

**To: The Deputy Leader and Members of the Planning and Development Board**

**(Councillors Simpson, Bell, Chapman, Dirveiks, Fowler, Guilmant, Hayfield, Humphreys, Jarvis, Jenns, Parsons, H Phillips, Ridley, Ririe, M Watson and Whapples**

**For the information of other Members of the Council**

For general enquiries please contact the Democratic Services Team on 01827 719221 via  
e-mail – [democraticservices@northwarks.gov.uk](mailto:democraticservices@northwarks.gov.uk)

For enquiries about specific reports please contact the officer named in the reports.

The agenda and reports are available in large print and electronic accessible formats if requested.

## **PLANNING AND DEVELOPMENT BOARD AGENDA**

**6 OCTOBER 2025**

The Planning and Development Board will meet on Monday, 6 October 2025 at 6.30pm in the Council Chamber at The Council House, South Street, Atherstone, Warwickshire.

The day after the meeting a recording will be available to be viewed on the Council's YouTube channel at [NorthWarks - YouTube](#).

### **AGENDA**

- 1 Evacuation Procedure.**
- 2 Apologies for Absence / Members away on official Council business.**
- 3 Disclosable Pecuniary and Non-Pecuniary Interests**

## **REGISTERING TO SPEAK AT THE MEETING**

Anyone wishing to speak at the meeting, in respect of a Planning Application, must register their intention to do so by 1pm on the day of the meeting, either by email to [democraticservices@northwarks.gov.uk](mailto:democraticservices@northwarks.gov.uk) or by telephoning 01827 719221 / 719226 / 719237.

Once registered to speak, the person asking the question has the option to either:

- (a) attend the meeting in person at the Council Chamber; or
- (b) attend remotely via Teams.

If attending in person, precautions will be in place in the Council Chamber to protect those who are present however this will limit the number of people who can be accommodated so it may be more convenient to attend remotely.

If attending remotely an invitation will be sent to join the Teams video conferencing for this meeting. Those registered to speak should join the meeting via Teams or dial the telephone number (provided on their invitation) when joining the meeting and whilst waiting they will be able to hear what is being said at the meeting. The Chairman of the Board will invite a registered speaker to begin once the application they are registered for is being considered.

- 4 **Minutes of the meeting of the Board held on 1 September 2025** – copy herewith, to be approved and signed by the Chairman.

## **ITEMS FOR DISCUSSION AND DECISION (WHITE PAPERS)**

- 5 **Submission of Austrey Neighbourhood Plan for Public Consultation** – Report of the Chief Executive

This report informs Members of the submission of the Austrey Neighbourhood Plan and seeks approval to go out for a formal consultation in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

The Contact Officer for this report is Dorothy Barratt (719450).

6 **Planning Applications - Report of the Head of Development Control**

**Summary**

Town and Country Planning Act 1990 – applications presented for determination.

6a **Application No: CON/2025/0019 - Warton Nethersole C Of E Primary School, Maypole Road, Warton, Tamworth, B79 0HP**

Temporary siting of a modular classroom building.

6b **Application No: PAP/2025/0315 - Hatters Garden, Meadow Street, Atherstone, CV9 1DG**

Works to trees protected by TPO (Populus nigra T1 to T6 inclusive - re-pollard to previous pollard points).

6c **Application No: PAP/2025/0296 - Spinney Cottage, Common Lane, Polesworth, Tamworth, Warwickshire, B78 1LP**

Change of use from Class C3, 5 Bedroom house to Class C2, Children's care home with 4 Bedrooms.

6d **Application No: PAP/2025/0415 - Butchers Shop, Glenside, Ansley Lane, Arley, Coventry, CV7 8FU**

Proposed outline application for demolition of existing buildings and erection of 6 houses, 1 bungalow and new bell mouth to road with Landscaping reserved.

6e **Application No: PAP/2025/0390 - Land Adjacent, 1 Convent Lane, Atherstone**

Works to tree protected by a Tree Preservation Order.

6f **Application No: PAP/2025/0404 - Trajan Hill Spinney, Trajan Hill, Coleshill**

Works to tree protected by Tree Preservation Order.

6g **Application No: PAP/2025/0091 - Land between Rush Lane, and Tamworth Road, Cliff, Kingsbury**

Application to remove conditions 25 (8no. HGV movements between 2300 and 0700) and 26 (non-audible HGV warnings between 2300 and 0700) of Planning Application PAP/2023/0188 dated 4/10/2024.

- 6h     **Application No: PAP/2025/0227 - Land 290 Metres East of Hams Hall Electricity Sub Station, Hams Lane, Lea Marston, Warwickshire**
- Proposed Battery Energy Storage System (BESS).
- 6i     **Application No: PAP/2023/0421 and PAP/2023/0422 - W H Smith And Sons (tools) Ltd, Water Orton Lane, Minworth, Sutton Coldfield, B76 9BG**
- PAP/2023/0421 – Engineering Operations to facilitate the construction of new industrial unit comprising ground re-profiling, installation of storm and foul water drainage provision, demolition of existing buildings and structures.
- PAP/2023/0422 – Demolition of existing buildings and structures to facilitate the erection of a new industrial unit (Use Class B2) associated with battery technology for the production of electrically powered vehicles; canopy, ancillary storage and office use, re-profiling of site levels, erection of two silos, water sprinkler tanks, pump house, provision of photo-voltaic roof panels, service yard including security barriers, associated parking including cycle shelters and landscaping.
- 6j     **Application No: PAP/2024/0363 - Land 250 Metres North Of Lea Farm, Haunch Lane, Lea Marston**
- Change of use to equestrian use and erection of animal and equine buildings and facilities on existing equine land.
- 6k     **Application No: PAP/2025/0090 - College Farm, Dingle Lane, Nether Whitacre, Coleshill, Warwickshire, B46 2ED**
- Demolition of existing building and erection of a single two storey dwellinghouse.
- 6l     **Application No: PAP/2025/0155 - Land South Of Warton Recreation Ground, Orton Road, Warton**
- Outline planning application for the construction of up to 110 dwellings, with access, landscaping, sustainable drainage features, and associated infrastructure. All matters are reserved except for primary vehicular access from Church Road.

The Contact Officer for this report is Jeff Brown (719310).



- 7 **Tree Preservation Order - 18 Overton Drive, Water Orton** - Report of the Head of Development Control

**Summary**

Confirmation of a Tree Preservation Order is being sought for a Lime tree located to the rear of this residential property at 18 Overton Drive, Water Orton, following the Board's meeting earlier this year.

The Contact Officer for this report is Christina Fortune (719481).

- 8 **Tree Preservation Order - Land rear of 82-104 Spring Hill, Arley Coventry** - Report of the Head of Development Control

**Summary**

A temporary Tree Preservation Order was placed on a Group of trees to the rear of 82-104 Spring Hill Arley following consideration by the Planning and Development Board on the 4 August 2025, The Order was made on a temporary basis for a period of six months until the 5 February 2026. As part of the process of appraisal, neighbours and landowners have been invited to comment on the Order and three representations have been received.

This report considers the representations received and seeks to confirm the Order, making it permanent.

The Contact Officer for this report is Jacob Baldwin (719417).

- 9 **Appeal Update** - Report of the Head of Development Control

**Summary**

This report updates Members on a recent appeal decision.

The Contact Officer for this report is Jeff Brown (719310).

- 10 **Houses in Multiple Occupation – Planning Policy** – Report of the Chief Executive

This report provides an update to Members following an Executive Board report of 15 September 2025 with regards to considering the adoption of an Article 4 Direction to control Houses in Multiple Occupation in North Warwickshire. The Executive Board supported an Article 4 Direction in principle subject to the considerations of this Board.

The Contact Officer for this report is Steve Maxey (719438).

11 **Exclusion of the Public and Press**

To consider, in accordance with Section 100A(4) of the Local Government Act 1972, whether it is in the public interest that the public and press be excluded from the meeting for the following item of business, on the grounds that it involves the likely disclosure of exempt information as defined by Schedule 12A to the Act.

12 **Authorisation to be granted for Breach of Conditions Notice –**  
Report of the Head of Development Control

The Contact Officer for this report is Ryan Lee-Wilkes (719290).

STEVE MAXEY  
Chief Executive

# **NORTH WARWICKSHIRE BOROUGH COUNCIL**

## **MINUTES OF THE PLANNING AND DEVELOPMENT BOARD**

**1 September 2025**

Present: Councillor Simpson in the Chair

Councillors Bell, Chapman, Fowler, Guilmant, Hayfield, Humphreys, Jarvis, Jenns, Melia, Parsons, H Phillips, O Phillips, Ririe and M Watson and Whapples

Apologies for absence was received from Councillors Dirveiks (Substitute O Phillips) and Ridley (Substitute Councillor Melia).

### **31 Disclosable Pecuniary and Non-Pecuniary Interests**

None were declared at the meeting.

### **32 Minutes of the meeting of the Board held on 4 August 2025**

The minutes of the meeting of the Planning and Development Board held on 4 August 2025, copies having previously been circulated, were approved as a correct record and signed by the Chairman.

### **33 Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board.

Councillor Simpson vacated the Chair for Minute 33d – Application No PAP/2025/0161 (Meadow View Farm, Kinwalsey Lane) and Minute 33e – Application No PAP/2024/0549 (Cliff Meadows, Tamworth Road, Cliff, Kingsbury) by reason of wishing to engage on these agenda items as a Member of the Board. Councillor Watson took the chair for these items.

#### **Resolved**

- a That in respect of Application No PAP/2025/0342 - Abbey Green Court, Grendon Road, Polesworth works may proceed subject to the conditions set out in the report of the Head of Development Control;**
- b That in respect of Application No PAP/2025/0361 - 46 Church Hill, Coleshill, works may proceed subject to the conditions set out in the report of the Head of Development Control;**

- c That in respect of Application No PAP/2025/0357 - 36 Church Hill, Coleshill, works may proceed subject to the conditions set out in the report of the Head of Development Control;

Councillor Watson took the Chair

- d That Application No: PAP/2025/0161 – Meadow View Farm, Kinwalsey Lane be refused for the following reason:

“The site is in the Green Belt and it is considered that the development is inappropriate as it is a disproportionate addition to the buildings already on site and thus the spatial and visual elements of the Green Belt will not be preserved. Openness will not be preserved because of the accumulation of existing buildings in this location. There are not considered to be any circumstances put forward by the applicant to overcome this harm. The proposal is thus contrary to policy LP3 of the North Warwickshire Local Plan 2021, Policy FNPO1 of the Fillongley Neighbourhood Plan, and as supplemented by the NPPF.”

- e That Application No: PAP/2024/0549 – Cliff Meadows, Tamworth Road, Cliff, Kingsbury be refused for the following reasons:

“1. The site is in Green Belt and it is considered that the development is inappropriate as it is a disproportionate addition to the buildings already on site. The the spatial and visual elements of the Green Belt will not be preserved. The additional two mobile homes (caravans) would not preserve the openness of the Green Belt because of the spatial and visual impacts on the open setting. This level of harm is considered to be significant and is not outweighed by any circumstances put forward by the applicant which would overcome this level of harm, because the lawful use of the site is limited to two caravans. The proposal is contrary to Policy LP3 of the North Warwickshire Local Plan 2021 as supplemented by the NPPF.

2. The Local Planning Authority is satisfied that there is a fear and threat of anti-social behaviour that has been linked to this site. This is considered to carry significant weight such that this is contrary to Policy LP29(17) of the North Warwickshire Local Plan 2021 as supplemented by the NPPF (paras 96 and 135 (f)).”

[Speaker: Alex Bruce]

Councillor Simpson took the Chair.

- f That in respect of Application No PAP/2025/0379 – Cole End Park, Lichfield Road, Coleshill works may proceed subject to the conditions set out in the report of the Head of Development Control together with an additional condition requiring the replacement of the tree;**
- g That Application No: PAP/2025/0093 - Spring Cottage Farm, Watling Street, Grendon be noted and a site visit carried out before determination;**
- h That Application No: PAP/2025/0320 – Land To to rear of Ralph Crescent, Kingsbury be noted and a site visit carried out before determination;**

**[Speaker: Carol Davies]**

- i That Application No: PAP/2025/0081 – Stables at Land south of Flavel Farm, Warton Lane, Austrey be refused for the following reason:**

**“The proposal represents disproportionate additions to the buildings on site and thus there is spatial and visual harm caused to the landscape, contrary to policies LP1, LP14, and LP30 of the North Warwickshire Local Plan adopted NWLP 2021 as supplemented by the NPPF.”**

**[Speaker: Elaine Horton]**

- j That Application No PAP/2025/0327 – Heart of England, Meriden Road, Fillongley, Coventry be noted and a site visit carried out before determination.**

#### **34 Appeal Update**

The Head of Development Control brought Members up to date in respect of recent appeals.

**Resolved**

**That the report be noted.**

Councillor Simpson thanked Mr Brown for his many years of service.

#### **35 Exclusion of the Public and Press**

**That under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item of business, on the grounds that it involves the likely disclosure of exempt information as defined by paragraphs 5 and 6 of Schedule 12A to the Act.**

36 **Exempt extract of the Minutes of the meeting of the Planning and Development Board held on 4 August 2025**

The exempt extract of the minutes of the meeting of the Planning and Development Board held on 4 August 2025, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

M Simpson  
Chairman

## **Agenda Item No 5**

### **Planning and Development Board**

**6 October 2025**

#### **Report of the Chief Executive**

#### **Submission of Austrey Neighbourhood Plan for Public Consultation**

### **1 Summary**

- 1.1 This report informs Members of the submission of the Austrey Neighbourhood Plan and seeks approval to go out for a formal consultation in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

#### **Recommendation to the Board:**

**That the Austrey Review Neighbourhood Plan be publicised for a six-week public consultation.**

### **2 Consultation**

- 2.1 Councillors Simpson and H Phillips have been sent an advanced copy of this report for comment. Any comments received will be reported verbally at the meeting.

### **3 Background**

- 3.1 The Localism Act 2011 introduced a mechanism for local communities to produce neighbourhood plans. Once a neighbourhood plan is 'made' (adopted) it becomes part of the statutory development plan for that area and will be used, alongside local and national planning policy and guidance, to determine planning applications.
- 3.2 The Austrey Neighbourhood Plan was formally made in 2017 and this is a review and update of that plan. The Austrey Neighbourhood Plan Review 2025 is brought to this Board as it is considered that it generally conforms to the development plan for the Borough.
- 3.3 There are 3 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:

are those which would not materially affect the policies in the plan or permission
--

a) **Minor (non-material) modifications** to a neighbourhood plan or order granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require formal consultation, examination or a referendum. If the plan falls into this category, the changes can be made and there will be no examination or referendum.

b) **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. Any reviews falling into this category will also see the plans going through 2 formal consultations before it is sent to the Examiner (Regulation 14 carried out by the Parish Council and Regulation 16 carried out by the Borough Council).

c) **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. Any reviews falling into this category will also see the plans going through 2 formal consultations before it is sent to the Examiner and then onto Referendum (Regulation 14 carried out by the Parish Council and Regulation 16 carried out by the Borough Council).

#### 4 **Submission**

4.1 Austrey Neighbourhood Plan Review is the 2nd Review Neighbourhood Plan to be formally submitted to North Warwickshire Borough Council. A copy of the Neighbourhood Plan is attached as **Appendix A**. The Parish Council must supply other associated documents to this Council, and these are attached as **Appendix B** (Basic Conditions Statement), **Appendix C** (Consultation Statement) and **Appendix D** (Statement of Modifications). The Basic Conditions Statement sets out how the Neighbourhood Plan has met a series of conditions to ensure the Plan meets a minimum standard. Appendix C is the Consultation Statement setting out how the Parish Council has carried out consultation from their initial draft documents to the version now being submitted. Appendix D shows the changes that have been made to the original plan prior to the Regulation 14 Consultation.

4.2 At this stage it is only the responsibility of the Council to make sure that the submitted Neighbourhood Plan meets the legal requirements which are:

- whether the Parish Council is authorised to act
- whether the proposal and accompanying documents:
  - a. comply with the rules for submission to the Council;
  - b. meet the 'definition of a Neighbourhood Plan'; and
  - c. meet the 'scope of Neighbourhood Plan provisions'
- whether the Parish Council has undertaken the correct procedures in relation to consultation and publicity



- 4.3 It is considered that the submitted plan accords with the legal requirements and so the Council should now publicise the plan in accordance with Regulation 16 of The Neighbourhood Planning (General) Regulations 2012.

## **5 Austrey**

- 5.1 The original Austrey Neighbourhood Plan was made (adopted) by North Warwickshire Borough Council in August 2017.
- 5.2 The Parish Council (as the Qualifying Body as set out in section 38A (12) of the 2004 Act) has been working toward the production of a draft Review Neighbourhood Plan.
- 5.3 Prior to formal submission of the Neighbourhood Plan to the Borough Council the Qualifying Body (Austrey Parish Council) must first publicise it, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area; consult any consultation body referred to in paragraph 1 of Schedule of The Neighbourhood Planning (General) Regulations 2012 (as amended) whose interests may be affected by the proposals for a neighbourhood plan; and send a copy to the Local Planning Authority. As well as the details of the proposals for the Neighbourhood Plan it should include details of how and when to make representations on the Neighbourhood Plan.
- 5.4 As set out in Appendix C, the Parish Council undertook a Regulation 14 consultation for a minimum 6 week period on their draft Neighbourhood Plan from 27 January – 10 March 2025. They have now formally submitted the Plan to the Borough Council for its consideration and progression to Examination. For the Regulation 14 Consultation the Borough Council is a consultee and has no input in to how and when the consultation is carried out.

## **6 Next Steps**

- 6.1 The following sets out the next steps in the production of the Neighbourhood Plan:
1. Receiving of details of those who responded to the Parish Council in the recent Regulation 14 consultation.
  2. Following approval of this report officers will organise a consultation for a period of 6 weeks.
  3. Any representations made during this period will be considered by an external examiner appointed by the Borough Council in consultation with Austrey Parish Council.
  4. Examiner's Report be completed. It will be up to the discretion of the Examiner as to whether the plan will need to go to referendum
  5. Any recommendations in Examiner's Report to be considered by the Parish Council.

## **7 Report Implications**

### **7.1 Finance and Value for Money Implications**

- 7.1.1 The Borough Council claimed £20,000 for the original Neighbourhood Plan. This recognised the amount of officer time supporting and advising the community in taking forward a Neighbourhood Plan as well as paying for the examiner and referendum. It has also been used for other costs such as digitising the final made Neighbourhood Plan. The funding was under review and a decision made and it has now been confirmed that funding has now been withdrawn.

### **7.2 Legal and Human Rights Implications**

- 7.2.1 As stated in the body of the report, the process must follow the legal requirements in regulations relating to Neighbourhood Plans. Prior to submission of the Neighbourhood Plan to this Council post Regulation 14 consultation the production of the Plan is undertaken by the Parish Council. Once a Plan has been submitted to the Borough Council together with all the required documentation, the Council must publish the Plan for consultation in accordance with those regulations and take the other steps referred to at paragraph 6.1.

### **7.3 Human Resources Implications**

- 7.3.1 Staff time is provided by the Borough Council to support and advise the Parish Council and community in taking forward a Neighbourhood Development Plan. However, the amount of staff time is limited to an advisory role, due to the other work priorities of the Forward Planning Team and that this role must be provided to the other Parishes who are also considering undertaking Neighbourhood Plans.

### **7.4 Environmental and Sustainability Implications**

- 7.4.1 Each Neighbour Plan will need to consider the effects of the Plan's contents in terms of environmental and sustainability issues in accordance with the relevant regulations. Austrey Parish Council submitted to the Borough Council the Austrey Neighbourhood Development Plan Screening for Strategic Environmental Assessment (SEA). In accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations), a SEA Screening Document was prepared to determine whether the Austrey Neighbourhood Development Plan should be subject to a Strategic Environmental Assessment (SEA). The Screening Document explored the potential effects of the proposed Austrey Neighbourhood Plan and concluded that on the basis of the SEA Screening Assessment, the Austrey Neighbourhood Plan would not result in significant environmental effects in relation to criteria set out in the SEA Regulations or the Habitats and Species Regulations.

7.4.2 The screening document was subsequently submitted to the statutory environmental bodies of Historic England, Environment Agency and Natural England for comment, in accordance with the SEA Regulations. Out of the 3 Statutory Consultees only the Environment Agency concluded that an SEA would not be needed, the other 2 Bodies said it would be down to other consultees. The plan is not allocating any sites for development so the Borough Council is of the opinion that the plan will not require an SEA as the one carried out for the Local Plan will suffice

## 7.5 Links to Council's Priorities

7.5.1 The designation of the Neighbourhood Plan Designation Area will have links to the following priorities;

1. Enhancing community involvement and access to services
2. Protecting and improving our environment
3. Defending and improving our countryside and rural heritage

The Contact Officer for this report is Dorothy Barratt (719450).

## Background Papers

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date
1	Austrey PC Neighbourhood Plan Team	Austrey Neighbourhood Plan	May 2025
2	Austrey PC Neighbourhood Plan Team	Basic Conditions Statement	2025
3	Austrey PC Neighbourhood Plan Team	Consultation Statement	2025
4	Austrey PC Neighbourhood Plan Team	Screening Assessment	2025

# Austrey Modified Neighbourhood Plan 2025 - 2033

## Submission Version



Austrey Parish Council  
August 2025

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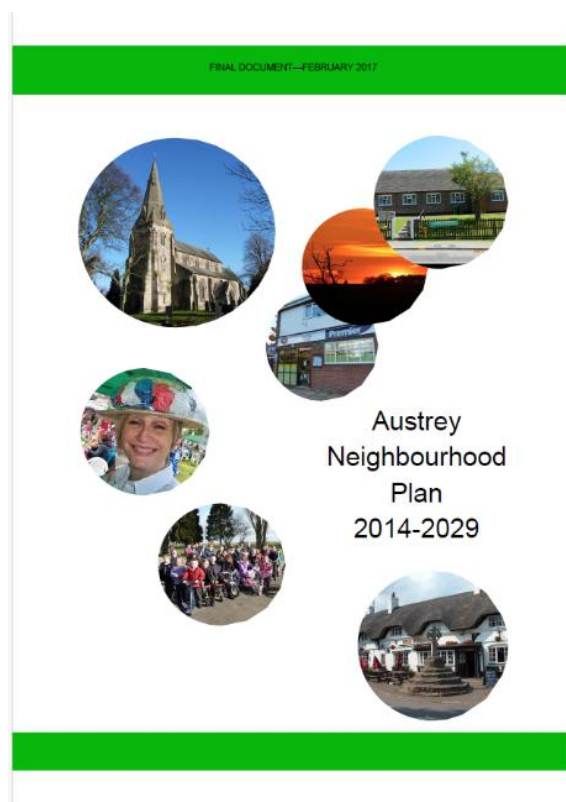
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## 1. BASIC CONDITIONS AND LEGAL REQUIREMENTS

1. The Localism Act 2011 empowers local communities to take responsibility for the preparation of planning policies for their area through a neighbourhood development plan (NDP). Paragraph 30 of the National Planning Policy Framework (NPPF) states 'neighbourhood planning gives communities the power to develop a shared vision for their area'.
2. This document is the Modified Neighbourhood Development Plan for Austrey and has been prepared in line with the Neighbourhood Planning (General) Regulations 2012 (as amended).
3. Austrey Modified Neighbourhood Plan (AMNP) has been prepared through a formal Review process and comprises material modifications to the former made Austrey Neighbourhood Plan. Therefore, it will be subjected to independent examination.
4. The examiner will consider whether the Modified Plan meets certain 'basic conditions'. These are:
  - Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
  - The making of the neighbourhood plan contributes to the achievement of sustainable development;
  - The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
  - The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and
  - The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
5. Neighbourhood plans also have to be compatible with the Convention Rights, which has the same meaning as in the Human Rights Act 1998.
6. In addition, the Modified Plan is required to meet various legal requirements:
  - The official qualifying body for the Neighbourhood Plan is Austrey Parish Council;
  - The Modified Plan states the plan period of 2025 – 2033;
  - The Policies detailed in the Modified Plan do not include provision about excluded development (principally minerals, waste disposal, development automatically requiring Environmental Impact Assessment, and nationally significant infrastructure projects).
  - The Modified Plan relates only to the neighbourhood area defined by the boundaries of the Parish of Austrey and designated on 25<sup>th</sup> September 2013 (shown on Map 1).
  - The Modified Neighbourhood Plan does not relate to more than one neighbourhood area, and no other neighbourhood development plan, other than the made Neighbourhood Plan, has been made for the neighbourhood area.

## 2. AUSTREY NDP REVIEW



Former, Made Austrey Neighbourhood Plan

1. Welcome to the Austrey Neighbourhood Plan Review. The Modified Plan updates the previous Austrey Neighbourhood Development Plan 2014 - 2029 which was prepared by a steering group on behalf of the Parish Council, examined and subjected to a local referendum. The Plan was made (adopted) by North Warwickshire Borough Council in June 2017.
2. In October 2020 Austrey Parish Council decided to review the NDP. In early 2022 members of the Parish Council worked with planning consultants Kirkwells to consider the made Plan's policies and proposals and to identify where updates may be required. A document 'Austrey Made NDP Policy Screening March 2022' was prepared and is published on the NDP Review folder of the Parish Council's website <https://www.austrey.co.uk/copy-of-neighbourhood-plan>.
3. The Review updates the policies and proposals in the previous NDP, taking into account:
  - Changes to national planning policy set out in the National Planning Policy Framework (NPPF) updated 12<sup>th</sup> December 2024<sup>1</sup> and other Government guidance;
  - The new North Warwickshire Local Plan, Adopted September 2021<sup>2</sup> and associated supporting documents and evidence base;

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

<sup>2</sup> [https://www.northwarks.gov.uk/downloads/download/2682/adopted\\_local\\_plan\\_2021](https://www.northwarks.gov.uk/downloads/download/2682/adopted_local_plan_2021)



- The findings of the Austrey Housing Needs Survey Report 2021<sup>3</sup>; and
- Development of former site allocations and other housing growth in Austrey over the last few years.
- Local residents' and stakeholders' responses to the launch event and questionnaire for the Review in May 2023. A report setting out the responses and how they have been used to inform changes to the NDP is provided on the NDP pages of the Parish Council website<sup>4</sup>.
- Austrey Design Guidance and Codes 2024<sup>5</sup>
- Responses to the Regulation 14 public consultation in early 2025.

#### WHAT IS AN NDP REVIEW?

4. Planning Practice Guidance (PPG) for neighbourhood planning sets out when it is considered necessary to review and update a neighbourhood plan<sup>6</sup>:

*'There is no requirement to review or update a neighbourhood plan. However, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood of a neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need, as set out in guidance'. PPG goes on to advise that 'communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it.'*

5. PPG also sets out advice about the process for updating an NDP:

*'There are 3 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.'*

<sup>3</sup> [https://www.austrey.co.uk/files/ugd/3b800a\\_e5f01b9f545b4a198734ac4951926fe6.pdf](https://www.austrey.co.uk/files/ugd/3b800a_e5f01b9f545b4a198734ac4951926fe6.pdf)

<sup>4</sup> [https://www.austrey.co.uk/files/ugd/3b800a\\_2b3559a64a914f30936d39c300ea5cc5.pdf](https://www.austrey.co.uk/files/ugd/3b800a_2b3559a64a914f30936d39c300ea5cc5.pdf)

<sup>5</sup> <https://www.austrey.co.uk/ndpdocuments>

<sup>6</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>  
Paragraph: 084 Reference ID: 41-084-20190509 Revision date: 09 05 2019 and Paragraph: 106 Reference ID: 41-106-20190509 Revision date: 09 05 2019




6. The process for preparing an NDP Review comprising material modifications is set out in The Neighbourhood Planning (General) Regulations 2012 (as amended). This is very similar to the process for preparing an NDP but depending upon the degree of change, a referendum may or may not be required.
7. **This NDP Review is considered to comprise material modifications which do not change the nature of the plan.** The Statement of Modifications sets out the changes to the Made NDP and is published on the NDP website, alongside a 'track changes' version of the previous NDP, with the modifications.

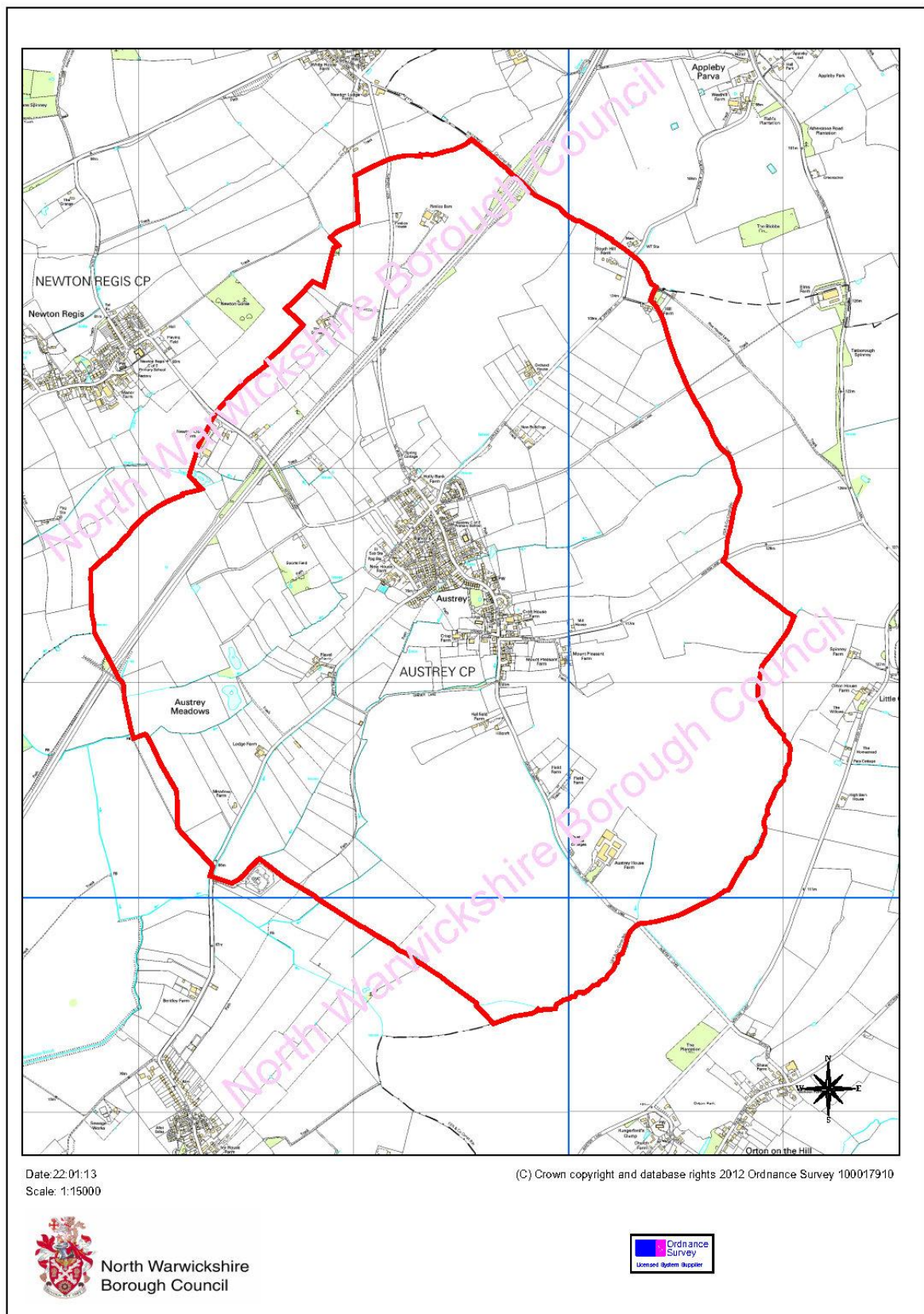
### 3. INTRODUCTION



Church of Nicholas from Bishop's Field

1. This is a Neighbourhood Plan as defined by the 2011 Localism Act. It provides planning policies for the Parish of Austrey, as shown on Map 1.
2. The first Austrey Neighbourhood Plan was prepared through an extensive process of public consultation and engagement led by the Parish Council and was made (adopted) by North Warwickshire Borough Council (NWBC) in June 2017. Since then, the village has seen significant development, including several new housing schemes, including those which were identified as site allocations in the Neighbourhood Plan. In addition, there have been changes to planning policy at a national level (set out in the NPPF and other Government guidance) and North Warwickshire District Council has adopted a new Local Plan (2021 – 2033). For these reasons the Parish Council felt it was timely and appropriate to undertake a formal review of the Plan to ensure it remains up to date and relevant.
3. The Modified Plan has been produced by Austrey Parish Council as the official qualifying body, with support from a Steering Group comprising representatives from different parts of the local community.
4. It draws on the views and aspirations of those living in Austrey and has been supported by the Forward Planning Department of North Warwickshire Borough Council.
5. This Modified Plan covers the plan period 2025 – 2033 (the same as the new North Warwickshire Local Plan) but it will be monitored and subjected to further review to ensure continuing alignment with the changing requirements of the village and of North Warwickshire as a whole.
6. The Plan covers key aspects of neighbourhood planning, section by section. Each of these sections starts with a background explanation and goes on to highlight the objectives and detail the Policies (**AP1—AP10**) designed to meet those objectives. Each section also references the relevant legal framework, demonstrating compliance, and the ways in which the policies contribute to the sustainable development of our village (  leaf motif).

**Map 1: Austrey Designated Neighbourhood Area and Parish Boundary**



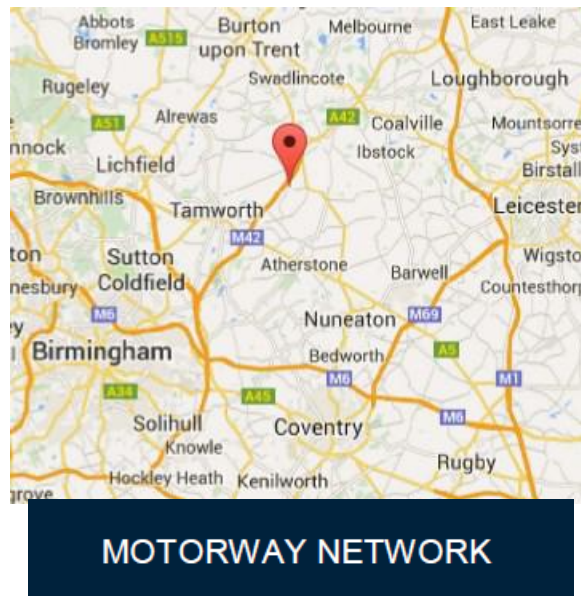


## 4. PARISH PROFILE



King's Coronation Street Party, May 2023

1. Austrey is a small, rural village in North Warwickshire, situated close to the borders with Leicestershire, Staffordshire and Derbyshire. It is surrounded by attractive, rolling countryside and open, green fields, and yet is conveniently located close to the country's key motorway network (M42, M1, M6).



2. The 2021 Census showed that the Parish comprises 527 dwellings in a variety of design styles and has around 1,100 residents in 470 households. This demonstrates a 10% increase in residents since 2011 and reflects the significant amount of new residential development that has taken place within and around the village.
3. Austrey has a rich history stretching back to medieval times. There are ancient earth-works in Bishops Field, and ridge and furrow formation has survived in several fields in and around the village. A century ago, it was home to artisans, farmers and local tradesmen. 25 years ago, a large proportion of residents were commuting to nearby conurbations such as Birmingham, Coventry, Nottingham and Leicester. Today, an increasing proportion of residents work from home, at least part of the time.
4. The village has several community facilities, including a primary school, two churches, a general store/Post Office, one public house and a village hall. There are currently no medical services in Austrey. There are few job opportunities with employers based in the Parish.



Bird in Hand Pub

5. Those living in Austrey are highly dependent on private transport. There is a limited bus service to Tamworth, but no direct service to Atherstone or Ashby-de-la-Zouch, the nearby market towns.
6. Austrey has an ageing community with more elderly residents wishing to remain in the village through retirement, and the relatively high house prices present a challenge for some young families with children wishing to live in Austrey.
7. There is a strong sense of community, with a number of local societies and associations thriving as a result. These include the Austrey Residents' Association. In addition, there is a popular festival and bonfire each year, and there have been some well attended street parties including for the King's Coronation in May 2023.

*'Rural North Warwickshire: a community of communities. A place where people want to live, work and visit, now and in the future, which meets the diverse needs of existing and future residents, is sensitive to the local environment, and contributes to a high quality of life. A place which is safe and inclusive, well planned, built and run and offers equality of opportunity and good services for all.'*

Spatial Vision, North Warwickshire Local Plan, Adopted September 2021

This Vision for rural North Warwickshire set out in the Local Plan is considered to be appropriate for AMNP.

#### PLANNING POLICY FRAMEWORK

8. There are two policy documents that provide the main planning policy framework for AMNP:

1. The National Planning Policy Framework (December 2024)

The NPPF is clear that non-strategic policies should be used to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies (paragraph 29). Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development,

by influencing local planning decisions as part of the statutory development plan (paragraph 30).

## 2. North Warwickshire Local Plan 2021, Adopted September 2021

The Local Plan contains planning policies for the Borough to guide the development and use of land, which affect the nature of places and how they function at a strategic level as well as providing detailed policies for individual sites and applications. The Local Plan looks forward to 2033 and continues the theme of sustainable development in the right place with the right infrastructure. Austrey is identified in the settlement hierarchy as a Category 4 settlement: Other Settlements with a development boundary. There is no minimum housing target for Austrey and site allocation H13 has been developed.

## 5. ENVIRONMENT, LANDSCAPE AND WILDLIFE



View towards church spire

### BACKGROUND

1. Austrey has little green space within the village itself, and the two main play areas for children are not centrally located: there is a small area on Hollybank to the northeast, and the main playing field lies half a mile to the northwest of the village. It should be noted that the proposed route of the HS2 railway line cuts across the corner of this playing field. A village green and a third small play area has been provided as part of the new housing development at Wulfric Avenue.
2. Nevertheless, Austrey is surrounded by open fields, and has been for hundreds of years. These small fields and associated hedgerows are not only important in supporting a rich variety of wildlife species, but they give Austrey much of its unique character and provide residents with relief from the built environment. A number of these small fields forming a “green ring” around Austrey have historically been used for villagers’ recreational activities. These are the former cricket ground, east of Farthings (the old Post Office), and the playing fields on Newton Lane. Other sites in agricultural use have footpaths and permitted rights of way that have been enjoyed for many years and are still frequently used today. These are Bishops Field, southwest of the church, and the field to the northeast of Hollybank.
3. There are now few young farmers interested in continuing cottage farming activities around the village, and a real concern that the landscape may change as a consequence of this. The wider Parish is made up of other small fields dating back to the Middle Ages, and a growing number of large ‘prairie-style’ farms where ancient hedges have been removed over time in the interests of more efficient farming. This has contributed to the flooding issues faced by certain parts of the village, following heavy rain.
4. There are several attractive views of Austrey village and the surrounding landscape which also help to give the village a unique sense of place.
5. Austrey has a number of clubs and societies that enable residents to take advantage of the rural environment to enjoy an active and healthy social life. These include the allotment society, gardening society, archery club, art group, cricket and football clubs, golf society, scouts club, tennis club, Women’s Institute and the walking group and The Austrey Belles.



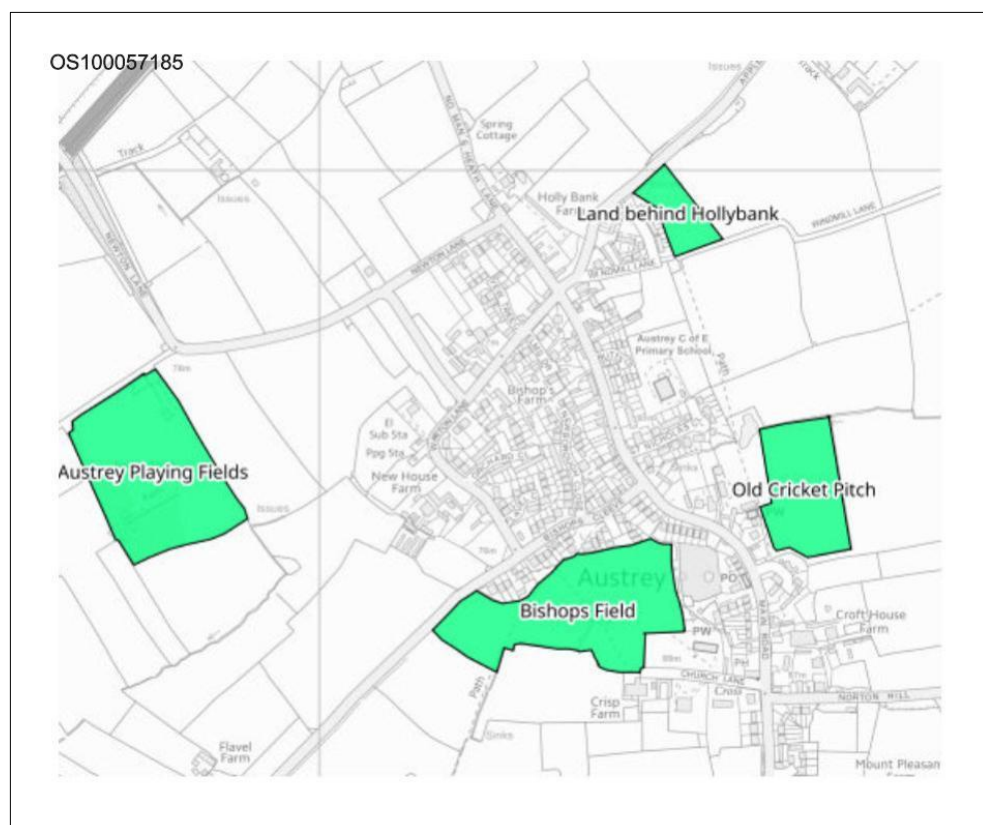
## ENVIRONMENT, LANDSCAPE AND WILDLIFE OBJECTIVES



Distant view of the Church

**Objective 1: To Protect the 'Green Ring'**

It is one of the basic aims of this Plan to protect the fields surrounding Austrey, as it is this “green ring” which gives the village so much of its character and breath-taking views, and which gives the local community the opportunity to practise the outdoor activities that they enjoy today. Map 2 (Map 3 from the former, made NDP) identifies the areas that make up this ‘Green Ring’.

**Map 2: Green Ring**



Objective 2: To Enhance Local Wildlife

It is important for the survival of wildlife in the village that any future development should have minimal impact on its natural habitat. Again, this means protecting the small fields and ancient hedgerows that still exist around the periphery of Austrey.

Objective 3: To Minimise Flood Risk

Likewise, it is important that the quality of life for existing and future residents is not adversely affected by an increased risk of flooding as a result of excessive or ill-conceived development.

## PROTECTING LOCAL LANDSCAPE CHARACTER AND WILDLIFE

6. The Landscape Character Assessment of North Warwickshire Borough, 2009<sup>7</sup> includes an assessment of landscape character in the Borough and provides landscape / management strategies for local character areas to reinforce and enhance landscape character.
7. Austrey is located in Landscape Character Area 1: No Man's Heath to Warton – Lowlands (see Landscape Character Assessment Maps, Figure 11). Key characteristics of this area include:
  - *A distinctive shallow bowl landform of gently undulating low rounded hills that contain a central valley;*
  - *Mixed open agricultural landscape with a scattering of small red-brick, nucleated hill top villages with visually prominent church spires;*
  - *Dense network of minor country roads and lanes, bordered by grass verges, some towards the north containing hedges with bracken hint at former heaths;*
  - *Strong rectilinear hedge pattern of late enclosure with in parts extensive very open areas of arable cultivation on the more elevated land;*
  - *Small flat pastoral fields on lower land, associated with a number of small tributaries of the Anker River particularly notable at Austrey Meadows;*
  - *Tree cover confined to small regularly shaped game coverts and hedgerow trees;*
  - *Wide open views across the character area from the elevated fringes, from lower land views across open fields to near escarpments.*
8. Austrey Meadows to the south of Austrey is noted for small, regular, often linear fields alongside the watercourses which are used for grazing and enclosed by low hedgerows. The wood at the bottom of Wulfric Avenue off Cinder Lane is also of recognised local importance.
9. Landscape / management strategies relevant to Austrey neighbourhood area include the following:
  - *Any new development should reinforce the existing settlement pattern of the rural villages;*
  - *Conserve the historic field pattern, with priority given to restoring and strengthening primary hedge lines including those alongside roads;*
  - *Enhance tree cover through small scale planting of broadleaved coverts and woods in keeping with geometric pattern of hedged fields and visually open character;*

<sup>7</sup> [https://www.northwarks.gov.uk/downloads/file/7260/cd71\\_landscape\\_character\\_assessment\\_report](https://www.northwarks.gov.uk/downloads/file/7260/cd71_landscape_character_assessment_report)

- *Encourage natural regeneration of trees and vegetation alongside watercourses and promote small areas of wetland planting in areas currently lacking in habitats; and*
- *Encourage ecological management of grassland areas and wetlands.*

10. NPPF paragraph 187 sets out that planning policies should contribute to and enhance the natural and local environment by, amongst other things, protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.
11. North Warwickshire Local Plan Policy LP14 Landscape refers to the Landscape Character Assessment and sets out that development should look to conserve, enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific landscape, geo-diversity, wildlife and historic features which contribute to local character will be protected and enhanced as appropriate. Policy LP16 Natural Environment aims to protect and enhance the quality, character, diversity and local distinctiveness of the natural environment and seeks to minimise impacts on and provide net gains for biodiversity. Policy LP17 sets out that development proposals must, where appropriate, demonstrate how they contribute to maintaining and enhancing a comprehensive and strategically planned Green Infrastructure network.
12. Austrey NDP Policy AP1 has been prepared to help ensure development proposals protect and enhance important local features so that Austrey's distinctive landscape character continues to be enjoyed by local people and visitors, and wildlife thrives. The Policy has been updated to include protection of features which local residents and stakeholders value in Austrey such as ridge and furrow and the need to protect the area against further light pollution. These issues were identified in submitted responses to the informal consultation undertaken in May 2023.

#### **POLICY AP1: NATURAL ENVIRONMENT**

Existing hedgerows, ditches, water bodies, broadleaved woodlands, mature, ancient and veteran trees, and ridge and furrow are all important and distinctive features of local landscape character and form part of Austrey's green infrastructure network. These features should be retained and enhanced as part of landscaping schemes.

Where development proposes the removal of any of these features, schemes will be expected to include suitable replacement and enhancement.

Any new landscaping schemes should incorporate appropriate native species, and new hedgerows should be planted to form wildlife-friendly boundaries, in keeping with the surrounding landscape and linking to local wildlife corridors such as mature hedgerows, Public Rights of Way and water courses.

Locally appropriate measures to support biodiversity net gain include:

- Tree and hedgerow planting using traditional native species;
- Wetland restoration and planting;
- Improved management of grassland and wetland; and
- Planting wildflower meadows on verges and green spaces.

In addition, lighting schemes should be designed to minimise light pollution. Security lighting should be operated by intruder switching, be appropriate to the setting, be unobtrusive and energy efficient and have consideration for neighbouring amenity. Business and agricultural development in the countryside should have lighting plans to avoid unnecessary light pollution.

Development proposals should also incorporate the relevant design guidance and codes for landscaping and sustainable drainage set out in [Austrey Design Guidance and Codes](#) (Appendix 2 of the Austrey Modified Neighbourhood Plan) which is published on the Parish Council website. These are:

- Design Code 10: Landscape setting and rural identity
- Design Code 11: Biodiversity
- Design Code 12: Tree planting and
- Design Code 17: Sustainable drainage systems (SuDS).

## PROTECTING IMPORTANT OPEN SPACES AND VIEWS

13. The playing fields at Newton Lane and the old cricket ground were identified for continuing use for recreational activities in the former made Neighbourhood Plan. These areas continue to provide important resources for local residents.
14. The NPPF recognises the value of open spaces. Paragraph 103 advises that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and paragraph 104 sets out that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless certain criteria apply.
15. Local Plan Policy LP22 Open Spaces and Recreational Provision sets out that open spaces and recreational areas will be retained, protected and enhanced (unless their loss is off-set by an equivalent or improved replacement).
16. North Warwickshire Borough Council's Playing Pitch Strategy (December 2023)<sup>8</sup> notes the need to improve Austrey Playing Fields. Part 5: Action Plan (p85 Newton Regis & Warton Analysis Area) identifies that Site 8 Austrey Playing Fields has one poor quality adult football pitch that is played to capacity and there is a need to improve pitch quality. North Warwickshire Green Space Strategy 2019 to 2033<sup>9</sup> Section 2 – Key Priorities p18 includes the Area Priority (AP) To Support Austrey Parish Council with obtaining funding from HS2 to finance the relocation of its recreation ground.
17. Since the previous NDP was made, a new village green and play area on Wulfric Avenue has been provided to improve local open space provision and play facilities in the village.
18. Former NDP Policy AP2 protected the playing fields on Newton Lane and the old cricket ground for recreational activities and set out that the footpaths across Bishop's Field and the

<sup>8</sup> <https://www.northwarks.gov.uk/downloads/file/489/north-warwickshire-playing-pitch-strategy-2023>

<sup>9</sup> <https://www.northwarks.gov.uk/downloads/file/337/green-space-strategy-2019-draft-version->

field to the northeast of Hollybank should continue to give access to the countryside and open views. These areas form a 'Green Ring' around the village.

