

PLANNING APPLICATION

The outline planning application will be assessed within the context of the Local Development Framework for Rugby Borough Council which comprises the adopted Local Plan (2011-2031). The National Planning Policy Framework (NPPF) (February 2019) and the Council's Supplementary Planning Documents and Guidance (SPD/SPGs) will be material considerations when the application is determined. The Council will also have regard to the emerging Wolvey Neighbourhood Plan

ADOPTED LOCAL PLAN

The Local Plan was adopted in June 2019. The Local Plan sets out the housing requirement for the plan period and also includes policies on how and where housing should be delivered in the Borough.

Wolvey has been identified as a 'Main Rural Settlement'. The site is allocated for around 85 dwellings (Local Plan Policy Reference DS3.12). Both the Local Plan (Policy GP3) and the NPPF support the redevelopment of previously developed land.

Policy DS6 of the Local Plan requires that any application on this site should be supported with information outlining how the specific characteristics of the site have been considered in the masterplanning, design and viability assessments of the proposals. Proposals should also make specific provision for: the appropriate treatment of Green Belt boundaries; ensuring that the density of development is sympathetic to the settlement; the provision of relevant Neighbourhood Plan or extensive community engagement; good connectivity to the adjacent settlement; comprehensive onsite green infrastructure; contributions towards community facilities; provision or improvement to telecommunications infrastructure; and, ensuring that the design of the site reflects relevant historic environment considerations.

All of the policies within the Local Plan, NPPF and SPD/SPGs have been reviewed and taken into consideration when developing the outline planning proposals for this site.

