of a new development in terms of the use being made e.g. around the playing field where young children may at times play alone. e.g. avoiding traffic and secluded corners.
- 11 Nothing to add
- 12 No comment

Q25

Are you generally supportive of the First Draft Neighbourhood Development Plan?

Yes	94.44%	102
No	0.00%	0
Not Answered	5.56%	6

Q26

Comments about the First Draft Plan to help us improve it further.

- 1 An excellent first draft plan. Obviously a huge amount of work and progress has been made. Must be very close to the finished article.
- 2 Well done. A very good job by all concerned.
- 3 I feel the First Draft Plan is extremely well thought out and comprehensive. It certainly covers all of the points (and more!) that I would wish to be included in such a document.
- 4 Carry on with the good work. A very good job you are making of it.
- 5 Absolutely. Nothing to improve in my opinion. I would though like to thank everyone involved for creating this excellent and important N.D.P.
- 6 I fully support the Draft Plan. Policy proposals are comprehensive and sensible.
- 7 No really. Great job so far.
- 8 Thank you for all the hard work you have put in.
- 9 I am very happy with the Plan and appreciate the work that has gone into preparing it so well.
- 10 No Generally I think it is an excellent document and thanks should be given to all those who have put a lot of time into the document
- 11 Big thank-you to everyone who has been working on this, it's been a fascinating read and I really appreciate all that has been done
- 12 I support everything our committee is doing to produce a Neighbourhood plan that will protect and enhance our village in the future
- 13 I think you guys and Gals have done a great Job!
- 14 A great job by the Steering Committee and an impressive document on and about Willoughby which will serve as a reference for many years to come.
- 15 Keep a sense of village community in mind when considering any future changes. Well done to all involved in this process so far.
- 16 The Draft Plan should work as long as it is not too strict in allowing future house building
- 17 Needs to be a little more adventurous ... greater improvement can be achieved through careful thought and implementation.
- 18 It needs reading again with the purpose to omit phrases that are open to interpretation or provide loop holes for developers.
- 19 I do support the first Draft Plan in the main but I do feel there should be more housing for young people. I do happen to be the oldest person in the village and therefore I feel that younger people have more right to planning ideas. (signed)
- 20 We are in overall agreement with the plan. Feel importance should be given to ditches in the area which are mostly badly maintained. Also public footpaths of which several are almost impassable and at least one seems to have disappeared.
- 21 I particularly agree with extending existing footpaths - and would add re-opening ancient ones (underlined) so that other people can walk more often and more easily to neighbouring amenities and communities. This would greatly enhance quality of life (signed)
- 22 I don't read any specific reference to safe traffic movement through the village... there's a disaster waiting to happen here. 20's PLENTY - how might we achieve this (Signed).
- 23 The narrowest part of Main St adjacent to no 5 WBC should be widened to incorporate the existing grass verge which is used as a road anyway! WELL DONE!
- 24 Street parking needs to be considered in respect of new builds as this is currently far in excess of what it should be
- 25 There are several mentions of car parking e.g. for new businesses. Are there any opportunities to encourage improved public transport rather than assume increased car usage? A co-ordinated push from the parish.

- 26 I feel some attempt should be made to re-instate a daily bus service to Rugby and Daventry for villagers who are no longer able to drive, or do not have transport of their own. We seem to have gone backwards on public transport - Willoughby also had a rail service at one time!!!
- 27 I think it is very important for the village to have more control over extensions to properties - some have been allowed that are not in keeping with the existing building and are unsightly.
- 28 When leaving the village at the junction to the A45 there is some planting outside the four crosses building that's going to become v problematic. As you look right there are shrubs on the gravel that are going to seriously restrict the view of the road when turning left. We have some of the same shrubs in our garden and one is over 9ft tall. I don't know who owns the four crosses but they really need removing.