19. The Review of the NDP provides an opportunity to protect these areas as Local Green Spaces. Local Green Spaces are open spaces which are of particular significance to local communities, and which are given the same protection in planning as Green Belt. The responses to the informal consultation in May 2023 demonstrated that these areas remain very important to local residents and some additional / new areas were suggested for consideration as part of the NDP review process – see comments in the Report and table of responses on the NDP Review pages of the Parish Council website<sup>10</sup>.
20. The Local Green Spaces are considered to be at the heart of the community, give villagers a place to exercise, meet up, enjoy being outdoors and are a place for flora and fauna to flourish. They are also important for mental and physical health, providing opportunities for recreation and walking. The historical significance of some areas such as the Bishops Field was also noted.
21. NPPF (paragraph 107) sets out the criteria that all Local Green Spaces must meet in order to be designated:  
 '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.'
22. Table 1 in Appendix 3 sets out how these areas meet these criteria. These areas are considered important in retaining the rural landscape that is so valued by the local community. This Plan registers the fact that the community has a real interest in this land continuing to be used by the public as it is today and would prefer it not to be considered for development if there are other more suitable sites available. Policy AP2 Local Green Spaces replaces former Policy AP2 in the NDP.

#### **POLICY AP2: LOCAL GREEN SPACES**

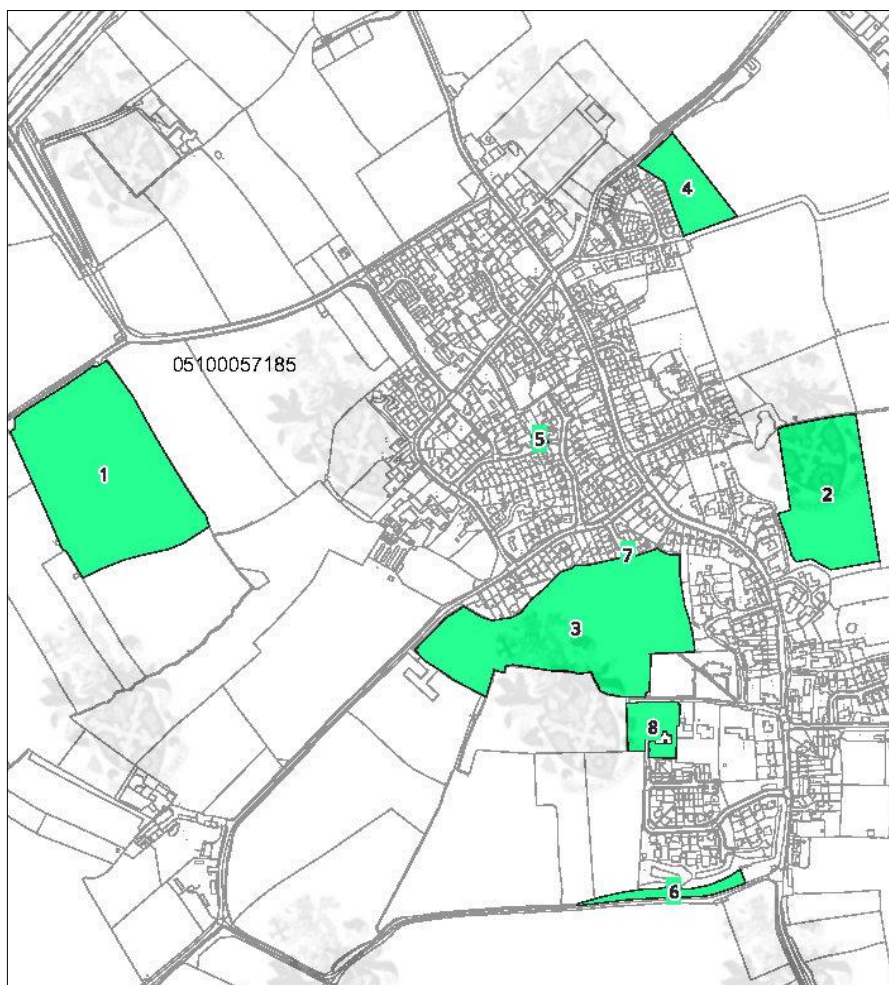
The following areas as identified on Austrey Modified Neighbourhood Plan Maps 3A, 3B, 3C and 3D are identified as local green spaces:

1. Newton Lane Playing Fields
2. Old Cricket Ground
3. Bishops Field
4. Field to the northeast of Hollybank
5. Austrey Community Orchard
6. Woodlands off Cinder Lane (Fairy Woods)
7. Land at Bishops Cleeve cul-de-sac
8. Village Green and Play Area, Wulfric Avenue

Development proposals within the local green spaces will be consistent with national policy for Green Belts.

<sup>10</sup> [https://www.austrey.co.uk/files/ugd/3b800a\\_2b3559a64a914f30936d39c300ea5cc5.pdf](https://www.austrey.co.uk/files/ugd/3b800a_2b3559a64a914f30936d39c300ea5cc5.pdf)

**Map 3A: Local Green Spaces 1, 2, 3, 4, 5, 6, 7 & 8**



**Map 3B: Local Green Space 5**

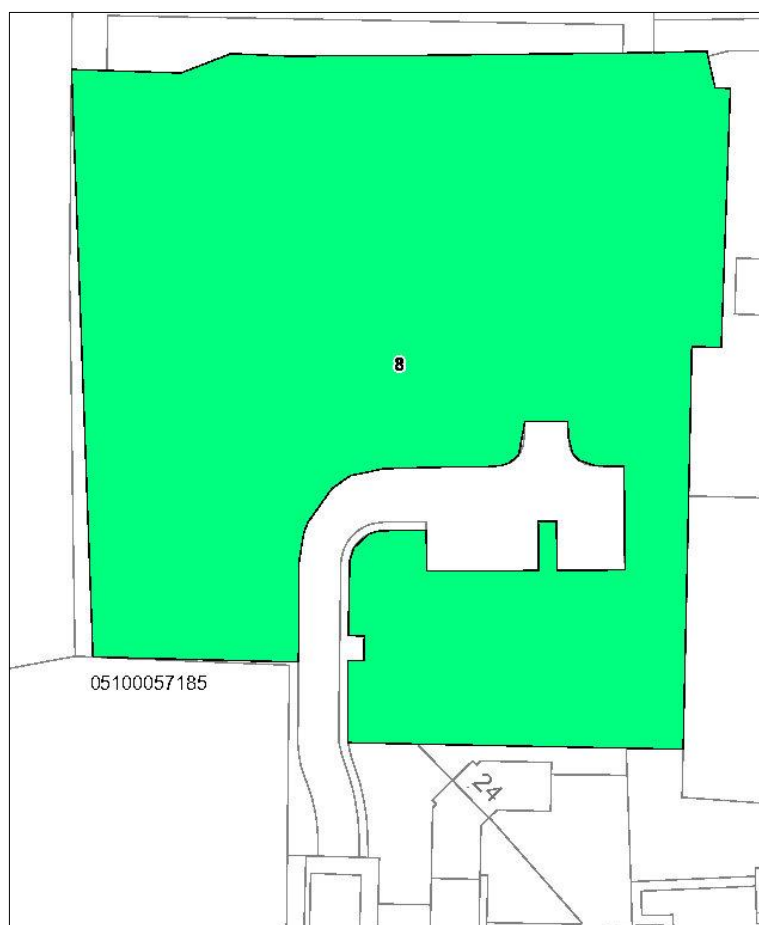




**Map 3C: Local Green Space 7**



**Map 3D: Local Green Spaces 8**



# AUSTREY COMMUNITY ORCHARD



23. Out of the initial consultation for our Neighbourhood Plan Review back in 2023, came a suggestion from several villagers that a Community Orchard would be a lovely asset to the village. We had the perfect spot, an area of green space between two closes that was fairly unloved and a willing team of volunteers came together.
24. We received initial funding through the King's Coronation Fund and a member of WCC assisted us initially with arranging the planting of the fruit trees in 2024 (2 Pears, 2 Cooking apples, 6 Dessert Apples). We were really pleased that all but one made it through the winter and their first year of growth and a new tree will be planted this year to replace the one that we lost. We have received further funding with very generous donations being given to us from our District Councillors' funds to help us buy plants and equipment.



25. The Community Orchard has been really embraced by the village with working parties – both young and old – working hard to turn this area of scrubland around. We have wildflower beds, areas left long for the bees and other wildlife, bug hotels, hedgehog houses and a carefully and lovingly created Remembrance bed. We have had benches donated which have been lovingly rubbed down and repainted by one of ace volunteers and it's so lovely to see someone sitting peacefully there admiring the Orchard.



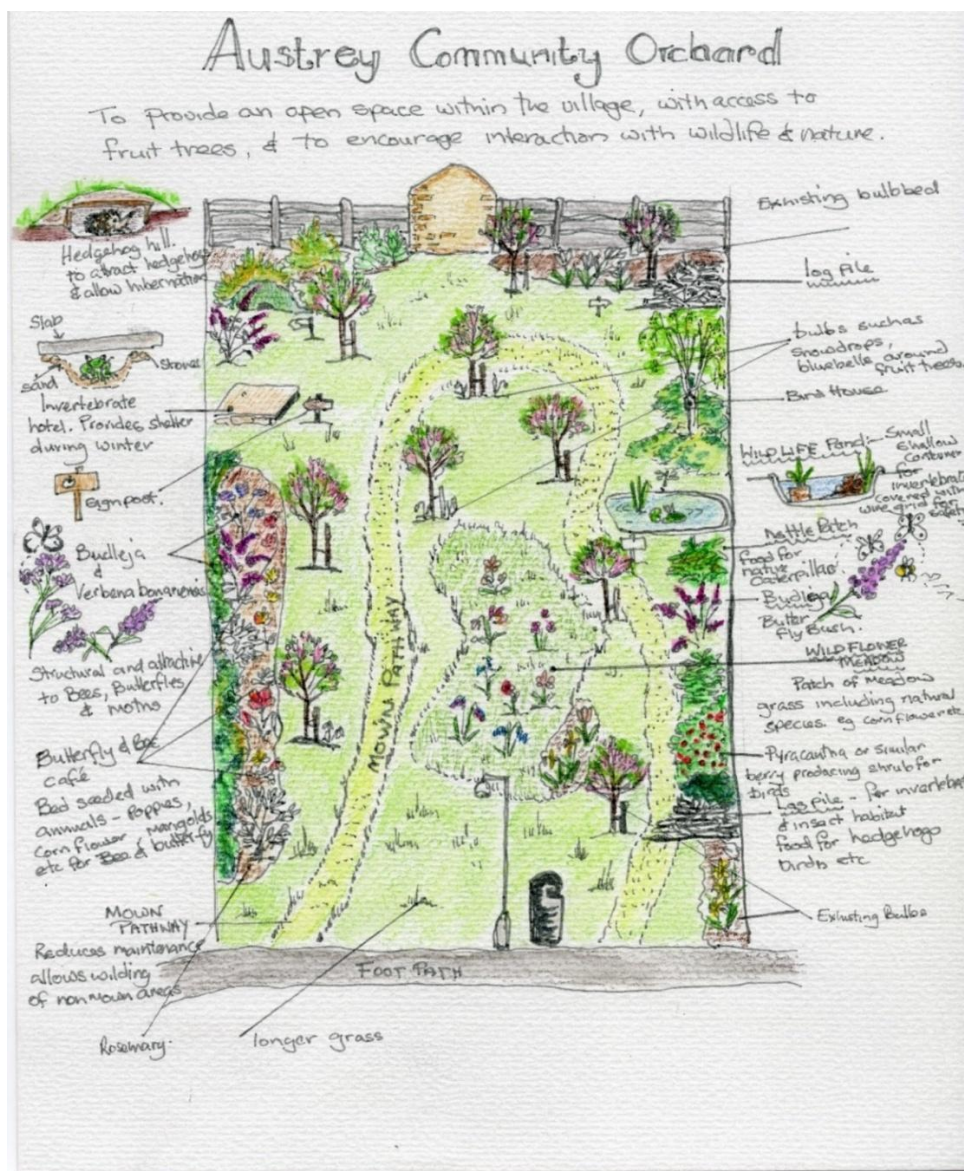
Before



April 2025

26. A Wildlife Art Competition was held for our young residents and the winners formally opened the Orchard on 7 September 2024. The opening day was really well attended by villagers, our local MP and even the sun made an appearance where there were drinks, cakes and sounds of laughter throughout the afternoon. Further events are planned; including several 'Big Digs' being along with a Fete with fun games and events for all ages.
27. We wanted to include the Community Orchard in the Review pack as it is really important to demonstrate the difference that residents can have in their village by sharing their views. It is our village residents who have given us their unwavering support throughout this process; time and again they have taken the time to complete questionnaires and attend consultation events, and we have been incredibly well supported throughout the process and the Orchard is a lovely way for the process to give back to the community. If you're passing, please do pop in, it can be found off the footpath that links Orchard Close with Newborough Close, CV9 3EN; What3words locator: seats.tangling.corded.

### Design for Austrey Community Orchard





28. The made NDP identified a number of important views which were protected in Policy AP3. These views have been re-assessed by the NDP Steering Group as part of the Plan Review.

29. The Austrey Design Guidance and Codes document refers to the views identified in the former made Plan as 'notable views' in Part 2.4.4 Landscape Views. These were:

1. Westward views across several agricultural fields from the east of the neighbourhood area towards the village
2. Southward views from Norton Hill looking towards Orton-on-the-Hill.
3. Southward views across agricultural fields from Cinder Lane.
4. South eastward views across agricultural fields from Warton Lane.
5. Views of listed buildings and assets within the main village envelope.

30. Notable views are identified on Map 4.

**Map 4: Notable Views**



**Key**

1. Views south from Bishops Field towards Warton
2. View east from Bishops Field towards St Nicholas Church
3. Views east from public footpath T139 towards open farmland
4. Views south from Cinder Lane towards Warton
5. Views southwest from Orton Hill towards open farmland
6. Views south from Norton Hill towards open farmland
7. Views west from Warwickshire/Leicestershire border towards village
8. View southwest from top of Appleby Hill towards village
9. View southwest from Salt St towards village.

31. There are 15 listed buildings in Austrey and these are shown on Map 5. They are:

1. Bird In Hand Public House
2. Village Cross
3. The Old Vicarage
4. Wall Surrounding Garden at The Elms
5. The Limes
6. Farthings
7. Flavel
8. Manor House
9. Bishops Farmhouse
10. Nether End
11. K6 Telephone Kiosk
12. Church Of St Nicholas
13. The Elms
14. Austrey Baptist Church
15. The Homestead

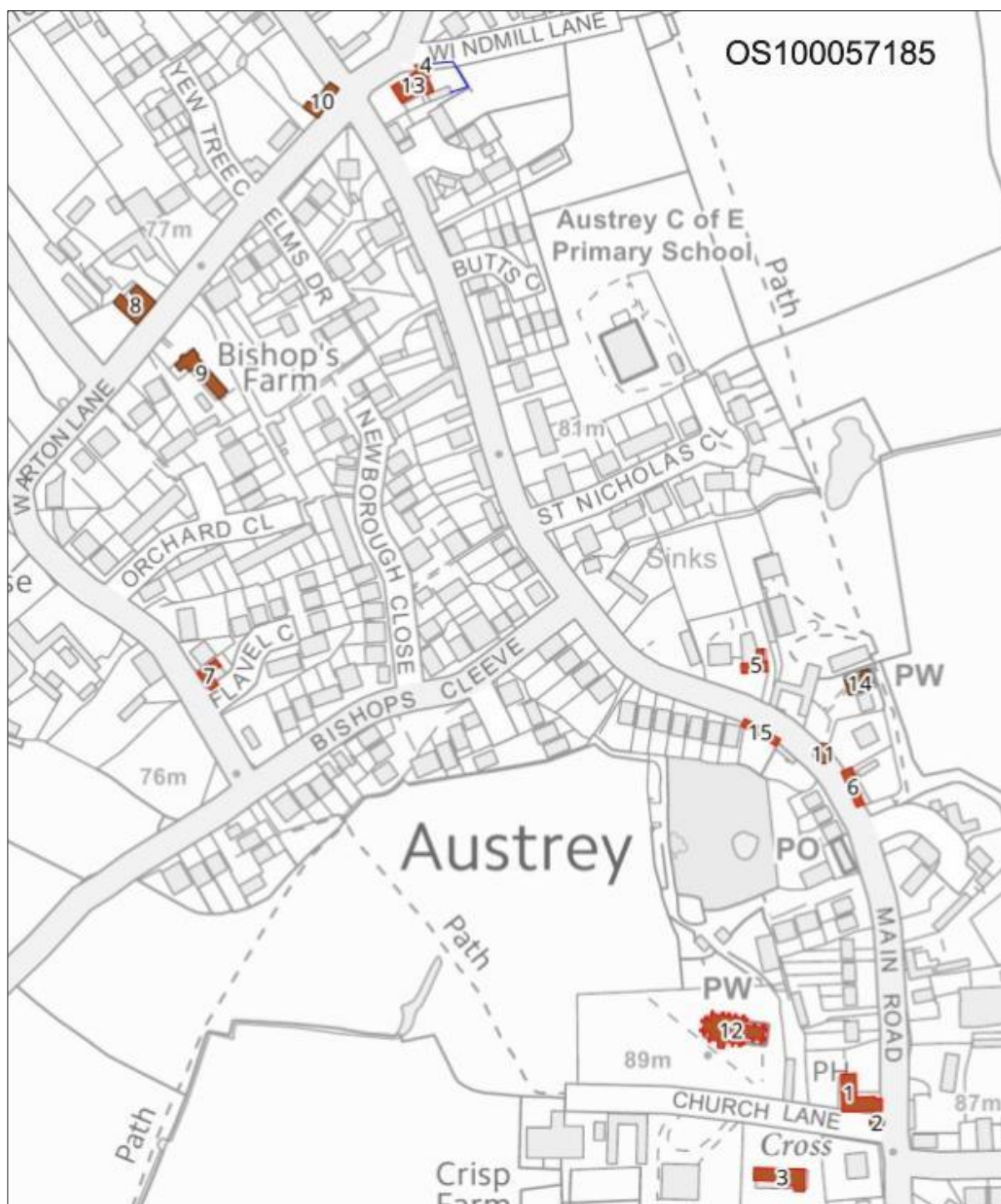
32. Policy AP3 has been updated and amended.

#### **POLICY AP3: VIEWS**

Existing views of landscape and heritage significance should be respected and used as a placemaking opportunity. A number of Key Public Views of particular importance to the local community have been identified and are shown on Map 4.

Where a development proposal would affect these views, appropriate evidence should be submitted with any application to demonstrate how the view has been taken into account and respected.

**Map 5: Listed Buildings in Austrey**



## FARM DIVERSIFICATION AND RENEWABLE ENERGY

33. Since the previous NDP was prepared the need to reduce greenhouse gas (GHG) emissions such as carbon dioxide and methane as part of measures to address climate change has become more urgent. Austrey is not immune from the increased frequency of adverse weather events and residents and businesses have experienced storms and high rainfall (resulting in flooding and wind damage) and periods of extreme heat and drought in recent years.
34. Austrey has a responsibility to support a transition to a low or zero carbon economy and the NDP Review provides an opportunity to ensure updated policies and proposals respond to the NPPF's statement that 'The purpose of the planning system is to contribute to the achievement of sustainable development' (paragraph 7). This includes under the environmental objective, mitigating and adapting to climate change, including moving to a low carbon economy.
35. In response to the climate emergency the UK Government has a legally binding commitment to a 78% Green House Gas reduction by 2035 and achieving Net zero by 2050. Net zero carbon is a reduction in the demand for energy and materials to a level that can be met solely by sources that do not emit greenhouse gases. In addition to making buildings and transport more efficient in terms of energy and resource consumption, there is a need to increase our energy supplies from more sustainable, resilient and affordable sources.
36. UK farming is facing significant challenges as a result of increased energy costs and changes in agricultural policy and financial support. There is an increased emphasis on the need for more affordable and sustainable food production with a move towards lower meat and dairy consumption and a more plant base diet, and the need to conserve and enhance landscape and wildlife.
37. Renewable energy production can offer opportunities for rural diversification. However schemes have to be sited and designed carefully to ensure adverse impacts on landscape character are avoided or mitigated. Also, the best and most versatile agricultural land should be protected for future food production.
38. Local Plan Policy LP13 Rural Employment sets out criteria for assessing proposals for farm diversification through the introduction of new uses onto established farm holdings and re-use and adaptation of existing rural buildings. Policy LP35 Renewable Energy and Energy Efficiency sets out that renewable energy projects will be supported where they respect the capacity and sensitivity of the landscape and communities to accommodate them.
39. The responses to the informal consultation in May 2023 included various suggestions for locally appropriate farm diversification such as farm shops and tea rooms, vineyards, forestation and cut flowers.
40. Although renewable energy projects such as wind farms will be supported where they respect the capacity and sensitivity of the landscape and the community, such development should not have a detrimental impact on the views of Austrey, nor upon the setting of important or historic buildings, such as the Grade II\* listed St. Nicholas Church and other heritage assets.

**POLICY AP4: FARM DIVERSIFICATION**

Local farmers will be supported in their attempts to diversify, providing that such diversification:

1. Respects the tranquility, character and beauty of the countryside, and
2. Does not have an unacceptable adverse impact on local residential amenity, and
3. Does not lead to unacceptable increases in traffic on rural roads.

Renewable energy schemes will be supported, particularly where they are community led schemes which provide sustainable and affordable energy resources for local residents and businesses. All such proposals should avoid or mitigate any significant adverse impacts on local landscape character and biodiversity through careful and sensitive siting, design and landscaping and avoid using the best and most versatile agricultural land.

Proposals for the conversion of agricultural buildings will be expected to incorporate the principles set out in Design Code 8: Conversion of agricultural buildings in [Austrey Design Guidance and Codes](#) (Appendix 2 of the Austrey Modified Neighbourhood Plan) and published on the Parish Council website).

#### 41. THESE POLICIES CONTRIBUTE TO SUSTAINABILITY BY:

- i. Conserving local wildlife habitat
- ii. Protection of the historic environment
- iii. Securing the future of local assets
- iv. Enhancing the quality of life for present and future residents
- v. Supporting diversification for sustainable farming
- vi. Securing the key vistas of the Parish.



## 6. HOUSING DESIGN



Contemporary house design in the village

### BACKGROUND

1. Good quality housing design covers a wide range of requirements for modern living. These may include anything from the amount of space provided inside and outside the property, to parking facilities, safe access and even the quality of the broadband connection.
2. The Government attaches great importance to the design of the built environment. NPPF paragraph 131 advises 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'
3. The Government has published a National Design Guide<sup>11i</sup> and National Model Design Code<sup>12</sup> and neighbourhood planning groups are encouraged to prepare local design codes to support planning policies on design. NPPF Paragraph 132 goes on to say 'Design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.'
4. The Parish Council has therefore commissioned [Austrey Design Guidance and Codes](#) as part of the NDP Review (see Appendix 2 of AMNP) which is published on the Parish Council website.

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<sup>11</sup> <https://www.gov.uk/government/publications/national-design-guide>

<sup>12</sup> <https://www.gov.uk/government/publications/national-model-design-code>

## HOUSING DESIGN OBJECTIVES

Objective 1: To Protect Austrey's Rural Character

It is important for the protection of Austrey's setting as a small, rural village that any new development be of an appropriate scale, height, material and style, in keeping with other properties in the village.

The Plan aims to provide a measure of protection for Austrey's natural and historic environment, helping to retain the attractive rural character of the village, its rich heritage of listed buildings, and its unique sense of place.

Objective 2: To Promote Sympathetic Design

Austrey has a wide range of different styles of buildings. This Plan does not provide a prescriptive design guide but seeks to ensure that any new development is sympathetic towards listed or other important buildings.

Objective 3: To Maximise Energy and Resource Efficiency

New buildings should be as energy efficient as possible, taking energy supplies from renewable sources where this is feasible and does not impact on the landscape.

This Plan supports renewable energy projects and new transport links that improve the quality of life for residents, but at the same time, seeks to ensure that such projects enhance rather than detract from the rural landscape.

Objective 4: To Ensure Viability

Good quality design is in everyone's interest, from existing and prospective residents to those concerned about global warming, but it is understood that any development should be financially viable whilst, at the same time, aiming to enhance the quality of life.

## HIGH QUALITY AND SUSTAINABLE DESIGN

5. Former NDP Policy AP5 required new dwellings to comply with Building for Life 12 (BfL 12) and Lifetime Homes guidelines. Although BfL 12 is promoted in the new Local Plan, these guidelines now have been superseded by Building for a Healthy Life (BHL)<sup>13</sup> which was published in 2020. Building for a Healthy Life is a Design Code to help people improve the design of new and growing neighbourhoods and includes 12 considerations across 3 key themes of Integrated Neighbourhoods, Distinctive Places and Streets for All.
6. Lifetime Homes standards were replaced by the optional building regulations standard M4(2) entitled 'accessible and adaptable dwellings' and this is being reviewed by the Government.
7. NDP policies cannot set out technical standards which are addressed in other requirements such as building regulations. However they can include policies linked to locally specific design codes and guidelines.
8. New, revised NDP Policy AP5 requires new development to respond positively to the [Austrey Design Guidance and Codes](#) which is provided in Appendix 2 and published on the Parish Council website. This was prepared through the Locality Technical Support

<sup>13</sup> <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>

programme with the involvement of the NDP Steering Group and has been informed by responses to informal consultations. It encompasses good practice and advice for ensuring new development promotes healthy lives and supports flexible living space, capable of adaptation to meet the changing needs of occupiers.

#### **POLICY AP5: HIGH QUALITY DESIGN**

Development proposals for new housing development and conversions of existing buildings to residential use will be expected to demonstrate high quality design which incorporates the relevant principles set out in [Austrey Design Guidance and Codes](#) (Appendix 2 of the Austrey Modified Neighbourhood Plan) which is published on the Parish Council website. These are:

- Design Code 1: Responding to heritage
- Design Code 2: Appearance
- Design Code 3: Detailing
- Design Code 4: Boundary treatments in new development
- Design Code 5: Infill and backland development
- Design Code 6: Building Line and setback
- Design Code 7: Proportion and scale and
- Design Code 9: Extensions and alterations.

9. As set out in Section 5, there is an increased urgency to tackle the climate crisis by reducing consumption of energy and resources and emissions of GHG.
10. In order to achieve net zero in new builds there will need to be an average 68% reduction in operational carbon (emitted during a building's 'in-use' lifetime due to the building's use of energy and water) by 2030 for non-domestic buildings and an average 59% reduction by 2030 for domestic buildings. All new buildings have to have low carbon heating systems from 2025 (gas boilers have been banned for new homes by the UK government from 2025). In addition, there will need to be a 44% reduction in non-domestic buildings by 2030, and a 46% reduction in domestic buildings by 2030 in embodied carbon (emitted from the construction processes and materials used to construct and maintain the building throughout its lifespan)<sup>14</sup>.
11. Revised Policy AP6 updates the former NDP Policy which required developers to assess the viability of on-site sources of renewable energy and to ensure buildings are energy efficient. The new Policy wording provides guidance to ensure new development is designed and built to be as sustainable and resource and energy efficient as possible. Local Plan Policy LP35 Renewable Energy and Energy Efficiency advises that new development will be expected to be energy efficient in terms of its fabric and use including, where viable, the production of 10% of operational energy from on-site renewables.

<sup>14</sup> UK Green Building Council (UKGBC) Net Zero Whole Life Carbon Roadmap  
<https://www.ukgbc.org/ukgbc-work/net-zero-whole-life-roadmap-for-the-built-environment>



**POLICY AP6: SUSTAINABLE DESIGN**

Development proposals will be expected to maximise resource and energy efficiency and demonstrate how designs will achieve net zero and contribute towards tackling the climate emergency.

Proposals will address the following design guidance and principles set out in the [Austrey Design Guidance and Codes](#) (Appendix 2 of Austrey Modified Neighbourhood Plan) which is published on the Parish Council website:

- Design Code 14: Energy efficiency measures to net zero carbon
- Design Code 15: Sustainable building materials and construction and
- Design Code 16: Assessing renewable energy sources.

12. Former Policy AP7 required new development to comply with Secured by Design and Safer Places standards and former Policy AP8 required development to comply with highways standards and promoted a five-minute, walkable neighbourhood. Secured by Design<sup>15</sup> principles and promoting safer spaces and active travel are embedded in the National Model Design Code<sup>16</sup>.
13. The NPPF advises that planning policies and decisions should aim to achieve healthy, inclusive and safe places, which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life (paragraph 96 b)). Local Plan Policy LP30 Built Form sets out in Part h) that development should create a safe, secure, low crime environment through the layout, specification and positioning of buildings, spaces and uses in line with national Secured by Design Standards.

**POLICY AP7: PROMOTING SAFER NEIGHBOURHOODS**

Developments are expected to include measures which promote safer neighbourhoods by incorporating the principles set out in 'Secured by Design'.

14. The NPPF recognises the need for travel to shift away from reliance on the private car. Opportunities to promote walking, cycling and public transport use should be identified and pursued (paragraph 109 e)) and planning policies should provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (paragraph 111 d)). The role of active travel is recognised in relation to improving health and wellbeing and planning policies should promote social interaction through street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods and enable and support healthy lifestyles (paragraph 96 a)).

<sup>15</sup> <https://www.securedbydesign.com/>

<sup>16</sup> <https://www.gov.uk/government/publications/national-model-design-code>

15. Local Plan Policy LP27 Walking and Cycling sets out *'the Borough Council will develop a Walking and Cycling Strategy. All developments should consider what improvements can be made to encourage safe and fully accessible walking and cycling.'*
16. Manual for Streets<sup>17</sup>) noted that *'walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800 m) walking distance of residential areas which residents may access comfortably on foot.'* MfS encourages a reduction in the need to travel by car through the creation of mixed-use neighbourhoods with interconnected street patterns, where daily needs are within walking distance of most residents' (see Section 4.4).
17. The NDP has a role in ensuring the Parish is accessible to everyone - in terms of improving existing public rights of way, encouraging walking and cycling, and ensuring access to reliable, frequent and safe public transport. In terms of climate change the transport sector is the largest contributor to UK domestic greenhouse gas (GHG) emissions, responsible for 27% in 2019<sup>18</sup>.
18. The responses from residents and stakeholders to the informal consultation in May 2023 showed that there was support for various actions to increase walking and cycling in the Parish. Suggestions included improvements to the existing PROW and ideas for new linkages, a walking bus to the school and provision of cycle parking. There were concerns that cycling can be hazardous on the rural lanes and suggestions that the rural character of the area meant that people will always be reliant on cars. Various proposals for reducing the impacts of traffic will be considered by the Parish Council as possible future actions.
19. Policy AP8 has been prepared to help ensure development in Austrey supports healthy lifestyles and addresses the need to de-carbonise transport.

#### **POLICY AP8: ACTIVE TRAVEL AND HEALTHY LIFESTYLES**

The village of Austrey will continue to be an accessible neighbourhood, with local services and facilities provided within 10 minutes' walk (800m) of all residential areas in the village. In order to achieve this, all new development proposals must support increased walking and cycling and use of public transport by:

1. Being located close to bus routes and stops; and
2. Including accessible linkages to safe walking and cycling routes and existing public rights of way, especially those linking to local community facilities such as the school, shop, public house and village hall, and to nearby towns and villages; and
3. Providing suitable and secure storage provision for bicycles; and
4. Including external electric charging points for bicycles and cars.

<sup>17</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/341513/pdf\\_manforstreets.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdf_manforstreets.pdf)

<sup>18</sup> BEIS (2021). 2019 UK Greenhouse Gas Emissions (online). Available at:

<https://www.gov.uk/government/statistics/final-uk-greenhouse-gas-emissions-national-statistics1990-to-2019>

The design of new streets should promote a travel hierarchy which recognises that pedestrians, cyclists and users of mobility scooters have safe priority over cars and motor vehicles.

Car parking provision will be expected to incorporate the design principles set out in Design Code 13: Car parking of the [Austrey Design Guidance and Codes](#) (Appendix 2 of Austrey Modified Neighbourhood Plan) which is published on the Parish Council website.

## 20. THESE POLICIES CONTRIBUTE TO SUSTAINABILITY BY:

- i) Excellence in environmental standards, supporting the shift to a low-carbon economy
- ii) Protection of the natural and historic environment
- iii) Enhancing the quality of life for present and future residents.

## 7. HOUSING DEVELOPMENT



New housing at Wulfric Avenue

### BACKGROUND

1. The former made NDP was prepared to be in general conformity with the previous local plan - the North Warwickshire Core Strategy. This set out a minimum housing growth target of 40 dwellings over the Plan period (up to 2029).
2. The NDP included 3 'preferred sites for development' which already had planning consent for housing at the time. These were A: Hollybank Farm, No Man's Heath, B: Crisps Farm / Glebe Field and C: Applegarth / The Croft, Norton Hill) totalling 57 new homes in the village. The NDP also included planning policies to guide windfall development, including a policy to guide house types and tenures which referred to the 2013 Austrey Housing Needs Survey.
3. Since then, Austrey has seen significant housing growth – far in excess of the minimum target of 40 dwellings. In total 143 new houses have been built since 2017.
4. The 2021 census provides the following data about households and house types in Austrey:

#### Household size: Austrey (and UK)\_

- 1 person in household 20.3% (30.1%)
- 2 people in household 40.5% (34.0%)
- 3 people in household 20.6% (16.0%)
- 4 or more people in household 18.6% (19.9%)

#### Household composition: Austrey (and UK)

- One person household 20.1% (30.1%)
- Single family household 74.5% (63.0%)
- Other household types 5.4% (6.9%)

#### Accommodation Type: Austrey (and UK)

- Whole house or bungalow 99.4% (77.4%)
- Flat, maisonette or apartment 0.6% (22.2%)

- A caravan or other mobile or temporary structure 0.0% (0.4%)

Tenure of household: Austrey (and UK)

- Owns outright 46.7% (32.5%)
- Owns with a mortgage or loan or shared ownership 38.8% (29.8%)
- Social rented 8.4% (17.1%)
- Private rented or lives rent free 6.2% (20.6%)

Number of bedrooms: Austrey (and UK)

- 1 bedroom 2.1% (11.6%)
- 2 bedrooms 14.1% (27.3%)
- 3 bedrooms 37.6% (40.0%)
- 4 or more bedrooms 46.2% (21.1%)

HOUSING NEEDS SURVEY REPORT, JANUARY 2021

5. An updated parish housing needs survey was undertaken from November to December 2020 by WRCC on behalf of the Parish Council with the Report published in January 2021. This noted that recent increases in house prices which have far outstripped average increases in earnings mean that local people may be priced out of the housing market in the area in which they grew up. The need for affordable housing is a critical issue in rural areas but while communities often recognise the need for additional housing, development needs to be balanced with impacts on local character and pressures on local services. The Parish Council is aware that these issues are very relevant to Austrey, with recent developments tending to provide a majority of large, detached 'executive' type housing for private sale, at prices often beyond the reach of parish residents and their families.
6. Key findings included:
  - The most common reason given for respondents needing alternative accommodation was the need for a starter / first home, followed by looking to downsize and then affordability of current home.
  - Preferred dwelling types were houses followed by bungalows.
  - The preferred number of bedrooms was 2 or 3.
  - 2 respondents indicated they were interested in self build.
7. The Conclusion identified a need for 14 alternative homes for households with a local connection to Austrey Parish with the following tenure split:

*'Housing association rent or local authority rent*

- 2 x 1 bed bungalow
- 1 x 4 bed house

*Housing association rent*

- 1 x 1 bed maisonette/flat
- 3 x 2 bed house

*Shared ownership*

- 3 x 2 bed house

*Owner occupier*

- 3 x 2 bed bungalow
- 1 x 4 bed house

*Consideration should also be given to those households on the local authority housing waiting list (suitably discounted by three households as per these survey results).'*

8. This clearly shows a local need for more affordable rented and owner-occupied housing, and particularly for more smaller units of 1-2 bedrooms.

## HOUSING OBJECTIVES

### Objective 1: To support housing in line with the Local Plan

It is a priority for this Plan that Austrey meets its legal requirements in terms of housing provision.

### Objective 2: To meet local needs

It is important too that this Plan provides for an adequate supply of the right type of housing to meet the specific needs of present and future generations of villagers. Recent surveys suggest that there is a preference in the local community for bungalows for those seeking to down-size, and for smaller homes for affordable rent and owner occupation for local residents and to attract young families to the Parish.

### Objective 3: To ensure growth can be accommodated by infrastructure and facilities

Where possible, the Plan aims to ensure that the village is able to grow in an organic and controlled way, in line with local facilities and infrastructure.

### Objective 4: To support suitable local employment and encourage home working which will support the local shop and Post Office

The development of businesses in the village is supported, whereby local employment can be created without adverse impact on the surrounding area.

### Objective 5: To support housing viability

It is understood that any new development should include a mix of housing types to ensure it is financially viable.

### Objective 6: To ensure new housing is accessible to local facilities

The Plan sets out to ensure that any new housing development is located within easy walking distance of the village facilities such as the shop, school, churches and pub. This will help to ensure their viability in the long term. By enabling people to walk or cycle rather than drive to local amenities, this Plan also supports the shift to low-carbon living and a healthier life-style .

### Objective 7: To promote better health and wellbeing

By ensuring that further development is located close to local amenities, this will provide a better quality of life for new residents by shifting the centre of the village away from the M42 motorway and proposed HS2 rail link, and from the associated noise nuisance.



## NEW HOUSING DEVELOPMENT

9. The NPPF sets out that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs (paragraph 82).
10. Local Plan Policy LP2 Settlement Hierarchy identifies Austrey as a Category 4 Settlement: Other settlements with a development boundary. In these settlements development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable. All development will be considered on its merits; having regard to other policies in the plan and will cater for windfall housing developments usually on sites of no more than 10 units at any one time, depending on viability, services and infrastructure deliverability. The Austrey development boundary is shown on Map 6.
11. Austrey NDP Policy AP9 sets out local criteria for assessing windfall development proposals for new housing. These are largely carried forward from the former made NDP and include the former criteria for the selection of sites and former windfall Policy AP10.

### **POLICY AP9: WINDFALL DEVELOPMENT**

Proposals for “windfall” housing development will be supported where they:

1. Are for small scale development of usually no more than 10 houses;
2. Would help to create local employment opportunities without unacceptable adverse impact on the rural landscape, for example by providing mixed use live / work accommodation and provision of office space to enable working from home;
3. Are within easy walking distance of the village centre and key amenities (including the church, chapel, village hall, school, and pub) (see Policy AP8 Active Travel and Healthy Lifestyles);
4. Include renewable energy projects and new active transport links that do not have an unacceptable adverse impact on the landscape or residential amenity;
5. Provide additional benefits for the community through developer contributions (see Appendix 1);
6. Do not result in increased risk of flooding;
7. Are acceptable in terms of visual impact, particularly with regard to listed buildings and/or the rural landscape and views (see Policies AP1 Natural Environment and AP3 Views); and
8. Make efficient use of land and / or include the development of brownfield (previously developed) sites or sensitive conversion and re-use of existing buildings.

**Map 6: Austrey Development Boundary**



## MEETING LOCAL HOUSING NEEDS

12. The 2021 Housing Needs Survey Report showed that there was evidence of local need for more affordable and smaller housing in Austrey. These findings were confirmed in the responses to the informal consultation in May 2023 and respondents noted that there was continued need for affordable housing, houses suitable for first time buyers and families, and more accommodation for older people. Some respondents were not in favour of further large-scale housing developments.
13. NDP Policy AP10 updates the previous NDP Policy AP11 and refers to the latest housing needs survey for the Parish.

### **POLICY AP10: LOCAL HOUSING NEED**

New residential development should demonstrate how it contributes to a suitable mix of tenure, type and size of dwelling in Austrey based on the latest available evidence of housing need as set out in the 2021 Austrey Parish Housing Needs Survey Report or other more up to date evidence.

Proposals should demonstrate how they respond to local needs for:

- affordable small to medium sized starter homes (2 to 3 bedrooms),
- housing designed for older people such as bungalows (2 to 3 bedrooms) and assisted living accommodation and
- affordable larger family accommodation (4 bedrooms) if evidenced by the latest available housing needs and viability considerations.

Self-build schemes will also be supported.

## APPENDIX 1: INFRASTRUCTURE PROJECT LIST

As the village continues to grow throughout the Plan period, the residents of Austrey would like to see investment in the village to support this growth.

In the event that a National Infrastructure Levy is introduced, the Parish Council would like to see CIL being spent on the following:

1. Continuing investment in street lighting in other parts of Austrey
2. Speed awareness measures
3. All weather sports facility with flood lighting
4. Improve maintenance of foot paths in and around Austrey
5. Improve drainage on Austrey playing field
6. Replace bus shelter
7. Develop new children's play area
8. Austrey community orchard (completed in 2024).

This list will be reviewed and updated on a regular basis as new projects identified.



These projects should also be prioritised where opportunities arise from Section 106 Developer contributions.

## APPENDIX 2: AUSTREY DESIGN GUIDANCE AND CODES



[Austrey Design Guidance and Codes](#) is published on the Parish Council website under the Submission Folder (see <https://www.austrey.co.uk/ndp2025submission> ).


## APPENDIX 3: LOCAL GREEN SPACES




**Table 1 Justification for Local Green Spaces**

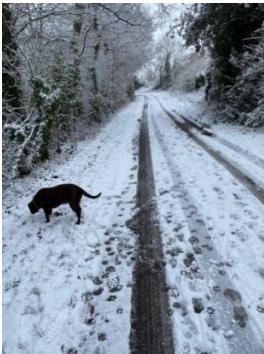


<u>Local Green Space</u>	<u>a) reasonably close proximity to the community</u>	<u>b) demonstrably special and holds a particular local significance</u>	<u>c) local in character and not an extensive tract of land</u>
<p>1. Newton Lane Playing Fields (Austrey Playing Fields)</p>  	<p>The playing fields are within easy walking distance from the village, with pavements all the way.</p>	<p><b>The playing fields have recreational value.</b></p> <p>The area is very special to the village and is used by dog walkers, football teams, for the annual bonfire, the schools Gala and children use the playground. There is an annual Memorial football match.</p> <p>The area also includes village allotments for which there is great demand and a waiting list.</p>	<p><b>Area: 4.5 ha</b></p> <p>This is a large area, but it is fully enclosed by hedges and is not an extensive tract of land.</p>





<b><u>Local Green Space</u></b>	<b><u>a) reasonably close proximity to the community</u></b>	<b><u>b) demonstrably special and holds a particular local significance</u></b>	<b><u>c) local in character and not an extensive tract of land</u></b>
<p>2. Old Cricket Ground</p> 	<p>This area is located in the centre of the village, behind Charity House and the Baptist Church.</p>	<p><b>The Old Cricket Ground has historic significance and recreational value.</b></p> <p>The Old Cricket Ground has historic sporting significance, and it was used for many years by the village cricket teams.</p> <p>There is also a public footpath which is well used.</p>	<p><b>Area: 2.24 ha.</b></p> <p>The area is enclosed and is not an extensive tract of land.</p>
<p>3. Bishops Field</p> 	<p>This is the 'Heart of the Village' It is close to the pub and village shop and is used by all.</p>	<p><b>Bishops Field has historic significance and recreational value and has richness of wildlife.</b></p> <p>The area forms part of the setting of the Church of St Nicholas which is a listed building, and offers unique views towards it. There is evidence of earthworks, old drainage systems and ditches.</p> <p>Warwickshire Historic Environment Record (HER) (Information for record</p>	<p><b>Area: 4.37 ha.</b></p> <p>This is a well-defined area with hedge boundaries.</p>

<u>Local Green Space</u>	<u>a) reasonably close proximity to the community</u>	<u>b) demonstrably special and holds a particular local significance</u>	<u>c) local in character and not an extensive tract of land</u>
		<p>number WA8885) notes: <i>'Earthworks in a field to the north of St Nicholas's Church could be the remains of Medieval settlement indicating contraction or shifting in the village topology.'</i></p> <p>Bishops Field has recreational value as it provides the residential areas with accessible open space and links the older part of the village to the new houses on Wulfric Avenue and the new Village Green. It is hugely valuable as a friendly social and exercise space: dog walkers meet every day and other walkers use the paths which connect one side of the village to the other, or to connect with other public footpaths through to Cinder Lane and beyond. It is held in great affection and hugely valued by the village community.</p> <p>Bishops Field includes a wood, hedgerows and a stream and it supports a great diversity of wildlife including bats and barn owls.</p>	

<b><u>Local Green Space</u></b>	<b><u>a) reasonably close proximity to the community</u></b>	<b><u>b) demonstrably special and holds a particular local significance</u></b>	<b><u>c) local in character and not an extensive tract of land</u></b>
<p>4. Land to the northeast of Hollybank</p> 	<p>This area is within easy walking distance from the village. It is adjacent to houses on the east side of the village.</p>	<p><b>The area has historic significance and recreational value.</b></p> <p>The land behind Hollybank offers unparalleled views of the village. The public footpaths provide a lovely area for dog walkers and other users alike.</p> <p>The area has ridge and furrow features which are historically important.</p>	<p><b>Area: 0.79 ha.</b></p> <p>This area is enclosed by houses and fences.</p>
<p>5. Austrey Community Orchard</p>  	<p>This small area is in close proximity to the village community.</p>	<p><b>The area provides a small tranquil open space close to houses.</b></p> <p>This area is now the Austrey Community Orchard, following suggestions from the village during consultation and successful application for funding from the King's Coronation Fund. Community events are now planned in addition to volunteer gardening at the site – see Design for Austrey Community Orchard below.</p>	<p><b>Area: 0.03ha.</b></p> <p>The area is local in character and is not extensive. It is bordered by houses and fences.</p>

<b><u>Local Green Space</u></b>	<b><u>a) reasonably close proximity to the community</u></b>	<b><u>b) demonstrably special and holds a particular local significance</u></b>	<b><u>c) local in character and not an extensive tract of land</u></b>
<p>6. Woodlands off Cinder Lane (Fairy Woods)</p> 	<p>This small area is in close proximity to the village community.</p>	<p><b>The woodlands have recreational value.</b></p> <p>The area is very special and is used by different generations of walkers, children, village residents with great affection.</p>	<p><b>Area: 0.27ha.</b></p> <p>It is local in character and not an extensive tract of land.</p>
<p>7. Land in Bishops Cleeve cul-de-sac</p>  	<p>This small area is in close proximity to the village community.</p>	<p><b>The area has recreational value as a small informal open space.</b></p> <p>It provides unique and unobstructed views towards the church, which would be protected.</p>	<p><b>Area: 0.01ha.</b></p> <p>The area is local in character and is a small parcel of land.</p>

<b><u>Local Green Space</u></b>	<b><u>a) reasonably close proximity to the community</u></b>	<b><u>b) demonstrably special and holds a particular local significance</u></b>	<b><u>c) local in character and not an extensive tract of land</u></b>
<p>8. Village Green and Play Area, Wulfric Avenue</p>  	<p>This area lies very close to the Church and Bishop's Field and is part of the new development at Wulfric Avenue, Access is from Wulfric Avenue, or from Church Lane.</p> <p>This small play area is immediately adjacent to the village green.</p>	<p><b>The area has recreational value as a small informal open space.</b></p> <p>This new addition to the village's open spaces was created in 2021 when new houses were built. It is immediately adjacent to Grade II listed St Nicholas Church and forms part of the open setting around this historic landmark and has lovely views.</p> <p>It also has extensive sweeping views towards Warton Village and beyond.</p> <p>This area offers the potential for Village wide events such as a Fete or other community events, and provides recreational space which is unique in the area.</p> <p><b>The area has recreational value as a small play area and open space.</b></p> <p>This playground is especially valuable as it is the only play area at this end of the village and is adjacent to the new development on Wulfric Avenue where lots of young families have settled.</p>	<p>0.45ha.</p> <p>This area is not extensive, and is local in character, being closely located to the church, pub and shop as well as accessed from Wulfric Avenue.</p>



## **Life in the countryside**

by Wilf Wood

I live in a village called Austrey  
Far away from the smoke and grime  
Amidst flowers and lovely surroundings  
Away from the bustle and crown

The people here are so friendly  
And always pass the time of day  
The yokels are quite busy hard working  
To gather in the fresh mown hay

We have roses, shrubs and conifers high  
Some flowers far reaching towards the blue sky  
the blackbirds merrily whistling a very sweet tune  
And now we have reached this flaming June

We have some attractions in this quiet spot  
Ye old thatch pub where you go for your tot  
Only one shop for your groceries to get  
And one bookies runner to place your one bet.