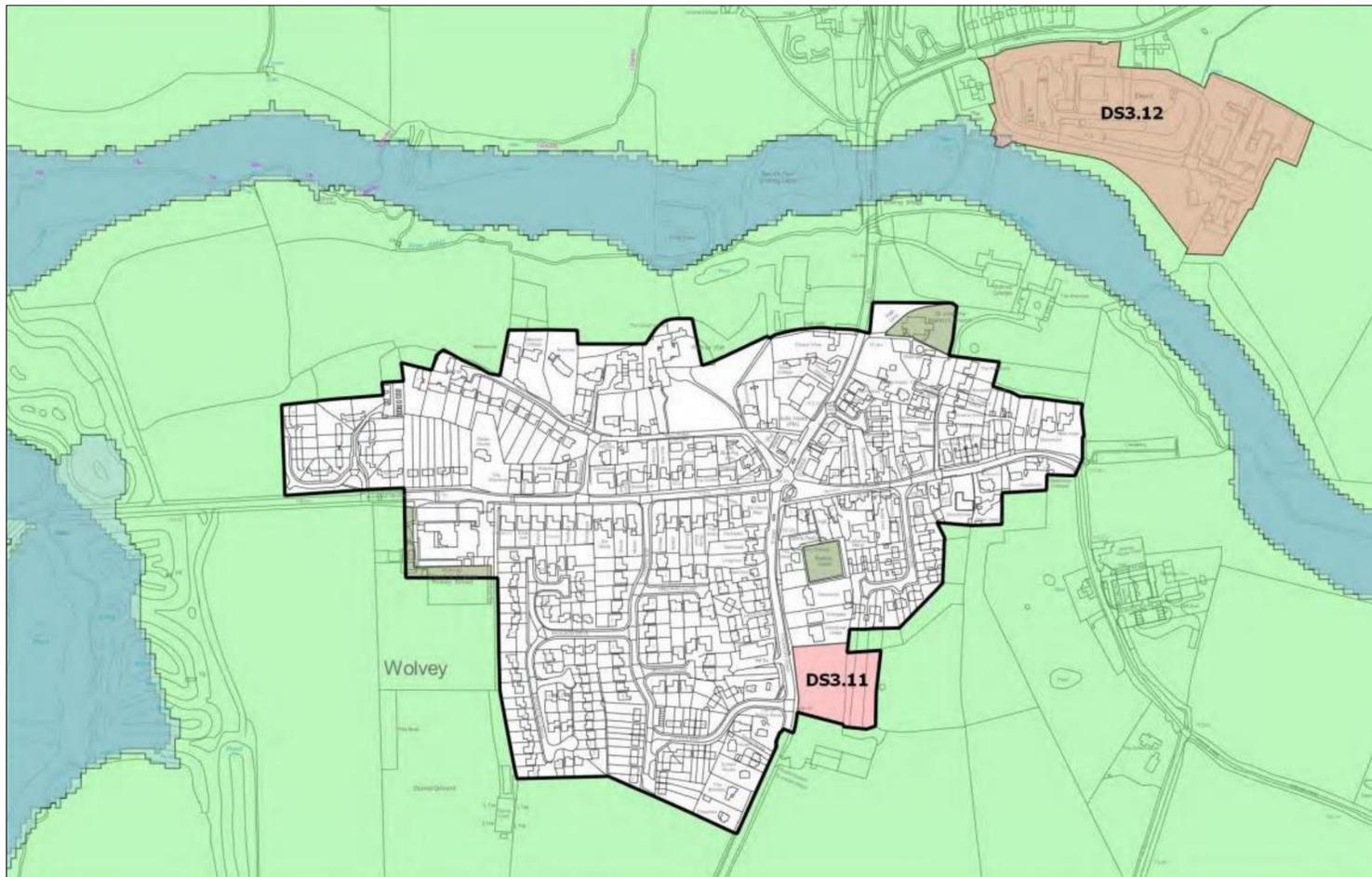
EMERGING NEIGHBOURHOOD PLAN

Wolvey Parish Council is currently preparing a Draft Neighbourhood Plan (2018-2031). The Parish Council consulted on the Pre-Submission version of the Plan until 14 August 2020. Once adopted, this plan will form part of the Local Development Framework for Rugby Borough Council alongside the adopted Local Plan.

Although the Neighbourhood Plan is still emerging, the draft policies in the plan have been reviewed by the project team. Policies relating to the protection of open space (Wetland Reserve), important views, heritage assets and connectivity between the site and the village have been taken into consideration when developing the outline proposals for this site.

Matters in the Neighbourhood Plan particularly relating to building design, housing mix, affordable housing and broadband infrastructure have also been considered at this outline application stage but they will be fixed at Reserved Matters application stage.

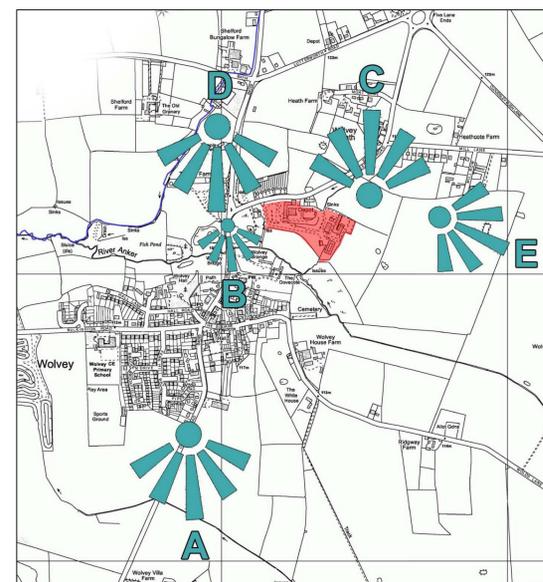
The applicant has already engaged with the Parish Council throughout the Local Plan process and intends to continue to engage with the Parish Council throughout the outline application process.



01 LOCAL PLAN
Inset Map 24 Extract



02 PROTECTED OPEN SPACE
Figure 7 extract from the Neighbourhood Plan



03 PROTECTED VIEWS
Figure 11 extract from the Neighbourhood Plan