These cottages old and with their wooden beams  
Stand out in beauty and historic it seems  
The church in the background who many do love  
Also the cross which stands out above new

If ever you come through this village so dear  
Visit our church and surroundings so near  
For country folk are awful of charm  
And many roam the green fields fearing no harm

Butterflies flit by lovely colours we see  
Dragon flies also, and also the bees  
It's the flowers attraction that they fly here  
And helps make the day for a gorgeous New Year

The bells in the steeple ring out very clear  
Jackdaws and pigeons scatter with fear  
They know every Sunday it is God's special day  
So with their flapping wings thank you they say

Time will not change the country way folk of life  
They enjoy every minute daily  
And wish for no other life





# Austrey Parish Council

## August 2025

With support from



# Austrey Modified Neighbourhood Plan 2025 - 2033

## Basic Conditions Statement



Austrey Parish Council  
August 2025

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## 1.0 Introduction

1. Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)<sup>1</sup> sets out that only a draft Neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B of the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. A draft neighbourhood plan or order meets the basic conditions if—
  - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan
  - the making of the plan contributes to the achievement of sustainable development
  - the making of the neighbourhood plan is in general conformity with the strategic policies of the development plan for the area
  - the making of the neighbourhood plan does not breach, and is otherwise compatible with European Union (EU) obligations.
2. Regulations 32 and 33 of the Neighbourhood Planning Regulations 2012 (as amended) set out two additional basic conditions. These are:
  - the making of the neighbourhood plan is not likely to have significant effects on a European site or a European offshore marine site either alone or in combination with other plans or projects and
  - having regard to all material considerations, it is appropriate that the neighbourhood development order is made where the development described in an order proposal is Environmental Impact Assessment development (this does not apply to the examination of the NDP as it is not about a neighbourhood development order).
3. A further Basic Condition was added by legislation on 28th December 2018. The Neighbourhood Planning (General) Regulations 2012 para 1 states
  - In relation to the examination of neighbourhood development plans the following basic condition is prescribed for the purpose of paragraph 8(2)(g) of Schedule 4B to the 1990 Act - The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
4. This Basic Conditions Statement sets out how the Austrey Modified Neighbourhood Plan (AMNP) has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the independent Examiner and will be updated at Regulation 15 (Submission).

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<sup>1</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

## 2.0 Legal Requirements

### 1. The Submission Plan is being submitted by a qualifying body

Austrey Modified Neighbourhood Plan (AMNP) is being submitted by a qualifying body, namely Austrey Parish Council.

### 2. What is being proposed is a neighbourhood development plan

The modified plan being proposed relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

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

The modified neighbourhood plan states the period for which it is to have effect. That period is from 2025 to 2033 (from the current year and referring to the same period as the North Warwickshire Local Plan, Adopted September 2021).

### 4. The policies do not relate to excluded development

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

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

The modified neighbourhood plan relates to the designated Austrey Neighbourhood Plan Area and to no other area. There are no other neighbourhood plans relating to that neighbourhood area. The Designated Neighbourhood Plan Area has the same boundary as that of the Parish at the time of the designation and is shown on Map 1 in the AMNP.

## 3.0 Basic Conditions

### a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan.

1. Austrey Modified Neighbourhood Plan has been prepared having appropriate regard to the policies set out in the revised National Planning Policy Framework (NPPF, updated 12<sup>th</sup> December 2024). Note - only those policies and sections in the NPPF that are relevant to the NDP are addressed below.

#### 2. Achieving Sustainable Development

Paragraph 1 of the NPPF explains that *'The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.'* Paragraph 7 sets out that *'The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations*



*to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.'*

The planning system has 3 overarching objectives to achieve sustainable development (paragraph 8): an economic objective, a social objective and an environmental objective. These objectives should be delivered through the preparation and implementation of plans (paragraph 9). The NDP includes various policies which, together, should deliver sustainable development.

Table 1 sets out how Austrey NDP delivers the 3 overarching Objectives.

**Table 1 Delivering Sustainable Development**

NPPF Overarching Objectives	AMNP Objectives and Policies
<p><b>a) an economic objective –</b> to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure</p>	<p>AMNP recognises that Austrey has a rural character with a local economy based around the village shop, pub and local farms. The Plan includes Policy AP4: Farm Diversification which supports appropriate farm diversification and renewable energy schemes provided that landscape character and good agricultural land are protected.</p>
<p><b>b) a social objective –</b> to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p>	<p>The modified plan includes positive social objectives and policies.</p> <p>AMNP Housing Objectives include Objective 1: To support housing in line with the Local Plan, Objective 2: To meet local needs, Objective 3: To ensure growth can be accommodated by infrastructure and facilities, Objective 4: To support suitable local employment and encourage home working which will support the local shop and Post Office, Objective 5: To support housing viability, Objective 6: To ensure new housing is accessible to local facilities and Objective 7: To promote better health and wellbeing.</p> <p>The chapter on Housing Design contains Policy AP7: Promoting Safer Neighbourhoods which promotes the use of principles set out in 'Secured by Design' and Policy AP8: Active Travel and Healthy Lifestyles which sets out how development is expected to contribute to the village of Austrey being an accessible neighbourhood with services located within 10 minutes' walk of residential areas and where walking and cycling are prioritised.</p>



NPPF Overarching Objectives	AMNP Objectives and Policies
	<p>The chapter on Housing Development supports further windfall development in the village in line with the North Warwickshire Local Plan and subject to local criteria (Policy AP9: Windfall Development) and Policy AP10: Local Housing Need requires housing proposals to demonstrate how they respond to local needs identified in the 2023 parish housing needs survey or later evidence.</p>
<p><b>c) an environmental objective –</b> to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p>AMNP has a strong emphasis on protecting and enhancing the environment.</p> <p>Environment, landscape and wildlife objectives include: Objective 1: To Protect the ‘Green Ring’ (of open spaces previously identified in the made ANP), Objective 2: To Enhance Local Wildlife and Objective 3: To Minimise Flood Risk.</p> <p>Policy AP1: Natural Environment identifies important and distinctive features of local landscape character which should be retained where possible and used in landscaping schemes and identifies locally appropriate measures to support biodiversity net gain in the area. Light pollution should be minimised and schemes should incorporate the relevant design guidance and codes for landscaping and sustainable drainage. Policy AP2: Local Green Spaces identifies a number of Local Green Spaces which have local significance, and which are highly valued by the community. The modified plan continues to note locally important views which should be taken into consideration (Policy AP3).</p> <p>Objectives and policies on housing design will also contribute to the NPPF’s environmental objective. Objective 1 is to Protect Austrey’s Rural Character, Objective 2 is to Promote Sympathetic Design, Objective 3 is to Maximise Energy and Resource Efficiency and Objective 4 is to Ensure Viability.</p> <p>These objectives will be delivered through a range of planning policies designed to support and promote sustainable development. The Plan Review has included commissioning a design codes</p>

NPPF Overarching Objectives	AMNP Objectives and Policies
	<p>document and this is referred to in policies for design. Policy AP5: High Quality Design requires proposals to demonstrate high quality design which incorporates the relevant principles set out in Austrey Design Guidance and Codes document which forms Appendix 2 of AMNP and Policy AP6: Sustainable Design sets out that development proposals will be expected to maximise resource and energy efficiency and demonstrate how designs will achieve net zero and contribute towards tackling the climate emergency.</p> <p>Policy AP8: Active Travel and Healthy Lifestyles should help to reduce reliance on private cars by encouraging alternative and more sustainable travel choices.</p>

3. The presumption in favour of sustainable development is explained in relation to plan making in NPPF paragraph 11:

*‘Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*

*a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*

*b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.’*

AMNP takes a positive and balanced approach to development, recognising the area’s location in the countryside and the village’s position in the settlement hierarchy. The village has seen significant housing growth over the plan period – far in excess of the growth identified in the Local Plan – and is likely to see continued development pressure. The made Austrey Neighbourhood Plan (ANP) is over 5 years old the NDP Review provides a timely opportunity to ensure AMNP remains relevant and up to date.

NPPF para 13 goes on to say, *‘The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development*

*strategies; and should shape and direct development that is outside of these strategic policies.'*

Paragraph 14 explains '*In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:*

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).'*

Local Plan Policy LP2 Settlement Hierarchy identifies Austrey as a Category 4 Settlement: Other settlements with a development boundary. In these settlements development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable. All development will be considered on its merits; having regard to other policies in the plan and will cater for windfall housing developments usually on sites of no more than 10 units at any one time, depending on viability, services and infrastructure deliverability. The Austrey development boundary is shown on Map 6 in the Plan. The Plan includes policies but no site allocations

### 3. Plan Making

In Section 3 Plan Making, the NPPF paragraph 16 sets out 6 principles that plans should address.

Table 2 sets out how AMNP addresses each of these in turn.

**Table 2 Plan Making**

<b>NPPF Plan Making Plans should:</b>	<b>AMNP</b>
<i>a) be prepared with the objective of contributing to the achievement of sustainable development;</i>	<p>AMNP has been prepared to contribute to sustainable development; policies support appropriate housing development taking into account the village's identification as a Category 4 settlement in the Local Plan.</p> <p>There is a strong emphasis on sustainable and high-quality design. Design related policies reference detailed design guidance in the Austrey Design Guidance and Codes document to help achieve sustainable development in the area.</p> <p>Table 1 above sets out how the Plan's objectives, policies and proposals address economic, social and environmental objectives.</p>
<i>b) be prepared positively, in a way that is aspirational but deliverable;</i>	<p>AMNP has been prepared positively, with policies that are aspirational and deliverable. Policies promote high quality, sensitive</p>

	<p>design and development which is appropriate to local character.</p> <p>Policies have been modified following local community engagement and have been informed by advice from officers at NWBC and independent planning consultants who were engaged by the Parish Council to assist with the review process.</p>
<p>c) <i>be shaped by early, proportionate and effective engagement between plan- makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;</i></p>	<p>The work on the NDP has been led by a steering group of local residents and parish councillors.</p> <p>The accompanying Consultation Statement sets out the details of the various community consultation and engagement activities which have been undertaken at all stages of the Plan's preparation. Briefly these have included:</p> <ul style="list-style-type: none"> <li>- Parish Housing Needs Survey (2022)</li> <li>- Launch Event and Issues Consultation (2023)</li> <li>- Liaison with officers at NWBC (2024)</li> <li>- Engagement with local landowners about proposed Local Green Spaces (2024)</li> <li>- Regulation 14 consultation on the Draft Modified Plan (Spring 2025).</li> </ul>
<p>d) <i>contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</i></p>	<p>The NDP policies and proposals have been prepared by the steering group, with support from a planning consultant and advice from officers at NWBC.</p> <p>Amendments have been made in response to suggestions provided during the public consultation processes. It is understood that the Examiner is likely to recommend further changes to wording following the examination process.</p>
<p>e) <i>be accessible through the use of digital tools to assist public involvement and policy presentation; and</i></p>	<p>All relevant documents have been provided on the NDP pages of the Parish Council website at various stages and the website has been updated to include all documents from each stage prior to submission.</p> <p>Responses by email and using an online response form were invited at informal and formal consultation stages.</p>
<p>f) <i>serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).</i></p>	<p>As a Modified NDP the review process has largely involved updating existing local policies. Some policies have been amended to reduce duplication with NWBC policies and national policies.</p>

### The Plan Making Framework

Paragraph 18 sets out that *'Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.'*

The NDP contains non-strategic planning policies and proposals that add local detail and value to strategic policies set out in the Local Plan.

### Non-strategic policies

Paragraph 30 advises that *'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.'*

The NDP refers to the relevant NWBC policies in the supporting text.

Paragraph 31 goes on to say that *'Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.'*

### 5. Delivering a sufficient supply of homes

Rural housing paragraph 82 advises that *'In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.'* AMNP housing policies have been informed by a recent parish housing needs survey.

### 6. Building a strong, competitive economy

Supporting a prosperous rural economy paragraph 88 advises that *'Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses;...'* AMNP recognises the Parish's location in the countryside and its rural economy of farming and some people working from home. The Plan supports suitable rural diversification provided development and change are appropriate and supports working from home. The Plan also notes the importance of local community facilities in the Parish and their contribution to the village way of life.

### 8. Promoting healthy and safe communities

Paragraph 96 sets out that *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: ... c) enable and support healthy lives, through both promoting good health and preventing ill-health, ... – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'* AMNP supports healthy lives by promoting active travel and development which is located close to public transport and village facilities and encourages walking and cycling. The Infrastructure Project List includes various measures which encourage safer accessibility for all and aim to reduce adverse impacts of traffic on rural roads.

More sustainable and energy efficient housing should help to support health and wellbeing of



residents, particularly those who are elderly and vulnerable. Local Green Spaces provide opportunities for informal recreation.

Paragraph 106 sets out that *'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.'* AMNP includes several Local Green Spaces and the supporting text provides evidence for their justification including explaining their value for community, environmental and heritage reasons.

### **9. Promoting sustainable transport**

Paragraph 109 advises that *'transport issues should be considered from the earliest stages of plan-making'* and should involve *'c) identifying and pursuing opportunities to promote walking, cycling and public transport use'*. AMNP promotes walking and cycling.

### **12. Achieving well-designed and beautiful places**

Paragraph 131 explains that *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'* Paragraph 132 goes on to say that *'Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.'* AMNP has a strong focus in design with policies underpinned by design guidance and codes commissioned through the Locality Technical Support Programme for NDPs.

### **14. Meeting the challenge of climate change, flooding and coastal change**

Paragraph 161 advises that *'The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'* Paragraph 164 advises that *'New development should be planned for in ways that: b) help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.'* AMNP policies encourage development to be energy efficient by incorporating principles of sustainable design and to carefully manage water consumption and reduce flood risk. The village has a history of flooding, and this is noted in AMNP and Policy AP9: Windfall Development requires development to not result in increased risk of flooding. Design Code 17: Sustainable drainage systems (SuDS) provides advice on sustainable drainage.

### **15. Conserving and enhancing the natural environment**

Paragraph 187 advises that *'Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land,*



*and of trees and woodland.* AMNP notes the importance of the local countryside to residents and describes the characteristics that contribute to the area's landscape character. ANP policies will help to ensure the natural environment is conserved and enhanced by protecting important features, using appropriate planting in landscaping schemes and ensuring lighting is sensitive.

### **16. Conserving and enhancing the historic environment**

Paragraph 208 sets out that '*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*' AMNP notes the listed buildings in the Parish and contains Policy AP3: Views, which requires development proposals to respect existing views of landscape and heritage significance. Design Code 1: Responding to heritage provides detailed advice about how designs should consider their impacts on heritage assets.

#### **b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest**

AMNP notes the listed buildings in the Parish. [Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

#### **c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area**

AMNP area does not include any conservation areas. [Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

#### **d. Contributes to the Achievement of Sustainable Development**

AMNP contributes to the achievement of sustainable development. This is set out in more detail in Table 1 above in relation to the economic, social and environmental objectives of the NPPF.

#### **e. In General Conformity with Strategic Local Planning Policy**

The Submission AMNP is in general conformity with strategic policies set out in North Warwickshire Local Plan, Adopted September 2021. Table 3 sets out the way that the Neighbourhood Plan conforms to the relevant strategic planning policies in the development plan.

**Table 3 General Conformity with Strategic Planning Policies**

Austrey Modified Neighbourhood Plan Policy	North Warwickshire Local Plan, Adopted September 2021 Policies	General Conformity
<p><b>POLICY AP1: NATURAL ENVIRONMENT</b></p> <p>Existing hedgerows, ditches, water bodies, broadleaved woodlands, mature, ancient and veteran trees, and ridge and furrow are all important and distinctive features of local landscape character and form part of Austrey's green infrastructure network. These features should be retained and enhanced as part of landscaping schemes.</p> <p>Where development proposes the removal of any of these features, schemes will be expected to include suitable replacement and enhancement.</p> <p>Any new landscaping schemes should incorporate appropriate native species, and new hedgerows should be planted to form wildlife-friendly boundaries, in keeping with the surrounding landscape and linking to local wildlife corridors such as mature hedgerows, Public Rights of Way and water courses.</p> <p>Locally appropriate measures to support biodiversity net gain include:</p> <ul style="list-style-type: none"> <li>• Tree and hedgerow planting using traditional native species;</li> <li>• Wetland restoration and planting;</li> <li>• Improved management of grassland and wetland; and</li> <li>• Planting wildflower meadows on verges and green spaces.</li> </ul>	<p><b>LP14 Landscape</b></p> <p>Within landscape character areas as defined in the Landscape Character Assessment (2010), Arden Landscape Guidelines (1993) and the Historic Landscape Characterisation Project (June 2010) (or successor document) development should look to conserve, enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific landscape, geo-diversity, wildlife and historic features which contribute to local character will be protected and enhanced as appropriate.</p> <p><b>A Landscaping Proposals</b></p> <p>New development should, as far as possible retain existing trees, hedgerows and nature conservation features such as water bodies with appropriate protection from construction where necessary and strengthen visual amenity and bio-diversity through further hard and soft landscaping. The Council will seek replacement or enhancement to such natural features where their loss results from proposed development.</p> <p>Development proposals should be designed so that existing and new conservation features, such as trees and hedgerows and water bodies are allowed to grow to maturity without causing undue problems, or are not unacceptably compromised by development, for example by impairing visibility, shading or damage.</p>	<p>AMNP Policy AP1 identifies various significant local landscape features which contribute to the landscape character of Austrey parish and sets out that they should be protected and enhanced as part of landscaping schemes. The policy also advises that landscaping schemes should incorporate native species and hedgerows to support wildlife and provides local advice for developers on how to achieve BNG in the parish. Light pollution should be minimised and designs should incorporate measures set out in the design guide for Austrey.</p> <p>This Policy is in general conformity with Local Plan Policy LP14 Landscape and provides suitable local detail relevant to Austrey neighbourhood plan area to add value to the strategic policy. Policy LP14 sets out that developments should try to retain existing trees, hedgerows and nature conservation features and that new landscape schemes should use native species and incorporate benefits for biodiversity.</p> <p>AMNP Policy 1 is also in general conformity with strategic Policy LP16 Natural Environment. This advises that the quality, character, diversity and local distinctiveness of the natural environment will be protected and enhanced and seeks to minimise impacts on, and provide net gains for biodiversity.</p> <p>In addition, Local Plan Policy LP29 addresses the need to minimise light pollution and to protect and enhance the natural environment.</p>

Austrey Modified Neighbourhood Plan Policy	North Warwickshire Local Plan, Adopted September 2021 Policies	General Conformity
<p>In addition, lighting schemes should be designed to minimise light pollution. Security lighting should be operated by intruder switching, be appropriate to the setting, be unobtrusive and energy efficient and have consideration for neighbouring amenity. Business and agricultural development in the countryside should have lighting plans to avoid unnecessary light pollution.</p> <p>Development proposals should also incorporate the relevant design guidance and codes for landscaping and sustainable drainage set out in Austrey Design Guidance and Codes (Appendix 2 of Austrey Modified Neighbourhood Plan) which is published on the Parish Council website. These are:</p> <ul style="list-style-type: none"> <li>• Design Code 10: Landscape setting and rural identity</li> <li>• Design Code 11: Biodiversity</li> <li>• Design Code 12: Tree planting and</li> <li>• Design Code 17: Sustainable drainage systems (SuDS).</li> </ul>	<p>Development will not be permitted which would directly or indirectly damage existing mature or ancient woodland, veteran trees or ancient or species-rich hedgerows (other than where appropriate avoidance, mitigation, or compensation has been taken and any minimised harm is justified having considered the policies in this plan as a whole).</p> <p><b>B New Landscape Features</b></p> <p>The landscape and hydrological impacts of development proposals which themselves directly alter the landscape, or which involve associated physical change to the landscape such as recontouring, terracing, new bunds or banks and new water features such as reservoirs, lakes, pools and ponds will be assessed against the descriptions in the Landscape Character Areas. Particular attention will be paid in this assessment as to whether the changes are essential to the development proposed; the scale and nature of the movement of all associated materials and deposits, the cumulative impact of existing and permitted schemes, the impact on the hydrology of the area and its catchment, any consequential ecological impacts and the significance of the outcome in terms of its economic and social benefits.</p> <p>New landscape schemes will look to use native species and incorporate benefits for biodiversity. Species that are invasive or problematic to the natural environment will be avoided.</p>	

Austrey Modified Neighbourhood Plan Policy	North Warwickshire Local Plan, Adopted September 2021 Policies	General Conformity
	<p><b>LP16 Natural Environment</b></p> <p>The Borough Council recognises the importance of the natural environment to the Borough's local character, identity and distinctiveness. The quality, character, diversity and local distinctiveness of the natural environment will be protected and enhanced as appropriate relative to the nature of development proposed. This policy seeks to minimise impacts on, and provide net gains for biodiversity, where possible, relative to the ecological significance of international, nationally and locally designated sites of importance for biodiversity.</p> <p><b><i>Understanding the Natural Environment</i></b>  All development applications that affect the natural environment will be required to provide sufficient information and an assessment of those proposals on the natural asset(s) including via Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, or successor legislation, where likely significant effects individually or in combination with other schemes cannot be ruled out.</p> <p>Planning permission will be refused if development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss. Given the natural heritage of the Borough, the Council expects such circumstances to be wholly exceptional and for there to be a suitable compensation strategy in place where any loss or deterioration would occur Developments</p>	

Austrey Modified Neighbourhood Plan Policy	North Warwickshire Local Plan, Adopted September 2021 Policies	General Conformity
	<p>should avoid significant harm to biodiversity by locating to an alternative site with less harmful impacts. If this is not possible adequately mitigate the impacts or, as a last resort compensate the loss. Where development takes place, it should help ensure there is a measurable net gain of biodiversity and geological interest. Warwickshire, Coventry and Solihull Biodiversity Impact Assessment calculator will be used to assess the changes to biodiversity resulting from the development and Biodiversity Offsetting will be used where net gain cannot be achieved within the site boundary. Offsets will be sought towards enhancements of the wider ecological network in the Borough or sub-region in line with local, regional and national priorities for nature conservation.</p> <p>A minimum buffer zone of 15m will be required in line with Government Guidance for ancient woodland and individual ancient or veteran trees. The size and type of buffer zone should vary depending on the scale, type and impact of the development and the sensitivity of the natural asset(s) that may be affected based on proportionate evidence.</p> <p>Where possible, a buffer zone should:</p> <ul style="list-style-type: none"> <li>• contribute to wider ecological networks</li> <li>• be part of the green infrastructure of the area</li> </ul> <p>Encouragement will be given to the planting of street trees, wherever possible.</p> <p><b>LP29 Development Considerations</b> Development should meet the needs of residents and businesses without compromising the ability of</p>	

Austrey Modified Neighbourhood Plan Policy	North Warwickshire Local Plan, Adopted September 2021 Policies	General Conformity
	<p>future generations to enjoy the same quality of life that the present generation aspires to. Development should:</p> <p>...</p> <p>9. avoid and address unacceptable impacts upon neighbouring amenities through overlooking, overshadowing, noise, light, air quality or other pollution; and in this respect identification of contaminated and potentially contaminated land will be necessary prior to determination of proposals depending on the history of the site and sensitivity of the end use and,</p> <p>10. protect and enhance the historic and natural environment;</p>	
<p><b>POLICY AP2: LOCAL GREEN SPACES</b></p> <p>The following areas as identified on Austrey Modified Neighbourhood Plan Maps 3A, 3B, 3C and 3D are identified as local green spaces:</p> <ol style="list-style-type: none"> <li>1. Newton Lane Playing Fields</li> <li>2. Old Cricket Ground</li> <li>3. Bishops Field</li> <li>4. Field to the northeast of Hollybank</li> <li>5. Austrey Community Orchard</li> <li>6. Woodlands off Cinder Lane (Fairy Woods)</li> <li>7. Land at Bishops Cleeve cul-de-sac</li> <li>8. Village Green and Play Area, Wulfric Avenue.</li> </ol> <p>Development proposals within the local green spaces will be consistent with national policy for Green Belts.</p>	<p><b>LP20 Green Spaces</b></p> <p>The Green Spaces as shown on the Policies Map will be retained, protected and wherever possible enhanced.</p> <p>The Green Space Strategy will provide information which will be used in determining the amount of land, facilities and/or contributions which will be required as part of development proposals</p> <p>Neighbourhood Plans may designate additional areas.</p> <p><b>LP22 Open Spaces and Recreational Provision</b></p> <p>Wherever possible, Open spaces and recreational areas will be retained, protected and enhanced (unless their loss is off-set by an equivalent or improved replacement).</p>	<p>AMNP identifies a number of areas of open space as Local Green Space. Four of these areas were already noted in the made ANP as forming a 'Green Ring' around the village. Other areas of LGS were identified as important through community consultation undertaken as part of the NDP Review.</p> <p>This is in general conformity with strategic Policy LP20 Green Spaces which supports neighbourhood plans designating additional areas to the Green Spaces on the Local Plan Policies Map.</p> <p>Some of the LGS are public open spaces, play areas and recreation areas and these would also fall under Local Plan Policy LP22 Open Spaces and Recreation Provision which sets out that such areas will be retained, protected and enhanced unless their loss is offset.</p>



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<p><b>POLICY AP3: VIEWS</b></p> <p>Existing views of landscape and heritage significance should be respected and used as a placemaking opportunity. A number of Key Public Views of particular importance to the local community have been identified and are shown on Map 4.</p> <p>Where a development proposal would affect these views, appropriate evidence should be submitted with any application to demonstrate how the view has been taken into account and respected.</p>	<p><b>LP15 Historic Environment</b></p> <p>The Council recognises the importance of the historic environment to the Borough's local character, identity and distinctiveness, its cultural, social, environmental and economic benefits. The quality, character, diversity and local distinctiveness of the historic environment will be conserved or enhanced.</p> <p><b>LP16 Natural Environment</b></p> <p>The Borough Council recognises the importance of the natural environment to the Borough's local character, identity and distinctiveness. The quality, character, diversity and local distinctiveness of the natural environment will be protected and enhanced as appropriate relative to the nature of development proposed.</p> <p><b>LP30 Built Form</b></p> <p><i>General Principles</i></p> <p>All development in terms of its layout, form and density should respect and reflect the existing pattern, character and appearance of its setting. Local design detail and characteristics should be reflected within the development. All proposals should therefore:</p> <ul style="list-style-type: none"> <li>a) ensure that all of the elements of the proposal are well related to each other and harmonise with both the immediate setting and wider surroundings;</li> <li>b) make use of and enhance views into and out of the site both in and outside of the site;</li> <li>c) make appropriate use of landmarks and local features;</li> </ul>	<p>AMNP Policy AP3 refers to a number of important views which were previously identified in the made ANP. These views include cherished local landscape and heritage features around the village.</p> <p>This is in general conformity with Local Plan Policy LP15 which advises that the Council recognises the importance of the Borough's historic environment to local character and distinctiveness and that the distinctiveness of the historic environment will be conserved or enhanced. Similarly, Policy LP16 also notes that the Council recognises the importance of the natural environment and its contribution to identity and distinctiveness and seeks to ensure it will be protected and enhanced.</p> <p>AMP Policy AP3 is also in general conformity with Local Plan Policy LP30 where it refers to the requirements for proposals to harmonise with their surroundings and to make use of views and landmarks.</p>

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<p><b>POLICY AP4: FARM DIVERSIFICATION</b></p> <p>Local farmers will be supported in their attempts to diversify, providing that such diversification:</p> <ol style="list-style-type: none"> <li>1. Respects the tranquility, character and beauty of the countryside, and</li> <li>2. Does not have an unacceptable adverse impact on local residential amenity, and</li> <li>3. Does not lead to unacceptable increases in traffic on rural roads.</li> </ol> <p>Renewable energy schemes will be supported, particularly where they are community led schemes which provide sustainable and affordable energy resources for local residents and businesses. All such proposals should avoid or mitigate any significant adverse impacts on local landscape character and biodiversity through careful and sensitive siting, design and landscaping and avoid using the best and most versatile agricultural land.</p> <p>Proposals for the conversion of agricultural buildings will be expected to incorporate the principles set out in Design Code 8: Conversion of agricultural buildings in Austrey Design Guidance and Codes (Appendix 2 of Austrey Modified Neighbourhood Plan) and published on the Parish Council website.</p>	<p><b>LP13 Rural Employment</b></p> <p><i>Farm Diversification</i> Proposals for farm diversification through the introduction of new uses onto established farm holdings will be supported where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>a) the development in terms of its scale, nature, location and layout would contribute towards sustaining the long-term operation and viability of the farm holding;</li> <li>b) it would not cause an unacceptable adverse impact to the safe and free movement of pedestrian, vehicular or other traffic on the trunk or rural road network as a result of heavy vehicle usage,</li> <li>c) there would be no adverse impacts arising from increased noise or other form of pollution,</li> <li>d) there are adequate foul drainage facilities, and</li> <li>e) there would be no adverse impact on the character of the surrounding natural or historic environment.</li> </ol> <p><i>Re-Use of Existing Rural Buildings</i> Proposals for the re-use and adaptation of existing rural buildings will be supported provided that the following three pre-conditions are all satisfied:</p> <ol style="list-style-type: none"> <li>a) The buildings are readily accessible to the Main Towns and Local Service Centres via a range of modes of transport;</li> <li>b) they are of sound and permanent construction, and</li> <li>c) are capable of adaptation or re-use without recourse to major or complete re- building, alteration or extension.</li> </ol>	<p>AMNP Policy AP4 supports appropriate farm diversification in the neighbourhood plan area, subject to local criteria including protecting the character of the countryside and residential amenity and acceptable traffic increases. This is in general conformity with Local Plan Policy LP13 which supports appropriate farm diversification where it would not cause unacceptable adverse impacts on pedestrians and traffic on rural roads and no adverse impact on the character of the surrounding natural or historic environment.</p> <p>The AMNP Policy goes on to support conversion of agricultural buildings where they incorporate principles set out in the design guidance and this adds local detail and is in general conformity with the part of the Local Plan policy referring to re-use of existing rural buildings.</p> <p>Renewable energy schemes including community led schemes are also supported in AMNP Policy AP4 subject to protecting landscape character, biodiversity and the best agricultural land and this is in general conformity with Local Plan Policy LP35 which requires them to respect the capacity and sensitivity of the landscape, and to be assessed against impacts on features of natural importance and the economy amongst other things.</p>

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	<p><b>LP35 Renewable Energy and Energy Efficiency</b></p> <p>Renewable energy projects will be supported where they respect the capacity and sensitivity of the landscape and communities to accommodate them. In particular, they will be assessed on their individual and cumulative impact on landscape quality, sites or features of natural importance, sites or buildings of historic or cultural importance, residential amenity and the local economy.</p>	
<p><b>POLICY AP5: HIGH QUALITY DESIGN</b></p> <p>Development proposals for new housing development and conversions of existing buildings to residential use will be expected to demonstrate high quality design which incorporates the relevant principles set out in Austrey Design Guidance and Codes (Appendix 2 of Austrey Modified Neighbourhood Plan) which is published on the Parish Council website. These are:</p> <ul style="list-style-type: none"> <li>• Design Code 1: Responding to heritage</li> <li>• Design Code 2: Appearance</li> <li>• Design Code 3: Detailing</li> <li>• Design Code 4: Boundary treatments in new development</li> <li>• Design Code 5: Infill and backland development</li> <li>• Design Code 6: Building Line and setback</li> <li>• Design Code 7: Proportion and scale and</li> <li>• Design Code 9: Extensions and alterations.</li> </ul>	<p><b>LP30 Built Form</b></p> <p><i>General Principles</i></p> <p>All development in terms of its layout, form and density should respect and reflect the existing pattern, character and appearance of its setting. Local design detail and characteristics should be reflected within the development. All proposals should therefore:</p> <ol style="list-style-type: none"> <li>a) ensure that all of the elements of the proposal are well related to each other and harmonise with both the immediate setting and wider surroundings;</li> <li>b) make use of and enhance views into and out of the site both in and outside of the site;</li> <li>c) make appropriate use of landmarks and local features;</li> <li>d) reflect the characteristic architectural styles, patterns and features taking into account their scale and proportion,</li> <li>e) reflect the predominant materials, colours, landscape and boundary treatments in the area;</li> <li>f) ensure that the buildings and spaces connect with and maintain access to the surrounding area and with the wider built, water and natural environment;</li> </ol>	<p>AMNP Policy AP5 sets out how development in Austrey will be expected to demonstrate high quality design by applying various principles in Austrey Design Guidance and Codes.</p> <p>This is in general conformity with strategic Policy LP30 which sets out broad general design principles, principles for specific development types and principles for extensions, alterations and replacements. The Policy also sets out that Where Neighbourhood Plans address design matters, then all development proposals will be expected to accord with the principles set out therein.</p>

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	<p>g) are designed to take into account the needs and practicalities of services and the long term management of public and shared private spaces and facilities;</p> <p>h) create a safe, secure, low crime environment through the layout, specification and positioning of buildings, spaces and uses in line with national Secured by Design standards;</p> <p>i) reduce sky glow, glare and light trespass from external illumination; and</p> <p>j) ensure that existing water courses are fully integrated into site layout at an early stage and to ensure that space is made for water through de-culverting, re- naturalisation and potential channel diversion. Where Design Briefs are adopted for allocated sites and Neighbourhood Plans address design matters, then all development proposals will be expected to accord with the principles set out therein.</p> <p><i>Specific Development Types</i></p> <p>Infill development should reflect the prevailing character and quality of the surrounding street scene. The more unified the character and appearance of the surrounding buildings and built form, the greater the need will be to reproduce the existing pattern.</p> <p>Back-land development should be subservient in height, scale and mass to the surrounding frontage buildings. Access arrangements should not cause adverse impacts to the character and appearance, safety or amenity of the existing frontage development.</p> <p><i>Alterations, Extensions and Replacements</i></p> <p>Extensions, alterations to and replacement of existing buildings will be expected to:</p>	

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	<p>a) respect the siting, scale, form, proportions, materials, details and overall design and character of the host building, its curtilage and setting;</p> <p>b) retain and/or reinstate traditional or distinctive architectural features and fabric,</p> <p>c) safeguard the amenity of the host premises and neighbouring occupiers</p> <p>d) leave sufficient external usable private space for occupiers, and</p> <p>e) satisfy the design criteria set out in the Document “Design Guide for Extensions”. Extensions should be physically and visually subservient to the host building including its roof form so as not to dominate it, by virtue of their scale and siting.</p>	
<p><b>POLICY AP6: SUSTAINABLE DESIGN</b></p> <p>Development proposals will be expected to maximise resource and energy efficiency and demonstrate how designs will achieve net zero and contribute towards tackling the climate emergency.</p> <p>Proposals will address the following design guidance and principles set out in the Austrey Design Guidance and Codes (Appendix 2 of Austrey Modified Neighbourhood Plan) which is published on the Parish Council website:</p> <ul style="list-style-type: none"> <li>• Design Code 14: Energy efficiency measures to net zero carbon</li> <li>• Design Code 15: Sustainable building materials and construction and</li> <li>• Design Code 16: Assessing renewable energy sources.</li> </ul>	<p><b>LP29 Development Considerations</b></p> <p>Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to. Development should:</p> <p>...</p> <p>11. manage the impacts of climate change through the design and location of development, including sustainable building design and materials, sustainable drainage, water efficiency measures, use of trees and natural vegetation and ensuring no net loss of flood storage capacity;</p> <p><b>LP35 Renewable Energy and Energy Efficiency</b></p> <p>...</p> <p>New development will be expected to be energy efficient in terms of its fabric and use including, where viable, the production of 10% of operational</p>	<p>AMNP Policy AP6 promotes sustainable design as part of addressing net zero and climate change objectives. It refers to detailed guidance set out in the Austrey Design Guidance and Codes document. This is in general conformity with Local Plan Policies LP29 which requires development to manage the impacts of climate change and LP35 which requires new development to be energy efficient.</p>

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	energy from on-site renewables, in support of the Government's Clean Growth Strategy.	
<p><b>POLICY AP7: PROMOTING SAFER NEIGHBOURHOODS</b></p> <p>Developments are expected to include measures which promote safer neighbourhoods by incorporating the principles set out in 'Secured by Design'.</p>	<p><b>LP29 Development Considerations</b></p> <p>Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to. Development should:</p> <p>...</p> <p>17 seek to reduce crime and in particular the threat of terrorism</p> <p><b>LP30 Built Form</b></p> <p><i>General Principles</i></p> <p>All development in terms of its layout, form and density should respect and reflect the existing pattern, character and appearance of its setting. Local design detail and characteristics should be reflected within the development. All proposals should therefore:</p> <p>h) create a safe, secure, low crime environment through the layout, specification and positioning of buildings, spaces and uses in line with national Secured by Design standards;</p>	<p>AMNP Policy AP7 requires developments to include measures which support safer neighbourhoods and to apply the principles in Secured by Design.</p> <p>This is in general conformity with Local Plan Policy LP29 which sets out that development should seek to reduce crime and Policy LP30 which advises that development should create a safe and low crime environment.</p>
<p><b>POLICY AP8: ACTIVE TRAVEL AND HEALTHY LIFESTYLES</b></p> <p>The village of Austrey will continue to be an accessible neighbourhood, with local services and facilities provided within 10 minutes' walk (800m) of all residential areas in the village. In order to achieve this, all new development proposals must</p>	<p><b>LP23 Transport Assessments</b></p> <p><b>Travel Plan</b></p> <p>...</p> <p>Development will be expected to link with existing road, cycle and footpath networks.</p> <p>Developments that are likely to generate significant amounts of traffic and particularly larger</p>	<p>AMNP Policy AP8 should help Austrey continue to be an accessible neighbourhood where residents are encouraged to walk and cycle, streets feel safe and residential areas are accessible to local facilities.</p> <p>This is in general conformity with the Local Plan which promotes sustainable travel choices and healthy and active lifestyles. Local Plan Policy 23</p>



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<p>support increased walking and cycling and use of public transport by:</p> <ol style="list-style-type: none"> <li>1. Being located close to bus routes and stops; and</li> <li>2. Including accessible linkages to safe walking and cycling routes and existing public rights of way, especially those linking to local community facilities such as the school, shop, public house and village hall, and to nearby towns and villages; and</li> <li>3. Providing suitable and secure storage provision for bicycles; and</li> <li>4. Including external electric charging points for bicycles and cars.</li> </ol> <p>The design of new streets should promote a travel hierarchy which recognises that pedestrians, cyclists and users of mobility scooters have safe priority over cars and motor vehicles.</p> <p>Car parking provision will be expected to incorporate the design principles set out in Design Code 13: Car parking of the Austrey Design Guidance and Codes (Appendix 2 of the Austrey Modified Neighbourhood Plan).</p>	<p>developments will be expected to focus on the longer-term management of new trips; encourage the use of public and shared transport as well as appropriate cycle and pedestrian links.</p> <p>Increasing the opportunity to access these developments for all sections of the community should be addressed. This will be secured through a Travel Plan and/or financial contributions which will be secured either through planning conditions or the provisions of Section 106.</p> <p><b>LP27 Walking and Cycling</b></p> <p>The Borough Council will develop a Walking and Cycling Strategy.</p> <p>All developments should consider what improvements can be made to encourage safe and fully accessible walking and cycling.</p> <p>Encouragement will be given to establishing and promoting responsible access to the natural environment, for example in the Tame Valley Wetlands NIA.</p> <p><b>LP29 Development Considerations</b></p> <p>Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to.</p> <p>Development should:</p> <p>...</p> <ol style="list-style-type: none"> <li>4. promote healthier lifestyles for the community to be active outside their homes and places of work; and,</li> </ol>	<p>expects developments to link with road, cycle and footpath networks and encourage the use of public and shared transport as well as appropriate cycle and pedestrian links. Policy LP27 sets out that all developments should consider what improvements can be made to encourage safe and fully accessible walking and cycling and LP29 promotes healthier lifestyles including sustainable transport.</p>

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	5. encourage sustainable forms of transport focussing on pedestrian access and provision of bike facilities; and, 6. Provide safe and suitable access to the site for all users;	
<p><b>POLICY AP9: WINDFALL DEVELOPMENT</b></p> <p>Proposals for “windfall” housing development will be supported where they:</p> <ol style="list-style-type: none"> <li>1. Are for small scale development of usually no more than 10 houses;</li> <li>2. Would help to create local employment opportunities without unacceptable adverse impact on the rural landscape, for example by providing mixed use live / work accommodation and provision of office space to enable working from home;</li> <li>3. Are within easy walking distance of the village centre and key amenities (including the church, chapel, village hall, school, and pub) (see Policy AP8 Active Travel and Healthy Lifestyles);</li> <li>4. Include renewable energy projects and new active transport links that do not have an unacceptable adverse impact on the landscape or residential amenity;</li> <li>5. Provide additional benefits for the community through developer contributions (see Appendix 1);</li> <li>6. Do not result in increased risk of flooding;</li> <li>7. Are acceptable in terms of visual impact, particularly with regard to listed buildings and/or the rural landscape and views (see Policies AP1 Natural Environment and AP3 Views); and</li> </ol>	<p><b>LP2 Settlement Hierarchy</b></p> <p>Development within the Borough will be proportionately distributed and be of a scale that is in accordance with the Borough’s settlement hierarchy. Development will be commensurate with the level, type and quality of day to day service provision currently available and the ability of those services to absorb the level of development in combination with any planned allocations in this Local Plan and committed development in liaison with service providers.</p> <p>In Categories 1 to 4 settlements development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable, including that which would enhance or maintain the vitality of rural communities, provided such development is proportionate in scale to the relevant settlement and otherwise compliant with the policies in the plan and national planning policy considered as a whole (including in respect of Green Belt protections)</p> <p><b>Category 4: Other Settlements with a development boundary - Ansley, Austrey, ...</b></p> <p>Development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable. All development will be considered on</p>	<p>AMNP Policy AP9 sets out local criteria for windfall development in Austrey. This Policy respects Austrey’s position in the settlement hierarchy in the Local Plan as a Category 4 settlement in Policy LP2 where developments of up to 10 houses may be acceptable within or adjoining the development boundary.</p> <p>The AMNP Policy is also in general conformity with Local Plan Policy 29 where relevant criteria include promoting healthy lifestyles and sustainable travel, making effective use of land, addressing climate change, maintaining and improving community services, protecting against flooding, protecting and enhancing the historic and natural environment and making efficient use of land.</p>

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<p>8. Make efficient use of land and / or include the development of brownfield (previously developed) sites or sensitive conversion and re-use of existing buildings.</p>	<p>its merits; having regard to other policies in this plan and will cater for windfall housing developments usually on sites of no more than 10 units at any one time depending on viability, services and infrastructure deliverability.</p> <p><b>LP29 Development Considerations</b></p> <p>Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to.</p> <p>Development should:</p> <ol style="list-style-type: none"> <li>1. make effective use of brownfield land in appropriate locations reflecting the settlement hierarchy; and,</li> <li>2. be adaptable for future uses and take into account the needs of all users; and,</li> <li>3. maintain and improve the provision of accessible local and community services, unless it can be demonstrated that they are no longer needed by the community they serve; not needed for any other community use, or that the facility is being relocated and improved to meet the needs of the new, existing and future community; and services in line with policy LP21</li> <li>4. promote healthier lifestyles for the community to be active outside their homes and places of work; and,</li> <li>5. encourage sustainable forms of transport focussing on pedestrian access and provision of bike facilities; and,</li> <li>6. Provide safe and suitable access to the site for all users; and</li> </ol> <p>...</p>	

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	<p>10. protect and enhance the historic and natural environment; and,</p> <p>11. manage the impacts of climate change through the design and location of development, including sustainable building design and materials, sustainable drainage, water efficiency measures, use of trees and natural vegetation and ensuring no net loss of flood storage capacity; and,</p> <p>12 protect the quality and hydrology of ground or surface water sources so as to reduce the risk of pollution and flooding, on site or elsewhere;</p>	
<p><b>POLICY AP10: LOCAL HOUSING NEED</b></p> <p>New residential development should demonstrate how it contributes to a suitable mix of tenure, type and size of dwelling in Austrey based on the latest available evidence of housing need as set out in the 2021 Austrey Parish Housing Needs Survey Report or other more up to date evidence.</p> <p>Proposals should demonstrate how they respond to local needs for:</p> <ul style="list-style-type: none"> <li>• affordable small to medium sized starter homes (2 to 3 bedrooms),</li> <li>• housing designed for older people such as bungalows (2 to 3 bedrooms) and assisted living accommodation and</li> <li>• affordable larger family accommodation (4 bedrooms) if evidenced by the latest available housing needs and viability considerations.</li> </ul> <p>Self-build schemes will also be supported.</p>	<p><b>LP7 Housing Development</b></p> <p>Housing developments will be required to:</p> <p><i>Housing Mix</i> Provide for a variety of types and tenures that reflect the needs of the Borough and of the settlement. Sites will be expected to provide for a range of needs and opportunities including:</p> <ul style="list-style-type: none"> <li>• homes for those with mobility issues;</li> <li>• homes for older people;</li> <li>• homes for young people; and</li> <li>• plots for custom / self-builders.</li> </ul> <p><i>Older People</i> Independent living units for the over 55's will be a key way to provide for some of these needs.</p> <p><i>Self-build and Custom Build</i> Development proposals should make serviced plots available for self-build to address relevant demand identified in the Council's Self and Custom Build register at the time of the planning application, unless that would be unfeasible on</p>	<p>AMNP Policy AP10 requires residential development to contribute to a suitable mix of housing in the area which responds to local housing needs as evidenced in a recent parish housing needs survey or later evidence.</p> <p>This is in general conformity with Local Plan Policy LP7 which requires developments to provide for a variety of types and tenures that reflect the needs of the Borough and of the settlement. The Local Plan policy refers to the need for housing for older people and young people and self builders, all of which are also supported in the AMNP Policy.</p>

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	<p>account of the nature of the development proposed, its scale, or viability.</p> <p>On larger sites plots should be spread across the development. Plots should be reasonably priced reflecting prevailing market values. Where not taken up by self-builders or custom builders within three years of becoming available can, having provided evidence to the Borough Council, be built out as general housing.</p> <p><b>LP9 Affordable Housing Provision</b> All major developments will provide at least 30% of housing provided on-site will be affordable except in the case of Greenfield (previously agricultural use) sites where 40% on-site provision will be required.</p>	

### **f. Be Compatible with EU Obligations**

A neighbourhood plan must be compatible with EU obligations, as incorporated into UK law, in order to be legally compliant. Notwithstanding the United Kingdom's departure from the EU, these obligations continue to apply unless and until repealed or replaced in an Act of Parliament.

The Submission AMNP is fully compatible with EU Obligations.

### **European Convention on Human Rights**

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights ('The Convention'). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that *'The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.'*

The Parish Council has modified policies and proposals in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.



**g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan)**

The NDP must not breach the requirements of Chapter 8 of the Conservation of Habitats and Species Regulations 2017 (d).

Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended by the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018, effective from 28 December 2018, prescribes the following additional Basic Condition for the purpose of paragraph 8(2)(g) of Schedule 4B to the TCPA 1990:

*'The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017'.*

Regulation 106(1) of Chapter 8 states that: *'a qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under Regulation 105 (that assessment is necessary where the neighbourhood plan is likely to have a significant effect on a European site or a European offshore marine site either alone or in combination with other plans or projects) or to enable it to determine whether that assessment is required'.*

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

The Draft Modified Plan was subjected to a Strategic Environmental Assessment and Habitats Regulations Assessment prior to the Regulation 14 consultation.

The report concluded:

***'Strategic Environmental Assessment (SEA)***

*7.3 In relation to the requirement for the AMNDP to be subject to Strategic Environmental Assessment, it is concluded in the assessment undertaken in Section 5 of this report that the Plan in its current form is unlikely to have significant environmental effects and therefore SEA will not be required.*

***Habitat Regulations Assessment (HRA)***

*7.4 In terms of the requirement for the AMNDP to be subject to Habitat Regulations Assessment, the appraisal set out in Section 6 of this report concludes that no further work will be required in order to comply with the Habitat Regulations.'*

The report was sent to the three consultation bodies, Natural England, Environment Agency and Historic England for their views. Responses were received from Environment Agency and Natural England and these have been added to the report. Both bodies concurred with the findings that Austrey Modified Neighbourhood Plan was unlikely to have significant environmental effects.

### 4.0 Conclusion

1. The Austrey Modified Neighbourhood Development Plan has been prepared to meet the required basic conditions.
2. The prescribed conditions have been met in relation to the Austrey Modified Neighbourhood Plan (AMNP) and prescribed matters have been complied with in connection with the proposal for the Plan.

**Austrey Parish Council**

**August 2025**

**Supported by**



# Austrey Modified Neighbourhood Plan 2025 - 2033

## Consultation Statement



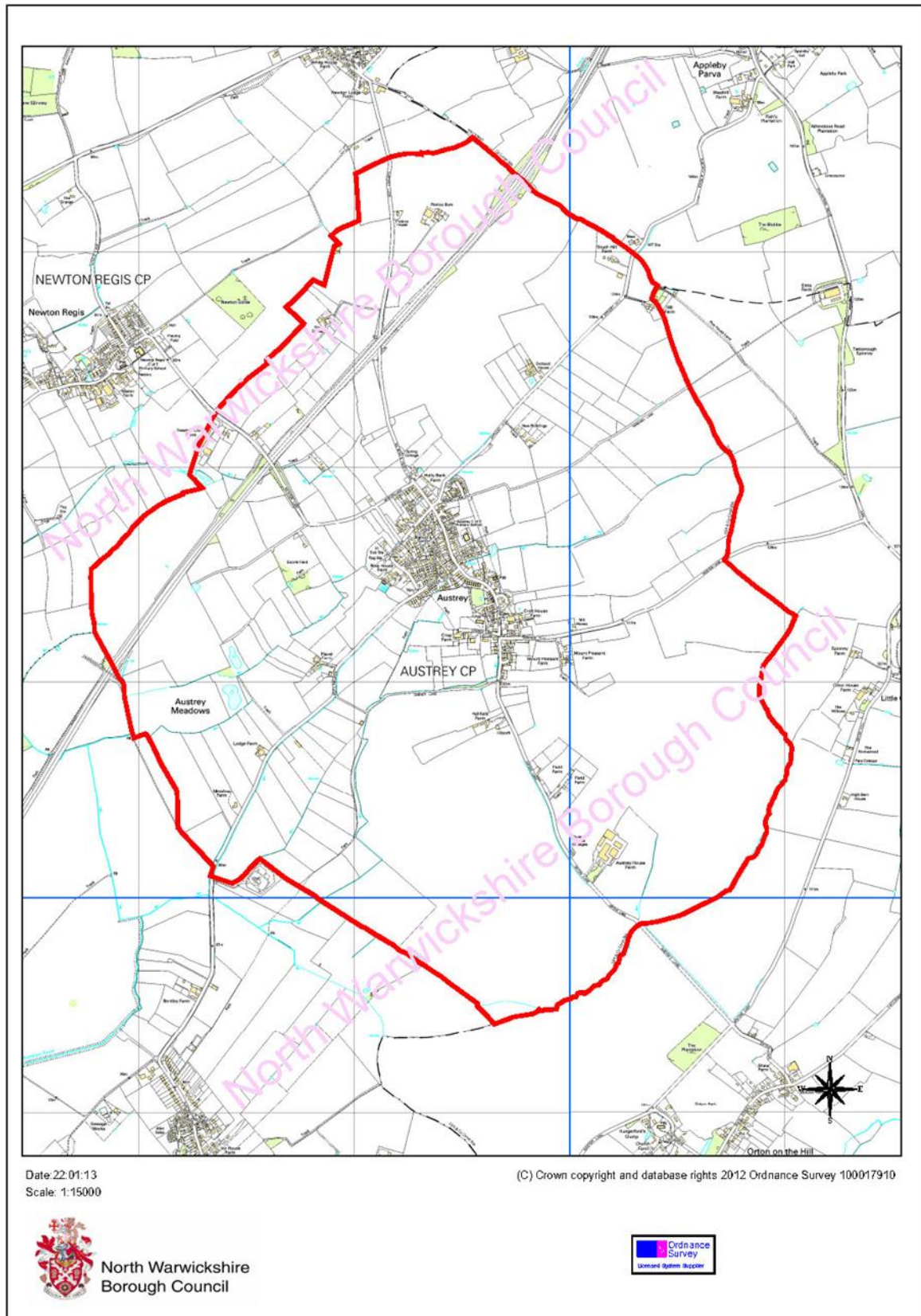
Austrey Parish Council  
July 2025

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**Map 1: Austrey Designated Neighbourhood Area and Parish Boundary**





## 1.0 Introduction and Background

1. Austrey Modified Neighbourhood Plan (AMNP) 2025 – 2033 updates the previous Austrey Neighbourhood Development Plan 2014 - 2029 (ANP) which was prepared by a steering group on behalf of the Parish Council, examined and subjected to a local referendum. The Plan was made (adopted) by North Warwickshire Borough Council in June 2017.
2. In October 2020 Austrey Parish Council decided to review the NDP. This Draft Consultation Statement sets out the various stages of public consultation (informal and formal) for the AMNP and demonstrates how the responses have shaped and informed the final, submission version of the Plan. It has been prepared as one of a suite of supporting documents for submission and examination.
3. The Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) (as amended). Part 5 Regulation 15 (1) sets out that *'Where a qualifying body submits a plan proposal or a modification proposal to the local planning authority, it must include ... (b) a consultation statement.'*
4. A 'consultation statement' is defined in Regulation 15 (2): *'In this regulation "consultation statement" means a document which —*  
*(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified;*  
*(b) explains how they were consulted;*  
*(c) summarises the main issues and concerns raised by the persons consulted; and*  
*(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.'*
5. National Planning Practice Guidance provides advice about public consultation on NDPs: ***'What is the role of the wider community in neighbourhood planning?'***  
*A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community:*
  - *is kept fully informed of what is being proposed*
  - *is able to make their views known throughout the process*
  - *has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order and*
  - *is made aware of how their views have informed the draft neighbourhood plan or Order.*
6. The Neighbourhood Plan Steering Group has led the review process on behalf of the Parish Council and throughout has been highly committed to fully engaging with local residents, landowners and stakeholders. The Steering Group members are all local residents and most are Parish Councillors.

Paragraph: 047 Reference ID: 41-047-20140306

Revision date: 06 03 2014

## 2.0 Parish Housing Needs Survey, 2020

1. As a first step in the neighbourhood plan review process Austrey Parish Council commissioned WRCC to undertake a Parish Housing Needs Survey. The Survey was distributed late in November 2020, with a deadline return of 31<sup>st</sup> December 2020. The aim of the survey was to collect up to date local housing needs information within and relating to Austrey parish.
2. The survey form was a standard document used in parishes across the county and similar to housing needs surveys undertaken by Rural Housing Enablers across England. A copy was hand-delivered to every home in the parish, and additional forms were available upon request. Respondents were given the option to complete the survey online if they preferred.
3. Households with a need for alternative housing, and who wished to live in the parish, were requested to complete and return the survey form. The form asked for details of the household, the current housing situation, preferred housing situation, the identified need and local connection, together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence. The survey pack included a Freepost envelope so the form could be securely returned directly to the WRCC Rural Housing Enabler.
4. The report [Housing Needs Survey Report for Austrey Parish Council, January 2021](#) is published on the NDP Review pages of the Parish Council website. Approximately 440 Housing Needs Survey forms were distributed, and 13 surveys were returned. However, one of the returned survey forms contained responses relating to two households, so results were provided from 14 households in need of alternative accommodation. This equates to a return rate of 3.18% which is above the average 2% housing need.
5. The report was considered by the Steering Group and used to inform housing policies in the AMNP.

### 3.0 Launch Event and Issues Consultation, May 2023

1. In May 2023 the Steering Group organised a launch event to promote the NDP Review and to encourage local residents and stakeholders to have their say on a range of key local planning issues and to inform the AMNP.
2. The Steering Group delivered a newsletter to all local households with an invitation to complete an online questionnaire or to request a hard copy to complete by hand and return (see **Appendix 1**). The questionnaire included prompts about ANP policies which could be updated and asked for suggestions and comments on various planning themes, including nominating various Local Green Spaces building on the 'Green Ring' in the ANP. Respondents were encouraged to use the online version of the survey if possible, or to return completed handwritten copies to the box provided in the village shop or to bring them to the drop-in event.
3. The Launch and Issues Consultation was publicised using posters on Parish Council noticeboards, on lampposts across the village and on the village hall notice board. Copies of the poster were also delivered to all households - see **Appendix 2**.
4. A public drop in event was organised by the Steering Group and held in the village hall on Saturday 7<sup>th</sup> May 2023 from 10am to 12pm, just before the village Coronation celebrations. Copies of the display material are provided in **Appendix 3**. North Warwickshire Borough Council (NWBC) kindly provided a number of large maps of the village and parish showing local features such as heritage assets and important green spaces and the village development boundary.



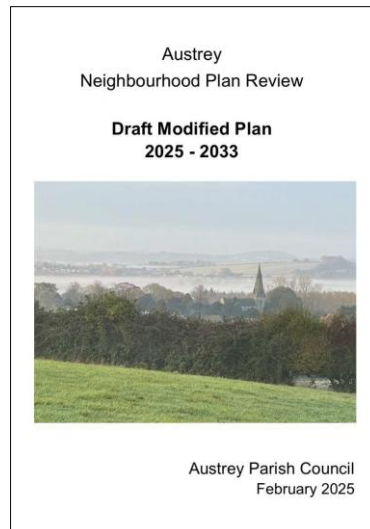
Village Hall event, 7<sup>th</sup> May 2023

5. The event was well attended with about 45 residents coming to find out more about the NDP Review, meet members of the Steering Group and to discuss local planning issues. Residents could complete the online questionnaire at the event with support from parish councilors.
6. The responses were collated and considered by the Steering Group to inform modifications to the draft modified neighbourhood plan – see **Appendix 4**. The questionnaire responses also included residents' nominations for possible Local Green Spaces. These were then assessed by the Steering Group and used to inform decisions about proposed Local Green Spaces in the Draft AMNP. A copy of this screening assessment is provided in **Appendix 5**.

## 4.0 Preparing the Draft AMNP

1. Following the Launch and Issues Consultation the Steering Group commenced work on updating the ANP, with numerous iterations of an emerging draft plan prepared. These were published on the website along with agendas and minutes of meetings. The Parish Council commissioned design guidance for the Parish through the Locality Technical Support programme in response to residents' support for more detailed policies on design in AMNP. Drafts of the design guidance document Austrey Design Guidance and Codes were published on the website.
2. In March 2024 an update on progress on the review was provided in the Parish Newsletter delivered to all households – see **Appendix 6**.
3. In April 2024 the Parish Council held a meeting with residents to progress the idea of a community orchard which came out of the NDP Review consultation and engagement process. A community 'Big Dig' event was held in May 2024 - see **Appendix 6**.
4. Members of the Steering Group, together with their planning consultant met with officers from NWBC to go through the emerging Draft AMNP and to agree any final changes before the Regulation 14 consultation in early 2025. The minutes of this meeting are provided on the NDP Review page of the Parish Council website.
5. Once the Steering Group had agreed which open spaces should be identified as Local Green Spaces in the Draft AMNP, landowners were identified and written to in order to invite them to have their say before the formal consultation on the Draft Plan. Copies of the letter and attached assessment table are provided in **Appendix 7** along with landowner responses. Several errors related to mapping and total areas of the LGS were identified by one of the landowners. The landowner also objected to the designation of Bishops Field and gave reasons for this. Copies of correspondence are provided in **Appendix 7**.
6. The Steering Group considered the landowners' points but decided to retain all proposed Local Green Spaces in the Regulation 14 Draft Plan to allow residents to submit their responses, before any final decisions were made. Some amendments to the maps and justification table were made prior to publishing the draft plan.

## 5.0 Regulation 14 Consultation – 27<sup>th</sup> January 2025 to 10<sup>th</sup> March 2025



1. Austrey Draft Modified Neighbourhood Plan was published for 6 weeks formal consultation from Monday 27<sup>th</sup> January 2025 to Monday 10<sup>th</sup> March 2025. The relevant documents were:
  - the clean version of the Modified Plan,
  - the version of the Plan showing the changes made,
  - the Statement of Modifications and
  - the Austrey Design Guidance and Codes (Appendix 2 of the AMNP)
2. The public consultation was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, Regulation 14. This states that:  
***‘Pre-submission consultation and publicity***  
*Before submitting a plan proposal or a modification proposal to the local planning authority, a qualifying body must—*
  - (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—*
    - (i) details of the proposals for a neighbourhood development plan or modification proposal;*
    - (ii) details of where and when the proposals for a neighbourhood development plan or modification proposal may be inspected;*
    - (iii) details of how to make representations;*
    - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; and*
    - (v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;*
  - (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan or modification proposal; and*
  - (c) send a copy of the proposals for a neighbourhood development plan or modification proposal to the local planning authority.’*



3. The Regulation 14 consultation was publicised in the following ways (see **Appendix 8**):
  - Newsletters delivered to all households with the relevant website links and an invitation to respond to the consultation as well as advice about obtaining hard copies of the relevant documents;
  - Notices and posters on Parish Council noticeboards and on lamp posts around the village;
  - The Parish Council website; and
  - A post on social media (Facebook) the evening before the event reminding residents and stakeholders to attend.
4. The Draft Plan, response forms and other background documents were published on the Neighbourhood Plan Review pages of the website (see screenshots in **Appendix 8**).
5. Hard copies of the response form and the Draft Modified Plan were available on request from the Clerk and copies were provided in The Bird in Hand pub, Austrey Village Stores and St Nicholas Church.
6. A public drop in event was held in the village hall on Saturday 22<sup>nd</sup> February from 10.00am to 2.00pm. The event was well attended with 86 local residents, landowners and stakeholders coming to find out more about the NDP Review and to submit comments.



7. Attendees were invited to submit comments on the online response form using laptops provided at the event and with support from parish councillors. Hard copies of the Draft Modified Plan and Design Codes were provided and exhibition material included maps showing the former Green Ring, Local Green Spaces, heritage assets and the development boundary, all kindly provided by NWBC (see **Appendix 9** for copies of display material). Copies of the Local Green Spaces assessment tables were also on display and a short film showing drone footage of the village was provided on a loop.
8. An online version of the response form was provided on the website and completed hard copies of response forms and responses in writing could be emailed to [clerk@austrey.co.uk](mailto:clerk@austrey.co.uk) or posted to Samantha Goldney-Neate, Parish Councillor, 71 Warton Lane, Austrey, Atherstone, Warwickshire CV9 3EJ or brought to the public event.



9. A list of consultation bodies and their contact details was kindly provided by NWBC and emails were sent out to these and other local organisations to notify them of the consultation (see **Appendix 10**). All relevant documents were sent to NWBC by email.

### Summary of Responses

10. The responses to the consultation were generally positive and only minor changes were made to the Submission version of the Modified Plan following the consultation. These are set out below:

### 11. North Warwickshire Borough Council

#### NWBC Responses and changes

#### Comments on Austrey Neighbourhood Plan Review Regulation 14 by North Warwickshire Borough Council

Please find our comments below. We appreciate the considerable amount of work which has gone into the preparation of this plan. The Council are seeking to assist in achieving a document that will assist the planners when they are making decisions on planning applications.

If you require anything further, please do not hesitate to contact us.

PAGE	Paragraph	NWBC RESPONSE	PC Consideration / Changes to Modified Plan
	General – Appendix 2	Appendix 2 is currently a link to the website - for the next consultation Appendix 2 either needs to be inserted or the text amending to say it is on the website (throughout document where Appendix 2 is referred to)	Accepted. All references to Appendix 2 Design Codes document updated.
10		Not sure why the greenspace plans are where they are?	Policies maps are usually at the beginning of the NDP but as only LGS are shown the maps have been moved to after the Policy.
13	8	NPPF should be 2024 and not 2023	Accepted.
20	Local Greenspace	This is where the greenspace maps need to be	Accepted.
21	Community Orchard	Not sure what the relevance of this plan/design is?	The proposal came forward as part of the NDP process and a community orchard has been created. Further explanatory text inserted to explain this.
37	Map 6	Development Boundary isn't very clear – the Borough Council are happy to provide a new clearer map if you want us to	Accepted – new map inserted.

39	CIL - Appendix 1	NWBC does not have CIL. If you wish to keep this in the plan then you need to update the text to include something like "In the event that a National Infrastructure Levy is introduced, the Parish Council would like to see CIL being spent on ...". Also refer to Section 106 as that is what is used at present	Accepted. Text amended as recommended.
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## 12. Consultation Bodies

Consultation responses were received from the following bodies as below:

They can be found here: <https://www.austrey.co.uk/ndp2025submission>

- **The Coal Authority** advised that their records do not indicate the presence of any coal mining features at surface or shallow depth within the Neighbourhood Plan area which may pose a risk to surface stability. On this basis they had no specific comments to make on the document.

**Parish Council response: No changes made to the submission version of Austrey Modified Neighbourhood Plan.**

- **Environment Agency:** a copy of the standard Environment Agency consultation guide/pro-forma was provided. Comments included the following:
  - *'Flood Risk: We note that there are a number of ordinary watercourses that run through the plan area. Based on the Environment Agency's indicative Flood Map for Planning (Rivers and Sea), the watercourse to the south-west of the NDP area has some associated Flood Zones 2 and 3 (the medium and high-risk zones respectively). However, the majority of the NDP area is located within Flood Zone 1 (low probability of flooding). The Bramcote Brook (main river) can be seen to the west of the NDP area, outside of the Plan boundary.*
  - *It should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your Lead Local Flood Authority (LLFA).*
  - *Site Allocations: We would not, in the absence of any site allocations proposed within the NDP, offer any bespoke comment at this time.*
  - *However, please note that other potential development areas may be at flood risk given the presence of 'ordinary watercourses' which are un-modelled based on the scale and nature of the stream and receiving catchment (less than 3km<sup>2</sup>)*
  - *Water Catchment Quality: It is noted that Austrey falls within the wider Tame Anker and Mease Management Catchment area and then into one sub catchment area. This consists of the Anker from River Sence to River Tame Water Body water body which is considered as having a 'poor ecological status'. The aim is to achieve 'good' status by 2027.*
  - *It is also noted that the northern part of the plan area Source Protection Zone (SPZ) 3. These areas can be sensitive to development and other environmental pressures.'*

**Parish Council response: AMNP contains local information and policies which refer to flooding problems in the area and reducing flood risk is addressed in strategic policies and the NPPF. No changes were made to the submission version of the modified plan.**

#### **SEA / HRA**

*Environment Agency also advised that 'having reviewed the Screening Report submitted, and in consideration of the matters within our remit, they concur with the conclusion that, given the lack of specific site allocations within the Neighbourhood Plan, the Austrey Neighbourhood Plan is unlikely to have significant environmental impacts and a Strategic Environmental Assessment is not therefore required.*

*Having reviewed the HRA Screening report, and in consideration of the matters within our remit, they concur the Austrey Neighbourhood Plan is considered unlikely to have significant effects on the European designated sites and therefore a HRA would not be required.'*

- **Historic England responded in relation to the HRA / SEA:** *'Historic England concurs with your view that the preparation of a Strategic Environmental Assessment is not required. Regarding HRA Historic England does not disagree with your conclusions but would defer to the opinions of the other statutory consultees.'* No comments were provided in response to the Draft Modified Plan.

**Parish Council response: Noted. No changes made to the submission version of the modified plan.**

- **Natural England** responded to the Sea / HRA screening report and advised that *'on the basis of the material supplied with the consultation, that significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and, significant effects on Habitats sites, either alone or in combination, are unlikely.'*

**Parish Council response: Noted. No changes made to the submission version of the modified plan.**

- **Water Orton Parish Council** responded to say that *'the review of Austrey Neighbourhood Plan was an agenda item at a Full Parish Council meeting of Water Orton on Thursday 27 February 2025. The Parish Council commented on whether the Neighbourhood Plan takes into the account the overall plan for housing in all North Warwickshire areas.'*

**Parish Council response: AMNP does not take into account the uplift in proposed housing set out by the Government for North Warwickshire Borough. This sets out that the following annual target figures for housing:**

**Current method      163**

**Proposed Method    381**

**Average Annual Net additions (2020/21-2022/23) 172.**

**The increase in housing is a strategic matter and will be addressed in a new Local Plan. AMNP has been prepared to be in general conformity with the adopted Local Plan. There were therefore no changes made to the submission version of the modified plan.**

13. A complete copy of local residents' responses is provided in detail in the report, **Austrey NDP Review Reg 14 public consultation responses February – March 2025 which is reproduced in Appendix 11**. In total 97 questionnaires were either completed on-line or manually and then uploaded to the online questionnaire. The vast majority were very supportive of the modified neighbourhood plan but there were a few objections and comments querying the approach. These are summarised as follows with responses from the Parish Council:

- **Draft Vision**

- Do not agree Austrey should be trying to build smaller cheaper homes "for local residents" when anyone can buy homes, coming from anywhere. Presumes young people who are raised in the village do not wish to live elsewhere.
- Concerns that encouraging more affordable housing will impact adversely on Austrey as an aspirational place.

**Parish Council response: housing needs are evidenced in the parish housing needs survey. AMNP policies are generally supported by residents' responses to more recent consultations – particularly the need for more affordable and smaller homes in the village and houses for young people and older residents. No change.**

- The Vision is the same as the Local Plan vision for rural north Warwickshire.

**Parish Council response: The PC supports this as suitable for AMNP and there is no need to provide a different one for Austrey. No change.**

- **Draft Objectives**

- Objectives are often vague with 'where possible', 'should be' rather than 'must be' phrases which developers exploit as weak or loopholes. There is an opportunity here to set some really stretching and challenging objectives to enrich the neighbourhood over the next 8 years. The objectives seem to maintain the status quo rather than challenging for improvement.

**Parish Council response: the objectives are largely based on the made NDP objectives and are considered appropriate and realistic for the modified plan. No change.**

- Environment Objective 1 - Green Ring misleading and Bishops Field suitable for further development.

**Parish Council response: The Green Ring was an important part of the made NDP and is mentioned as part of the background / evidence for Local Green Spaces in the modified plan. Bishops Field is highly valued locally and residents' responses to the policy proposal demonstrate this. No change.**

- Environmental Objective 3 – Lack of understanding about local watercourses.

**Parish Council response: The Parish Council already works and will continue to work with residents and landowners to try and reduce flooding problems in the village. Local knowledge is an important part of this and helps to inform actions on the ground. No change.**

- Housing Design Objectives 3 and 4 - would combine these two objectives

**Parish Council response: these objectives deal with different matters and so combining is not necessary. No change.**

- Need to be more pro-active in future housing needs surveys to get more responses.

**Parish Council response: accepted. The PC will continue to work hard to publicise all future consultations with residents.**

- **Draft Policy AP1: Natural Environment**

- Rewilding is lazy and encourages weeds.

**Parish Council response: Not accepted. There is a biodiversity crisis and better habitats support more wildlife which villagers enjoy seeing. No change.**

- **Draft Policy AP2: Local Green Spaces**

- Need to preserve large areas of farmland from industrial / warehousing development
- Objections to woodland off Cinders Lane as not accessible
- Objections to Bishops Field as suitable for development
- Suggestions that other smaller spaces should be considered.

**Parish Council response: No change to Local Green Spaces. Overall, they are supported by residents' responses and shown to be highly valued by the community. The Steering Group has worked hard to assess and justify all LGS in line with the criteria set out in the NPPF. The examiner will make a final determination on which LGS should be included in the adopted plan.**

- **Draft Policy AP4: Farm Diversification**

- Concerns about traffic, aerobic digester and wind farms.

**Parish Council response: noted. Policy AP4 addresses traffic and seeks to protect landscape character. No change.**

- **Draft Policy AP5: High Quality Design and Draft Policy AP6: Sustainable Design**

- Motherhood and apple pie
- Concerns about flooding and infrastructure
- Link should be made to UN sustainability goals which has 17 different measures

**Parish Council response: concerns noted. The design code provides more detail about how good design could be achieved in Austrey and the PC is aware of flooding and infrastructure problems and raises these issues when responding to planning applications. Sustainable development is defined in the NPPF and the UN goals are referred to. No change.**

- **Draft Policy AP7: Promoting Safer Neighbourhoods**

- Need for spacious areas around houses to avoid cramming in houses therefore making it hard to see. Spike in recent crime, especially car crime.

**Parish Council response: Noted. Policy refers to ‘Secure by Design’ which aims to reduce opportunities for crime in development. No change.**

- **Draft Policy AP8: Active Travel and Healthy Lifestyles**

- Concerns about traffic, speeding, narrow pavements etc
- The 800m distance for a 10-minute walk should be included for clarity.

**Parish Council response: Noted. The PC is well aware of issues with traffic and the need to improve safety and will continue to work on these matters on behalf of residents. A 10 minute walking time is reasonable and generally understood but this small change referring to 800m may be useful so is accepted.**

- **Draft Policy AP9: Windfall Development and Draft Policy AP10: Local Housing Need :**

- Preferences for no or limited new development, housing for older and younger people and on brownfield sites and also support for smaller and more affordable homes.

**Parish Council response: Noted. No change. Policies are backed up by evidence and the NDP cannot limit new development but has to plan positively for housing and be in general conformity with the local plan.**

- **Other comments**

- Included a range of matters such as building more starter homes, concerns about the plan policies being enforced, need for design to ensure houses are fitting in with codes and village character. Concerns included problems with broadband, flooding, costs of housing, drainage and the need for a sports field / play area in the centre of the village.

**Parish Council response: these matters are largely covered in the NDP. No further change.**



14. Overall, therefore only minor changes have been made to the submission plan as the vast majority of responses to the Regulation 14 consultation were supportive of the plan's policies and proposals.

### 6.0 Conclusion

1. In conclusion AMNP has been prepared through a process of widespread public consultation at all stages of development, from the very first steps of a parish housing needs survey, to the launch of the review process and the formal Regulation 14 public consultation. There have been several opportunities for residents, stakeholders and landowners to be involved in the plan's preparation and to have their say. Consultees have been listened to at all stages, and the plan has been through numerous revisions as a consequence of their input.
2. AMNP is therefore a neighbourhood plan which has been driven by its residents and parish council members. It contains detailed and locally relevant planning policies which are underpinned by design codes and a parish housing needs survey and supported by local people. Once completed it should form an important and useful part of the statutory development plan for Austrey and North Warwickshire Borough.

Appendix 1: Copy of Launch Event and Key Planning Issues Newsletter and Questionnaire



### Neighbourhood Development Plan Review consultation

**Where:** Austrey Village Hall

**When:** 10 – 2, Saturday 22 February

**What is required:** Please come along to review our plans and complete the consultation questionnaire or alternatively, complete the questionnaire which can be found online at [austrey.co.uk](http://austrey.co.uk)

If you are unable to complete the form online or alternatively you prefer to complete a paper copy or want any help or support in any way, please contact Sam on [sam@austrey.co.uk](mailto:sam@austrey.co.uk) or on 07976 606745



### The Neighbourhood Review Plan in more detail

A Neighbourhood Development Plan (NDP) is a legal document that outlines how a local area should develop. It gives communities the power to influence the development of their area, including where new homes, shops, and offices are built.

What does an NDP do?

- **Guides development**

NDPs set out policies for how land should be used and developed. They help communities plan for development that meets their needs.

- **Influences new development**

NDPs give communities a say in what new buildings look like and what infrastructure should be provided.

- **Grants planning permission**

NDPs allow communities to grant planning permission for new buildings they want to see built.

How is an NDP created?

- **Community involvement:** NDPs are developed by communities, often with the help of volunteers.
- **Local authority involvement:** The local authority examines the NDP and holds a community referendum.
- **Conformity with policy:** NDPs must conform with local, national, and European planning policies.

As you may be aware, we are undertaking a review of the village's Neighbourhood Development Plan which has been in place since 2017. All of the housing developments that were identified at that time have now been built - as have several other developments – which means that our Neighbourhood Development Plan is not as robust as it was. Therefore a decision was made to protect our village from further inappropriate development to review this plan.

As part of this review, a Housing Needs Analysis was undertaken by the village residents which identified that there was no appetite for further significant housing development in the village. North Warwickshire Borough Council have no additional housing requirements allocated to the village (though this doesn't prevent 'windfall' development of up to 10 houses). This has led to us working to understand what houses may be permitted under this windfall development and what the design of these houses should look like. This will be included in the review of the plan.



## Austrey Neighbourhood Plan Review

### Launch Event and Informal Consultation on Key Planning Issues

#### Questionnaire

Please return your completed questionnaire to the box provided at the drop in event in the village hall on Saturday 7<sup>th</sup> May 2023 10am – 12pm or drop it into the box at the village shop. You can also complete the form online – see the neighbourhood plan page of the Parish Council website

<https://www.austreyparishcouncil.co.uk/neighbourhood-plan> or email comments to [ndp@austrey.co.uk](mailto:ndp@austrey.co.uk).

**Please respond by 31<sup>st</sup> May 2023.**

When you attend a consultation event or return a survey or consultation document, the information you provide (personal information such as name, address, email address, phone number) will be processed and stored so that it is possible to contact you and respond to your correspondence and provide information relating to the Neighbourhood Plan. Any comments submitted may be made publicly available on the NDP page of the Austrey Parish Council website

<https://www.austreyparishcouncil.co.uk/> or through other local publications, however, all comments will be anonymised prior to publication. Further information can be obtained by contacting the Clerk, details for whom can be found on our website.

Name	
Address	
Email	

Please tick ( ✓ ) if you would like to be kept informed about the NDP Review process.	
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We are at the beginning of the Review process and want to make sure our updated Neighbourhood Plan is informed by local residents' ideas and priorities for Austrey Parish.

Please let us know your thoughts on the following key planning themes which the Steering Group have identified from the previous neighbourhood plan:

## PART 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE

Q1: Existing hedgerows, ditches, water bodies, broadleaved woodlands and mature, ancient and veteran trees are all important local landscape features in Austrey. Are there any other local landscape features you think are important and should be protected and improved?

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Q2: Newton Lane Playing Fields, Old Cricket Ground, Bishops Field, the Field to the northeast of Hollybank and the new play area/village green are proposed as Local Green Spaces to protect them from future development. This would give similar protection to Green Belt around towns. Please give any reasons why you think these areas are important.

Local Green Space	Why important?
Newton Lane Playing Fields	
Old Cricket Ground (behind Farthings the Old Post Office)	
Bishops Field	
Field to the northeast of Hollybank	
Play area / village green off Wulfric Avenue	



Q3. Are there any other areas of open space you would like to see protected?  
Please describe them and explain why they are important.

Q4. The previous plan identified a number of important views (see Map on p21 of the NDP) which need reviewing. Please let us know if there are any public views which you think are particularly important in the Parish and explain why.

Q5. Should the updated Plan support farm diversification to secure future viability?  
This could include renewable energy schemes as part of measures to reduce carbon emissions and address climate change. Please tick ( ✓ )

Yes	
No	

Q6. What other changes / new uses would you consider to be acceptable on farms and why?

## PART 2: HOUSING DESIGN

Q7. Should the Plan include guidance to promote high quality and sustainable design in new development by commissioning Design Codes (local guidance on things like materials, scale, height, sustainability etc)? Please tick ( ✓ )

Yes	
No	

Q8. What do you think are important considerations in good design?

Q9. Should the Plan promote walking and cycling and reducing local reliance on cars? Please tick ( ✓ )

Yes	
No	

Q10. Do you have any ideas for how we can improve facilities to promote walking and cycling?

## PART 3: HOUSING DEVELOPMENT

Q11. The 2021 Parish Housing Needs Survey showed a local need for smaller houses, houses for older people to downsize into while staying in Austrey, and more

affordable housing. Should the Plan include a policy which sets out the types and sizes of houses needed in the Parish?

Yes	
No	

Q12. What type of houses do you think are needed in Austrey eg size, social, market housing etc?

--

Q13. Please use the space below to provide any further comments on the Neighbourhood Plan Review, including any other locally important planning themes you think the Plan should address.

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Thank you for your time and interest.

Appendix 2: Publicity

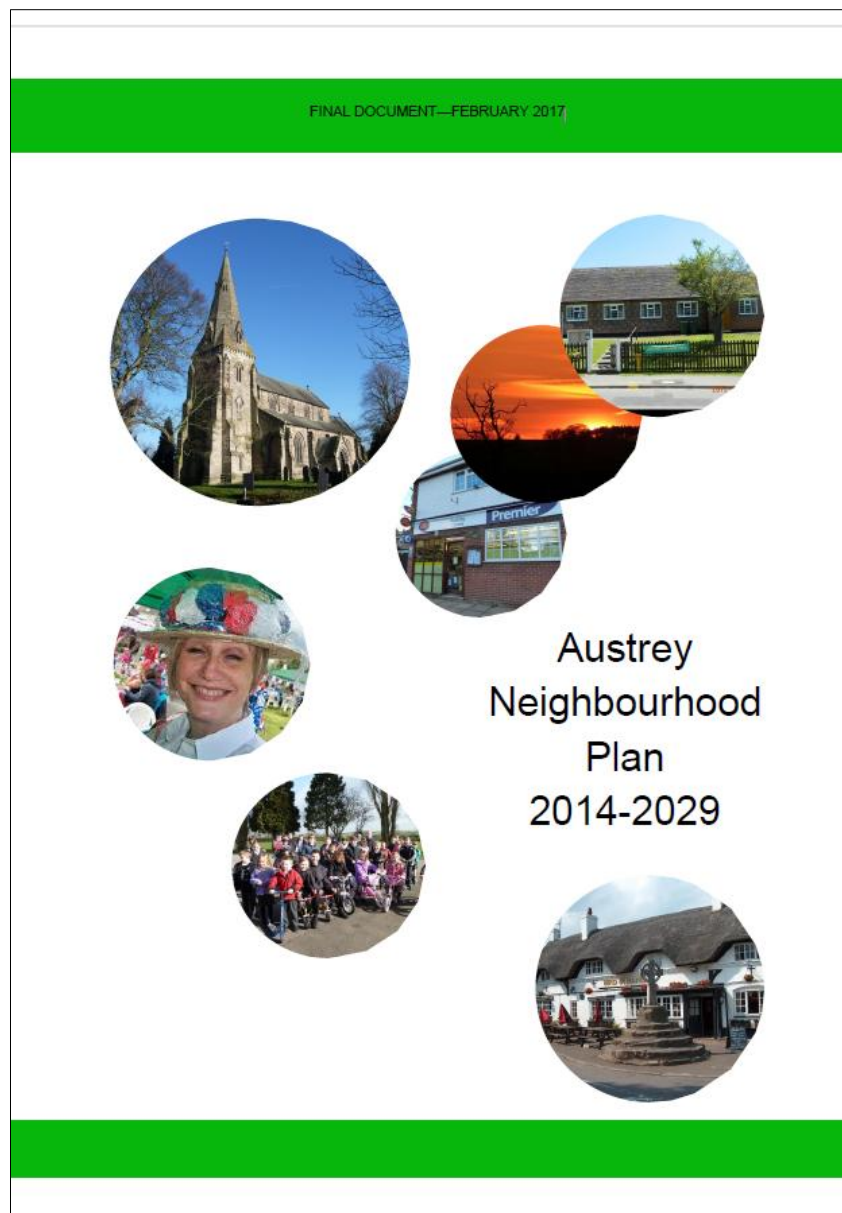
Copy of Poster



Appendix 3: Display Material at Drop In Event

## **Austrey Neighbourhood Plan Review 2023 – 2029**

### **Launch Event and Informal Consultation on Key Planning Issues**



## **Background**

Welcome to the Austrey Neighbourhood Plan Review.

The Review Plan will update the previous Austrey Neighbourhood Development Plan 2014 - 2029 which was prepared by a steering group on behalf of the Parish Council, examined and subjected to a local referendum. The Plan was made (adopted) by North Warwickshire Borough Council in June 2017.

As this is a formal Review, the Parish Council will have to follow the process set out in Government guidance and regulations, and the Plan will have to respect national planning policy and North Warwickshire Borough Council's Local Plan policies.

The Review process will follow a similar process to the first neighbourhood plan so there will be plenty of opportunities to comment.

An independent examiner will undertake an examination of the Review Plan and will decide whether or not there will be another Referendum. This will depend on whether the 'material modifications' are so significant they change the nature of the Plan.

When the Plan Review is finished and 'made' (adopted) by North Warwickshire Borough Council, the policies will be used to help determine planning applications alongside the policies in the adopted North Warwickshire Local Plan 2021.

## **Why are we undertaking a Review?**

- The made NDP was prepared some years ago and is out of date.
- In order to be used to help guide decisions on planning applications neighbourhood plans should be reviewed from time to time and kept up to date.
- There have been changes to national planning policies and a new Local Plan for North Warwickshire has been adopted.
- Austrey has seen significant housing development in recent years in and around the village and continues to see interest and pressure from local developers and landowners for more development.
- We want to ensure our neighbourhood plan remains up to date and relevant so that new development proposals are well designed, provide the right sizes and types of housing needed locally, and important open spaces and the natural environment are protected.



## **Progress so Far**

- The Parish Council undertook a Parish Housing Needs Survey in 2021/22 to better understand the housing needs of local people.
- Consultants Kirkwells have been commissioned to support the Review process and to provide professional town planning advice.
- A Steering Group has been set up to oversee the Plan's preparation on behalf of the Parish Council.
- We have started to consider the extent and scope of the Review and this launch is the first step in finding out what local people want to see addressed.

## **Key Planning Themes**

The existing Neighbourhood Plan included policies under the following themes.

We need to check that these are still the main issues that are important to local people:

- Protecting local landscape character and wildlife.
- Protecting important open spaces and views.
- Farm diversification and renewable energy.
- Housing design, including high quality and sustainable design and supporting walking and cycling.
- Housing development, including windfall development and housing allocations.
- Meeting local housing needs.

Please complete and return the short Questionnaire about these key planning issues and include comments about any other issues you want to see addressed in the Review Plan.

Thank you. Your responses will help the Steering Group prepare the Draft Plan.

## Appendix 4: Responses to the Questionnaire

### Austrey NDP Review Launch 7 May 2023

#### Questionnaire Responses and Proposed Changes to NDP

**Q1: Existing hedgerows, ditches, water bodies, broadleaved woodlands and mature, ancient and veteran trees are all important local landscape features in Austrey. Are there any other local landscape features you think are important and should be protected and improved?**

Comment	Response	Plan Update
Yes ridge and furrow fields; the 'swamp' in The Bishops Field	Add ridge and furrow to Policy AP1. BF already a LGS so protected.	Ridge and Furrow added to AP1
Xxxxxx	-	No change
Austrey's dark night sky is fast disappearing due to increasing levels of light pollution both from within the village and from outside, this has serious implications for the natural surroundings mentioned above and also for people's health and well being. I moved to Austrey in August 1979 from Birmingham and was immediately struck by the dark skies compared to the city. It was a requirement when walking around the village at night to carry and use a flashlight because it was so dark! Unfortunately, there is now a constant "glow" in the night sky. Ironically light pollution is one of the easiest forms of pollution to tackle successfully but is rarely mentioned or thought about. The Parish Council could give leadership and advice on this matter and lobby other responsible authorities such as North Warwickshire BC and Warwickshire CC to adopt measures to fight it. The International Dark Sky Association has an excellent website for help and advice on tackling this insidious form of pollution.	Add dark skies / light pollution to AP1.	Reference to avoiding light pollution added to AP1.
Old buildings	Covered by heritage policies in Local Plan	No change
There have been several beautiful old trees removed over recent years, on main road itself (one of which had a preservation order). It would be good to ensure that this only	Covered in AP1	No change

## Austrey Modified Neighbourhood Plan - Consultation Statement

Comment	Response	Plan Update
happens when it is absolutely necessary and that plenty of our important trees are protected.		
the local fields should be protected as they are widely used by residents	Protected by settlement boundary of village in Local Plan	No change
Open spaces	Refer to Local Green Spaces AP2	No change
Green areas with public footpaths, often used for dog walking should be retained as green. Eg bishops field	Refer to Local Green Spaces AP2	No change
nothing in addition to those mentioned	-	No change
none	-	No change
Wild meadows	Where are the wild meadows? SG advised that this probably refers to fields around HS2 safeguarded area.	No change
The woodland off cinders lane should be protected to help retain a wildlife and nature area with the village, the small 'swamp' area in bishops field I also imagine has an abundance of wildlife within it	Possible LGS?. Newly planted area is for timber production. 'Fairy Wood' could be assessed as a potential new LGS.	Include Fairy Wood in LGS table.
Any green spaces outside of the village boundary should not be developed	Protected by settlement boundary of village in Local Plan	No change
Footpaths. Does the "Tree Field" need monitoring?	Footpaths protected in other legislation as PROW	No change
The Bishops field, the church yard, pond at the junction of Warton Lane and Bishops Cleeve, millenium wood post felling, Cinder Lane hedges, restore hedgerows in the mono-culture that has been created around the village boundary & finally Salt Street.	SG to check – covered by LGS?	Include areas in LGS assessment.

## Austrey Modified Neighbourhood Plan - Consultation Statement

Comment	Response	Plan Update
	AP1 protects hedgerows and encourages new planting	
Better definition of veteran trees required. The above description is too subjective. Front lawns are also important features of many houses in the village providing valuable green space and softening the streetscape. Fully tarmac/paved front of properties should be resisted.	Insert definition of veteran trees etc	Added as a footnote
Green areas around village to be kept, hedgerows not ripped out, Tree Preservation Orders on Trees kept.	All covered in NDP	No change
The views from surrounding villages down into the village, ridge and furrow fields, the Bishops Field and all the footpaths interlocking from there	Refer to Views – Policy AP3 and check covered.	SG to update
Fields	Protected by settlement boundary of village in Local Plan	No change
Bishops Meadow	LGS	No change
Open fields and countryside, grazing for livestock	Protected by settlement boundary of village in Local Plan	No change
Yes	-	No change
No	-	No change
The public footpaths in and around Austrey should be protected and maintained to ensure they are usable. The village green should also be protected and maintained, and people should be encouraged to use it for village events.	Footpaths protected in other legislation as PROW  Village Green – assess for LGS	SG to consider and assess village green as LGS?
Green spaces	Refer to LGS	No change
"- The approach to the village down Norton Hill is especially characterful and charming. The ancient wooded banks and hedgerows/ditches should be protected and the narrow road retained as a natural “traffic calming” feature at the entry to the village. (Maybe priority status and signage could be added to formalise the situation?)	SG to consider – mention in NDP as possible view?	SG to consider

## Austrey Modified Neighbourhood Plan - Consultation Statement

Comment	Response	Plan Update
- The small field behind Glebe Rise which is currently used as stables and a paddock for horses and llamas is one of the few remaining medieval Ridge and Furrow formations in the area. The field is also home to a number of managed beehives. This diversity of use should be protected."	Add ridge and furrow to AP1.	Added to AP1
Increase number of hedgerows promoting biodiversity , provision of water feature	-	No change
Pond to field behind church needs cleaning out.	Refer to PC	Refer to PC
Trees,	-	No change
Footpaths and fields/farmland surrounding the village.	Footpaths protected in other legislation as PROW  Fields around village protected by settlement boundary of village in Local Plan	No change
Footpaths and fields/farmland surrounding the village.	Footpaths protected in other legislation as PROW  Fields around village protected by settlement boundary of village in Local Plan	No change
Archaeological earthworks Bishops Field. Water control systems /drainage unimpeded for wildlife ecological reasons	Refer to LGS	Add info to LGS Table
Footpaths and fields/farmland surrounding the village.	Footpaths protected in other legislation as PROW  Fields around village protected by settlement boundary of village in Local Plan	No change

## Austrey Modified Neighbourhood Plan - Consultation Statement

Comment	Response	Plan Update
Historical buildings,	Covered by heritage policies in Local Plan	No change
The Bishops field has original ditches and shape from old village which is a key backdrop to the historic church. The allotment by the church has original brick animal shelters and ancient hedges and trees that form an essential backdrop to the historic church	Refer to LGS	Add info to LGS Table
Yes. Opposite the shop. The grass verge is being used as a car park for the shop. It was always kept beautiful and now, especially in the winter months, it's just a mud bath and an eye sore!	Grass verges are usually not considered as Local Green Spaces but the PC /landowner could improve maintenance.	Refer to PC
Crisps Farm	-	No change.



**Q2: Newton Lane Playing Fields, The Old Cricket Ground (at the rear of Farthings) , Bishops Field, the field to the northeast of Hollybank and the new play area/village green are proposed as Local Green Spaces to protect them from future development. This would give similar protection to Green Belt around towns. Please give any reasons why you think these areas are important.**

Comment	Response	Plan Update
They are key parts of our village and ones that we identify as being part of Austrey. Many of them are viewed when residents are walking round our village	Noted	Review plan to refer to the comments submitted in support.
Xxxxx	Noted	Review plan to refer to the comments submitted in support.
If not protected these areas would eventually be sold for development at some time in the future, leaving the village with little or no green space within the village.	Noted	Review plan to refer to the comments submitted in support.
It's important to have local safe green spaces for all to enjoy.	Noted	Review plan to refer to the comments submitted in support.
Gives the community a safe place for families to enjoy outdoor activities, not much walking area without roads	Noted	Review plan to refer to the comments submitted in support.
despite being surrounded by such a lot of countryside, there is actual not much communal space for recreation, (children to play, adults to exercise, areas to exercise dogs), so these areas are vitally important, especially as the population of the village increases.	Noted	Review plan to refer to the comments submitted in support.
they are used by the whole community for various reasons but they are the heart of our community bringing us all together at events and walking the dogs with other villagers	Noted	Review plan to refer to the comments submitted in support.
Need to stop overdevelopment of this village. Open spaces give villagers a place to exercise, meet up enjoy being outdoors. A place for flora and fauna to flourish	Noted	Review plan to refer to the comments submitted in support.
See above. All these areas are well used as recreational green spaces	Noted	Review plan to refer to the comments submitted in support

## Austrey Modified Neighbourhood Plan - Consultation Statement

Comment	Response	Plan Update
It is important for all people to have safe easy access to green spaces , for enjoyment , exercise , hobbies and sports	Noted	Review plan to refer to the comments submitted in support
These areas are important to maintain a sense of the countryside. Greenery is good for one's mental health. These areas are used by walkers and dog walkers alike. They also house important wildlife. Areas of green space have already been lost to development, it would be a shame to lose the last few spaces in and around Austrey	Noted	Review plan to refer to the comments submitted in support
There is a lack of green space in Austrey. We need to protect these to prevent them being used for development to ensure the health and mental health of residents	Noted	Review plan to refer to the comments submitted in support
To ensure green spaces between developments and wildlife habitat is not fragmented. For a village we have already lost too much green space and wild flower meadows.	Noted	Review plan to refer to the comments submitted in support
This protection is essential to the village and must be protected, they provide areas where adults and children alike both use regularly and are areas that are essential to keeping the village a village for the current and future generations - without these area you will loose the village and Austrey will become another new build estate with all the joys that brings with it (crime, noise, no green space and lack of facilities)	Noted	Review plan to refer to the comments submitted in support
Areas that are for communal gatherings, dog walking and exercise are key for small villages so they can maintain an active lifestyle in a safe environment	Noted	Review plan to refer to the comments submitted in support
Social use for families and walkers. We need green areas for the village atmosphere & nature.	Noted	Review plan to refer to the comments submitted in support
They are the last vestiges of eco systems in the sterile environment that has been created by the agro industrial farming of the Austrey valley	Noted	Review plan to refer to the comments submitted in support
Beautiful amenities for village to use.	Noted	Review plan to refer to the comments submitted in support

## Austrey Modified Neighbourhood Plan - Consultation Statement

Comment	Response	Plan Update
Stop over development and stop developers adding extra housing to new estates.	Noted	Review plan to refer to the comments submitted in support
They are areas of importance for the village; they serve as a meeting place as well as a great place to walk and meet like minded villagers. Many friendships have been developed from meeting in these fields and they are great for both the mental and physical health of the villagers	Noted	Review plan to refer to the comments submitted in support
Green space and areas designated for young people is important in giving young people a space to place and keep active	Noted	Review plan to refer to the comments submitted in support
Extremely important for nature and the environment	Noted	Review plan to refer to the comments submitted in support
Definitely enough green Belt already built on it would be nice to walk and see trees Grass etc	Noted	Review plan to refer to the comments submitted in support
To preserve the green space for the well-being and use of Austrey residents	Noted	Review plan to refer to the comments submitted in support
Important to maintain traditional elements of the village whilst providing suitable amenities across the village demography	Noted	Review plan to refer to the comments submitted in support
These areas are needed for kids to play and somewhere to go.also, nature we are blessed with being surrounded by nature, we have all sorts come and visit us from foxes, owls, hedgehogs, pheasants and all types of birds.	Noted	Review plan to refer to the comments submitted in support
Key features and community spaces	Noted	Review plan to refer to the comments submitted in support
Given the need for bungalows, I think a small area of Bishops Field (at the rear of Main Road / Bishops Cleeve) would be ideal being situated near all the local amenities (shop, pub, church and bus route) which elderly people need.	SG discussed and agreed area should remain protected as LGS.	No change.

## Austrey Modified Neighbourhood Plan - Consultation Statement

Comment	Response	Plan Update
As the village grows it is becoming more important for the health and well-being of residents that we have access to these green spaces. If anything, we should add to this list as the number of residents has increased substantially since the original Plan was published.	Noted	Review plan to refer to the comments submitted in support
they provide valuable wild life habits and communal and exercise space for villagers	Noted	Review plan to refer to the comments submitted in support
- All these Local Green Spaces are important to the community and should be protected from development. Other open, green spaces within the village boundary and adjoining it should also be protected from development. The Covid pandemic proved how important open spaces can be. Once built on, it is too late to go back.	Noted	Review plan to refer to the comments submitted in support
An alternative area for green belt should be considered if the HS2 service station goes ahead .	HS2 will re-provide lost areas of playing field	No change – noted in Plan already.
To allow the village to keep its identity by not over expanding its boundaries	Noted	Review plan to refer to the comments submitted in support
It is important to have somewhere for kids to play, outside of their own gardens. This gives a sense of community. These areas could maybe also be used for village events	Noted	Review plan to refer to the comments submitted in support
"These areas provide facilities for local residents and provide open space around the village. They also provide areas for wildlife.	Noted	Review plan to refer to the comments submitted in support
These areas provide facilities for local residents and provide open space around the village. They also provide areas for wildlife.	Noted	Review plan to refer to the comments submitted in support
For historical and ecological reasons and to maintain the aesthetic of the village and protect the needs of the community	Noted	Review plan to refer to the comments submitted in support
These areas provide facilities for local residents and provide open space around the village. They also provide areas for wildlife.	Noted	Review plan to refer to the comments submitted in support

## Austrey Modified Neighbourhood Plan - Consultation Statement

Comment	Response	Plan Update
All communities need green spaces, for gatherings, mental and physical health. We also have limited resources and expansion would not only put pressure on these but we would lose the unique experience of being a true village with clear boundaries.	Noted	Review plan to refer to the comments submitted in support
These areas are quintessentially Austrey and make the village a unique place. It is, especially since a further historic building has been demolished, diminishing the village sense of history. Without these spaces, it will cease to be a village and become a group of houses near a motorway. These areas are key to the sense of an ancient country village. They are also key to people getting together and being a community.	Noted	Review plan to refer to the comments submitted in support
Because we have already lost so much green belt with the many housing developments that have been completed over the last three years or so. Enough is enough, it's destroying our green belt.	Noted	Review plan to refer to the comments submitted in support
Bishops Piece is owned by Crisps Farm. This is a large field of 11.5 + acres plot of land known locally as Bishops Field (the original much larger Bishops Field connected the Church to Bishops Farm still located on Warton Lane but over time much of the land between has been built on / infilled / surrounded by mostly late 20th century housing).	Noted	Review plan to refer to the comments submitted in support

**Q3. Are there any other areas of open space you would like to see protected? Please describe them and explain why they are important.**

Comment	Response	Plan Update
Yes, fields at the rear of the school	Area is noted for landscape value. Assess as possible LGS.	SG to consider.
Xxxx	-	No change
Bishops field gives wonderful view and approach to our lovely Church	LGS	No change
I think you named them all q2	-	No change

## Austrey Modified Neighbourhood Plan - Consultation Statement

Comment	Response	Plan Update
All green space around newton lane, especially area highlighted for HS2	SG to discuss – outside settlement boundary anyway?  HS2 area safeguarded for future development so would not be acceptable as a LGS	SG to consider Newton Lane?
Bishops field, by the church. If this were no longer an option available to walk dogs in the village, I cannot image where we would all exercise our dogs. It is heavily used for this, with many older village residents meeting up to walk dogs together in the field, providing a social activity for many who may not otherwise see others in our community, which all adds to the cohesion of the village as a whole. It is a really important asset to our village and would be wonderful to see it officially recognised as such.	LGS	No change
all the surrounding fields of the village to maintain our rural village and prevent excessive developments	Protected by settlement boundary	No change
small plot at end of Orchard Close and Newborough Close maybe communiy fruit trees	SG to discuss	SG to consider
No None	-	No change
The green space between Warton Lane, Newton Lane and the motorway. This is low lying land so a different diversity of plants are found here and important habitat for wildlife.	SG to discuss  Protected by settlement boundary	SG to consider
Woodlands off cinders lane as previously detailed and bishops field both play central parts to retaining an area of open space for the current and future generations, the playing fields also provide community areas and gathering places for all	SG to discuss	SG to consider
Again any areas that are outside the village i feel should be protected so the characteristics and feel of the village are maintained.	Protected by settlement boundary	No change
Area between Newborough Close & Orchard Close	SG to discuss	SG to consider
"Hazel Meadows Allotment, there is a significant amount of land around this site that could be better managed to the benefit of wildlife and the community in general. Community orchard etc.	SG to discuss	SG to consider



## Austrey Modified Neighbourhood Plan - Consultation Statement

Comment	Response	Plan Update
Better use could also be made of the small open space between Orchard Close and Newborough Close. Windmill Hill Lane is also a vital wild area"	SG to discuss	SG to consider
Fields to the west, south west and north west of the village should be protected green space to ensure a clear green barrier is maintained between the motorway and potential HS2 developments. They provide essential sound suppression, maintain a rural village feel and provide a crucial corridor for wildlife.	Protected by settlement boundary	No change
As Q1 above	-	No change
All interlocking fields from the Bishops Field; fields to the rear of the school; fields going out to Warton	Protected by settlement boundary	No change
Fields behind st Nicholas and to the right of Holly bank. Any green space we should protect for wildlife and preservation of a countryside status. Currently these fields are occupied by cows and horses	SG to discuss – Bishops Field?	SG to consider
All of it	Protected by settlement boundary	No change
Field adjacent to The Headlands, and all interconnecting fields. Should not be built upon or eroded, kept for agricultural use	Protected by settlement boundary	No change
All fields that sit outside of the village boundary where potential large scale developments can be considered.	Protected by settlement boundary	No change
Can't think of any	-	No change
Nothing specific, but some additional green space adjacent to the village would be appreciated.	Protected by settlement boundary	No change
"- The field behind Glebe Rise should be protected for reasons given in Q1. Any other use would destroy the history of the field and surrounding hedgerows.	SG to discuss	SG to consider
- The open fields to the right and left of Orton Hill. This open panorama is most unusual in our local countryside. "	Protected by settlement boundary	No change
The field between mount pleasant farm and Glebe Rise back gardens , main road back gardens between Norton Hill and Glebe Rise and Norton hill back gardens that all back onto the field needs to be protected as the field is above our go round level and surface drainage is already a problem running off the slope of the field into our back gardens	Protected by settlement boundary	No change
Norton Hill is not wide enough to accommodate any more building off it."	-	No change
Grass area between Orchard close and Newborough	SG to discuss	SG to consider

## Austrey Modified Neighbourhood Plan - Consultation Statement

Comment	Response	Plan Update
There are other areas that should be added to this list for example, the field to the rear (or east) or Mill View, the field to the east and north of Austrey Baptiste Church, the field to the rear (east) of Glebe Rise and the field to the north and east of Austrey C of E school. Reasons for protecting these areas are exactly the same as above.	Protected by settlement boundary	No change
There are other areas that should be added to this list for example, the field to the rear (or east) or Mill View, the field to the east and north of Austrey Baptiste Church, the field to the rear (east) of Glebe Rise and the field to the north and east of Austrey C of E school. Reasons for protecting these areas are exactly the same as above.	Protected by settlement boundary	No change
Small parcel of land in Bishops Cleeve cul de Sac, to protect views to church across field.	SG to discuss	SG to consider
There are other areas that should be added to this list for example, the field to the rear (or east) or Mill View, the field to the east and north of Austrey Baptiste Church, the field to the rear (east) of Glebe Rise and the field to the north and east of Austrey C of E school. Reasons for protecting these areas are exactly the same as above.	Protected by settlement boundary	No change
The whole area around the church and pub is the very centre of village life	Bishops Field	No change

**Q4. The previous plan identified a number of important views (see map on p21 of the NDP) which need reviewing. Please let us know if there are any public views which you think are particularly important in the Parish and explain why.**

Comment		
I agree with all of these views. Also the views from The Bishops fields going out to Warton	SG to consider	TBC
Xxxxx	-	
All the farmland between No Man's Heath and Orton On The Hill up to the Leicestershire border. This will be essential because of North West Leicestershire's published plans to develop Dingles Farm with new warehousing and housing developments from the M42 J11/A444, right up to the Warwickshire border at No Man's Heath. Preserving this land will be vital, particularly if HS2 are allowed to build their planned maintenance depot between Austrey and Newton Regis. If this goes through we could be faced with sprawling industrial development from Newton Regis over No Man's Heath Lane up to J11 and along the A444 to Orton On The Hill. Austrey will no longer be located in a rural setting, but will be situated on the edge of this huge industrial zone.	SG to consider	TBC
the property opposite Charity House, Main Road and surrounding land, as a feature of central village needs attending to!!	SG to consider	TBC
I think the existing important views already identified cover this	-	
None	-	
The views from Orton on the Hill, Austrey Hill and Warton towards our village.	SG to consider	TBC
The view from bishops field to the church , it is an important and historic area of the village that needs protection, the old telephone box (now library) as it's a symbolic and important part of a village, the pub to church view as they are both important and central to a village	SG to consider	TBC
Unable to locate that map. NDP seems to be 16 pages. This broken "link" may cause questionnaire responders to abandon the survey. I gave up last time!	-	
The Church, the Village Hall, all have interesting features and should not be hemmed in by development. The view from Salt Street is particularly splendid and offers a panorama across the Thame / Anchor valley with (by my count) 7 spires. Windmill Hill offers some of the best and widest views in the area.	SG to consider	TBC

## Austrey Modified Neighbourhood Plan - Consultation Statement

At present austrey is not visible from approach roads giving the perception as you approach the village of a smaller village. Future development should not add to massing of the village by encroaching down approach roads or being highly visible beyond the village.	SG to consider	TBC
All views into the village coming down into the village 'valley'; view across from the church across the Bishops Field towards Warton; views across to Warton from Cinders Lane	SG to consider	TBC
N/a unable to see previous plan	-	
The land at the bottom of wulfric avenue including the woodland, this is a great adventure for the kids and also helps in their learning process. Reasons also as per my previous answer regarding wildlife .	SG to consider	TBC
I wouldn't change those identified in the original plan.	-	
- The views of St. Nicholas parish church and the village from Orton Hill and vice versa.	SG to consider	TBC
Views to the rear (or east) or Mill View, the field to the east and north of Austrey Baptiste Church, the field to the rear (east) of Glebe Rise and the field to the north and east of Austrey C of E school. The views provide open space and countryside views provide a feeling of well being for the residents.	SG to consider	TBC
Views to the rear (or east) or Mill View, the field to the east and north of Austrey Baptiste Church, the field to the rear (east) of Glebe Rise and the field to the north and east of Austrey C of E school. The views provide open space and countryside views provide a feeling of well being for the residents.	SG to consider	TBC
"View to church across Bishops field. Entries to village from Orton Hill, Appleby Hill	SG to consider	TBC
Ensure private land usage does not impact on environmental well being of village. Eg using land for waster removal/ burning."	SG to consider	TBC
Views to the rear (or east) or Mill View, the field to the east and north of Austrey Baptiste Church, the field to the rear (east) of Glebe Rise and the field to the north and east of Austrey C of E school. The views provide open space and countryside views provide a feeling of well being for the residents.	SG to consider	TBC
The view across the bishops field , the view of the hill from the footpath behind the houses along main road,The views across the fields from cinders lane are what makes this village a great English village we need to preserve.	SG to consider	TBC

**Q5. Should the updated Plan support farm diversification to secure future viability? This could include renewable energy schemes as part of measures to reduce carbon emissions and address climate change.**

Comment	Response	Plan Update
No X 3	Noted	No change
Yes X 10	Keep AP4	No change
Depends on the suggested diversification X 30	Keep AP4 See Q6 responses for possible changes to wording	No further change

**Q6. What other changes / new uses would you consider to be acceptable on farms and why?**

Comment	Response	Plan Update
Xxxxx		No change
So long as it does not mean the removal of hedgerows	Hedgerows already protected in other policies and legislation	No change
Solar. Local business use similar to pimlico farm. Solar farms with grazing for sheep incorporated, livery stables and fields, provision for horse riding on farm land - maybe payable to the farmer? Wind turbines and solar have their place but their size should reflect the surrounding area and wild spaces should be improved wild flower and hedgerow planting.	AP4 protects landscape character	No change
Not sure ? However renewable energy is a good proposed use	-	No change
I don't have any suggestions	-	No change
We should support farmers. We need them so should give proposed changes full consideration. However, the hedges on the way towards Warton should not have been hacked!	-	No change
I am particularly opposed to using good farm land to produce inedible crops to feed an anerobic digester in persuit of a quick buck.	Best and most versatile farmland is mentioned in NPPF – perhaps add to Policy AP4.	Added to AP4.

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Comment	Response	Plan Update
Very limited. Do not want to attract motorsports like stripers Hill outside Polesworth or petting zoos/visitor attractions given the existing queues on the a444 during summer.	Mention traffic impacts / noise / disturbance / roads in AP4.	Tranquillity and traffic impacts added to AP4.
Renewable energy schemes; more livestock Solar panels for the sake of the enviromemt	-	No change
No changes necessary	-	No change
Would prefer farms to be kept as farms	-	No change
None	-	No change
I would support solar farms (low rise / less intrusive) but nor wind farms	Wind turbines are already mentioned in supporting text..	Policy AP4 updated to require no significant impacts on landscape etc
Renewable energy schemes which do not have a detrimental impact on the landscape or views in and around the village. A shop selling produce grown or sourced from the farm (meat, dairy products, fruit or vegetables).	Mention farm shops.	Farm shops added to supporting text.
vineyards, forestation, cut flower - all aimed at reducing carbon emissions by local growing and production	Mention possible uses in supporting text. Most don't need pp	Suggestions added to supporting text.
"- No problem with photovoltaic systems provided they are sited with care.	-	No change
- If wind turbine(s) are proposed they should be sited at a sufficient distance from the nearest village residence that there is no impact from noise or flickering light. And, importantly, the investors should sign-up to a scheme in which local households benefit from reduced electricity prices."	Wind turbines already mentioned in supporting text. .	Community energy schemes mentioned.
Biodiversity	Doesn't need pp	No change
Farm shop?	Mention farm shops	Farm shops added to supporting text.
More live stock, selling local produce, even vineyards and fruit. More live stock, selling local produce, even vineyards and fruit.		Farm shops added to supporting text.
Reduce removal of hedges. Include wild meadow field straps for wildlife ecological purposes.	Hedges protected Wildlife doesn't need pp	No change
More live stock, selling local produce, even vineyards and fruit.	Doesn't need pp	Farm shops added to supporting text.

Comment	Response	Plan Update
Solar panels and all the roofs of the farm buildings single turbines were required for farm power. A community cooperative windfarm to power and local homes. These are important because if we don't stop climate change, they'll be nothing to protect.	Mention suggestions in supporting text for renewable energy.	Policy updated to refer to community led schemes
anything that makes it sustainable	-	No change

**Q7. Should the Plan include guidance to promote high quality and sustainable design in new development by commissioning Design Codes (local guidance on things like materials, scale, height, sustainability etc)?**

Comment	Response	Plan Update
Yes X 41	Commission design codes	References to design codes to be added to NDP.
No X 1	Noted	References to design codes to be added to NDP.

**Q8. What do you think are important considerations in good design?**

Comment	Response Policy to refer to:	Plan Update
Fits in with local surroundings and is similar to local design. Does not dwarf or overwhelm other properties of the surrounding countryside	Context	Consider in design codes
Xxxx	-	Consider in design codes
Making places where people WANT to live!	-	Consider in design codes
That they fit with surrounding properties and do not obscure views.	Context	Consider in design codes
In keeping with near by houses	Context	Consider in design codes
Meets current area astecics	Context	Consider in design codes
"Adequate parking, a space for each bedroom per house, that actually fits a modern sized car.	Sufficient parking	Consider in design codes



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Comment	Response Policy to refer to:	Plan Update
Housing with character (not all identical, in each development).	Variety / visual interest	Consider in design codes
Allowing adequate space around the new builds, including their gardens, rather than the tendency to pack as many into a small space as possible.	Density	Consider in design codes
"		
needs to fit in with the other houses in the village using the same bricks ect	Context	Consider in design codes
Space	Density	Consider in design codes
Fits in with the local vernacular.	Context	Consider in design codes
All new should have solar panels at the least. Possibly heat pumps/ turbines	Sustainable design	Consider in design codes
Materials, space both inside and around the building , adequate safe parking for residents and visitors	Density and space standards Sufficient parking	Consider in design codes
Future proof housing, but nothing too contemporary that would stand out for the wrong reasons.	Context Sustainable design	Consider in design codes
To fit in with the character of buildings already in Austrey	Context	Consider in design codes
Sustainable and environmentally friendly	Sustainable design	Consider in design codes
Housing which reflects the heritage of the village, surrounding properties and should be environmentally sound i.e ground source heading, solar panels, insulation, tree planting, wild areas within the development.	Context Sustainable design	Consider in design codes
Must be fitting within the current locality and have minimal impact on the village	Context	Consider in design codes
Similar aesthetics to other homes of a similar age, a conscious design over real life not just blue sky thinking about how people live. For eg there should be provisions for more car spaces per house hold, young people are living with family longer and this means more people having cars at one house. 2 spaces is not realistic and shows a lack of realistic design.	Context Sufficient parking	Consider in design codes
"The impact on surrounding areas during construction including traffic. Also impact on near neighbours long term. We should have a say on building design.	Residential amenity	Consider in design codes
I think the potholes are worse since we have had such heavy vehicles accessing the village for building work."	N/A	No change
I am not opposed to inovation, there are a number of impressive new houses in recent developments. I particularly like the run of houses on Main road adjacent to the vicarage. The Homestead could become a major contributor to the look of Main Road if sympathetically developed. The Village Hall is a gem that should be retained. For the	Context	Consider in design codes

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Comment	Response Policy to refer to:	Plan Update
rest - market forces will dictate a style in keeping with the general affluence of the community.		
Ridge heights not exceeding neighbouring properties.  Traditional design with brickwork and traditional render not modern composite or metal cladding. Suitably set back from the road. Side access to reasonable size gardens. Sustainable drainage. Renewable energy/low carbon energy sources. Ample parking facilities given the rural location many houses have at least 2 cars and allowances need to be made for visitors.	Height Context Access Sustainable design Parking	Consider in design codes
Energy efficient dwellings. Enough car parking spaces appropriate to house size.	Sustainable design Parking	Consider in design codes
Need to fit in with the village; the village has a mixed style of housing and the new developments need to be in line with the surrounding properties and other village properties	Context	Consider in design codes
Renewable energy	Sustainable design	Consider in design codes
Fits in to current housing structure and design	Context	Consider in design codes
Existing villagers views spoiling what their views when buying properties	-	No change
To be in keeping with other property within the village. Not dense	Context	Consider in design codes
Keeping with existing properties	Context	Consider in design codes
Blending in with current area aesthetics. House types that keep house prices where they need to be for our village. If there were to be new houses, partner with regional housebuilders and not PLC's. Davidson's build beautiful housetypes something along that line who consider the area.	Context	Consider in design codes
Respect local asthetic, and common periods of design	Context	Consider in design codes
It is difficult to identify any distinguishing local features which should be included in a design guide	-	No change
New development should reflect the fact that this is a village. We should avoid high density development , ensure ample parking space and green areas. New development should be of high quality, use sustainable construction methods and materials and ensure good drainage. New housing should fit with the style of nearby properties to blend well.	Context Car parking Sustainable design	Consider in design codes
"Maintaining the look and aesthetic of the village, good design whilst not trying to 'mimic' the original, Environmental sustainability, parking	Context Sustainable design	Consider in design codes

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Comment	Response Policy to refer to:	Plan Update
I am going to put this here as i cant find where else to put it - how can we influence infrastructure and the constant robbing Peter to pay Paul scenario with the Telephone and internet lines and the drains and sewers which are struggling with the increased use from existing new builds.	-	No change
"- High quality, energy efficient buildings which are sympathetic to the village ambience.	Context Sustainable design	Consider in design codes
- Generous spacing between buildings rather than the usual cramped-in layout of modern developments.	Density	Consider in design codes
- Adequate parking spaces on site to avoid overspill into the village streets where traffic flow and pedestrian safety is already compromised."	Parking	Consider in design codes
Insulation , solar energy , thermal performance,landscape , environmental, longevity ,public spaces	Sustainable design	Consider in design codes
Efficiency	Sustainable design	Consider in design codes
Has to be of good quality and blend with what is already in the village	Context	Consider in design codes
Quality and house design that are not too outlandish/eccentric Quality and house design that are not too outlandish/eccentric.	Context	Consider in design codes
Fit in with aesthetics of existing housing. Energy and water efficiency. Sufficient infrastructure to support development	Context Sustainable design	Consider in design codes
Diversity in design so that developments don't look like a toy town. Longevity - will they still be attractive in 50 years? Quality and house design that are not too outlandish/eccentric.	Variety	Consider in design codes
Green energy use, individuality, affordability, fit in with the existing area	Sustainable design	Consider in design codes
Individual properties built in the local style (seen in the pub , Manor house etc. This needs to be built into a strict code to recreate the historic nature of the village, which has been eroded by standardised executive houses with no local character.	Context	Consider in design codes
Attractive well designed energy efficient for long term sustainability	Sustainable design	Consider in design codes

**Q9. Should the Plan promote walking and cycling and reducing local reliance on cars?**

Comment	Response	Plan Update
No X 7	Noted.	-
Yes X 33	Include in NDP	Include in Policy AP8

**Q10. Do you have any ideas for how we can improve facilities to promote walking and cycling?**

Comment	Response	Plan Update
Xxxxx	-	No change
A direct footpath to playing fields which does not facilitate the use of the road. It would encourage parents to let children and young people use this facility.	SG to consider	Consider as PC action
More walking paths outside of the village,	SG to consider	Consider as PC action
keep the fields in and around the village to allow safe walking route. maintain speed limits within the village to ensure it is safe for cyclist of all ages		Consider as PC action Introduce speed limits – refer to WCC?
Clearly defined footpaths - flat pavements that are not dangerous for older people /young children	SG to consider	Consider as PC action Improve pavements – refer to WCC?
better footpaths and cycle ways through village and outlying areas	SG to consider	Consider as PC action Improve footpaths
Ensure local public footpaths are kept accessible.	SG to consider	Consider as PC action Improve footpaths
Make sure the footpaths are wide enough to be used by all , maintained properly with no vehicles parked on them. Speed restrictions on all village roads to 20mph to help create safe cycling space for all	SG to consider	Consider as PC action PROW Parking Speed
Cars a a must in a rural location with an irregular bus service, but building some walking routes and cycle paths would be a great thing, and well use, I imagine.	SG to consider	Consider as PC action Improve PROW
None	-	No change
The school should have a walking bus for children in the village like it used to have.	SG to consider	Consider as PC action Refer to school

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Comment	Response	Plan Update
Ensure right of ways across fields are promoted and access maintained.	Maintain PROW	Consider as PC action
Protect the open spaces to enable people access to open fields and woodland places to walk and exercise	Settlement boundary	No change
This is a remote village, idealistic thinking needs to be coupled with reality. People need to leave the village for almost everything and there and cars will always be needed. Cycle lanes out of the village would make it safer for cyclists but there is NOTHING that will enforce less cars due to out remote location and the requirement for modern living	Noted.	Consider as PC action
Secure bike parking scope. Mirrors at some junctions. More slow down signs.	SG to consider	Consider as PC action Bike parking?
There are at least 2 footpaths that are effectively closed due to the failure to control dogs on farms.	SG to consider	Consider as PC action Refer to WCC?
Dropped kerb required on Newton Lane to allow easier crossing from Headlands/Paget Rise to footpath continuing to hollybank Park with buggies. Remove or reduce barrier width at footpath opposite Nicolas Close to Newborough Close as too narrow for modern wider pushchairs.	SG to consider	Consider as PC action Refer to PC / WCC?
Cycle ways Cycle lanes	SG to consider	Consider as PC action Support cycling
Just stop building on the green area's where we walk at the moment	Settlement boundary	No change
The village already has sufficient walking and cycling routes. Any cycle routes would ruin the village feel	Noted.	No change
Conves mirrors on junctions. Austrey is crying out for a small tea room for dog walkers and cyclists.	Refer to farm diversification / business?	Consider as PC action Mirror
Improve foot paths, parking spaces and resident parking permits to avoid cars regularly parking on grass and on verges and abundance of commercial vehicles taking up space in narrow roads and cul-de-sacs like Holly bank. Holly bank needs more road space over grass bank as have seen several ambulances struggle, and not access for mobility scooters without using road	NDP cannot control parking	No change or refer to WCC?
Close some country lanes (e.g. Cinder Lane) to vehicles	NDP can't do this	No change
Reduce on road parking by providing ample parking for new housing. Maintain and protect public footpaths. Put weight restrictions on access roads into and through the village.	SG to consider	No change Refer to WCC

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Comment	Response	Plan Update
"More benches around the village to allow rest breaks for those who would otherwise struggle.	SG to consider	Consider as PC action
manage footpaths so that they are useable all year	SG to consider	Consider as PC action
traffic calming as you approach the village and for people leaving the village would make it safer to be on the footpaths and roads as a cyclist and pedestrian.	Refer to PC	Traffic calming – refer to WCC?
"- But, unfortunately, any significant improvement in cycling is beyond the scope of the parish, requiring long-distance routes to be developed.	SG to consider	Consider as PC action
- A footpath up Norton hill - at least as far as the footpath across the fields - would avoid walkers having to climb the verge whenever a vehicle passes."	New PROW? SG to consider	Consider as PC action
More public footpaths ,increase safety on roads for cyclists, fill in pot holes , make bike lanes so children and parents can cycle to school safe place to store bikes at school .pelican crossing by on main road to st Nicholas close .	SG to consider	Consider as PC action
Better maintenance to paths and gateways	SG to consider	Consider as PC action
Hedges that border onto pathways should be kept maintained and cut back from overhanging	Refer to PC / landowners	Consider as PC action
Improvement of public footpaths, protection for cyclists and pedestrians on the roads. Improvement of public footpaths, protection for cyclists and pedestrians on the roads	SG to consider	Consider as PC action
No	-	-
Better signposting of public rights of way, maybe some maps of walks around the area.	SG to consider	Consider as PC action
Stop building in a village with little local employment means everyone has two cars and drives to work.The local roads are too small to accommodate safe cycling.We need more footpaths that are well kept to enable local walking for health	SG to consider	Consider as PC action
We can't control the bad drivers that drive through our village. The standard of driving, especially speeding has increased since the new housing developments	SG to consider	Consider as PC action
20's plenty within village speed limits	SG to consider	New speed limit?

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**Q11. The 2021 Parish Housing Needs Survey showed a local need for smaller houses, houses for older people to downsize into while staying in Austrey, and more affordable housing. Should the Plan include a policy which sets out the types and sizes of houses needed in the Parish?**

Comment	Response	Plan Update
Yes X 35	Include policy	Policy AP10
No X 9	Noted.	Policy AP10

**Q12. What type of houses do you think are needed in Austrey eg size, social, market housing etc?**

Comment	Response Note any not covered in Policy AP10	Plan Update
Bungalows and small houses for first time buyers with preference given to village young people	Noted	Include in AP10
Xxxxxx	-	-
Smaller one level homes suitable for older residents with easy care gardens.	Noted	Include in AP10
2 bed and affordable	Noted	Include in AP10
Single storey housing for our older residents	Noted	Include in AP10
I feel more smaller.family houses 3-4 beds so people can move up the property ladder when having families. but don't think the village needs anymore houses	Noted	Include in AP10
Austrey has had enough houses built in it recently. Every bit of spare land has been built on.	Noted	Include in AP10
social housing and bungalows but a block on more building sites of any great size	Noted	Include in AP10
As above - elderly downsizing, social housing, starter/affordable homes. Not just "executive" homes.	Noted	Include in AP10
2 bed cottage type homes , family homes all with adequate parking and garaging	Noted	Include in AP10
Smaller, affordable (but not social) housing, plus affordable bungalows	Noted	Include in AP10
Bungalows and smaller private houses	Noted	Include in AP10
None	-	
Bungalows and smaller homes for first time buyers.	Noted	Include in AP10



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I don't think anymore houses are needed in Austrey , the previous target has been met and exceeded by quite a way from my recollection .... (What's the point in previous targets, if there is constant building ?) There are still ongoing builds in the village that I think are more than enough ...	Refer to PHNS NDP has to plan positively for some new development.	AP10 will support some new development.
Unfortunately there are times that you cannot cater for everybody's need and living in a village is one such time .... If you plan to cater for smaller houses, social housing, bungalows, high rise flats etc etc the village will become an extension of tamworth and this is not why people move here, the majority of people who live in the village have paid for the privilege and that's what keeps it a village ..	Refer to PHNS NDP has to plan positively for some new development	AP10 will support some new development.
I am in no way a NIMBY but really don't see what benefit further building will have. From a personal point of view if all the sites mentioned in this report were built on me and my family would move out of Austrey"	No sites in NDP	AP10 will support some new development.
I think there are no needs for the village. There is plenty of stock in the market ranging from terrace houses to large. There needs to be more evidence of low stock before we start thinking we need to build a specific types of housing. There is no need for social housing specifically as social housing in the village has no requirement to be populated by austrey villagers therefore its not a need of the village	Refer to PHNS	AP10 will support some new development.
Family affordable/appropriate houses to encourage young families.	Noted	Include in AP10
Bungalows & starter homes	Noted	Include in AP10
Since the 2021 survey many more houses have been built in Austrey including bungalows and affordable housing on Wulfric Avenue certainly enough for the respondents to the 2021 needs survey if they were genuinely determined to move. There are 8 3-4 bed properties on the market today starting from £300k which in todays market conditions I would argue presents reasonable affordable housing for the value offered. Rural properties, with larger gardens and village community feel are always going to attract a premium and should do. In the short term I see very limited need for additional housing.	Refer to PHNS Affordable housing has a technical definition in planning	AP10 will support some new development.
Longer term as the population ages there is arguably a greater need for smaller properties and bungalows but these would need to be located in easy walking distance of the village amenities of the shop, church, bus stop and pub and therefore suitable locations in these areas need to be identified. I would suggest no more than 500m from the shop would be reasonable for an elderly person with limited mobility and pavements and dropped kerbs for mobility aids would be necessary.	Covered in NDP in accessibility Policy AP8	No further change.

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New development should include green spaces to ensure the rural nature of the village is reserved. Small cul de sacs should also be queried as people are regularly struggling to find some of the newer developments and turning down the wrong cul de sacs and having to turn around."	Refer to design policies	No further change
Affordable Bungalows and Houses to purchase 2 to 3 beds.	Noted	Include in AP10
I don't think the village can sustain any more housing but if we have to have it; bungalows for our older residents to downsize to and starter homes for our younger villagers to be able to buy as first homes	Noted	Include in AP10
3 bed semi detached I think is the most wanted house type but we need to be careful on not using too much green space to build these. Also don't want to put too much stress on local amenities such as the school when introducing more people to the village	Noted	Include in AP10
2 bed bungalows and houses	Noted	Include in AP10
Non really but if necessary bungalows as the aren't as obtrusive as houses	Noted	Include in AP10
The village does NOT need any further houses building. There is a wide range of properties within Austrey for sale, ranging from affordable houses to executive houses, many taking many months to sell. The village has been overdeveloped in recent years and is in danger of losing its rural feel, noting the vast majority of new houses have not been acquired by local people.	Refer to PHNS	AP10 will support some new development
None	Refer to PHNS	AP10 will support some new development
I moved to Austrey because of the small family village feel it has. It has a great community feel and is amazing to bring up small children here. I strongly disagree with the need for new housing estates. I think it would be at detriment to the village. Infrastructure would need to be considered, roads, schools, nurseries.	Refer to PHNS	AP10 will support some new development
Retirement homes	Noted	Include in AP10
As set out in Q11	-	-
Austrey needs housing for first time buyers who wish to stay in the village, and retirement bungalows for those wishing to downsize but remain close to friends and family. We don't have the infrastructure or amenities to support more large family housing.	Noted	Include in AP10
IF more houses are agreed then starter homes, houses for older people to downsize into while staying in Austrey, and more affordable housing	Noted	Include in AP10
Q 13 Further comments	-	-

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The village has grown significantly since the 2014-29 Plan was developed and my understanding is that Austrey has contributed many more new homes than requested in the NWBC Local Plan. Our infrastructure – particularly the access roads - are already at breaking point. The crumbling road surface edges and pot holes of Norton Hill, from village to A444, is testament to the hugely increased traffic flow, much of which travels at too high a speed for visibility on the bends and the broken surface. A serious accident is simply a matter of time. The developers of any new housing in the village should be required to completely renew Norton hill, including reinforced edges with pedestrian pavement and marked passing places.	Refer to PHNS	AP10 will support some new development
In heavy rain, the drainage system in Norton Hill at the entrance to the village becomes overloaded resulting in a stream of water crossing the road surface as the camber changes. Particularly hazardous in freezing weather! Any proposed development of the fields behind Glebe Rise will require careful storm water control including a significant retention pond capacity if the flooding of Main Road or the houses in Glebe Rise is to be avoided."	Infrastructure	Refer to AP9
We do not feel Austrey requires any more housing .	Refer to PHNS	AP10 will support some new development
Smaller for older people	Noted	Include in AP10
Bungalows for retirees or older residents to down size into if they want to, this would free up more family homes while allowing older residents to get the facilities they need to stay in the village and stay independent. Starter homes are also needed to encourage younger residents as many homes in the village are currently priced over what a first time buyer would need. This would enable residents grown up children to stay local if they wish to	Noted	Include in AP10
Smaller houses that local young people can afford and if social housing is built, a policy where local young people have priority.	Noted	Include in AP10
Smaller houses that local young people can afford and if social housing is built, a policy where local young people have priority.	Noted	Include in AP10
Social and assisted living	Add assisted living to Policy AP10	Include in AP10
I believe that no further housing is needed in the village in the coming years. They village has seen substantial growth already and, does not have the amenities to support further population growth.	Refer to PHNS	AP10 will support some new development
Bungalows, social housing	Noted	Include in AP10

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Small houses for sale to local young adults who wish to stay in village.Bungalows for downsizing.We have far too many executive style houses for one small village.Encouraging young families with small affordable housing is key,alongside downsizing properties	Noted	Include in AP10
We have enough houses now.	Refer to PHNS	AP10 will support some new development
Mix including downsizing property such as bungalow zand affordable housing for young families and family housing	Noted	Include in AP10

## Appendix 5: Local Green Spaces Screening Assessment

**Austrey Local Green Space Assessment Table**

Local Green Space	<i>a) in reasonably close proximity to the community</i>	<i>b) demonstrably special</i>	<i>c) local in character</i>	<i>Include in NDP?</i>
Austrey Playing Fields	Easy walking distance from the village, with pavements all the way.	Very special to the village – dog walkers, football teams, annual bonfire, schools Gala, playground. Annual Memorial football match. Includes village allotments for which there is great demand and a waiting list.	Large area but fully enclosed by hedges so meets this criterion.	Yes
Bishops Field	‘Heart of the Village’ with unique views of the Church, close to pub and village shop, used by all.	Links residential areas into open space, links to new houses on Wulfric Ave and the new Village Green. Possible archaeological significance. Includes a wood and a stream, with great diversity of wildlife including bats and barn owls. Hugely valuable as a friendly social and exercise space, dog walkers meet every day, other walkers use the paths which connect one side of the village to the other, or to connect with other public footpaths through to Cinder Lane and beyond. Held in great affection and hugely valued by the village community.	This is a well defined area with hedge boundaries.	Yes
Land behind Holly Bank	Easy walking distance from the village. Adjacent to houses on the east side of the village.	Unparalleled views of the village. Public footpaths provide lovely area for dog walkers and other users alike. Ridge and furrow features which are historically important.	Enclosed by houses and fences.	Yes

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Local Green Space	<i>a) in reasonably close proximity to the community</i>	<i>b) demonstrably special</i>	<i>c) local in character</i>	<i>Include in NDP?</i>
Old Cricket Ground	In the centre of the village, behind Charity House and the Baptist Church.	Historic sporting significance, was used for many years by the village cricket teams. Also public footpath which is well used.	Is enclosed, and not extensive.	Yes
All green space around Newton Lane, especially area highlighted for HS2	Area not subject to access as belongs to HS2	Not demonstrably special	Extensive	No
Land north of Newton Lane		Not demonstrably special	Extensive	No
All fields surrounding the village		Not demonstrably special	Extensive	No
Small plot of land at Orchard and Newborough Close	Is proximate to the village	Ripe for improvement as a Local Green Space with the addition of apple trees as suggested.	Not extensive, bordered by houses and fences.	Yes
Green space between Warton Lane/Newton Lane and motorway	Not proximate	Not demonstrably special	Extensive	No
Woodlands off Cinder Lane (Fairy Woods)	Very proximate	Very special. Used by generations of walkers, children, village residents with great affection.	Not extensive	Yes
Windmill Hill Lane	Long track, under control of Highways		Extensive	No
Fields NW/SW/NW of the village			Extensive	No
Fields to the right (N/E) of Hollybank	Already in table (see above)			Yes
Fields behind St Nicholas School			Extensive	No
Fields adjacent to The Headlands		Not demonstrably special	Extensive	No
All fields outside the village boundary			Extensive	No
Field behind Glebe Rise	Yes	Not demonstrably special	Not extensive	No

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Local Green Space	<i>a) in reasonably close proximity to the community</i>	<i>b) demonstrably special</i>	<i>c) local in character</i>	<i>Include in NDP?</i>
Fields between Mt Pleasant Farm and Glebe Rise		Not demonstrably special	Extensive	No
Fields behind back gardens on Main Rd, looking up towards Mt Pleasant farm		Not demonstrably special		
Feilds on either side of Orton Hill		Not demonstrably special	Extensive	No
Fields to the right of Millview Gardens		Not demonstrably special		No
Field to the E and N of Baptist Church	Already in table as Old Cricket Ground, see above			Yes
Small parcel of land in Bishops Cleeve cul de sac	Yes	Unique and unobstructed views towards church, which would be protected.	Not extensive. Ownership unknown.	Yes?
Area around church and pub	Yes	Valuable, but hard to define and no obvious area that would be vulnerable to development.	Extensive, also too vague	No
Village Green area on Wulfric Ave	Yes	Yes	Not extensive	Yes
Farm land between Norton Hill and No Mans Heath Lane			Extensive	No



Appendix 6: Parish Newsletter Update, March 2024

# Austrey Neighbourhood Plan

March 2024



## What is Neighbourhood Planning?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead.

Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

The adopted Austrey Neighbourhood Plan of 2017 is currently being updated through a formal review process.

## Questionnaire – May 2023

A launch event was held and a questionnaire was circulated in which we asked residents to consider key issues and to identify village views that they wished to protect. These included views down into the village from the ring of hills surrounding our village; views across to the church, views from the Bishops Field towards the church and views from the village out to Warton. Residents also suggested areas of local green space which they wanted protected. Those proposed included The Bishops Field, the old cricket ground (at the back of The Farthings) and the Playing Fields.

\*Full details of the views and local green spaces can be found on the Austrey website: [www.austrey.co.uk](http://www.austrey.co.uk)

## WHAT'S DISCUSSED

### WHAT IS NEIGHBOURHOOD PLANNING?

#### ISSUES QUESTIONNAIRE MAY 2023

Important village views and local green spaces identified

#### NWBC REQUIREMENTS

What North Warwickshire has outlined for Austrey in their Local Plan for the Borough

#### HOUSING NEEDS SURVEY 2021

What housing villagers identified as being required

#### COMMUNITY ORCHARD

An initiative arising from the NP

### NEXT STEPS



### NWBC requirements

In North Warwickshire's Local Plan which was adopted in 2021, the Borough Council has to maintain a 5-year housing supply, which it is currently exceeding with a supply identified already going to 2033 and beyond.

The North Warwickshire Borough Council Local Plan does not allocate new housing sites within Austrey. It is accepted that there will be windfall development over the Plan period, but this will be assessed against the policies in the Local Plan and Neighbourhood Plan and will only be for a maximum of 9 dwellings which meet the policy criteria. Such sites intend to ensure the continued but sustainable growth of the Parish for the life of the Neighbourhood Plan.

Because of this, there is no need for a 'call for sites' where residents and landowners are asked to identify and send in potential sites around the village for residential development.



### Housing Needs Survey 2021



A Housing Needs Survey was completed and from this it was identified that the only housing requirements in the village are for bungalows suitable for our current residents to downsize into from a family house, and also starter homes for young village people looking to get on the housing ladder.

### Community Orchard

The suggestion of a community orchard came from the Issues Questionnaire, so funding from the King's Coronation Fund was applied for by members of the NP committee. We are delighted to say that this application was successful, and it has been planted in the green space between Orchard Close and Newborough Close.

An opening ceremony is in the early stages of planning for the orchard, along with a working group to overhaul the whole area - so watch out for further information on this.


### Next steps:

- We are currently working with a consultant on design codes to which all new developments will have to adhere
- Once finalised, the NP will be completed and sent to NWBC for checking
- Further Village and statutory formal consultation to happen later this year

For further information please either speak to a member of the Parish Council, put a note in the Parish Council box on the side of the shop or email [parishcouncil@austrey.co.uk](mailto:parishcouncil@austrey.co.uk)




## Community Orchard Event, May 2024 - Newsletter




### From a seed of an idea; to a community project that bears real fruit.


Sometimes an opportunity comes along that is just too good to miss, it might be a little scary, but you feel that, with some work and dedication, it might be able to create something special. During the NDP Review, a suggestion had been made that it would be wonderful to have a Community Orchard in our midst. This project started with a government fund to support local tree planting initiatives to commemorate the Coronation of King Charles III. Community groups were offered chance to grow their own King's Or-chards for free with a grant from the Coronation Living Heritage Fund. As there was an unloved and uninspiring patch of land available, in the village, off the appropriately named Orchard Close



all the signs seemed to be suggesting that the Parish Council give it a go! A successful application to the fund was soon sent off and the council gathered ideas about what sort of thing the community would like to see. Overwhelmingly, the interest was in supporting nature creating a haven for insects and wildlife and providing a welcoming space for all Austrey residents to enjoy.


Once the grant was successful, a group of village volunteers spent many hours clearing the plot of old and forgotten plants and bushes. The heritage varieties of apple and pear trees were provided and planted in their new home and the Community Orchard was up and running!







In the spirit of all good makeovers, a plan was created with a view to making the most out of the site, creating habitats for vertebrates and invertebrates, and planting in a way that was sustainable and practical. The plan included a "bug café of annuals and perennials, a wildflower meadow to attract pollinators, log pile "mini beast hotels, hedgehog houses and allowed for "making room for nature " by retaining patches of nettles, ivy and brambles which are important food plants to indigenous creatures.

To get equipment and plants, a call was put out to the community for donations of plants, logs feeders, bulbs and seeds as we needed to start again from scratch. Newton Regis Garden Centre were first to sponsor the project, with discounts and donation of plants and compost, which was a brilliant start to the makeover., and their support was invaluable. As usual, Austrey residents were generous with their time and donations and, as village gardeners started their Spring Garden maintenance, plants for the orchard poured in. All that was needed now was people to plant them!





After a long wet winter, it was a delight to welcome spring with the first blossom on the Austrey Community Orchard apple trees!





## Austrey volunteers dig in!



In May we invited volunteers to take part in the first Community "Big Dig" event and a brilliant turn out of eager diggers turned up to create planting spaces and fill them with flowers and herbs.

The younger gardeners worked so hard and it was so rewarding to see how they were willing to get involved, digging out weeds, scattering seeds to create a wildflower meadow and barrowing loads of bark chippings as mulch.





Work continued through the summer and the Orchard blossomed into life, especially the wildflower meadow created by the children. Benches were donated and a bird feeder station which were upscaled with painted wild creatures.



During the summer holiday, Austrey youngsters were invited to enter an art competition, the subject was wildlife and the winner would cut the ribbon at the orchard's official opening in September.

The quality of entries was excellent, with all the entries showing brilliant creativity. The winners of each age group received prizes (sponsored by Asda) and all entrants received special Austrey Orchard wild flower seed packets, which were presented at the opening on Saturday September 7th. The overall winner Dexter cut the ribbon in the presence of, Local MP Rachael Taylor, Parish and District councillors and a host of Austrey villagers.



Cakes were sold in support of the Austrey Community's Remembrance project and all visitors had the opportunity to meet and learn about Bramble the owl, who joined the celebrations with her handler Sandra. The first major event at the orchard and the first fruits on the trees arrived together!





## Austrey Orchard Remembrance Bed

Finally in 2024, as part of the village Remembrance Day project, a new raised flower bed was created to introduce a small place of peace and contemplation. The new bed includes rosemary for remembrance, a small collection of roses and cyclamen and is underplanted with bulbs.

Hopefully, visitors to the Orchard will find that it is a lovely place of calm, to recollect and remember loved ones and spare a thought for all those who have suffered as a result of military conflict across the world.



## Appendix 7: Local Green Spaces – Informal Consultation with Landowners

### Copy of letter to Landowners

Sent 7<sup>th</sup> January



Dear Landowner

#### Austrey Neighbourhood Plan Review - Local Green Spaces

As you may be aware, Austrey Parish Council is reviewing the former made Neighbourhood Development Plan (NDP). The Modified Plan will be a statutory planning document and, once made (adopted), will replace the former made Plan and used in the determination of planning applications by North Warwickshire Borough Council. The Draft Modified Plan will continue to have a strong focus on protecting and enhancing the natural and built environment of the Parish.

Work on the Draft Plan Review has been progressing and is being led by a steering group of Parish Councillors and local residents. In May 2023 the steering group held a launch event and informal consultation which included asking residents about open spaces and features of local landscape character which they value in Austrey.

The Plan Review process includes consideration of the 4 areas which formed a 'green ring' around the village in the made Austrey Neighbourhood Plan (<https://www.austrey.co.uk/copy-of-neighbourhood-plan>) and other areas suggested by residents in response to the informal consultation in May.

The National Planning Policy Framework (NPPF) September 2023 allows local communities to protect from development important small-scale open spaces which have a particular significance. These are called 'Local Green Spaces'.

In order to qualify for such protection, Local Green Spaces have to comply with a set of criteria set out in the NPPF. Paragraph 102 of the NPPF explains the criteria which have to be met:

*'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.'*

Paragraph 103 goes on to say *'Policies for managing development within a Local Green Space should be consistent with those for Green Belts.'*

The steering group has assessed each of the proposed Local Green Spaces against these criteria and those that are considered to meet the NPPF criteria are:

#### 1. Newton Lane Playing Fields

2. Old Cricket Ground
3. Bishops Field
4. Land behind Hollybank Estate
5. Austrey Community Orchard
6. Woodland off Cinder Lane (Fairy Woods)
7. Small parcel of land in Bishops Cleeve cul-de-sac
8. Wulfric Avenue Village Green
9. Wulfric Avenue Playground

The Assessment Table can be found on the Parish Council website under Planning/NDP 2022-2025/Local Green Space Assessment Table.

As a landowner of one or more of these areas, the Parish Council is inviting you to respond with any comments by January 31<sup>st</sup> 2025, before the list is finalised in the Draft Modified Plan.

It is hoped that the Draft Plan will be completed and published for 6 weeks' formal consultation early in 2025.

Yours faithfully,



Lynsey Treadwell  
Clerk to the Parish Council  
[parishclerk@austrey.co.uk](mailto:parishclerk@austrey.co.uk)



or c/o (Address)




**Austrey Neighbourhood Plan Review – Draft Modified Plan 2025 - 2033**

**Table 1 Justification for Local Green Spaces**




<b><u>Local Green Space</u></b>	<b><u>a) reasonably close proximity to the community</u></b>	<b><u>b) demonstrably special and holds a particular local significance</u></b>	<b><u>c) local in character and not an extensive tract of land</u></b>
<p>1. Newton Lane Playing Fields (Austrey Playing Fields)</p>  	<p>The playing fields are within easy walking distance from the village, with pavements all the way.</p>	<p><b>The playing fields have recreational value.</b></p> <p>The area is very special to the village and is used by dog walkers, football teams, for the annual bonfire, the schools Gala and children use the playground. There is an annual Memorial football match.</p> <p>The area also includes village allotments for which there is great demand and a waiting list.</p>	<p><b>Area: 0.33ha</b></p> <p>This is a large area, but it is fully enclosed by hedges and is not an extensive tract of land.</p>
<p>2. Old Cricket Ground</p>	<p>This area is located in the centre of the village, behind Charity House and the Baptist Church.</p>	<p><b>The Old Cricket Ground has historic significance and recreational value.</b></p>	<p><b>Area: 2.24ha.</b></p> <p>The area is enclosed and is not an extensive tract of land.</p>

<u>Local Green Space</u>	<u>a) reasonably close proximity to the community</u>	<u>b) demonstrably special and holds a particular local significance</u>	<u>c) local in character and not an extensive tract of land</u>
		<p>The Old Cricket Ground has historic sporting significance, and it was used for many years by the village cricket teams.</p> <p>There is also a public footpath which is well used.</p>	
<p>3. Bishops Field</p> 	<p>This is the 'Heart of the Village' It is close to the pub and village shop and is used by all.</p>	<p><b>Bishops Field has historic significance and recreational value and has richness of wildlife.</b></p> <p>The area forms part of the setting of the Church of St Nicholas which is a listed building, and offers unique views towards it. There is evidence of earthworks, old drainage systems and ditches.</p> <p>Warwickshire Historic Environment Record (HER) (Information for record number WA8885) notes: '<i>Earthworks in a field to the north of St Nicholas's Church could be the remains of</i></p>	<p><b>Area: 2.18ha.</b></p> <p>This is a well-defined area with hedge boundaries.</p>

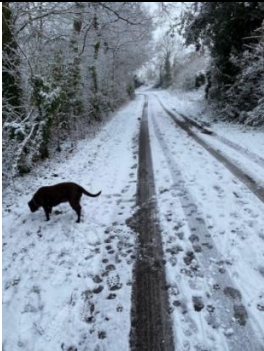


## Austrey Modified Neighbourhood Plan - Consultation Statement

<u>Local Green Space</u>	<u>a) reasonably close proximity to the community</u>	<u>b) demonstrably special and holds a particular local significance</u>	<u>c) local in character and not an extensive tract of land</u>
		<p><i>Medieval settlement indicating contraction or shifting in the village topology.'</i></p> <p>Bishops Field has recreational value as it provides the residential areas with accessible open space and links the older part of the village to the new houses on Wulfric Avenue and the new Village Green. It is hugely valuable as a friendly social and exercise space: dog walkers meet every day and other walkers use the paths which connect one side of the village to the other, or to connect with other public footpaths through to Cinder Lane and beyond. It is held in great affection and hugely valued by the village community.</p> <p>Bishops Field includes a wood, hedgerows and a stream and it supports a great diversity of wildlife including bats and barn owls.</p>	
4. Land behind Hollybank	This area is within easy walking distance from the village. It is adjacent to houses on the east side of the village.	<p><b>The area has historic significance and recreational value.</b></p> <p>The land behind Hollybank offers unparalleled views of the village. The public footpaths provide a lovely area for dog walkers and other users alike.</p>	<p><b>Area: 0.5ha.</b></p> <p>This area is enclosed by houses and fences.</p>

## Austrey Modified Neighbourhood Plan - Consultation Statement



<b><u>Local Green Space</u></b>	<b><u>a) reasonably close proximity to the community</u></b>	<b><u>b) demonstrably special and holds a particular local significance</u></b>	<b><u>c) local in character and not an extensive tract of land</u></b>
		<p>The area has ridge and furrow features which are historically important.</p>	
<p>5. Austrey Community Orchard</p>  	<p>This small area is in close proximity to the village community.</p>	<p><b>The area provides a small tranquil open space close to houses.</b></p> <p>This area is now the Austrey Community Orchard, following suggestions from the village during consultation and successful application for funding from the King's Coronation Fund. Community events are now planned in addition to volunteer gardening at the site – see Design for Austrey Community Orchard below.</p>	<p><b>Area: 0.03ha.</b></p> <p>The area is local in character and is not extensive. It is bordered by houses and fences.</p>
<p>6. Woodlands off Cinder Lane (Fairy Woods)</p>	<p>This small area is in close proximity to the village community.</p>	<p><b>The woodlands have recreational value.</b></p>	<p><b>Area: 0.27ha.</b></p>

## Austrey Modified Neighbourhood Plan - Consultation Statement

<b><u>Local Green Space</u></b>	<b><u>a) reasonably close proximity to the community</u></b>	<b><u>b) demonstrably special and holds a particular local significance</u></b>	<b><u>c) local in character and not an extensive tract of land</u></b>
		<p>The area is very special and is used by different generations of walkers, children, village residents with great affection.</p>	<p>It is local in character and not an extensive tract of land.</p>
<p>7. Small parcel of land in Bishops Cleeve cul-de-sac</p>  	<p>This small area is in close proximity to the village community.</p>	<p><b>The area has recreational value as a small informal open space.</b></p> <p>It provides unique and unobstructed views towards the church, which would be protected.</p>	<p><b>Area: 0.01ha.</b></p> <p>The area is local in character and is a small parcel of land.</p>
<p>8. Wulfric Avenue Village Green</p>	<p>This area lies very close to the Church and Bishop's Field and is</p>	<p><b>The area has recreational value as a small informal open space.</b></p>	<p><b>Area: 0.02ha</b></p>



## Austrey Modified Neighbourhood Plan - Consultation Statement

<b><u>Local Green Space</u></b>	<b><u>a) reasonably close proximity to the community</u></b>	<b><u>b) demonstrably special and holds a particular local significance</u></b>	<b><u>c) local in character and not an extensive tract of land</u></b>
	<p>part of the new development at Wulfric Avenue, Access is from Wulfric Avenue, or from Church Lane.</p>	<p>This new addition to the village's open spaces was created in 2021 when new houses were built. It is immediately adjacent to Grade II listed St Nicholas Church and forms part of the open setting around this historic landmark and has lovely views.</p> <p>It also has extensive sweeping views towards Warton Village and beyond.</p> <p>This area offers the potential for Village wide events such as a Fete or other community events, and provides recreational space which is unique in the area.</p>	<p>This area is not extensive, and is local in character, being closely located to the church, pub and shop as well as accessed from Wulfric Avenue.</p>
<p>9. Wulfric Avenue Play Area</p> 	<p>This small play area is immediately adjacent to the village green.</p>	<p><b>The area has recreational value as a small play area and open space.</b></p> <p>This playground is especially valuable as it is the only play area at this end of the village and is adjacent to the new development on Wulfric Avenue where lots of young families have settled.</p>	<p><b>Area: 0.01 acres – too small to measure in hectares</b></p> <p>This area is not extensive and is local in character, being immediately adjacent to the village green.</p>

## Copy of Landowner Response

Dear Lynsey,

Thank you for your letter received by Crisps Farm Ltd Registered office titled "Austrey Neighbourhood Plan Review – Local Green Spaces" and the subsequent web link and attached document received from you by email on the 7th January.

The document you sent was titled "Merged green space information" and appears to have two merged documents one named "Austrey Local Green Space assessment Table" and another titled "Austrey Neighbourhood Plan Review – Draft Modified Plan 2025 – 2033 Table 1 Justification for Local Green Spaces" and attached "Local Green Space plans."

Crisps Farm Ltd has a number of observations and questions it would like answers to.

The maps, areas plotted and some descriptions are incorrect and therefore should be corrected?

For example:-

1 "Newton Lane Playing Fields (Austrey Playing Fields)" is marked in the wrong location as the land is actually located further to the west. It is stated as being 0.33ha when in fact the whole piece of land that is owned by Austrey Parish Council is 4.05ha including a number of allotments, clubhouse, playing fields, children's play area and a nature reserve (see attached aerial image).

3. "Bishops Field" This is a privately owned agricultural field owned by Crisps Farm Ltd and has Public Rights of Way running over it. During Crisps Farm ownership since the 1970's it has been used for the grazing of cattle, sheep and horses. The description provided is incorrect. There are some trees and hedgerows but there isn't a wood. There is an old long removed hedgerow boundary that still provides drainage into a small pond. The reference to a Warwickshire Historic Environment record WA8885 appears to have no evidence to back up Mr Martin's submission to the HER in 2000. The whole of this field was marked in the NWBC Draft Submission Local Plan 2011-2033 Consultation as



AUS1 with a small part of it marked as AUS1a . AUS1a was originally listed as a preferred Site Allocation for 10 houses at the Pre-Submission Site Allocations Plan stage (Feb 2013) but fell away as the main creator of the last Neighbourhood Plan lived and still lives overlooking this field.

6 "Woodlands off Cinder Lane" . This is a privately owned woodland that is partially owned by Crisps Farm Ltd. It has a watercourse running through it. No permission for public access has ever been granted and there are no public rights of way running across or through it.

7 "Small parcel of land in Bishops Cleeve". This is adopted highway maintainable at public expense and has been since construction in the 1970's.

8 "Wulfric Avenue Village Green". This is incorrectly marked on both plans and rather being an area of 0.02ha as stated this recently created Village Green including Children's Play Area and parking for St Nicholas Church is a far more substantial area of 1.3 acres (see attached aerial image).

9."Wulfric Avenue Play Area" (see above)

We believe a proposal to include the Local Green Space adjacent to Wulfric Avenue and opposite the Village Hall

should be considered. This area is not an insubstantial piece of green space measuring 0.41 acres including parking for the village hall.

We would appreciate your comments.

Yours sincerely,

1. "Newton Lane Playing Fields (Austrey Playing Fields)"



8 "Wulfric Avenue Village Green" and 9. "Wulfric Avenue Play Area"



Local Green Space adjacent to Wulfric Avenue and opposite the Village Hall



**Copy of PC response:**

By email Mon 03/02/2025 19:28

Good Evening X

Thank you very much for taking the time to read through this.

What happens at this stage is we gather everyone's responses and they are collated and shared with the examiner and from this we will be back in touch in due course. I can confirm though that the maps have been updated and corrected so thanks for pointing that error out.

Best regards



Appendix 8: Regulation 14 Consultation Publicity

**Copy of Newsletter delivered to all local households**



**Neighbourhood Development Plan Review consultation**

**Where:** Austrey Village Hall

**When:** 10 – 2, Saturday 22 February

**What is required:** Please come along to review our plans and complete the consultation questionnaire or alternatively, complete the questionnaire which can be found online at [austrey.co.uk](http://austrey.co.uk)

If you are unable to complete the form online or alternatively you prefer to complete a paper copy or want any help or support in any way, please contact Sam on [sam@austrey.co.uk](mailto:sam@austrey.co.uk) or on 07976 606745



### The Neighbourhood Review Plan in more detail

A Neighbourhood Development Plan (NDP) is a legal document that outlines how a local area should develop. It gives communities the power to influence the development of their area, including where new homes, shops, and offices are built.

What does an NDP do?

- **Guides development**  
NDPs set out policies for how land should be used and developed. They help communities plan for development that meets their needs.
- **Influences new development**  
NDPs give communities a say in what new buildings look like and what infrastructure should be provided.
- **Grants planning permission**  
NDPs allow communities to grant planning permission for new buildings they want to see built.

How is an NDP created?

- **Community involvement:** NDPs are developed by communities, often with the help of volunteers.
- **Local authority involvement:** The local authority examines the NDP and holds a community referendum.
- **Conformity with policy:** NDPs must conform with local, national, and European planning policies.

As you may be aware, we are undertaking a review of the village's Neighbourhood Development Plan which has been in place since 2017. All of the housing developments that were identified at that time have now been built - as have several other developments – which means that our Neighbourhood Development Plan is not as robust as it was. Therefore a decision was made to protect our village from further inappropriate development to review this plan.

As part of this review, a Housing Needs Analysis was undertaken by the village residents which identified that there was no appetite for further significant housing development in the village. North Warwickshire Borough Council have no additional housing requirements allocated to the village (though this doesn't prevent 'windfall' development of up to 10 houses). This has led to us working to understand what houses may be permitted under this windfall development and what the design of these houses should look like. This will be included in the review of the plan.





## Austrey Modified Neighbourhood Plan - Consultation Statement

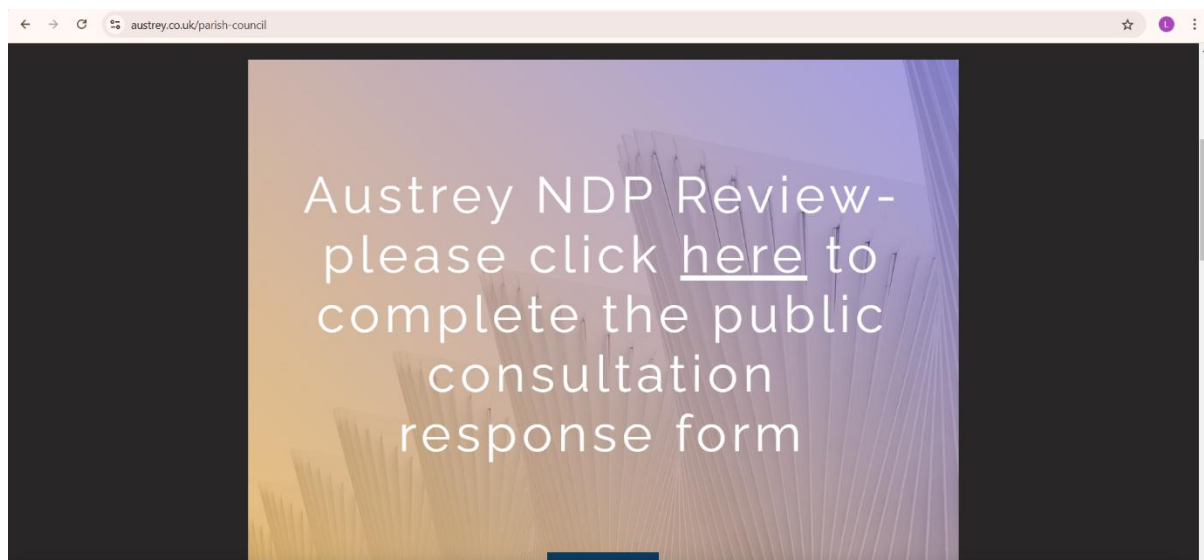
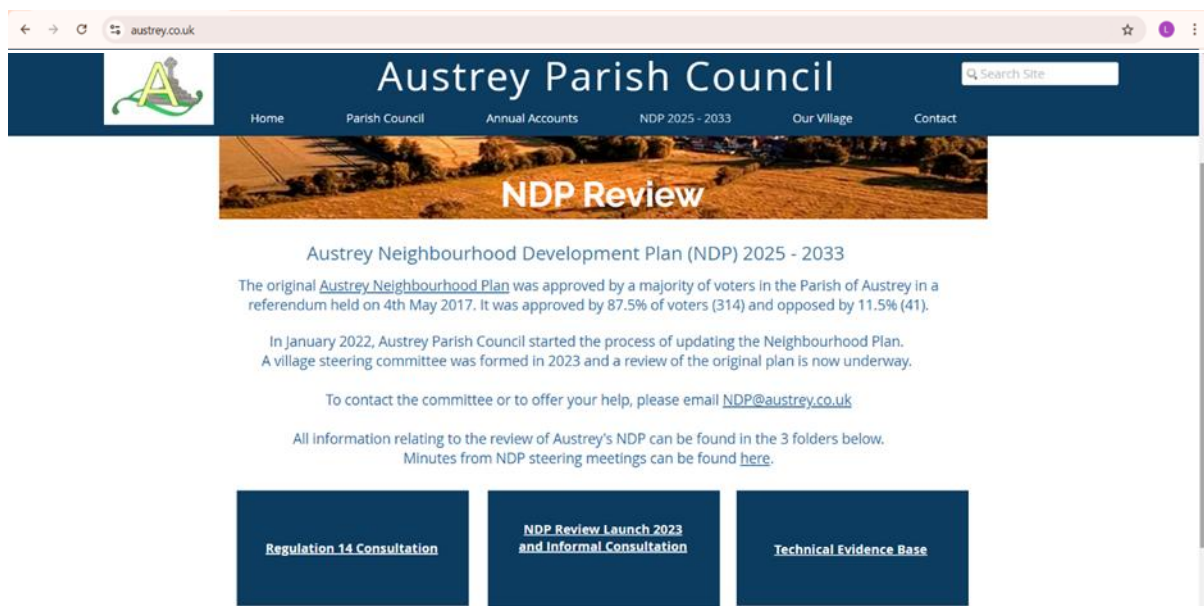
### Notices on Parish Council noticeboards, lamp posts etc around the village



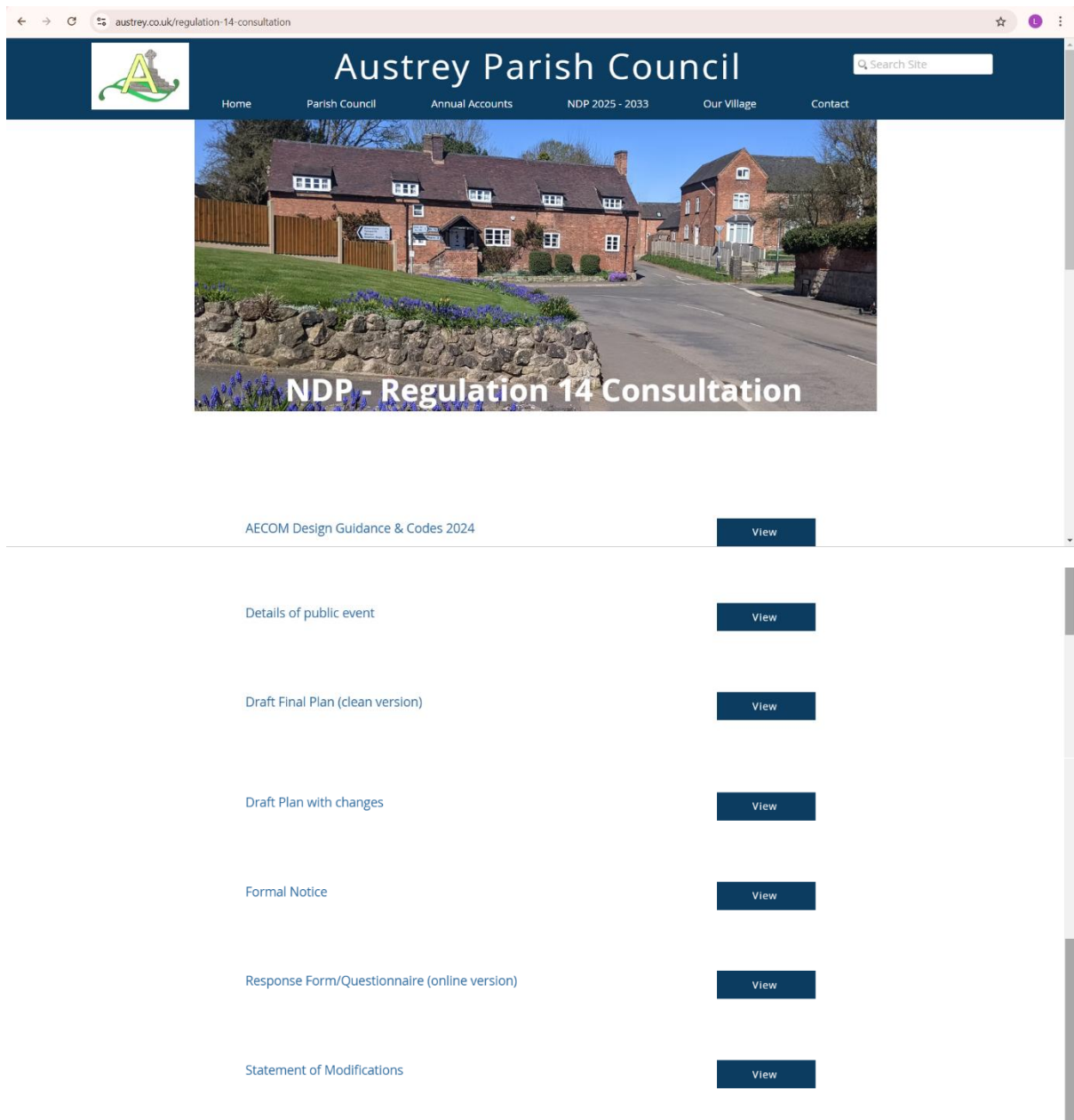
### Banner in front of the Village Hall



## Screenshots of Parish Council website



## Austrey Modified Neighbourhood Plan - Consultation Statement



The screenshot displays the Austrey Parish Council website. The header features the council's logo, name, and navigation links: Home, Parish Council, Annual Accounts, NDP 2025 - 2033, Our Village, and Contact. A search bar is also present. The main banner image shows a row of brick houses with the text "NDP - Regulation 14 Consultation" overlaid. Below the banner, a list of consultation documents is provided, each with a "View" button.

Document Title	Action
AECOM Design Guidance & Codes 2024	<a href="#">View</a>
Details of public event	<a href="#">View</a>
Draft Final Plan (clean version)	<a href="#">View</a>
Draft Plan with changes	<a href="#">View</a>
Formal Notice	<a href="#">View</a>
Response Form/Questionnaire (online version)	<a href="#">View</a>
Statement of Modifications	<a href="#">View</a>

## Screenshots of Online Response Form

The screenshots show the following sections of the form:

- Section 1: Title and Introduction**
  - Title:** Austrey Neighbourhood Development Plan (NDP) Review Draft Modified Plan Regulation 14 Public Consultation 10 February to 24 March Response Form
  - Note:** Please note that anything marked with a red asterisk requires an answer
  - Account:** [Redacted] [Switch account](#)
  - Legend:** \* Indicates required question
  - Email:** [Redacted] \*
  - Consent:** ☒ Record louisekirkup.tce@gmail.com as the email to be included with my response
- Section 2: Contact Information**
  - Header:** Please provide us with your: \*
  - Fields:** Name, Organisation (if appropriate), Address, Email, Tel. No.
  - Input:** [Redacted text box]
- Section 3: Data Protection**
  - Header:** Data Protection - please indicate your choice \*
  - Options:**
    - ☒ I do consent to my contact details being provided to North Warwickshire Borough Council so that they can keep me informed about the next stages in the NDP process.
    - ☐ I do not consent to my contact details being provided to North Warwickshire Borough Council
- Section 4: Footer**
  - Buttons:** Next, Clear form
  - Page Info:** Page 1 of 2
  - Warnings:** Never submit passwords through Google Forms. This form was created inside of Austrey Parish Council. Does this form look suspicious? Report
  - Logo:** Google Forms
  - Clipboard:** 4 of 24 - Clipboard
- Section 5: Final Title and Support**
  - Title:** Austrey Neighbourhood Development Plan (NDP) Review Draft Modified Plan Regulation 14 Public Consultation 10 February to 24 March Response Form
  - Account:** [Redacted] [Switch account](#)
  - Note:** Your email will be recorded when you submit this form
  - Legend:** \* Indicates required question
  - Support:** Support or objections to the Review

Please  
indicate whether you support or object to each of the following and provide any  
comments or suggestions to explain how you think they may be  
improved.

Q1 Draft Vision \*

- ☐ I support  
☐ I object

Comments on Draft Vision

Your answer

Q2 Draft Objectives \*

- ☐ I support  
☐ I object

Comments on Draft Objectives

Your answer

Q3 Draft Policy AP1: Natural Environment \*

- ☐ I support  
☐ I object

Comments on Draft Policy AP1: Natural Environment

Your answer

Q4 Draft Policy AP2: Local Green Spaces \*

- ☐ I support  
☐ I object

Comments on Draft Policy AP2: Local Green Spaces

Your answer

Q5 Draft Policy AP3: Views \*

- ☐ I support  
☐ I object

Comments on Draft Policy AP3: Views

Your answer

Q6 Draft Policy AP4: Farm Diversification \*

☐ I support

☐ I object

Comments on Draft Policy AP4: Farm Diversification

Your answer

Q7 Draft Policy AP5: High Quality Design \*

☐ I support

☐ I object

Comments on Draft Policy AP5: High Quality Design

Your answer

Q8 Draft Policy AP6: Sustainable Design \*

☐ I support

☐ I object

Comments on Draft Policy AP6: Sustainable Design

Your answer

Q9 Draft Policy AP7: Promoting Safer Neighbourhoods \*

☐ I support

☐ I object

Comments on Draft Policy AP7: Promoting Safer Neighbourhoods

Your answer

Q10 Draft Policy AP8: Active Travel And Healthy Lifestyles \*

☐ I support

☐ I object

Comments on Draft Policy AP8: Active Travel And Healthy Lifestyles

Your answer

Q11 Draft Policy AP9: Windfall Development \*

☐ I support

☐ I object

Comments on Draft Policy AP9: Windfall Development

Your answer



## Austrey Modified Neighbourhood Plan - Consultation Statement

Q12 Draft Policy AP10: Local Housing Need \*

☐ I support

☐ I object

Comments on Draft Policy AP10: Local Housing Need

Your answer

Q13 Do you have any comments on Austrey Design Guidance and Codes (Appendix 2 of the NDP)?

Your answer

Q14 Please use the space below for any further comments. \*

Your answer

4 of 24 - Clipboard

Thank you for your time and interest.  
If you are using a paper version of this form  
Please return it by 5pm Friday 24 March 2025 to:

• Post - 71 Warton Lane, Austrey,  
Atherstone, Warwickshire, CV9 3EJ (It can also be left in the box in the porch)

• Parish Council mailbox on side of  
village shop


If  
completing electronically, please ensure all comments are completed by by 5pm Friday 24 March 2025 when access to the form will be removed

87

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## Austrey Modified Neighbourhood Plan - Consultation Statement

← → ↻ austrey.co.uk/ndp-review-launch-2023 ☆



# Austrey Parish Council

[Home](#) [Parish Council](#) [Annual Accounts](#) [NDP 2025 - 2033](#) [Our Village](#) [Contact](#)



### NDP Review Launch 2023 and Informal Consultation

[Austrey Neighbourhood Plan Review Launch Event & Informal Consultation on Key Planning Issues](#) [View](#)

[Community Orchard Meeting - minutes from 23/04/2024](#) [View](#)

[Community Orchard Newsletter - November 2024](#) [View](#)

[Local Green Spaces information including Assessment Table](#) [View](#)

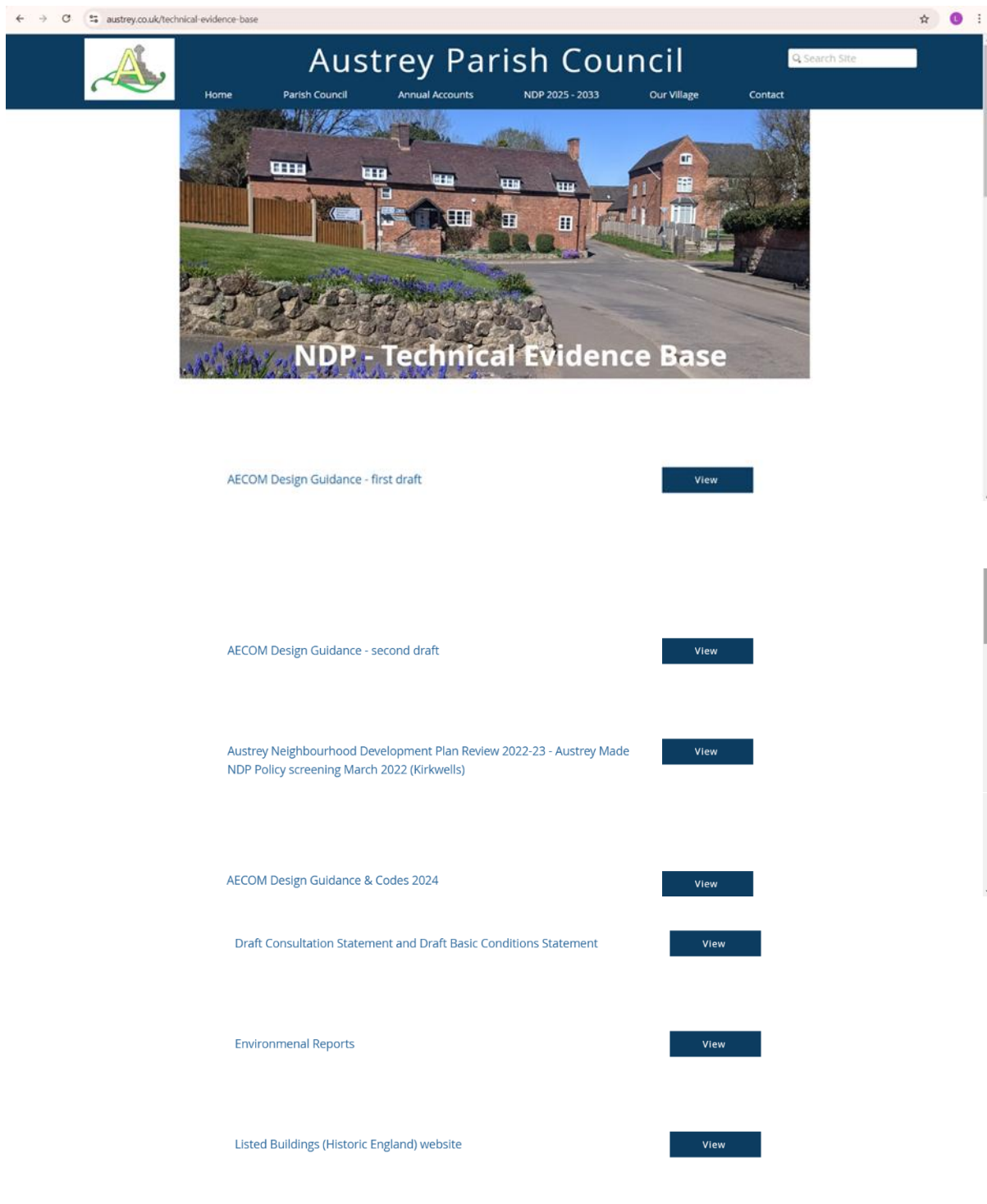
[NDP Newsletter - March 2024](#) [View](#)

[Questionnaire - May 2023](#) [View](#)

[Questionnaire Responses & Proposed Changes to NDP: Final Draft - 11th December 2023](#) [View](#)

[Questionnaire Responses with Suggested Changes to NDP](#) [View](#)

## Austrey Modified Neighbourhood Plan - Consultation Statement



Locality Neighbourhood Planning Website

[View](#)

NWBC Local Plan

[View](#)

Parish Housing Needs Assessment 2021

[View](#)

### Appendix 9: Display Material at Drop in Event

#### FAQs

##### **What is an NDP?**

*It is a Parish level, legal planning document used for helping to determine planning applications. Planners have to refer to the NDP when making decisions on planning applications in the Parish.*

##### **Why do we/you do it?**

*To give local residents a voice in future planning decisions.*

##### **Will it stop any more new houses being built?**

*Whilst there is no major development allocated to us in the NWBC plan, we cannot prevent windfall development.*

##### **What is windfall development?**

*Windfall development is any development that is not previously allocated on a map in a local plan.*

##### **What are Design Codes? What are they for?**

*Design codes set out design principles that developers have to comply with, together with design guidelines that are recommendations. Together they should improve design quality.*

##### **Why do you/we designate Local Green Spaces?**

*In a community like Austrey, these are green areas of great importance to local residents which contribute to community togetherness.*

##### **Does that mean the owner can't sell them?**

*No, it doesn't stop anyone selling land but constrains its development potential.*

##### **Who decides what gets built?**

*NWBC, or a planning inspector if it goes to appeal. The parish council is a consultee, and anyone can comment on a planning application.*

*In the housing needs survey, people said they needed affordable housing and for older people – are those going to be built?*

*The NDP policy will be used in negotiations with a developer for any new housing.*

##### **We have had a lot of flooding in the village – can you stop that?**

*The plan can help; by making sure any development doesn't make the problem worse, and contributes to any improvements in flood management.*

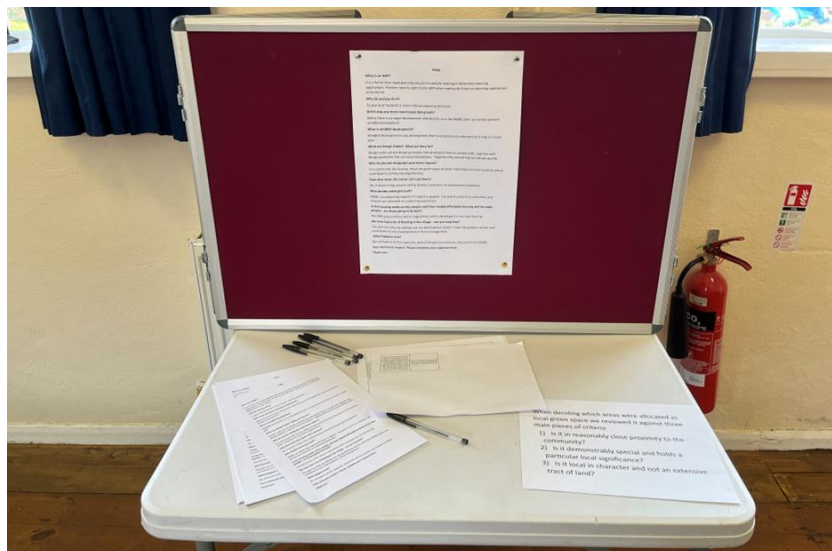
##### **What happens now?**

*We will look at all the responses, amend the plan as necessary and submit it to NWBC.*

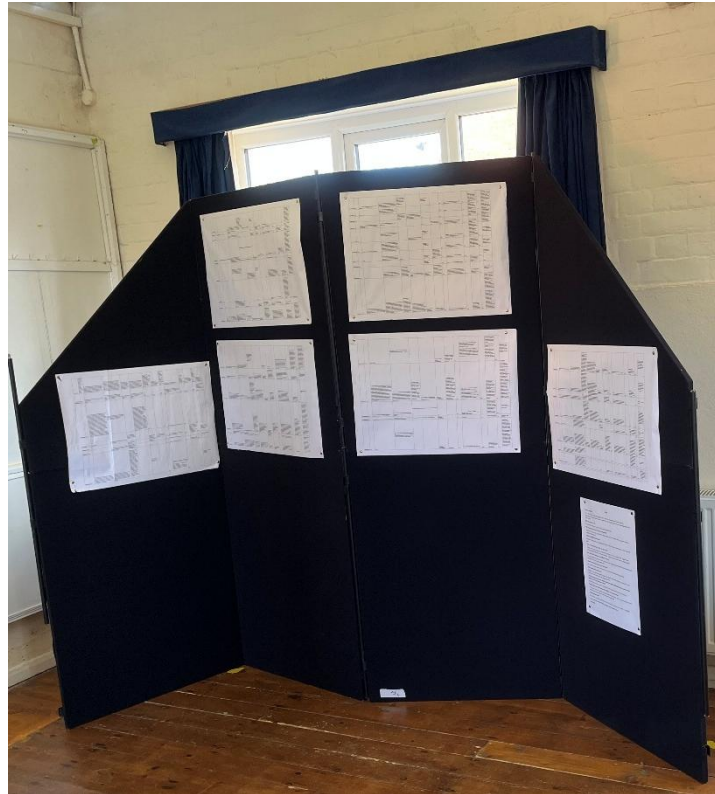
*Your comments matter! Please complete your response form.*

**Thank you.**

## Austrey Modified Neighbourhood Plan - Consultation Statement







## Appendix 10: Notification to Consultation Bodies

### List of Consultation Bodies and Other Groups Notified by Email

- Network Rail
- Highways England
- Severn Trent
- Warwickshire County Council
- North Warwickshire Borough Council
- Inland Waterways
- HS2 Town Planning
- Public Health
- Warwickshire County Council Infrastructure
- Clinical Commissioning Group
- Warwickshire County Council Transport
- West Mercia Police
- Woodlands Trust
- Woodlands Trust
- WWT
- Coal Authority
- Homes and Communities Agency
- Severn Trent
- Warwickshire County Council Councillors
- North Warwickshire Borough Council Councillors
- NHS
- Tamworth Borough Council
- Hinckley and Bosworth Borough Council
- Twycross Parish Council
- Newton Regis, Seckington, No Mans Heath
- Polesworth Parish Council
- Severn Trent
- Measham Parish Council
- Appleby Magna Parish Council
- Staffordshire County Council

### Local Groups

- St Nicholas Church
- Baptist Church
- Village Hall Trust
- Austrey Archery Group
- Austrey Gardening club
- Austrey Golf
- Allotments
- Neighbourhood Watch
- Four Counties Walking Club
- Bird in Hand Pub
- Austrey Primary School

- Hummingbirds Nursery School
- WI
- Austrey 139 Youth Club
- Scouts
- Private individuals (X2)

Copy of Email / Letter



February 2025

Dear Consultee,

Notification of Publication of Austrey Neighbourhood Development Plan (NDP) Review - Draft Modified Plan for formal public consultation (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012 (as amended)).

I am writing to advise you that the Austrey Draft Modified Neighbourhood Development Plan (NDP) has been published for formal consultation by Austrey Parish Council.

The Draft Modified Neighbourhood Development Plan has been prepared by the Neighbourhood Plan Steering Group on behalf of Austrey Parish Council. The Draft Modified Plan updates the previous, made Austrey Neighbourhood Plan 2014 – 2029 which was made by North Warwickshire Borough Council in June 2017.

The Review process has been informed by the responses to the informal consultation in Summer 2023 and is underpinned by a technical evidence base including Austrey Design Guidance and Codes and the Housing Needs Survey Report for Austrey Parish Council January 2021. The Draft Modified Plan and all relevant supporting documents can be viewed and downloaded from the NDP page of the Parish Council website <https://www.austrey.co.uk/regulation-14-consultation>.

The consultation period runs for 6 weeks from Monday 10<sup>th</sup> February 2025 to 5pm Monday 24<sup>th</sup> March 2025.

Hard copies of the Neighbourhood Plan can be borrowed by arrangement from the Clerk to the Parish Council (email [parishclerk@austrey.co.uk](mailto:parishclerk@austrey.co.uk)), and copies will also be available to view in Austrey Village Stores, 102 Main Road, Austrey CV9 3EG and the Bird in Hand pub, Main Road Austrey CV9 3EB.

The Parish Council welcomes your comments.

A response form and online questionnaire may be found online at <https://www.austrey.co.uk/regulation-14-consultation>. Alternatively, hard copies of the response form may be collected from Austrey Stores, the Bird in Hand Pub, and St. Nicholas Church.

The Parish Council's preferred method for responses is the online response form. Otherwise please submit all comments in writing by:

- Email to [parishclerk@austrey.co.uk](mailto:parishclerk@austrey.co.uk); or
- Post or by hand to 71 Warton Lane, Austrey, Atherstone CV9 3EJ or
- Bringing handwritten completed response forms to the Public Drop-In event to be held on Saturday 22<sup>nd</sup> February from 10am until 2pm in the Village Hall, Main Road, Austrey, CV9 3EB. All are welcome to attend.

Following the public consultation process on the Draft Modified Plan, the Plan will be amended and submitted to North Warwickshire Borough Council together with supporting documentation, including a Statement of Modifications, a Basic Conditions Statement demonstrating how the NDP meets the required Basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan.

North Warwickshire Borough Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, the NDP meets the required Basic Conditions and the material modifications do not change the nature of the plan, the final modified plan will be made (adopted) by the Borough Council and used to help determine planning applications in the Parish.

When we submit the plan, personal information, including your name, address and email may be shared with North Warwickshire Borough Council to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended). To comply with the requirements of the recent Data Protection legislation, please confirm you have read and understood this statement and give your consent for your details to be passed on to the Borough Council.

If you respond using the Response Form there is a box to tick to indicate your consent. If you respond by email or letter, please indicate that you consent for your personal details being provided to North Warwickshire Borough Council to enable them to perform their duties.

If you require any further information, please contact me at the address provided above.

Yours faithfully,

Lynsey Treadwell

Clerk to Austrey Parish Council



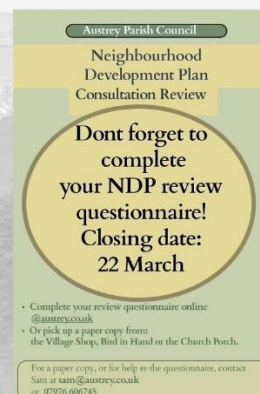
## Appendix 11: Residents and Local Stakeholders Responses



Austrey NDP Review Reg 14 public consultation responses February – March 2025

Residents were notified of the consultation period in various different ways:

- Every household in the village was leafleted
- Adverts on social media
- Facebook live post
- Banners around the village including in the pub and the Village Hall
- Notices on notice boards
- Notices on lamp posts
- Reminders were also shared in the same format



Austrey Parish Council Spring 2025

Austrey NDP Review Reg 14 public consultation responses February – March 2025



Austrey Parish Council Spring 2025



## Austrey Modified Neighbourhood Plan - Consultation Statement

### Austrey NDP Review Reg 14 public consultation responses February – March 2025

Our Consultation Open day was Saturday February 22 at the Village Hall

We had an AMAZING 87 residents attend whose average residency in the village was 17 years. Some had been born and brought up in the village and we also had villagers who had moved into the village in the last 12 months.

They ranged in age from 86 to 7 years old

They:

- Looked at the documents
- Reviewed the information that we had collated so far
- Looked at the plans for green spaces, views and other notable features around the village
- Asked lots of questions to understand the process
- Drank tea and ate cake 😊

The common message that came across from everyone is:  
What's the correct thing to do to ensure that we have the right developments in our little village?



Austrey Parish Council Spring 2025

### Austrey NDP Review Reg 14 public consultation responses February – March 2025

Questions asked:

- Q1 Draft Vision
- Comments on Draft Vision
- Q2 Draft Objectives
- Comments on Draft Objectives
- Q3 Draft Policy AP1: Natural Environment
- Comments on Draft Policy AP1: Natural Environment
- Q4 Draft Policy AP2: Local Green Spaces
- Comments on Draft Policy AP2: Local Green Spaces
- Q5 Draft Policy AP3: Views
- Comments on Draft Policy AP3: Views
- Q6 Draft Policy AP4: Farm Diversification
- Comments on Draft Policy AP4: Farm Diversification
- Q7 Draft Policy AP5: High Quality Design
- Comments on Draft Policy AP5: High Quality Design
- Q8 Draft Policy AP6: Sustainable Design
- Comments on Draft Policy AP6: Sustainable Design
- Q9 Draft Policy AP7: Promoting Safer Neighbourhoods
- Comments on Draft Policy AP7: Promoting Safer Neighbourhoods
- Q10 Draft Policy AP8: Active Travel And Healthy Lifestyles
- Comments on Draft Policy AP8: Active Travel And Healthy Lifestyles
- Q11 Draft Policy AP9: Windfall Development
- Comments on Draft Policy AP9: Windfall Development
- Q12 Draft Policy AP10: Local Housing Need
- Comments on Draft Policy AP10: Local Housing Need
- Q13 Do you have any comments on Austrey Design Guidance and Codes (Appendix 2 of the NDP)?
- Q14 Please use the space below for any further comments.

Austrey Parish Council Spring 2025

### Austrey NDP Review Reg 14 public consultation responses February – March 2025

#### Responses:

- 97 questionnaires were either completed on-line or manually (which were then uploaded)
- NDP Chair and Parish Clerk have copies with full details on; redacted copies are shared with others including committee members. NWBC will require a full version too
- Four have been submitted with no name, and no details on them at all and have all just been completed with 'object' to every question
- There have been responses submitted from across the village with a wide variety of streets and closes represented
- There has been a good representation of tenure represented in the responses with references made to 'having been born and bred in the village' to completions from residents living in the recent developments
- There's been a good age range demonstrated in the questionnaires too with a couple completed by older teenagers as well as one by someone in their 90's

Austrey Parish Council Spring 2025

# Austrey Modified Neighbourhood Plan - Consultation Statement

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Question: Draft Vision

Responded: 97  
Supported: 89  
Objected: 8

Selection of comments (full comments on next sheet):

- Defines the village, its green spaces, precious views and buildings of interest whilst also providing design guidance for new buildings
- Although Austrey does need to grow - with houses for youngsters and places for downsizing, it needs to be protected from predatory developers and uncaring landowners.
- Living in Austrey for 4 years now, the most important thing to me is maintaining the amazing sense of community that benefits us on a daily basis. The community has supported us through ill health and we have been accepted and joined in in projects that benefit the environment and the wellbeing of its residents. the open spaces such as the orchard and Bishops fields are an essential place where people meet and friendships develop across the generations
- Austrey is a place I live, and work its an inclusive and community driven village , that has very important green areas in which my family, children and friends both socialise and take part in community life, the green areas and village amenities are an essential part of life in Austrey and need protecting at all costs
- Satisfactory, but fails to take into account serious flooding issues in the village
- We need to ensure that future housing is limited within the village and that which does happen is of the right type and in the right place

Austrey Parish Council Spring 2025

Question 1

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Draft Vision – full responses:

- Defines the village, its green spaces, precious views and buildings of interest whilst also providing design guidance for new buildingd
- I think this is needed to try and offer more protection to our village
- Although Austrey does need to grow - with houses for youngsters and places for downsizing, it needs to be protected from predatory developers and uncaring landowners.
- Agree with all the information provided
- Living in Austrey for 4 years now, the most important thing to me is maintaining the amazing sense of community that benefits us on a daily basis. The community has supported ud through ill health and we have been accepted and joined in in projects that benefit the environment and the wellbeing of its residents. the open spaces such as the orchard and Bishops Fields are an essential place where people meet and friendships develop across the generations
- "Austrey is a place I live, and work its an inclusive and community driven village , that has very important green areas in which my family, children and friends both socialise and take part in community life, the green areas and village amenities are an essential part of life in austrey and need protecting at all costs"
- Seems comprehensive. Difficulty providing more accessible walkways. Perhaps traffic calming measures or signage to indicate lack of footpaths.
- As important as the day it was written
- Totally agree, The village needs to remain as it is bearing in mind that a over 500 extra dwellings have been built since i moved here 11 years ago and infrastructure has not increased to meet the extra need.
- I like the green spaces on the plan, they will support the very strong sense of community that exists within the village. I think we need more starter homes in the village and also more bungalows are required
- Satisfactory, but fails to take into account serious flooding issues in the village
- I agree with the comments
- comprehensive and well drafted
- Building more starter homes is important, and developers should be encouraged to do so whenever possible, the less boundaries we put on them the better.
- Excellent plan which puts community at its heart
- Thoughtful vision for the future of the village
- We moved to Austrey 4 years ago for all of these reasons. A small village with lots of green space. A variety of wildlife and a close supportive community. We like to feel safe outdoors & at home. We love the historical aspects & don't want anything to change.

Austrey Parish Council Spring 2025

Question 1

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Draft Vision – full responses:

- We moved here for outdoor life and village community, and wanted to move from city environment to green space. It has been one of the best decisions we have made.
- It protects the integrity of the community, its diverse needs without over stretching the facilities required in any cohesive community
- Trying to ensure future housing is limited in the village and if we do build more it needs to be the right type in the right place
- We need to ensure that future housing is limited within the village and that which does happen is of the right type and in the right place
- This is a village which has grown massively in the last few years. It is important that as a village there are communal green spaces for people to meet
- Whilst I understand that housing is required, it's really important in our small village which has already undergone significant building that should further development be mandated, that we have limited building of the right type in the right place
- Although stated the North Warwickshire vision is considered to be appropriate I think it would add value for the village to have their own with local specifics highlighting the rural nature and links to traditional life and history of the village.
- How do you answer support or object when there are many points to debate? I support Green spaces to be protected, building practices to stay inline with architecture of Austrey, supporting wildlife, but i do not agree Austrey should be trying to build smaller cheaper homes "for local residents" when anyone can buy homes, coming from anywhere. There are cheaper homes available already in Austrey so if the need is as you say it is, there is stock available. The idealistic view that if a small house is built and its a guarantee that someone from the village buys it is not in keeping with modern home purchasing practices. People from outside of Austrey will be viewing online platforms and have as much ability to buy these smaller homes as someone within the village. It also presumes young people who are raised in the village do not wish to live elsewhere, which is more common they wish to experience life outside of the village when they gain independence. Additionally the reason Austrey is so desired is because it is an aspirational place to live, with nice houses which attracts people who have worked hard to earn the right to live in the village, bringing with them that sense of protection of what has been so hard to achieve, so they upkeep properties and contribute to the community as they have a long term plan, artificially trying changing the dynamic of the village i feel will actually remove much of the reason people buy here and its appeal. Renting a property is not the same as owning a property and typically i have found residents who rent to be less likely to be apart of a village community/spirit due the perceived short term/temporary nature of renting.
- I assume this refers to the vision for rural North Warwickshire as set out in the Local Plan? If so, I support it but think it would be helpful to spell out in more detail what this means specifically for the residents of Austrey.
- We don't need any more large houses being built in our village; we've had more than enough building which is causing more flooding around the village
- I agree with all proposals on the draft
- To protect the overall appearance of the village

Austrey Parish Council Spring 2025

Question 1



# Austrey Modified Neighbourhood Plan - Consultation Statement

Austrey NDP Review Reg 14 public consultation responses February – March 2025

## Question: Draft Objectives

Responded: 97

Supported: 91

Objected: 6

Selection of comments (full comments on next sheet):

- In a time where hedgerows and open spaces are under threat nationally and locally it is essential to protect the habitat and diversity that gives the village its character and support the wildlife which is an essential element of the area
- The environment and landscape that I grew up in is an important as when I was a child, and for my child.
- I like the green spaces on the plan, they will support the very strong sense of community that exists within the village. I think we need more starter homes in the village and also more bungalows are required
- I agree with the objectives. Keeping the fields is important as is protecting wildlife. Any building should make efforts to improve flood risk. in my new house they put in excessive drainage to protect other houses from floods
- Again, we want to protect the green spaces which are used by the community and contribute to good mental health as well as fitness. We need to keep the wildlife, the countryside as this is intrinsic to this as well. I personally walked these areas following knee surgery
- As a young person all of the newest developments have been out of my price range, the lack of affordable housing means I will likely be priced out of the village when I move out from my parents' house

Austrey Parish Council Spring 2025

Question 2

Austrey NDP Review Reg 14 public consultation responses February – March 2025

## Draft Objectives – full responses:

- Agree with written statements
- in a time where hedgerows and open spaces are under threat nationally and locally it is essential to protect the habitat and diversity that gives the village its character and support the wildlife which is an essential element of the area
- i fully support the draft objectives
- The environment and landscape that I grew up in is an important as when I was a child, and for my child.
- I like the green spaces on the plan, they will support the very strong sense of community that exists within the village. I think we need more starter homes in the village and also more bungalows are required
- i agree with the objectives. Keeping the fields is important as is protecting wildlife. Any building should make efforts to improve flood risk. in my new house they put in excessive drainage to protect other houses from floods
- I support the objectives especially controlling flooding issues
- Acceptable objectives subject to windfall proposals
- Building more starter homes is important, and developers should be encouraged to do so whenever possible, the less boundaries we put on them the better.
- I strongly support the objectives in particular the green ring. I feel the plan needs too stop the creation and rapid conversion of fields to paddocks and then too houses. This misuse of planning threatens the green ring and local wildlife
- Again, we want to protect the green spaces which are used by the community and contribute to good mental health as well as fitness. We need to keep the wildlife, the countryside as this is intrinsic to this as well. I personally walked these areas following knee surgery.
- To keep outdoor spaces to protect wildlife and pathways which we both enjoy walking on a regular basis
- The green ring is a practical and common sense priority to protect the essence of the village - a village! Not a small town but a community that wants to stay a vibrant rural community with healthy and varied wildlife + what idiosyncrasy to build where flooding prevails
- I feel that the village has already been over developed and the infrastructure is struggling to cope with what we have, this has been highlighted by the recent flooding. It is also hard for the younger generation to stay in the village as all which has been built it exec boxes which are out of their price range
- As a young person all of the newest developments have been out of my price range, the lack of affordable housing means I will likely be priced out of the village when I move out from my parents' house.
- Objectives are often vague with 'where possible', 'should be' rather than 'must be' phrases which history would say developers exploit as weak or loopholes to be ignored. There is an opportunity here to set some really stretching and challenging objectives to enrich the neighbourhood over the next 8 years rather than just exist. The objectives seem to maintain the status quo rather than challenging for improvement.
- I support protecting green spaces, i support enhancing local wildlife and i support minimising flood risks

Austrey Parish Council Spring 2025

Question 2

Austrey NDP Review Reg 14 public consultation responses February – March 2025

## Draft Objectives – full responses (continued with this single response):

"It is difficult to support or object to all the Objectives, but can comment as follows:

- ENVIRONMENT - OBJ 11 think it is misleading to show the old map with the "green ring" as there has been extensive development and new green spaces added since this was created so it is no longer truly representative of the village. For me, Bishop's field can no longer be considered to be on the outskirts of the village. You refer to it yourselves as being at "the heart of the village" later in the document. It is also a very extensive piece of privately owned land, and I still feel that the area designated as AUS1 to the East of Bishop's Field would be the most suitable for any further development in Austrey, given that it has the necessary infrastructure, good access from Bishop's Cleeve and is close to all the village amenities. There is a typo in this Objective - "practice" should read "practise". We are not American yet!
- ENVIRONMENT - OBJ 2I support this but wonder how it can be enforced. It had little impact in the previous Neighbourhood Plan as developers and new residents have ignored planning conditions. Despite the fact that I contacted NWBC several times about this, new residents backing onto Newton Lane have been allowed to replace hedges with wooden fencing, creating a harsh barrier and destroying the rural look of the lane.
- ENVIRONMENT - OBJ 3It should be noted that it is not just new development that increases the risk of flooding in Austrey, although this also needs careful management. There seems to be a widespread lack of understanding of the way in which the water courses in Austrey have always managed our drainage system. Abuse or neglect of these by riparian owners is exacerbating the problem in some areas of the village, and they should be held to account for the damage caused to the property of others.
- HOUSING DESIGN - OBJ 1and 2I support these, but in the interests of simplicity, I think they could be combined.
- HOUSING DESIGN - OBJ 3 and 4Support, but as above, I would combine these two objectives. It would be interesting to know what this would have meant for the anaerobic digestion system in Austrey... HOUSING DEVELOPMENT - OBJ 1Support - it goes without saying that we must meet any legal requirements.
- HOUSING DEVELOPMENT - OBJ 2Support, but I think we need to be more pro-active in getting feedback from a larger number of residents in future Housing Needs Surveys to ensure that the conclusions are representative.
- HOUSING DEVELOPMENT - OBJ 3Support - this is very important. As detailed above, AUS1 seems to have all the necessary infrastructure and facilities.
- HOUSING DEVELOPMENT - OBJ 4Might be helpful to spell out the impact any new business might have on sound, light or air pollution, traffic flow, flooding as well as the visual impact.
- HOUSING DEVELOPMENT - OBJ 5Support.
- HOUSING DEVELOPMENT - OBJ 6 Support, but would add the Village Hall to the list of important village amenities.
- HOUSING DEVELOPMENT - OBJ 7Do we really need to mention HS2 now that the project has been cancelled? If we want to shift the centre of the village away from the motorway, surely the recent application to extend the Wulfric Avenue development would have been the perfect opportunity to do this. Why was it not supported by the PC?"

Austrey Parish Council Spring 2025

Question 2 cont

# Austrey Modified Neighbourhood Plan - Consultation Statement

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Question: Draft Policy AP1: Natural Environment

Responded: 97

Supported: 93

Objected: 4

#### Selection of comments (full comments on next sheet):

- The wildlife and diversity that are protected in the plan are essential to wellbeing and benefit the community. The greenspaces have played an important part in my husband's recovery from a recent heart attack
- I suspect all great aspects in the village to be kept for environmental reasons, but also for mental health issues. People need to have the joy of surrounding areas as I have.
- I would like to see more hedges and fields to encourage more wildlife not more houses which will change the demographic of the village. I would object to any further removal of existing hedgerows especially in the light of increased flooding
- I like the green spaces on the plan, they will support the very strong sense of community that exists within the village. I think we need more starter homes in the village and also more bungalows are required
- We are really fortunate in Austrey to have some amazing wildlife living around our village. I looked out of my window recently and saw a red kite circling around the fields, we hear and see the barn owls and green woodpeckers which live in our hedgerows frequently and we have foxes, bats, hedgehogs and other animals living in these fields. We need to protect their habitats and make them a haven for wildlife

Austrey Parish Council Spring 2025

Question 3

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Draft Policy AP1: Natural Environment – full responses:

- We need to protect our environment
- We need green spaces around to be protected
- Agreed
- we must maintain all natural environment and help increase and support the diverse natural life and habitats
- The wildlife and diversity that are protected in the plan are essential to wellbeing and benefit the community. The greenspaces have played an important part in my husband's recovery from a recent heart attack
- I suspect all great aspects in the village to be kept for environmental reasons, but also for mental health issues. People need to have the joy of surrounding areas as I have.
- I would like to see more hedges and fields to encourage more wildlife not more houses which will change the demographic of the village. I would object to any further removal of existing hedgerows especially in the light of increased flooding
- I like the green spaces on the plan, they will support the very strong sense of community that exists within the village. I think we need more starter homes in the village and also more bungalows are required
- They have taken away too many hedgerows and this impacts on wildlife and floods.
- Would welcome adding to a fund to plant more trees around the village.
- Protecting existing hedgerows/environment is important, please build more starter homes.
- The natural environment is under siege from developers and must be protected at all costs
- as above. This is why we moved here.
- as above
- Playing fields/old cricket ground – the clay soil causes issues that need management to ensure reduced flooding - I do not agree with re-wilding it is lazy and encourages growth of strong weeds but other environmentally friendly strategies can be used to enhance ancient hedgerows and sustain the natural environment
- We have a village full of birds, bats and other wildlife living in the village and surrounding areas. I feel that we need to protect their habitat
- We have so many native birds and other wildlife living around our village; it's really important that we protect where they live
- Some of the farming practices around the village are creating a monoculture by removing hedges and creating huge prairie fields. Therefore, it is important that the smaller green areas that support bio diversity are maintained. There are now Barn Owls and Red kites in these areas, making them even more important
- It's important to preserve sites for biodiversity, with local farmers tearing out hedgerows and creating vast monoculture fields that cannot sustain a wide diversity of life. Having several green spaces representing different habitat types is important to protecting biodiversity which is seeing a decline across the UK countryside.
- We are really fortunate in Austrey to have some amazing wildlife living around our village. I looked out of my window recently and saw a red kite circling around the fields, we hear and see the barn owls and green woodpeckers which live in our hedgerows frequently and we have foxes, bats, hedgehogs and other animals living in these fields. We need to protect their habitats and make them a haven for wildlife.
- It is important to have the full support from NWBC when enforcing this policy. I feel that they let us down in the past.
- Retention of hedgerows is key for wildlife. Fields towards Warton had these ripped out or cut very low
- I have loved growing up in the village and seeing and hearing all of the wildlife that surrounds us. My friends love hearing me point out the different bird sounds to them when they come to my house and learning about their habitat
- I agree

Austrey Parish Council Spring 2025

Question 3

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Question: Draft Policy AP2: Local Green Spaces

Responded: 97

Supported: 91

Objected: 6

#### Selection of comments (full comments on next sheet):

- The green spaces are an essential asset to the village, contributing to community interaction, physical and mental wellbeing. The relationships built up from initial interactions, now mean that we can support other residents with loneliness and practical support issues such as shopping, pet care and safeguarding
- Green spaces provide important places for villagers to meet one another, being able to stop and chat whilst enjoying their walks. For young people they provide a great meeting space to be able to go outside and play rather than being stuck indoors
- The green areas around our village are really important for everyone and without them, I wouldn't know a lot of the people I know now. Everyone stops and chats to you when they are out and about and it's really important for me when I'm walking round the village to know how safe it is and that people are looking out for me when I'm out in the village
- It's so important to maintain and keep our green spaces for people's wellbeing and mental health

Austrey Parish Council Spring 2025

Question 4



# Austrey Modified Neighbourhood Plan - Consultation Statement

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Local Green Spaces – full responses:

- Green spaces protect the fabric of our village
- We need green spaces around to be protected
- Retain all as described
- the green spaces are an essential asset to the village, contributing to community interaction, physical and mental wellbeing. The relationships built up from initial interactions, now mean that we can support other residents with loneliness and practical support issues such as shopping, pet care and safeguarding .
- One of the most important areas of the green spaces is the community it helps promote and the areas it helps give to the family's and visitors to austrey. These areas are places we will never get back and must be protected
- mental and physical benefits of greenspaces are important to the whole community
- All spaces being considered are all as important as each other. Growing up in the village, I have had fantastic experiences and I can tell a story of each. But it needs to be left for other generations to enjoy.
- the green spaces are fully used by the community and also the diversity of wildlife that uses them as habitat. The community benefits from using the spaces as places to meet exchange news and take part in events. the benefits to health and well being are important and often highlighting opportunities to help those in need of support such as elderly resident living alone, or suffering health needs that can be helped by volunteers support. When recuperating from knee surgery, the green spaces provided a place to walk as therapy and were beneficial to physical and mental wellbeing.
- I like the green spaces on the plan, they will support the very strong sense of community that exists within the village. I think we need more starter homes in the village and also more bungalows are required
- Not equally distributed
- The community uses the green spaces for exercise and dog walking.
- More seating in green areas to promote use and encourage walking around our village spaces.
- Should be maintained at all costs
- Local green spaces are important, please build more starter homes.
- Key too community and village identity
- Further small green spaces should be given to land on Warton and Newton Lane
- Essential for all communities
- "I second the comments made by another contributor namely...All the farmland between No Man's Heath and Orton On The Hill up to the Leicestershire border. This will be essential because of North West Leicestershire's published plans to develop Dingles Farm with new warehousing and housing developments from the M42 J11/A444, right up to the Warwickshire border at No Man's Heath. Preserving this land will be vital, particularly if HS2 are allowed to build their planned maintenance depot between Austrey and Norton Regis. If this goes through we could be faced with sprawling industrial development from Newton Regis over No Man's Heath Lane up to J11 and along the A444 to Orton On The Hill. Austrey will no longer be located in a rural setting, but instead will be situated on the edge of a huge industrial zone Also ensure private land usage does not impact on environmental well being of village e.g. using land for waste removal/ burning. I noticed the acrid smell of burning plastic at both the north and south ends of the village on two or three occasions last summer around early afternoon. It may have been coming from the Warton direction but I couldn't be certain. Deeply unpleasant!"

Austrey Parish Council Spring 2025

Question 4

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Local Green Spaces– full responses continued:

- These are used by many residents for social and personal reasons. They are of the utmost importance to us.
- These are used by so many of the village residents which obviously is very important for health and community welfare
- Anyone can wax lyrical about green spaces and their uses but in reality having green spaces gives a community its essence - it is respected and a feeling of well-being, to be cramped between numerous buildings built for personal gain in not for a healthy community
- It's so important to maintain and keep our green spaces for people's wellbeing and mental health
- We are lucky again to have green spaces for walking, running, dog walking and generally meeting up with friends which we all know helps massively with mental health
- Austrey is a very community minded village and lots of people meet to walk their dogs or just to enjoy the space. These green spaces that have been identified are really valuable to the health of our villagers
- There is a great sense of community in the village and a lot of people make use of the green spaces to meet.
- Green spaces provide important places for villagers to meet one another, being able to stop and chat whilst enjoying their walks. For young people they provide a great meeting space to be able to go outside and play rather than being stuck indoors.
- "Our green spaces are an essential areas for our residents to meet and share time with friends and other villagers. At any point during the day you will see residents exercising both their dogs and also themselves across the fields and as part of this, they will meet with their friends or stop to talk with fellow villagers. We have an ageing population as a village, some of whom are widows/widowers, and the meeting in the green spaces for a chat makes a difference to their days. We have a wide variety of wildlife around the village; much of which lives in these greens paces and it's important that we protect the nesting trees of the green woodpeckers, barn owls and little owls and the habitats of the other varied wildlife."
- Woodlands off cinder lane are not publicly accessible spaces. Whereas this lane adds a great link to nature it is the road not the trees around it which are people accessible space. This seems overly protective for a small area where other areas have been omitted. For example the hedgerow walk and open field along newton lane to the playing fields is similar remoteness to the village to link with nature. I don't disagree that it would be good to protect this but if so then there are further areas that could also be included as small parcels of green space (where the Christmas tree goes outside at Nicholas close or the tree turning circle in at Nicholas close for example).
- "As above, AUS1, to the East of Bishop's Field would be an ideal location for further development if required. This is such a large area and a small-scale development here would have little impact on those using the footpaths and enjoying the access to nature. I would question whether it is correct to refer to the areas making up the green ring as "green spaces" or to treat them as "green belt" without them having been officially designated as such."
- "Enhancement could include wild flower seeding for cleanliness, more dog waste bins would help"
- Please see previous correspondence from Crisps Farm Ltd and the email that I have sent to Austrey Parish Council and others at 16:10 on Monday 24th March 2025
- The green areas around our village are really important for everyone and without them, I wouldn't know a lot of the people I know now. Everyone stops and chats to you when they are out and about and it's really important for me when I'm walking round the village to know how safe it is and that people are looking out for me when I'm out in the village.
- Green spaces need to be kept as green to stop the building being built on green belt land and taking away or killing natural wildlife that habitats in the local areas.

Austrey Parish Council Spring 2025

Question 4 cont

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Question: Draft Policy AP3: Views

Responded: 97

Supported: 89

Objected: 8

#### Selection of comments (full comments on next sheet):

- there are numerous protected views that are an intrinsic part of village life, the pub, the bishop fields, views across open farm land, the playing fields and woods are both aesthetically pleasing and import to village life
- We need to keep the views, we don't need to see houses spoil the character of the village
- Some ignorant people call this 'NIMBY'ism - rubbish it's respect. Austrey is not a hub - poor public transport links but excellent community spirit - do not take away the positive aspects of the village
- Austrey sits within a valley with iconic views, where in the right weather conditions, you can see from the top of the village right across to the centre of Birmingham. It's important that new housing takes these views into account and ensures that they are maintained.
- This is important to ensure the agricultural land which makes Austrey a village remains as such and developers are not able to bypass these measures for their own profits at the detriment to the village

Austrey Parish Council Spring 2025

Question 5

# Austrey Modified Neighbourhood Plan - Consultation Statement

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Draft Policy AP3: Views – full responses:

- there are numerous protected views that are an intrinsic part of village life, the pub, the bishop fields, views across open farm land, the playing fields and woods are both aesthetically pleasing and import to village life
- we purchased our home because of the beauty of the view to the church and the wildlife that thrives because of the elements that create the view
- The views need to be conserved.
- The views are very important to me, we bought our property because of the beauty of the church view and would hate to see them changed.
- We need to keep the views, we don't need to see houses spoil the character of the village
- Building more starter homes is important, and this may impede that by adding more boundaries for developers.
- The views are part of the village and should be protected
- Another reason we moved here. We love our views. We look directly across Bishops field and this is very precious to us.
- another reason after many visits before we wanted to move here. We have a view of the church across bishops field and feel very lucky to have that
- Some ignorant people call this 'NIMBY'ism - rubbish it's respect. Austrey is not a hub - poor public transport links but excellent community spirit - do not take away the positive aspects of the village
- Every approach to Austrey is surrounded by the most amazing views again - lucky these need to be protected!
- The views of our village from the hills that surround it are stunning. We need to protect them and not hide them behind a housing development
- Austrey is in a dip and has scenic views on all the routes into it. These are the reasons that myself and others live here, and we all feel that these should be protected
- Austrey sits within a valley with iconic views, where in the right weather conditions, you can see from the top of the village right across to the centre of Birmingham. It's important that new housing takes these views into account and ensures that they are maintained.
- Whichever way you approach Austrey, you come down into the village and the views down into the valley are stunning. It is so important that these views are protected and not blocked in any way by any inappropriate housing developments.
- Not clear what qualifies as respecting a view. Arguably previous wording of must not compromise was stronger and clearer wording.
- This is important to ensure the agricultural land which makes Austrey a village remains as such and developers are not able to bypass these measures for their own profits at the detriment to the village
- I don't recall having been consulted on the views. The views protected by the previous Neighbourhood Plan were those considered by a local organisation to be important (can't recall the name). They were not selected by the community. Surely some of the best views of Austrey are from Windmill Lane, Appleby Hill and No Man's Heath Lane but none of these are shown on the map.
- Views are important to me. I like the view from Appleby as you drive it
- Please see previous correspondence from Crisps Farm Ltd and the email that I have sent to Austrey Parish Council and others at 16:10 on Monday 24th March 2025
- I love looking at the views around our village and I think it would be a real shame if they were blocked by housing developments

Austrey Parish Council Spring 2025

Question 5

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Question: Draft Policy AP4: Farm Diversification

Responded: 97

Supported: 90

Objected: 7

#### Selection of comments (full comments on next sheet):

- Smaller local farmers need all the help we can give them. The village needs some 'out of sight' caravan storage for the many van owners in the village. Potentially lucrative for a farmer
- I do not agree with wind farms. They cause damage to birds and the environment including noise...
- Please try to keep wildlife and all hedgerows and crops and livestock 'we need them'
- We used to have many working farms in Austrey but over the years they have been sold off for development. We need to preserve any future sales of buildings important to our village
- There are very few working farms in the village and main ones which still work rip out hedge rows to create massive prairie fields and build large metal barns. Therefore, it is important to the remaining smaller farms and their associated buildings, as these provide a haven for wildlife and help maintain biodiversity
- There used to be a lot of working farms in Austrey that have been sold off and their barns used for housing. To support farmers within the village and maintain traditional village life it's important that old farming buildings be maintained and supported in diversifying to allow for continued use

Austrey Parish Council Spring 2025

Question 6

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Draft Policy AP4: Farm Diversification – full responses:

- Smaller local farmers need all the help we can give them. The village needs some 'out of sight' caravan storage for the many van owners in the village. Potentially lucrative for a farmer.
- I support
- I support very highly.
- reduce removal hedgerows
- Building more starter homes is important, and this may impede that by adding more boundaries for developers.
- I agree as long as there are protection s against misuse le stables that in short order are changed to a house .
- "Farm diversification is fine but the speed and frequency of laden and unladen tractor traffic along Main Road from Corbett's aerobic digester facility during peak times of material transfer is alarming. Is there no other route available i.e. the A444 or across their own fields? Digester plants should ideally only use crops from land that cannot support better quality crops. Also crops feeding the anaerobic digesters should be grown on land the fertility of which should be maintained as sustainably as possible."
- I do not agree with wind farms. They cause damage to birds and the environment including noise. They do not work when there is no wind. They have to be switched off when they produce too much electricity. Solar panels have a longer lifespan and are cheaper to produce. They are quiet. They do not cause damage or disturbance. Whilst both are not made in the UK of the two, which manufacture of both is bad for the environment, solar panels are cheaper to ship to the UK.
- Please work to keep the animals, hedgerows and crops. We need them.
- Please try to keep wildlife and all hedgerows and crops and livestock 'we need them'
- Communities should be supported in local produce sourcing producing and developing. people moving into local agricultural communities should have the opportunity to understand the local agriculture and effect, support it gives and how it sustains the are
- "We used to have many working farms in Austrey but over the years they have been sold off for development. We need to preserve any future sales of buildings important to our village"
- Austrey used to be a farm based village but with many of the farms passing into private hands it's important to preserve the buildings
- There are very few working farms in the village and main ones which still work rip out hedge rows to create massive prairie fields and build large metal barns. Therefore, it is important to the remaining smaller farms and their associated buildings, as these provide a haven for wildlife and help maintain biodiversity.
- There used to be a lot of working farms in Austrey that have been sold off and their barns used for housing. To support farmers within the village and maintain traditional village life it's important that old farming buildings be maintained and supported in diversifying to allow for continued use.
- As a child growing up, there were many working farms in Austrey; however the vast majority of these have now been sold off, the farm buildings pulled down and built on or turned into barn conversions. It is important that we support the remaining farmers to diversify as necessary in order to protect these buildings that are an important fabric of our way of life.
- Note previous comment about hedgerows

Austrey Parish Council Spring 2025

Question 6



# Austrey Modified Neighbourhood Plan - Consultation Statement

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Question: **Draft Policy AP5: High Quality Design**

Responded: 97

Supported: 91

Objected: 6

#### Selection of comments (full comments on next sheet):

- Sustainability and flood management are essential
- All new build or conversions to have solar, heat pump, electric car charging and battery storage
- We need to preserve the infrastructure and not overload the roads, water management etc
- The housing development in recent times has led to an increase in flooding in the village, and any new development needs to not contribute to this issue. Some of the targeted location by local lands owners will exasperate this issue.
- Austrey has seen increased floodings over the years, to the point that I have had to be out digging trenches to prevent houses from flooding. Due to the villages position within a dip in the landscape, it's important that future developments respect the water tables and don't contribute to the flooding.
- Sustainability is far more than just carbon measures and we end up with daft inefficient measures such as solar panels on north facing elevations as seen on Wulfric avenue to tick a policy box whereas providing no benefit to the resident but increasing costs of housing delivery and therefore cost to purchase.
- Link should be made to UN sustainability goals which has 17 different measures.

Austrey Parish Council Spring 2025

Question 7

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Draft Policy AP5: High Quality Design – full responses:

- Motherhood and Apple Pie!!!!
- Sustainability and flood management are essential
- It needs to be sustainable, but bungalows and start ups are a must if in-fill building is to be done here.
- Building more starter homes is important, and this may impede that by adding more boundaries for developers.
- We need all homes built to comply with net 0
- All new build or conversions to have solar, heat pump, electric car charging and battery storage
- "Orientation and therefore window presentation to winter sunlight is hugely important. Quiet and efficient shared heat pump heating schemes for all new detached and modern terraced dwellings should be prioritised."
- We need to preserve the infrastructure and not overload the roads, water management etc
- Keep infrastructure to a minimum to keep traffic off roads and water management to avoid flooding etc
- speaks for itself
- The housing development in recent times has led to an increase in flooding in the village, and any new development needs to not contribute to this issue. Some of the targeted location by local lands owners will exasperate this issue.
- Austrey has seen increased floodings over the years, to the point that I have had to be out digging trenches to prevent houses from flooding. Due to the villages position within a dip in the landscape, it's important that future developments respect the water tables and don't contribute to the flooding.
- Austrey has had significant flooding in recent years and it is so important that flooding is at the forefront of future housing plans. By removing porous soil in fields and replacing it with concrete house foundations, the recent housing has added to this and it is essential that any future areas identified for development are not near any of these areas that have flooded
- "Sustainability is far more than just carbon measures and we end up with daft inefficient measures such as solar panels on north facing elevations as seen on Wulfric avenue to tick a policy box whereas providing no benefit to the resident but increasing costs of housing delivery and therefore cost to purchase.
- Link should be made to UN sustainability goals which has 17 different measures."
- As above, NWBC will need to enforce this.

Austrey Parish Council Spring 2025

Question 7

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Question: **Draft Policy AP6: Sustainable Design**

Responded: 97

Supported: 91

Objected: 6

#### Selection of comments (full comments on next sheet):

- Sustainability and flood management are essential
- It needs to be sustainable, but bungalows and start ups are a must if in-fill building is to be done here.
- All new build or conversions to have solar, heat pump, electric car charging and battery storage
- We need to preserve the infrastructure and not overload the roads, water management etc
- Keep infrastructure to a minimum to keep traffic off roads and water management to avoid flooding etc
- The housing development in recent times has led to an increase in flooding in the village, and any new development needs to not contribute to this issue. Some of the targeted location by local lands owners will exasperate this issue
- Austrey has had significant flooding in recent years and it is so important that flooding is at the forefront of future housing plans. By removing porous soil in fields and replacing it with concrete house foundations, the recent housing has added to this and it is essential that any future areas identified for development are not near any of these areas that have flooded

Austrey Parish Council Spring 2025

Question 8

# Austrey Modified Neighbourhood Plan - Consultation Statement

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Draft Policy AP6: Sustainable Design – full responses:

Motherhood and Apple Pie!!!!

Sustainability and flood management are essential

It needs to be sustainable, but bungalows and start ups are a must if in-fill building is to be done here.

Building more starter homes is important, and this may impede that by adding more boundaries for developers.

We need all homes built to comply with net 0

All new build or conversions to have solar, heat pump, electric car charging and battery storage

"Orientation and therefore window presentation to winter sunlight is hugely important. Quiet and efficient shared heat pump heating schemes for all new detached and modern terraced dwellings should be prioritised."

We need to preserve the infrastructure and not overload the roads, water management etc

Keep infrastructure to a minimum to keep traffic off roads and water management to avoid flooding etc speaks for itself

The housing development in recent times has led to an increase in flooding in the village, and any new development needs to not contribute to this issue. Some of the targeted location by local lands owners will exasperate this issue.

Austrey has seen increased floodings over the years, to the point that I have had to be out digging trenches to prevent houses from flooding. Due to the villages position within a dip in the landscape, it's important that future developments respect the water tables and don't contribute to the flooding.

Austrey has had significant flooding in recent years and it is so important that flooding is at the forefront of future housing plans. By removing porous soil in fields and replacing it with concrete house foundations, the recent housing has added to this and it is essential that any future areas identified for development are not near any of these areas that have flooded

"Sustainability is far more than just carbon measures and we end up with daft inefficient measures such as solar panels on north facing elevations as seen on wulfric avenue to tick a policy box whereas providing no benefit to the resident but increasing costs of housing delivery and therefore cost to purchase. Link should be made to UN sustainability goals which has 17 different measures."

As above, NWBC will need to enforce this.

Austrey Parish Council Spring 2025

Question 8

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Question: Draft Policy AP7: Promoting Safer Neighbourhoods

Responded: 97

Supported: 93

Objected: 4

Selection of comments (full comments on next sheet):

- this is important for all residents of the village and anything we can do to increase safer neighbourhood is an advantage, promoting active travel and due to its size would struggle with an increase of more vehicles
- Increased car traffic from new development is a worry already vehicles are a problem to human and animal residents
- More houses mean more vehicles and our roads are no longer up to the task for the vehicles we currently have. Widening roads to accommodate more vehicles would change the character of the village completely.
- There should be more control on speeding through the village. Pedestrians and horse riders are at extreme danger from speeding drivers including farm traffic.
- Would like to see investment for cameras on all roads as they enter and exit the village to improve safety from visiting criminals

Austrey Parish Council Spring 2025

Question 9

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Draft Policy AP7: Promoting Safer Neighbourhoods – full responses:

- Important for all
- this is important for all residents of the village and anything we can do to increase safer neighbourhood is an advantage, promoting active travel and due to its size would struggle with an increase of more vehicles
- Increased car traffic from new development is a worry already vehicles are a problem to human and animal residents.
- More houses mean more vehicles and our roads are no longer up to the task for the vehicles we currently have. Widening roads to accommodate more vehicles would change the character of the village completely.
- There should be more control on speeding through the village. Pedestrians and horse riders are at extreme danger from speeding drivers including farm traffic.
- Would like to see investment for cameras on all roads as they enter and exit the village to improve safety from visiting criminals.
- More policing would help
- Safety is important.
- "I would like to point out that late trimming of hedgerows on blind bends into Austrey was a particular hazard this year and caused much concern for pedestrians and drivers alike. I would like to see a 20mph speed limit along the whole length of Main Road, if not throughout the whole village in the hope that the speeders will not push their luck by driving at more than 15mph over the limit. Weight restrictions or 'no access for construction traffic' signs to stop heavy lorries crashing through the village. Lately there is a marked increase in construction lorries coming into the village. They are taking the Main Road/Norton Hill bend at ridiculous speeds often approaching on the wrong side of Main Road or just turning blind. For anyone driving cautiously down Norton Hill to the junction or exiting the properties nearby at the same time the lorries enter it, it can be extremely dangerous."
- Priorities in rural communities will not concentrate on public transport as it is not financially viable so priorities should be practical, those unable to access private transport should be housed elsewhere - safer neighbourhood planning is in positioning and planning new residences accessibly to offenders (prevention)
- There has been a recent increase in crime in the village due to our location near the M42. It is therefore important that new development are open planned and spacious to make it harder for criminals to operate
- It's important to ensure the village is safe by having new developments be open planned and spacious so that one can easily see the area around them and make it harder for criminals to operate.
- We need spacious areas around houses to avoid cramming in houses therefore making it hard to see if there is anyone nefarious out there. We have had a spike in recent crime; especially car crime and it is essential that we are mindful that any future developments are open planned and spacious.
- Pedestrians need clear pavement access - vehicles blocking these jeopardise safety. Rarely is necessary to park half up on a pavement
- As I said above, it's important to me as a young woman growing up in Austrey to have the freedom to move around the village either on my own or walking our dogs to know that it's safe for me to do so

Austrey Parish Council Spring 2025

Question 9



# Austrey Modified Neighbourhood Plan - Consultation Statement

Austrey NDP Review Reg 14 public consultation responses February – March 2025

## Question: Draft Policy AP8: Active Travel And Healthy Lifestyles :

Responded: 97

Supported: 90

Objected: 7

Selection of comments (full comments on next sheet):

- Austrey needs better transport links
- The green spaces are very important for this very question.
- Green spaces lead to healthy lifestyle
- We need to keep the village safe for pedestrians, cyclists, horses & mobility scooters. We have public transport & we don't need more or bigger roads
- All new housing needs to be within the village boundary to be near the bus stops
- All the roads in and out of the village are narrow and due to the speed of the traffic dangerous for pedestrians and cyclist with the traffic flow as it is, anything that drastically increase traffic flow will make this even more dangerous. This makes the few pedestrian footpaths in fields even more important as well. There is a very limited bus service in the village, so any new development should be close to these to encourage people to use this service rather than the car

Austrey Parish Council Spring 2025

Question 10

Austrey NDP Review Reg 14 public consultation responses February – March 2025

## Draft Policy AP8: Active Travel And Healthy Lifestyles- full responses:

- Austrey needs better transport links
- Agree with the outlines
- Bus transport is essential for children as school transport and for the community as a whole
- More public transport is required
- The green spaces are very important for this very question.
- with extra transport the roads would become too dangerous for cyclists and pedestrians
- Flooding doesn't encourage good mental health (objection)
- Pavements to ensure safe walking for all residents
- All efforts should be made to encourage cycling and encourage walking, particularly children going to school. Enforce parking restrictions in St Nicholas Close
- Building more starter homes is important, and this may impede that by adding more boundaries for developers.
- We need more access to green ring fields due to restricted areas to exercise in the village
- Green spaces lead to healthy lifestyle
- A path from the village to the play area on Newton Lane cutting out the road would be much safer for all those who use this facility.
- We need to keep the village safe for pedestrians, cyclists, horses & mobility scooters. We have public transport & we don't need more or bigger roads.
- We must try to keep the village safe for pedestrians, cyclists, horses and mobility scooters. More buildings bring more cars which we must try to avoid.
- Residences likely to have children should not be located outside the footpath perimeters of the village perhaps people should be given guidance on safe practices in the countryside with etiquette included to enhance their safety on single track roads and on agricultural land
- All new housing needs to be within the village boundary to be near the bus stops
- To stay within the village boundaries, all new housing will be near a bus stop
- All the roads in and out of the village are narrow and due to the speed of the traffic dangerous for pedestrians and cyclist with the traffic flow as it is, anything that drastically increase traffic flow will make this even more dangerous. This makes the few pedestrian footpaths in fields even more important as well. There is a very limited bus service in the village, so any new development should be close to these to encourage people to use this service rather than the car
- Roads in and out of the village are narrow and lack footpaths and are national speed limit, so anything to increase traffic presents a potential danger to villagers trying to be active through cycling or running. The historic footpaths that run through agricultural land are becoming harder to use as the farmers give little respect for them, churning up the ground making them hard to walk, and increased flooding makes them increasingly harder to use during the wetter months. There is very limited bus services, with none to Ashby or Atherstone, and the only bus to a reliable local station in Tamworth takes over an hour journey, as a young person who relies on public transport heavily this makes it very frustrating as I normally have to rely on people giving me a lift to Tamworth for the train.
- Any identified development should only be within the village boundary and therefore close to the village bus stops. There are only narrow roads in and out of the village which are thoroughly unsuitable for pedestrians and any extra building on them would be extremely dangerous. There are no footpaths outside the boundary which again makes it extra dangerous for pedestrians
- The 800m distance for a 10 minute walk should be included for clarity. Walking speed is subjective and arguably for developments aimed at older people with restricted mobility as encouraged by later policies we should be looking at reduced distances
- The two churches should be mentioned in the list of village facilities. As detailed above, both AUS1 and the proposed extension to Wulfric Avenue could easily meet these requirements.

Austrey Parish Council Spring 2025

Question 10

Austrey NDP Review Reg 14 public consultation responses February – March 2025

## Question: Draft Policy AP9: Windfall Development :

Responded: 97

Supported: 86

Objected: 11 - this was the most contentious of all of the questions

Selection of comments (full comments on next sheet):

- The village needs to keep growing.
- I would support if its small scale and does not affect the flooding or vehicle increase in the village
- I would object to further village development
- If in needs to happen they need to be affordable or bungalows.
- small areas only not large fields sold for housing developments
- as long as fits with the character of the village
- Local facilities are already inadequate for current housing and residents
- Extensive new housing built since the last plan has largely been one type of home type which is large executive homes. The village needs no more of this type of dwelling. Starter homes and bungalows are required in small numbers
- Austrey has already delivered more than enough housing than is expected of us nationally.

Austrey Parish Council Spring 2025

Question 11

# Austrey Modified Neighbourhood Plan - Consultation Statement

Austrey NDP Review Reg 14 public consultation responses February – March 2025

## Draft Policy AP9: Windfall Development – full responses:

- The village needs to keep growing.
- Only under stated guidelines
- I would support if its small scale and does not affect the flooding or vehicle increase in the village
- I would object to further village development
- If in needs to happen they need to be affordable or bungalows.
- small areas only not large fields sold for housing developments
- as long as fits with the character of the village
- Local facilities are already inadequate for current housing and residents
- Subject to smaller style housing which is desperately needed
- Building more starter homes is important, and this may impede that by adding more boundaries for developers.
- Extensive new housing built since the last plan has largely been one type of home type which is large executive homes. The village needs no more of this type of dwelling. Starter homes and bungalows are required in small numbers
- Single storey developments which do not impact the views when entering the village. Small development of bungalows with communal garden and seating to encourage mixing and thus avoiding loneliness.
- Development of starter homes for young families and bungalows for the elderly
- I believe that any new developments should incorporate items mentioned in the policy however I would prefer if there were no new developments in the near future.
- This is an excellent idea
- Austrey has already delivered more than enough housing than is expected of us nationally.
- Austrey has already contributed more than our fair share
- We don't agree with this especially not large ares.
- Don't agree. With using field in the village
- Brownfield/developer contributions completely agree use limited brownfield sites no more
- Only if it is less than 2/3 houses
- "We need to stick to bungalows and 2 bed starter homes as was made evident within the residents' surveyWe cannot build anywhere which would increase the risk of flooding"
- "It is essential that all windfall development is only to be used for bungalows and starter homes as identified in the residents' survey. It cannot be anywhere which may increase the risk of flooding and is not in the green spaces or in the way of the views"
- After the recent development which has led to increased flooding, the village cannot support any further development without major upgrades to its infrastructure. There are plenty of 3 and 4 bedroom houses for sale at any time, what the village lacks are starter homes (allowing the younger generation to stay in the village) and bungalows allowing the older generation to downsize and stay in the village

Austrey Parish Council Spring 2025

Question 11

Austrey NDP Review Reg 14 public consultation responses February – March 2025

## Draft Policy AP9: Windfall Development – full responses (cont):

- The village has seen a lot of housing built over the last several years, much of which has been 3/4 bed homes that all fill the same niche. There has been a lack of respect by developers to the flooding effects of their developments, so the village cannot support more housing without major upgrades to the village infrastructure. If there were to be new housing in the village it should be starter homes and bungalows to represent house types that are underrepresented in new developments.
- "The recent residents' survey stated that there was no desire for any other building to be done in Austrey after the recent developments, but should there have to be, they need to be starter homes for our young people to build or bungalows for our older residents to downsize into. If you look on any property website at any time, you will see in excess of 10 3 or 4 bedroom houses for sale in Austrey, so clearly there is plenty of availability of these. Therefore, if anything if built, it needs to be either bungalows or 2 bedroom starter homes."
- "No criteria given for efficient use of land so remains subjective. No mention in the policy of requirements for being within or adjacent to the boundary"
- 2021 census is performed before the majority of residents from several new estates moved in therefore there is a disparity between the stats and the reality if Austrey since 2021, this should be updated for a 2025 proposed NDP. It shows the hugely inflated amount of homes built above the projected and needed amount of homes therefore this should be taken forward into the next evaluation of needs as we are over prescribed for homes, even for windfall opportunities. Also again its easy to suggest small homes are needed "for my kids" but that isn't the reality of home building, anyone can buy them so i wholly reject the notion small homes should be built so locals "young families" can buy, because there is zero guarantee they will be able to. I also feel with the very limited access routes in and out of the village its a terrible place for housing associations properties or rented accommodation. There are always plenty of stock available for starter homes in the village. I do agree Bungalows would be beneficial but this is the same issue as starter homes, there is no guarantee someone builds a bungalow and someone within the village gets it. You should do an analysis of the bungalows purchased on Hollybank as i do not believe they follow the ideological position this plan lays out. The primary school in Austrey is overprescribed also taking in additional children from inside and outside the village so attracting more "young families" would put additional stress on an infrastructure which doesn't have the capacity for growth.
- Although I support this in principle, the wording of this Policy may be misleading as some of these conditions are mandatory, and others are either/or. For example, I assume that not all permitted windfall developments will need to include renewable energy projects and new transport links?
- Emphasis on point increased risk of flooding

Austrey Parish Council Spring 2025

Question 11

Austrey NDP Review Reg 14 public consultation responses February – March 2025

## Question: Draft Policy AP10: Local Housing Need :

Responded: 97

Supported: 93

Objected: 4

Selection of comments (full comments on next sheet):

- More affordable and social housing is a priority
- this should only be done to allow natural movement of elderly residents who are downsizing but wish to remain in the community
- homes for elderly but no more social housing as may impact on local crime figures
- If we do have to build more houses, we don't want large 5/6 bedroom houses, we need smaller housing (2 beds).
- I feel we have had our fair share of new housing recently. We need updated and new installations of footpaths throughout the village to help with encouraging people to walk more.
- Avoid large homes within gated community. These developments discourage integration within the village community
- Need to purchase - no need for more large family houses - we need bungalows and starter houses for the people who have always lived locally and want to stay and purchase
- As above, the need is only for bungalows or starter homes. When I first wanted to buy my first home in the village as an Austrey girl born and bred, I was unable to and had to buy it in a nearby village as there was nothing suitable for me to purchase that I could afford

Austrey Parish Council Spring 2025

Question 12

## Austrey Modified Neighbourhood Plan - Consultation Statement

### Austrey NDP Review Reg 14 public consultation responses February – March 2025

#### Draft Policy AP10: Local Housing Need– full responses:

- More affordable and social housing is a priority
- Include affordable homes
- this should only be done to allow natural movement of elderly residents who are downsizing but wish to remain in the community
- n/a
- homes for elderly but no more social housing as may impact on local crime figures
- If we do have to build more houses, we don't want large 5/6 bedroom houses, we need smaller housing (2 beds).
- Need for smaller 1/2 bedroom bungalows for downsizing retired groups. Affordable 2/3 bed semi-detached or terraced for younger families.
- I agree whole-heartedly and needs to be adhered to.
- as stated small affordable housing young families and older residents
- more social housing for young families and retirement housing so people can downsize but remain in their community. not great big 5 bedroom houses
- A mix of housing required
- More affordable housing should be a consideration.
- I feel we have had our fair share of new housing recently. We need updated and new installations of footpaths throughout the village to help with encouraging people to walk more.
- Housing developments need to take responsibility for road maintenance. The recent developments have had a negative effect on Norton road as a result of lorries and it has created an unacceptable amount of pot holes. The childrens play area on Wulferic avenue is a disgrace - clearly the developers have built the bare minimum.
- Building more starter homes/bungalows is especially important, so it would be good to encourage developers to do so whenever possible.
- Avoid large homes within gated community. These developments discourage integration within the village community.
- Starter homes and bungalows
- We must keep this to a minimum. Obviously, a small number of small homes/bungalows would be acceptable.
- Keep this to a minimum, I'm sure a small number of homes would be acceptable.
- Need to purchase - no need for more large family houses - we need bungalows and starter houses for the people who have always lived locally and want to stay and purchase
- As above, the only shortage is in starter homes and bungalows
- The village needs new starter homes and bungalows, as a young person I have little hope of buying a house within the village that would allow me to stay in the place I grew up and so love moving into the future.

Austrey Parish Council Spring 2025

Question 12

### Austrey NDP Review Reg 14 public consultation responses February – March 2025

#### Draft Policy AP10: Local Housing Need– full responses (continued):

- The village needs new starter homes and bungalows, as a young person I have little hope of buying a house within the village that would allow me to stay in the place I grew up and so love moving into the future.
- As above, the need is only for bungalows or starter homes. When I first wanted to buy my first home in the village as an Austrey girl born and bred, I was unable to and had to buy it in a nearby village as there was nothing suitable for me to purchase that I could afford
- No criteria given to define affordable. All schemes may start as affordable but as plans progress becomes more expensive.
- 2021 census is performed before the majority of residents from several new estates moved in therefore there is a disparity between the stats and the reality if Austrey since 2021, this should be updated for a 2025 proposed NDP. It shows the hugely inflated amount of homes built above the projected and needed amount of homes therefore this should be taken forward into the next evaluation of needs as we are over prescribed for homes, even for windfall opportunities. Also again its easy to suggest small homes are needed "for my kids" but that isn't the reality of home building, anyone can buy them so i wholly reject the notion small homes should be built so locals "young families" can buy, because there is zero guarantee they will be able to. I also feel with the very limited access routes in and out of the village its a terrible place for housing associations properties or rented accommodation. There are always plenty of stock available for starter homes in the village. I do agree Bungalows would be beneficial but this is the same issue as starter homes, there is no guarantee someone builds a bungalow and someone within the village gets it. You should do an analysis of the bungalows purchased on Hollybank as i do not believe they follow the ideological position this plan lays out. The primary school in Austrey is overprescribed also taking in additional children from inside and outside the village so attracting more "young families" would put additional stress on an infrastructure which doesn't have the capacity for growth.
- "Although I support this, I wonder where the decision to support self-build development comes from? I may have missed it but couldn't see it mentioned elsewhere in the Plan. Also, I tried to access the Housing Needs Survey Report via the Latest News page of the Austrey website, and the link wasn't working - here:"[Austrey's Neighbourhood Development Plan Review](#) 28th April 2023In January 2022, Austrey Parish Council started the process of updating our Neighbourhood Plan. A Housing Needs Survey was commissioned last year, and the results can be found here."
- If any houses have to be built they need to be either smaller houses which are starter homes for the likes of me who is a village child wanting to buy a house in the village I was raised in or alternatively bungalows for the older generation of villagers to downsize into
- More affordable housing such as smaller homes and bungalows

Austrey Parish Council Spring 2025

Question 12



# Austrey Modified Neighbourhood Plan - Consultation Statement

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Question: Do you have any comments on Austrey Design Guidance and Codes (Appendix 2 of the NDP)?

#### All comments:

- Building more starter homes is important, and developers should be encouraged to do so whenever possible, the less boundaries we put on them the better.
- Agree in guidance and codes
- New build should adopt features of adjacent homes, allow frontages to have green space and parking thus avoiding a row of a hard landscape with little or no greenery.
- Only that I am not confident that this will be fully enforced. Can we have NWBC's assurance that they will support this?
- Good that tree planting and car parking are included as factors
- Design to ensure houses are fitting in with codes and village character

Austrey Parish Council Spring 2025

Question 13

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### All further comments:

- The NDP covers in great detail the desires of the local community from types of development to protection of our green spaces for future generations
- The draft document should be adopted as the final version
- NDP is a priority for our village
- I fully support the neighbourhood development plan 2025.
- No further comments
- One element I'd hope would be addressed is the poor roll out of fiber broadband. The new developments have caused major road disruption, and disruption to internet services for existing residents as fibre to the door has been rolled out for new builds. There are no plans to roll this out to the rest of Holly Bank nor other homes outside of the developments. Fibre to the door is important for anyone working from home, anyone using the internet beyond browsing (as the increasing expectations that people will have fast internet grows, companies invest less on compression and optimisation) and can add value to a home. When new developments are being negotiated, they should be challenged on what value to existing residents they can provide.
- It is important and necessary to revise the outdated plan as we have already exceeded the amount of new houses that we agreed to have. Flooding and other issues included in this new plan need to be addressed and adhered to.
- The choice to live in the village is due to the community, history and the overall beauty of its surroundings and diversity. The Plan is necessary equip it to survive for the future.
- The village has more than its allocated housing need, it must now concentrate on the maintaining of the natural views and wildlife areas and any project that helps the community and the residents of Austrey
- Flooding is a major concern as since new developments the episodes of flooding in Bishops field and other areas have increased. This has a major impact on the community and us personally as field run off has been a problem
- Keep it green, keep it community, keep it affordable.
- I would like the village to stay as it is and as when I bought our house. It doesn't need to be any bigger, the community at present is all inclusive and I wouldn't wish that to change
- I like the green spaces on the plan, they will support the very strong sense of community that exists within the village. I think we need more starter homes in the village and also more bungalows are required
- No further comment
- If we do have more housing built, there needs to be a pay-off from the developers (something better than the measly play area built off Wulfric Avenue) - something that will benefit the village. Off-road parking (that is actually used by new residents) as too many vehicles park in unsafe places, partly on pavements, on bends etc, making it unsafe and making visibility a problem"
- Clear marking of safe public footpaths and also locally used paths across farmland with permission might be appreciated.
- Excellent work being carried out by our parish council and associates I only hope they receive the support and backing of the county council.
- We agree to the suggestions
- I think that the plan has been well thought through. I agree with the objectives outlined in the plan. I am passionate about protecting our green space and enabling future generations to benefit from our lovely village. My main feedback is around the need for developers to be held account for road maintenance as a result of their vehicles. Thank you to those who have put this proposal together.
- Thank you for the time and consideration and making sure people have the widest possible opportunity to engage with the plan
- "Building more starter homes is important and we should not stop developers who want to build them. Filling out this google sheet was harder than it needed to be, next time please include links to the relevant policy draft and more accurate/detailed question headings."

Austrey Parish Council Spring 2025

Question 14

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### All further comments continued:

- I believe this is a plan for community and sustainable development.
- Ensure future development does not exacerbate flooding. Hedges and trees are not removed to allow development. Are there any trees which require a TPO? Further properties which should be given a listed building status?
- I have no further comments at this time
- The village is lovely and as long as it is protected, I don't object to the proposed developments.
- Being new to the village I believe that it is important to maintain the aesthetics and rural feel to the village and its residents and this should be put before any developments or schemes are considered.
- I do believe there is more of a local need for 2 bedroom homes / bungalows for elderly looking to downsize and first time buyers.
- I fully support this process
- What actions is been taken to stop the flooding in the village (improvement of the drains)
- We love our village just as it is.
- The community and village is a fantastic place to live, we love it as it is.
- The village needs to absorb the huge amount of new build residents into the community prior to more huge (for the area) developments, transport links seem unlikely to improve so appropriate starter houses were built - all association or part purchase - this is not what is needed - starter houses yes but for purchase.
- A lot of work has gone into creating this neighbourhood development plan, very interesting to read. Thank you
- Please refrain from developing Austrey & keep as is
- No further housing or planning to add more is required. Thank you.
- We need to preserve communities, as well as allow for limited development.
- "All period properties should be using wooden windows, not UPVC. We do not need newer & more properties within the village"
- I object to all planning applications.
- Green space essential for the community
- "Stop building in Austrey! We have had adequate building already and we don't need any more."
- Austrey has had significant development over the last few years. This has led to flooding in the village and any further development will only make this worse. None of the roads in and out of the village are very wide and as a runner and cyclist I have found these roads to become even more dangerous over the last few years. Unfortunately, I was hit by a van whilst on a run last year, on the widest road in and out of the village when the driver thought he could squeeze between a bus and me. The smaller fields in the village are also a haven for wildlife, which has been driven out of the large prairie fields that surround the village.
- As a young person I do find it distressing that I would struggle to purchase a house in the village. I've also seen first hand how much worse flooding has gotten in the village over the last several years, especially as houses are built higher up in the village with no/little thought to where their run off will go. I also strongly believe in the importance of green spaces that are able to act as havens for nature, the UK is one of the top 10 most nature depleted countries on earth, so allowing wildlife to thrive within the village should be a top priority.
- "Austrey has had significant building over the last few years and it is just not sustainable to keep building in the village. The roads are unsuitable, the flooding has increased and some of the new houses are actually being flooded. We need to protect the fields that we have in the village and ensure that they are not built on; therefore ensuring no further risk of flooding but also providing the essential green spaces are maintained for our villagers. These are so essential to both the physical and mental health of our residents as this is where many of them exercise daily; they meet their friends and other villagers and are key to daily life in Austrey. Austrey has a very strong sense of community - there are many ways in which we share with our fellow villagers and it is so important to preserve this community centred way of life"

Austrey Parish Council Spring 2025

Question 14



# Austrey Modified Neighbourhood Plan - Consultation Statement

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### All further comments continued:

- It is important to preserve the green spaces in our community.
- Appreciate the time taken by the individuals to bring this document together
- Previous plan did little to prevent mass development within the village. This refresh would be an opportunity to set some ambitious policies to encourage improvement of the village rather than just trying to maintain the status quo.
- Thank you for a thorough document an hard work
- "Its difficult in the questionnaire to object or agree with the whole plan as its nuanced, there are elements i believe in and elements i object to. My main objections focus around Windfall plots and Housing needs. The plan can seem a little "blue sky thinking" and idealist instead of grounded in reality. The reality is Austrey is a nice area with an aspirational aspect. People want to move there after doing well and alongside others who have done the same. There is nothing wrong with this as it builds a strong community of people who wish to value what they have invested so much into. To say the house prices have outstripped local wages is also nonsensical, with home working people can earn "good" wages from anywhere, its a very generic standpoint to say people who have "grown up" in Austrey can't afford homes there, some can, some can't, just the same as everything else. Many people who have purchased homes in Austrey have come from much more deprived areas to then go on to buy homes in Austrey, "growing up in Austrey" does not in anyway link to your projected salaries and earning potential, so i reject that point. If the area has more rental properties, more cheaper homes it will change the dynamics of what makes it what it is. I feel the village is overprescribed with properties as evidenced within the projected amount and the actual amount of homes which were built. The infrastructure currently is at capacity including the school. The 2021 census will be really out of date due to the amount of people who moved to the village in and after this date so the growth is larger than suggested, there was a flurry of new builds in and after this date. This should be factored in to future "needs". I do support what can be done to keep Austrey agricultural, keep green spaces, support wildlife and ensure the views are maintained and not sacrificed for profits. I think having a building code as described is good so if anything is built it aligns with a good practice and is aesthetically pleasing. I think the NDP has had a lot of time spent on it and whilst it has to draw conclusions from other questionnaires posted on "needs" the reality of the conclusions don't align with the reality of Austrey's actual needs."
- "I was surprised that drainage (other than the playing fields) was not included on the Infrastructure Project List, as this is a real concern for many residents. I was also surprised that there was no mention of the problems we are facing with the erosion of the edges of the lanes in and out of the village, even though the speed of motorists was highlighted as an issue. I am not sure I would have included a new children's play area on this list. We have 3 already which seems adequate for a village of this size. Finally a big thank you to everyone involved in pulling this together. I know what a mammoth task it is. It is looking very comprehensive and professionally presented and I hope it gets the respect it deserves! Well done to all concerned!"
- "I would really like a Sports Field / Play Centre in the Village Centre. lots of people have asked before!!! Roads increased on potholes, Orton Hill and Norton Hill. Cinders Lane should be only for farmers to travel on it and walkers."
- Please see previous correspondence from Crisps Farm Ltd and the email that I have sent to Austrey Parish Council and others at 16:10 on Monday 24th March 2025
- We don't want any more building in our village - we've really had quite enough and with all the flooding that is happening; we just don't have the infrastructure to deal with these new houses
- I agree with all aspects of the draft
- The Parish Council work tirelessly to ensure the village retains its rural qualities. The villagers appreciate their efforts. The plan reflects our desire for the village to meet the needs of its current and future residents, without having a negative impact on nature, the environment or our neighbourhood.

Austrey Parish Council Spring 2025

Question 14

## Austrey NDP Review Reg 14 public consultation responses February – March 2025

### Next steps:

- We want to thank everyone for their support to get us to this place – we had:
  - 87 people attend the consultation event
  - 97 responses completedThis is a huge amount for a village of 550 houses
- A folder has been placed on the website with all of the responses and relevant documentation in there and this can be found at:
  - [www.austrey.co.uk](http://www.austrey.co.uk)
  - NDP 2025-33
- Alongside this support there has been considerable support given to the NDP Review Committee; every household in the village have been hand delivered flyers advertising events; cakes have been baked, cups of tea have been made and poured, residents have been booked into events and sent out information afterwards.
- The message to take away is that Austrey whilst only a small village, has a very strong sense of community and this has been very evident throughout the NDP Review process in that there is a willingness to abide by current planning legislation as well as ensuring long term village growth but there has been a fierce desire to demonstrate what is right for our village in terms of future planning requirements.
- Next steps: this goes to full Parish Council in the June meeting, then goes to NWBC for their formal sign off before it goes to the Examiner for their feedback and comments. We will keep updating the village at various stages.

Austrey Parish Council Spring 2025

Next steps

## Austrey NDP Review Reg 14 public consultation responses February – March 2025



Austrey Parish Council Spring 2025

Appendix 12: Copy of Landowner Response (Proposed Local Green Space Bishops Field)

**Copy of Email and Attachment Thu, 28 Mar 2024 at 16:45**

Good afternoon

Please see attached document on behalf of Crisps Farm in response to the NDP document "Proposal to categorise Austrey's Bishops Field with new Village Green as Local Green Space".

We would appreciate a reply.

Regards,

**Re:- Austrey Neighbourhood Development Plan 2023-24 "Proposal to categorise Austrey's Bishops Field with new Village Green as Local Green Space"**

Dear members of Austrey Neighbourhood Development Plan Steering Group and members of Austrey Parish Council,

As Directors and Shareholders of Crisps Farm Ltd we would like to clarify a few things with regards to some assertions and assumptions made in the document published in the "Neighbourhood Development Plan" section of the austrey.co.uk website under the section "Green Space Proposal"

It must be pointed out, and democratically recorded, that at no time has any representative of Crisps Farm Ltd, with regards to the landholding in question, been contacted or consulted with about this proposal by anyone from the Austrey Neighbourhood Development Plan Steering Group or any member of Austrey Parish Council.

**Paragraph 2** under the subheading "Proposal" of this document it is stated:-

"The village green abuts an area south of the church in the centre of the village which is historically known as the Bishops field. This was originally communal land that was laid out as water meadows in the middle ages and rented out to villagers to grow their own crops. A tythe barn stood at the top of the field with a series of ponds and water bunds managing the water flow through the field".

Whilst some of this may have been the case in the very distant past this field, and adjoining fields, have been in the same private ownership since the early 1970's. This privately owned land has been used for the grazing of cattle, sheep, horses, agriculture and horticulture over many many years.

**Paragraph 3** under the subheading "Proposal" of this document it is stated:-

The Bishops field has a number of public footpath running across, dating from the Middle Ages, and is widely used by villagers as a cut through to the shop and pub and for dog walking and general amusement. When

there is snow it is filled with children on sledges. In summer the dog walkers are joined by kite and drone flyers and small children on bikes.

Crisps Farm accepts there are several well used public footpaths that have legal rights of way across its land.

**Paragraph 5** under the subheading "Proposal" it is stated:-

The full Bishops field is extensive and would not be appropriate for complete categorisation as local green space. This proposal therefore limits the amount of Bishops field to be categorised as Local Green Space with a southern point at the final bund of the water meadows that is followed by the southernmost footpath. The end of the local green space matches the southern end of the built village. See Appendix A.

Crisps Farm accepts this is a large 11+ acre privately owned agricultural field but does not agree with the proposal for classification of a large part of it as "Local Green Space" in the Austrey NDP. The land is not in the Green Belt.

Classification of the new Village Green which in itself is not a small parcel of land seems to be in accordance with the NPPF. "Local Green Space".

For avoidance of doubt this is an extract from the NPPF

105. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

106. 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.

107. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

**Paragraph 6** under the subheading "Proposal" it is stated:-

"Although the Bishops field was used for grazing up to 5 years ago it has since been left in disrepair and most of the fences have now fallen down. The current owners are not farmers and appear to have no interest in maintaining the field."

Whilst Crisps Farm hasn't grazed it's privately owned land recently there have been two grass crops taken off in recent years and there are good and obvious reasons for this. Crisps Farm has all rights to use the land it owns in anyway way it chooses. Crisps Farm's old yard at the end of Church Lane was demolished to make way for what is now the new Village Green. Delays caused by COVID19 amongst other things slowed construction of the new replacement yard access onto Warton Lane. This has now very recently been completed. It is now the intention to repair damaged fences and replace fencing with new to bring the field, and the additional Crisps Farm land holding, back into productive use.

I hope this helps clarify things on behalf of Crisps Farm, the legal private owner of the field, referred to as Bishops Field.

Please do not hesitate to contact Eaton Walker, or myself, to discuss either by email, phone or maybe a meeting in the field.

Yours sincerely,



**Austrey Parish Council**

**July 2025**

**Supported by**





**Austrey Neighbourhood Development Plan Review  
2025 - 2033**

**Statement of Modifications**  
**(Regulation 15 Submission Version)**

**Austrey Parish Council**



August 2025

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## 1.0 Introduction

- 1.1 The Austrey Neighbourhood Development Plan Review (ANDPR) updates the previous Austrey Neighbourhood Development Plan 2014 - 2029. The former NDP was examined, subjected to a local referendum and then made (adopted) by North Warwickshire Borough Council in June 2017.
- 1.2 In 2021 the Parish Council decided to review the NDP. The Review is being undertaken to update the policies and proposals in the previous NDP.
- 1.3 The Review of the NDP has been informed by the following:
- Changes to national planning policy set out in the National Planning Policy Framework (NPPF) 19<sup>th</sup> December 2024 and other Government guidance;
  - The North Warwickshire Local Plan, Adopted September 2021 and associated supporting documents and evidence base;
  - The findings of the Austrey Housing Needs Survey Report 2021;
  - Development of former site allocations and other housing growth in Austrey over the last 5 years;
  - Local residents' and stakeholders' responses to the launch event and questionnaire for the Review in May 2023. A report setting out the responses and how they have been used to inform changes to the NDP is provided on the NDP pages of the Parish Council website; and
  - Informal advice and discussions with North Warwickshire Borough Council.
  - Responses to the formal Regulation 14 consultation 10<sup>th</sup> February 2025 until Monday 24<sup>th</sup> March 2025.
- 1.4 This document is the Statement of Modifications for the Regulation 15 Submission Version of the Modified Plan. It sets out the extent of the modifications to the former NDP and summarises the changes to policies and proposals which have been incorporated into the NDP Review document.

## 2.0 National Planning Practice Guidance (PPG)

- 2.1 Planning Practice Guidance for neighbourhood planning sets out when it is considered necessary to review and update a neighbourhood plan<sup>1</sup>. This provides the following advice:

### ***'Updating a neighbourhood plan***

### ***In what ways can a neighbourhood plan or order be changed?***

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<sup>1</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>

*There are 3 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.'*

Paragraph: 106 Reference ID: 41-106-20190509  
Revision date: 09 05 2019

2.2 The modifications to the Austrey Neighbourhood Plan are considered to be material as they go further than correcting errors.

2.3 PPG goes on to advise:

***'How are more substantive neighbourhood plan updates made?***

*If a qualifying body wish to make updates (modifications) that do materially affect the policies in the plan, they should follow the process set out in [guidance](#), with the following additional requirements:*

- the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons.*
- the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner.*
- the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan.'*

Paragraph: 085 Reference ID: 41-085-20180222  
Revision date: 22 02 2018

- 2.3 The Statement sets out the extent of the modifications and gives reasons why the Parish Council considers the modifications are minor or material and if so whether they are so significant or substantial as to change the nature of the plan.

### 3.0 Material Modifications to the Made NDP

- 3.1 The Neighbourhood Plan Review comprises amendments to former made neighbourhood plan policies and the deletion of former site allocations for new housing.

- 3.2 Only 1 policy has been completely deleted from the made neighbourhood plan. This is:

*'AP9: For the period to 2029, we expect the following 3 sites identified to deliver the housing needs for Austrey: Hollybank Farm (A); Crisps Farm / Glebe Field (B); Applegarth / The Croft (C), along with any windfall sites as outlined in AP10.*

*This will not only meet the minimum requirements of NWBC's Core Strategy, but also takes into account the anticipated request for further housing to support the shortfall in neighbouring Tamworth.*

*According to detailed sustainability and other assessments carried out by NWBC, these sites are deliverable and suitable for development.'*

- 3.3 The reason for this deletion is that the identified 3 sites have all been developed for new housing.
- 3.4 Following discussions with North Warwickshire Borough Council, the Parish Council agreed that the review would not include new site allocations for housing development but would focus on updating the other neighbourhood plan policies and include commissioning design codes to promote high quality and sustainable development.
- 3.5 Former made NDP Policies which have been retained and modified are shown in Table 1: List of Modified NDP Policies:

**Table 1: List of Modified NDP Policies**

Former Made NDP Policy	Modified Policy in Review NDP	Brief Reason
POLICY AP1: Natural Environment	POLICY AP1: Natural Environment	The Policy has been updated to include protection of features which local residents and stakeholders value in Austrey such as ridge and furrow and the need to protect the area against further light pollution. These issues were identified in submitted responses to the informal consultation undertaken in May 2023. The Policy also refers to the relevant principles in Austrey Design Guidance and Codes.

POLICY AP2	POLICY AP2: Local Green Spaces	The playing fields at Newton Lane and the Old Cricket Ground were identified for continuing use for recreational activities in the former neighbourhood plan. Footpaths across Bishops Field and the field northeast of Hollybank and views were also noted as important. These areas continue to provide important resources for local residents and are now identified as Local Green Spaces as they meet the criteria in the NPPF. Other important local areas suggested by residents have also been assessed against the criteria in the NPPF and, where they meet these criteria are proposed as Local Green Spaces in the Plan.
POLICY AP3: Views	POLICY AP3: Views	The made NDP identified a number of important views which were protected in Policy AP3. These views have been re-assessed by the NDP Steering Group as part of the Plan Review and a revised map showing important local views has been prepared. The policy wording has also been updated and amended.
POLICY AP4	POLICY AP4: Farm Diversification	The Policy has been updated to reflect a greater emphasis on the need to reduce carbon emissions and support renewable energy schemes and to support rural diversification in response to additional challenges for farmers.
POLICY AP5	POLICY AP5: High Quality Design	<p>Former NDP Policy AP5 required new dwellings to comply with Building for Life 12 (BfL12) and Lifetime Homes guidelines. Although BfL12 is promoted in the new Local Plan, these guidelines now have been superseded by Building for a Healthy Life (BHL) which was published in 2020. Building for a Healthy Life is a Design Code to help people improve the design of new and growing neighbourhoods and includes 12 considerations across 3 key themes of Integrated Neighbourhoods, Distinctive Places and Streets for All. Lifetime Homes standards were replaced by the optional building regulations standard M4(2) entitled 'accessible and adaptable dwellings'.</p> <p>Design codes were commissioned through the Locality Technical Support programme as part of the review process. New, revised NDP Policy AP5 requires new development to respond positively to the relevant principles of Austrey Design Guidance and Codes.</p>
POLICY AP6	POLICY AP6: Sustainable Design	The former NDP Policy required developers to assess the viability of onsite sources of renewable energy and to ensure buildings are energy efficient. The new Policy wording



		provides guidance to ensure new development is designed and built to be as sustainable and resource and energy efficient as possible in response to the climate emergency. The Policy refers to updated principles for sustainable design set out in Austrey Design Guidance and Codes.
POLICY AP7	POLICY AP7: Promoting Safer Neighbourhoods	Former Policy AP7 required new development to comply with Secured by Design and Safer Places standards. Secured by Design principles and promoting safer spaces and active travel are embedded in the National Model Design Code and at a local level are included in Austrey Design Guidance and Codes.
POLICY AP8	POLICY AP8: Active Travel and Healthy Lifestyles	Former Policy AP8 required development to comply with highways standards and promoted a five-minute, walkable neighbourhood.  Revised Policy AP8 has been prepared to help ensure development in Austrey supports healthy lifestyles and addresses the need to de-carbonise transport. It also refers to the relevant principles set out in Austrey Design Guidance and Codes.
POLICY AP10	POLICY AP9: Windfall Development	Austrey NDP Policy AP9 sets out local criteria for assessing windfall development proposals for new housing. These are largely carried forward from the former made NDP and include the former criteria for the selection of sites and former windfall Policy AP10. The wording has also been slightly updated.
POLICY AP11	POLICY AP10: Local Housing Need	NDP Policy AP10 updates the previous NDP Policy AP11 and refers to the results of the latest / most up to date housing needs survey for the Parish (2021).

## 4.0 Do the Material Modifications Change the Nature of the Plan?

- 4.1 The changes to the NDP Policies and supporting text are considered to comprise material modifications that do not change the nature of the Plan. This is because although several former site allocations for new housing have been deleted, the sites already had planning consent by the time the NDP was made and have since been developed. Other modifications comprise updates to the former policies and several references to Austrey Design Guidance and Codes which was commissioned as part of the review process.
- 4.2 The Parish Council considers that an examination will be required but not a referendum. However, it is recognised that the local planning authority (North Warwickshire Borough Council) and the examiner will draw their own

conclusions and make recommendations accordingly as the NDP Review moves forward through the process.

- 4.3 Table 2 in Appendix 1 sets out all the detailed modifications to the Made Austrey NDP.

## Appendix 1 Detailed Modifications

**Table 2: Austrey NDP Modifications**

Reference Number	Made NDP Section / Policy / Para Number	Proposed change shown as deleted wording <del>strikethrough</del> , and new wording in <u>blue text and underlined</u>	Brief description of reason for change and QB view on nature of change/modification i.e. • Minor (non-material) • Material that do not change the nature of the plan • Material that would change the nature of the plan
1.	Front cover	<u>New front cover</u>	The new front cover refers to the Submission NDP.  Minor change.
2.	Contents	<del>CONTENTS</del> <del>BASIC</del> <del>CONDITIONS.....4</del> <del>INTRODUCTION.....5</del> <del>Parish Profile</del> <del>Legal Framework</del> <del>SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE.....8</del> <del>Background</del> <del>Objectives and Policies</del> <del>Contributions to Sustainable Development</del> <del>Legal Framework</del> <del>SECTION 2: HOUSING DESIGN.....14</del> <del>Background</del> <del>Objectives and Policies</del> <del>Contributions to Sustainable Development</del> <del>Legal Framework</del>	Former contents table deleted and moved to after Reg 14 consultation section.  Minor change.

Reference Number	Made NDP Section / Policy / Para Number	Proposed change shown as deleted wording <del>strikethrough</del> , and new wording in <u>blue text and underlined</u>	Brief description of reason for change and QB view on nature of change/modification i.e. • Minor (non-material) • Material that do not change the nature of the plan • Material that would change the nature of the plan
		<del>SECTION 3: HOUSING DEVELOPMENT.....16</del> <del>Background</del> <del>Objectives and Policies</del> <del>Proposed Sites for Development</del> <del>A. Hollybank Farm</del> <del>B. Crisps Farm / Glebe Field</del> <del>C. Applegarth / The Croft</del> <del>Contributions to Sustainable Development</del> <del>Legal Framework</del> <del>CURRENT APPLICATIONS.....28</del> <del>NEXT STEPS.....29</del> <del>Appendix 1: Evidence Base.....30</del> <del>Appendix 2: NPPF References.....32</del> <del>Appendix 3: Core Strategy References.....34</del> <del>Appendix 4: Community Consultation.....36</del>	
4.	List of Policies (New)	<u>List of Policies</u> <u>POLICY</u> <u>Page</u> <u>POLICY AP1: NATURAL ENVIRONMENT</u> <u>POLICY AP2: LOCAL GREEN SPACES</u> <u>POLICY AP3: VIEWS</u> <u>POLICY AP4: FARM DIVERSIFICATION</u> <u>POLICY AP5: HIGH QUALITY DESIGN</u> <u>POLICY AP6: SUSTAINABLE DESIGN</u>	New list of policies and page numbers inserted. Minor editorial change.

Reference Number	Made NDP Section / Policy / Para Number	Proposed change shown as deleted wording <del>strikethrough</del> , and new wording in <u>blue text and underlined</u>	Brief description of reason for change and QB view on nature of change/modification i.e. <ul style="list-style-type: none"> <li>• Minor (non-material)</li> <li>• Material that do not change the nature of the plan</li> <li>• Material that would change the nature of the plan</li> </ul>
		<u>POLICY AP7: PROMOTING SAFER NEIGHBOURHOODS</u> <u>POLICY AP8: ACTIVE TRAVEL AND HEALTHY LIFESTYLES</u> <u>POLICY AP9: WINDFALL DEVELOPMENT</u> <u>POLICY AP10: LOCAL HOUSING NEED</u>	
5.	BASIC CONDITIONS	<u>1.0 BASIC CONDITIONS AND LEGAL REQUIREMENTS</u>  <u>The Localism Act 2011 empowers local communities to take responsibility for the preparation of planning policies for their area through a neighbourhood development plan (NDP). Paragraph 30 of the National Planning Policy Framework (NPPF) states 'neighbourhood planning gives communities the power to develop a shared vision for their area'.</u>  <u>This document is <del>a</del> the Modified Neighbourhood Development Plan for Austrey and has been prepared in line with the Neighbourhood Planning (General) Regulations 2012 (as amended).</u>  <u>Austrey Modified Neighbourhood Plan (AMNP) has been prepared through a formal Review process and comprises material modifications to the former made Austrey Neighbourhood Plan. Therefore it will be subjected to independent examination.</u>  <u>The examiner will consider whether the Modified Plan meets certain 'basic conditions'. These are:</u>	<p>This section has been updated to refer to the modified plan and to provide a correct, updated overview of the basic conditions and legal requirements.</p> <p>Minor editorial change.</p>

Reference Number	Made NDP Section / Policy / Para Number	Proposed change shown as deleted wording <del>strikethrough</del> , and new wording in <u>blue text and underlined</u>	Brief description of reason for change and QB view on nature of change/modification i.e. • Minor (non-material) • Material that do not change the nature of the plan • Material that would change the nature of the plan
		<p><u>Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;</u>  <u>The making of the neighbourhood plan contributes to the achievement of sustainable development;</u>  <u>The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);</u>  <u>The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and</u>  <u>The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.</u></p> <p><u>Neighbourhood plans also have to be compatible with the Convention Rights, which has the same meaning as in the Human Rights Act 1998.</u></p> <p><u>In addition, the Modified Plan is required to meet various legal requirements:</u>  <del>The Policies included in this Plan comply fully with all relevant European, national and regional policies and procedures</del>  The official qualifying body for the <del>submission of this</del> <u>Neighbourhood</u> Plan is Austrey Parish Council;  <del>This</del> <u>The Modified</u> Plan <u>states</u> the <u>plan</u> period <del>2014-2029</del> <u>of 2025 – 2033;</u>  The Policies detailed in <del>this the Modified</del> Plan <del>relate only to housing development and make no reference to “excluded development”</del> <u>do not include provision about excluded development (principally minerals, waste disposal,</u></p>	



Reference Number	Made NDP Section / Policy / Para Number	Proposed change shown as deleted wording <del>strikethrough</del> , and new wording in <u>blue text and underlined</u>	Brief description of reason for change and QB view on nature of change/modification i.e. • Minor (non-material) • Material that do not change the nature of the plan • Material that would change the nature of the plan
		<p><u>development automatically requiring Environmental Impact Assessment, and nationally significant infrastructure projects).</u></p> <p><del>This</del> <u>The Modified</u> Plan relates only to the neighbourhood area defined by the boundaries of the Parish of Austrey <u>and designated on 25<sup>th</sup> September 2013 (shown on Map 1)</u></p> <p><del>This is the only Neighbourhood Development Plan in place today relating to the Parish of Austrey</del> <u>The Modified Neighbourhood Plan does not relate to more than one neighbourhood area, and no other neighbourhood development plan, other than the made Neighbourhood Plan, has been made for the neighbourhood area.</u></p>	
6.	<u>2. AUSTREY NDP REVIEW</u>	<p><u>2.0 AUSTREY NDP REVIEW</u></p> <p><u>Welcome to the Austrey Neighbourhood Plan Review. The Modified Plan updates the previous Austrey Neighbourhood Development Plan 2014 - 2029 which was prepared by a steering group on behalf of the Parish Council, examined and subjected to a local referendum. The Plan was made (adopted) by North Warwickshire Borough Council in June 2017.</u></p> <p><u>In October 2020 Austrey Parish Council decided to review the NDP. In early 2022 members of the Parish Council worked with planning consultants Kirkwells to consider the made Plan's policies and proposals and to identify where updates may be required. A document 'Austrey Made NDP Policy Screening March 2022' was prepared and is published on the NDP Review folder of the Parish Council's website (<a href="https://www.austrey.co.uk/copy-of-neighbourhood-plan">https://www.austrey.co.uk/copy-of-neighbourhood-plan</a>).</u></p>	<p>To provide background to the review process.</p> <p>Minor modification.</p>

Reference Number	Made NDP Section / Policy / Para Number	Proposed change shown as deleted wording <del>strikethrough</del> , and new wording in <u>blue text and underlined</u>	Brief description of reason for change and QB view on nature of change/modification i.e. <ul style="list-style-type: none"> <li>• Minor (non-material)</li> <li>• Material that do not change the nature of the plan</li> <li>• Material that would change the nature of the plan</li> </ul>
		<p><u>The Review updates the policies and proposals in the previous NDP, taking into account:</u></p> <p><u>Changes to national planning policy set out in the National Planning Policy Framework (NPPF) updated 12<sup>th</sup> December 2024<sup>2</sup> and other Government guidance;</u></p> <p><u>The new North Warwickshire Local Plan, Adopted September 2021<sup>3</sup> and associated supporting documents and evidence base;</u></p> <p><u>The findings of the Austrey Housing Needs Survey Report 2021<sup>4</sup>; and</u></p> <p><u>Development of former site allocations and other housing growth in Austrey over the last few years.</u></p> <p><u>Local residents' and stakeholders' responses to the launch event and questionnaire for the Review in May 2023. A report setting out the responses and how they have been used to inform changes to the NDP is provided on the NDP pages of the Parish Council website<sup>5</sup>.</u></p> <p><u>Austrey Design Guidance and Codes 2024<sup>6</sup></u></p> <p><u>Responses to the Regulation 14 public consultation in early 2025</u></p>	

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

<sup>3</sup> [https://www.northwarks.gov.uk/downloads/download/2682/adopted\\_local\\_plan\\_2021](https://www.northwarks.gov.uk/downloads/download/2682/adopted_local_plan_2021)

<sup>4</sup> [https://www.austrey.co.uk/files/ugd/3b800a\\_e5f01b9f545b4a198734ac4951926fe6.pdf](https://www.austrey.co.uk/files/ugd/3b800a_e5f01b9f545b4a198734ac4951926fe6.pdf)

<sup>5</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>


<sup>6</sup> <https://www.austrey.co.uk/ndpdocuments>

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		<p><u>WHAT IS AN NDP REVIEW?</u></p> <p><u>Planning Practice Guidance (PPG) for neighbourhood planning sets out when it is considered necessary to review and update a neighbourhood plan<sup>7</sup>:</u>  <u>'There is no requirement to review or update a neighbourhood plan. However, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood of a neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need, as set out in guidance'. PPG goes on to advise that, 'communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it.'</u></p> <p><u>PPG also sets out advice about the process for updating an NDP:</u>  <u>'There are 3 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:</u></p> <ul style="list-style-type: none"> <li><u>• Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission</u></li> </ul>	

<sup>7</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>  
 Paragraph: 084 Reference ID: 41-084-20190509 Revision date: 09 05 2019 and Paragraph: 106 Reference ID: 41-106-20190509 Revision date: 09 05 2019

Reference Number	Made NDP Section / Policy / Para Number	Proposed change shown as deleted wording <del>strikethrough</del> , and new wording in <u>blue text and underlined</u>	Brief description of reason for change and QB view on nature of change/modification i.e. <ul style="list-style-type: none"> <li>• Minor (non-material)</li> <li>• Material that do not change the nature of the plan</li> <li>• Material that would change the nature of the plan</li> </ul>
		<p><u>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.</u></p> <ul style="list-style-type: none"> <li>• <u>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.</u></li> <li>• <u>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.'</u></li> </ul> <p><u>The process for preparing an NDP Review comprising material modifications is set out in The Neighbourhood Planning (General) Regulations 2012 (as amended). This is very similar to the process for preparing an NDP but depending upon the degree of change, a referendum may or may not be required.</u></p> <p><u>This NDP Review is considered to comprise material modifications which do not change the nature of the plan. The Statement of Modifications sets out the changes to the Made NDP and is published on the NDP website, alongside a 'track changes' version of the previous NDP, with the modifications.</u></p>	

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7.	INTRODUCTION	<p><u>3.0</u> INTRODUCTION</p> <p>This is a Neighbourhood Plan as defined by the 2011 Localism Act. It provides planning <del>guidelines</del> <u>policies</u> for the Parish of Austrey, as <del>detailed in the map below</del> <u>shown on Map 1.</u></p> <p><u>The first Austrey Neighbourhood Plan was prepared through an extensive process of public consultation and engagement led by the Parish Council and was made (adopted) by North Warwickshire Borough Council (NWBC) in June 2017. Since then, the village has seen significant development, including several new housing schemes, including those which were identified as site allocations in the Neighbourhood Plan. In addition, there have been changes to planning policy at a national level (set out in the NPPF and other Government guidance) and North Warwickshire District Council has adopted a new Local Plan (2021 – 2033). For these reasons the Parish Council felt it was timely and appropriate to undertake a formal review of the Plan to ensure it remains up to date and relevant.</u></p> <p>The <u>Modified</u> Plan has been produced by Austrey Parish Council as the official qualifying body, <del>together with</del> <u>with support from</u> a Steering Group comprising representatives from different parts of the local community.</p>	<p>To update the section and refer to the review process.</p> <p>Minor modification.</p>

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		<p>It draws on the views and aspirations of those living in Austrey and has been supported by the Forward Planning Department of North Warwickshire Borough Council.</p> <p>This <u>Modified</u> Plan covers <del>development needs for</del> the <u>plan</u> period <del>2014-2029 2025 – 2033 (the same as the new North Warwickshire Local Plan)</del> but <u>it</u> will be <u>monitored and subjected to further review</u> <del>re-visited from time to time</del> to ensure continuing alignment with the changing requirements of the village and of North Warwickshire as a whole.</p> <p>The Plan covers key aspects of neighbourhood planning, section by section. Each of these sections starts with a background explanation and goes on to highlight the objectives, and detail the Policies (<del>AP1—AP13</del> <u>AP10</u>) designed to meet those objectives. Each section also references the relevant legal framework, demonstrating compliance, and the ways in which the policies contribute to the sustainable development of our village (  leaf motif).</p>	
8.	Map 1 Austrey Designated Neighbourhood	Map updated with improved image provided by NWBC.	<p>To replace previous poor quality and unclear map.</p> <p>Minor change.</p>



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	Area and Parish Boundary		
9.	PARISH PROFILE	<p><u>4.0 PARISH PROFILE</u></p> <p>Austrey is a small, rural village in North Warwickshire, situated close to the borders with Leicestershire, Staffordshire and Derbyshire. It is surrounded by attractive, rolling countryside and open, green fields, and yet is conveniently located close to the country's key motorway network (M42, M1, M6). <del>The current plans for HS2 show the line</del> <u>The HS2 Phase 2B safeguarding maps include an area</u> cutting across the corner of the playing fields to the west of the village. <u>The eastern Leg of Phase 2B is currently on hold but the safeguarded routes will remain in place until there is clarity from the Government on route alterations. Stakeholders will be updated on the proposals for Phase 2b East once HS2 has been instructed by Government.</u></p>	<p>To updated information about the parish in 2025.</p> <p>Minor modifications.</p>
10.		<p><del>Today,</del> <u>The 2021 Census showed that</u> the Parish comprises approximately <del>400</del> <u>527</u> dwellings in a variety of design styles, and has around <del>1,000</del> <u>1,100</u> residents <u>in 470 households. This demonstrates a 10% increase in residents since 2011 and reflects the significant amount of new residential development that has taken place within and around the village.</u></p> <p>Austrey has a rich history stretching back to medieval times. There are ancient earth-works in Bishops Field, and ridge and furrow formation has survived in several fields in and around the village. A century ago, it was home to artisans, farmers and local tradesmen. 25 years ago, a large proportion of residents</p>	

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		<p>were commuting to nearby conurbations such as Birmingham, Coventry, Nottingham and Leicester. Today, an increasing proportion of residents work from home, at least part of the time.</p> <p>The village has <del>limited</del> <u>several community</u> facilities, including a primary school, two churches, a general store/Post Office, one public house and a village hall. There are currently no medical services in Austrey. <del>As a result of the limited facilities,</del> <u>T</u>here are few job opportunities with employers based in the Parish.</p> <p>Those living in Austrey are highly dependent on private transport. There is a limited bus service to Tamworth, but no direct service to Atherstone or Ashby-de-la-Zouch, the nearby market towns.</p> <p>Austrey has an ageing community with more elderly residents wishing to remain in the village through retirement, and the relatively high house prices present a challenge for some young families with children wishing to live in Austrey.</p> <p>There is a strong sense of community, with a number of local societies and associations thriving as a result. These include the <del>recently formed</del> Austrey Residents' Association. In addition, there is a popular festival and bonfire each year, and there have been some well attended street parties <u>including for the King's Coronation in May 2023</u>. <del>The Open Gardens event attracted over 300 visitors in 2014. It is largely because of this vitality that Austrey was named Warwickshire's Calor "Village of the Year" in 2008.</del></p>	

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		<p><i>'Rural North Warwickshire: a community of communities. A place where people want to live, work and visit, now and in the future, which meets the diverse needs of existing and future residents, is sensitive to the local environment, and contributes to a high quality of life. <del>NWBC Core Strategy, 2014</del> <u>A place which is safe and inclusive, well planned, built and run and offers equality of opportunity and good services for all.</u></i></p> <p><u>Spatial Vision, North Warwickshire Local Plan, Adopted September 2021.</u></p> <p><u>This Vision for rural North Warwickshire set out in the Local Plan is considered to be appropriate for the AMNP.</u></p>	
11.	LEGAL FRAMEWORK	<p><del>LEGAL</del> <u>PLANNING POLICY</u> FRAMEWORK</p> <p>There are two policy documents that provide the main <del>legal</del> <u>planning policy</u> framework for the Austrey <u>Review</u> Neighbourhood Plan:</p> <p>1. <u>The National Planning Policy Framework (December 2024)</u></p> <p><del>This document (the 'Framework' or NPPF) establishes the government's national planning policies. It came into force in March 2012 to guide regional and local planning authorities when making planning decisions.</del></p> <p><del>The NPPF requires that Neighbourhood Plans meet the development needs of the local planning authority (NWBC) as a minimum. Communities may decide to go beyond this minimum requirement if additional development is considered beneficial to local residents. It sets out that neighbourhood plans should support the delivery of strategic policies contained in local plans</del></p>	<p>To update the text with refence to the latest version of the NPPF and the new adopted Local Plan.</p> <p>Minor modifications.</p>

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		<p><del>(paragraph 13) and should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies (paragraph 29).</del></p> <p><del>The NPPF is clear in establishing a number of basic principles relating to development:</del></p> <p><del>It should support the strategic development needs set out in the Borough's Local Plan</del></p> <p><del>It should be designed to improve the places where people live, incorporating high quality design and a good standard of amenity</del></p> <p><del>It should protect the diversity of different areas</del></p> <p><del>It should support the move to a low carbon future and drive the three aspects of sustainability: economic, social, environmental</del></p> <p><del>It should conserve and enhance the natural environment, encouraging the re-use of land where possible</del></p> <p><del>It should promote "mixed use" developments</del></p> <p><del>It should protect and conserve heritage assets</del></p> <p><del>It should encourage full use of public transport, walking and cycling</del></p> <p><del>It should improve health, social and cultural well being</del></p> <p><u>The NPPF is clear that non-strategic policies should be used to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies (paragraph 29). Neighbourhood planning</u></p>	

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		<p><u>gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan (paragraph 30).</u></p> <p>2. <del>NWBC's Core Strategy</del></p> <p><del>North Warwickshire Borough Council adopted the Core Strategy in October 2014. This forms a key part of the Local Plan, and it is this document which is used to determine the extent and location of housing development across the Borough.</del></p> <p><del>The 2014 Core Strategy requires that Austrey provides a minimum of 40 additional dwellings in the Parish in the period to 2029.</del></p> <p><u>North Warwickshire Local Plan 2021, Adopted September 2021</u></p> <p><u>The Local Plan contains planning policies for the Borough to guide the development and use of land, which affect the nature of places and how they function at a strategic level as well as providing detailed policies for individual sites and applications. The Local Plan looks forward to 2033 and continues the theme of sustainable development in the right place with the right infrastructure. Austrey is identified in the settlement hierarchy as a Category 4 settlement: Other Settlements with a development boundary. There is no minimum housing target for Austrey and site allocation H13 has been developed.</u></p>	

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12.	SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE	<p><del>SECTION 1:</del> ENVIRONMENT, LANDSCAPE AND WILDLIFE</p> <p>BACKGROUND</p> <p>Austrey has little green space within the village itself, and the two <del>existing</del> <u>main</u> play areas for children are not centrally located: there is a small area on Hollybank to the northeast, and the main playing field lies half a mile to the northwest of the village. <del>It should be noted that the proposed route of the HS2 railway line cuts across the corner of this playing field.</del></p> <p>Nevertheless, Austrey is surrounded by open fields, and has been for hundreds of years. These small fields and associated hedgerows are not only important in supporting a rich variety of wildlife species but they give Austrey much of its unique character and provide residents with relief from the built environment. A number of these small fields forming a “green ring” around Austrey have historically been used for villagers’ recreational activities. These are the former cricket ground, east of Farthings (the old Post Office), and the playing fields on Newton Lane. Other sites in agricultural use have footpaths and permitted rights of way that have been enjoyed for many years and are still frequently used today. These are Bishops Field, southwest of the church, and the field to the northeast of Hollybank.</p> <p>There are now few young farmers interested in continuing cottage farming activities around the village, and a real concern that the landscape may change as a consequence of this. The wider Parish is made up of other small fields dating back to the Middle Ages, and a growing number of large ‘prairie-style”</p>	<p>To provide factual updates.</p> <p>This leg of HS2 has now been cancelled by the Government and so references have been removed in the NDP.</p> <p>Minor modifications.</p>



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		<p>farms where ancient hedges have been removed over time in the interests of more efficient farming. This has contributed to the flooding issues faced by certain parts of the village, following heavy rain.</p> <p>There are several <del>spectacular</del> <u>attractive</u> views of Austrey <u>village</u> and the surrounding landscape which also help to give the village a unique sense of place.</p> <p>Austrey has a number of clubs and societies that enable residents to take advantage of the rural environment to enjoy an active and healthy social life. These include the allotment society, gardening society, archery club, art group, cricket and football clubs, golf society, scouts club, tennis club, Women's Institute and the walking group <u>and The Austrey Belles</u>.</p> <p><del>In the interests of maintaining this vitality, Austrey Parish Council has submitted to NWBC a number of "assets of community interest" which are considered to be important for the sustainability of the local community. These include the Bird In Hand public house and the village shop/Post Office.</del></p>	
13.	OBJECTIVES	<p><u>ENVIRONMENT, LANDSCAPE AND WILDLIFE</u> OBJECTIVES</p> <p><u>4.1 Objective 1: To Protect the 'Green Ring'</u></p> <p>It is one of the basic aims of this Plan to protect the fields surrounding Austrey, as it is this "green ring" which gives the village so much of its character and breath-taking views, and which gives the local community the opportunity to practise the outdoor activities that they enjoy today. <u>Map 2 (Map 3 from the former, made NDP) identifies the areas that make up this 'Green Ring'.</u></p>	<p>To update the former objectives and provide titles.</p> <p>Minor modifications.</p>

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		<p><del>1.2 Given the lack of green space available for public use in Austrey, this Plan also supports the development of a village green and children's play area in the centre of the village, close to other amenities.</del></p> <p><u>Map 2 Green Ring (new map)</u></p> <p><del>4.3</del> <u>Objective 2: To Enhance Local Wildlife</u> It is important for the survival of wildlife in the village that any future development should have minimal impact on its natural habitat. Again this means protecting the small fields and ancient hedgerows that still exist around the periphery of Austrey.</p> <p><del>4.4</del> <u>Objective 3: To Minimise Flood Risk</u> Likewise, it is important that the quality of life for existing and future residents is not adversely affected by an increased risk of flooding as a result of excessive or ill-conceived development.</p> <p><del>1.5 This Plan aims to preserve the “community assets”, as highlighted on page 8. These assets contribute to the quality of life for members of the local community and need support or protection if they are to remain viable.</del></p>	

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14.	SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE	<p><u>PROTECTING LOCAL LANDSCAPE CHARACTER AND WILDLIFE</u></p> <p><u>The Landscape Character Assessment of North Warwickshire Borough, 2009<sup>8</sup> includes an assessment of landscape character in the Borough and provides landscape / management strategies for local character areas to reinforce and enhance landscape character.</u></p> <p><u>Austrey is located in Landscape Character Area 1: No Man's Heath to Warton – Lowlands (see Landscape Character Assessment Maps, Figure 11). Key characteristics of this area include:</u></p> <p><u>A distinctive shallow bowl landform of gently undulating low rounded hills that contain a central valley;</u></p> <p><u>Mixed open agricultural landscape with a scattering of small red-brick, nucleated hill top villages with visually prominent church spires;</u></p> <p><u>Dense network of minor country roads and lanes, bordered by grass verges, some towards the north containing hedges with bracken hint at former heaths;</u></p> <p><u>Strong rectilinear hedge pattern of late enclosure with in parts extensive very open areas of arable cultivation on the more elevated land;</u></p> <p><u>Small flat pastoral fields on lower land, associated with a number of small tributaries of the Anker River particularly notable at Austrey Meadows;</u></p> <p><u>Tree cover confined to small regularly shaped game coverts and hedgerow trees;</u></p>	<p>To update information relating to local landscape character assessment, and national and strategic planning policies.</p> <p>Minor modifications.</p>

<sup>8</sup> [https://www.northwarks.gov.uk/downloads/file/7260/cd71\\_landscape\\_character\\_assessment\\_report](https://www.northwarks.gov.uk/downloads/file/7260/cd71_landscape_character_assessment_report)

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		<p><u>Wide open views across the character area from the elevated fringes, from lower land views across open fields to near escarpments.</u></p> <p><u>Austrey Meadows to the south of Austrey is noted for small, regular, often linear fields alongside the watercourses which are used for grazing and enclosed by low hedgerows. The wood at the bottom of Wulfric Avenue off Cinder Lane is also of recognised local importance.</u></p> <p><u>Landscape / management strategies relevant to Austrey neighbourhood area include the following:</u>  <u>Any new development should reinforce the existing settlement pattern of the rural villages;</u>  <u>Conserve the historic field pattern, with priority given to restoring and strengthening primary hedge lines including those alongside roads;</u>  <u>Enhance tree cover through small scale planting of broadleaved coverts and woods in keeping with geometric pattern of hedged fields and visually open character;</u>  <u>Encourage natural regeneration of trees and vegetation alongside watercourses and promote small areas of wetland planting in areas currently lacking in habitats;and</u>  <u>Encourage ecological management of grassland areas and wetlands.</u></p> <p><del>POLICIES</del></p> <p><u>NPPF paragraph 187 sets out that planning policies should contribute to and enhance the natural and local environment by, amongst other things,</u></p>	

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		<p><u>protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.</u></p> <p><u>North Warwickshire Local Plan Policy LP14 Landscape refers to the Landscape Character Assessment and sets out that development should look to conserve, enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific landscape, geo-diversity, wildlife and historic features which contribute to local character will be protected and enhanced as appropriate. Policy LP16 Natural Environment aims to protect and enhance the quality, character, diversity and local distinctiveness of the natural environment and seeks to minimise impacts on, and provide net gains for biodiversity. Policy LP17 sets out that development proposals must, where appropriate, demonstrate how they contribute to maintaining and enhancing a comprehensive and strategically planned Green Infrastructure network.</u></p> <p><u>Austrey NDP Policy AP1 has been prepared to help ensure development proposals protect and enhance important local features so that Austrey's distinctive landscape character continues to be enjoyed by local people and visitors, and wildlife thrives. The Policy has been updated to include protection of features which local residents and stakeholders value in Austrey such as ridge and furrow and the need to protect the area against further light pollution. These issues were identified in submitted responses to the informal consultation undertaken in May 2023.</u></p>	

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15.	POLICY AP1	<p><b>POLICY AP1: <u>NATURAL ENVIRONMENT</u></b></p> <p>Existing hedgerows, ditches, <u>water bodies, broadleaved woodlands, and mature, <del>ancient and veteran</del><sup>9</sup> trees <del>in the Parish</del> and ridge and furrow are all important and distinctive features of local landscape character and form part of Austrey's green infrastructure network. These features should be retained and enhanced <del>where possible as part of landscaping schemes.</del></u></p> <p><del>Where Development that requires proposes the removal of hedgerows or mature trees without the appropriate replacement will be strongly resisted. Where such removal is unavoidable, statutory permissions will need to be obtained from the Local Authority any of these features, schemes will be expected to include suitable replacement and enhancement.</del></p> <p>Any new landscaping schemes should incorporate appropriate native species, and new hedgerows should be planted to form wildlife-friendly boundaries, in keeping with the surrounding landscape <u>and linking to local wildlife corridors such as mature hedgerows, Public Rights of Way and water courses.</u></p> <p><u>Locally appropriate measures to support biodiversity net gain include:</u>  <u>Tree and hedgerow planting using traditional native species;</u></p>	<p>To update the policy and provide more local detail following comments submitted in informal public consultation.</p> <p>Material modification that does not change the nature of the Plan.</p>

<sup>9</sup> See 'Ancient tree guide 4: What are ancient, veteran and other trees of special interest?' Woodland Trust, November 2008

<https://www.woodlandtrust.org.uk/media/1836/what-are-ancient-trees.pdf>

An ancient tree is one that has passed beyond maturity and is old, or aged, in comparison with other trees of the same species. Veteran is a term describing a tree with habitat features such as wounds or decay



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		<p><u>Wetland restoration and planting;</u>  <u>Improved management of grassland and wetland; and</u>  <u>Planting wildflower meadows on verges and green spaces.</u></p> <p><u>In addition, lighting schemes should be designed to minimise light pollution. Security lighting should be operated by intruder switching, be appropriate to the setting, be unobtrusive and energy efficient and have consideration for neighbouring amenity. Business and agricultural development in the countryside should have lighting plans to avoid unnecessary light pollution.</u></p> <p><u>Development proposals should also incorporate the relevant design guidance and codes for landscaping and sustainable drainage set out in Austrey Design Guidance and Codes (Appendix 2 of Austrey Modified Neighbourhood Plan) which is published on the Parish Council website. These are:</u></p> <ul style="list-style-type: none"> <li>• <u>Design Code 10: Landscape setting and rural identity</u></li> <li>• <u>Design Code 11: Biodiversity</u></li> <li>• <u>Design Code 12: Tree planting and</u></li> <li>• <u>Design Code 17: Sustainable drainage systems (SuDS).</u></li> </ul>	
16.	SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE  Supporting text	<p><u>PROTECTING IMPORTANT OPEN SPACES AND VIEWS</u></p> <p><u>The playing fields at Newton Lane and the old cricket ground were identified for continuing use for recreational activities in the former made Neighbourhood Plan. These areas continue to provide important resources for local residents.</u></p>	To update the former made NDP by including the 'Green Ring' as Local Green Spaces and adding further local green spaces suggested by local

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		<p><u>The NPPF recognises the value of open spaces. Paragraph 103 advises that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and paragraph 104 sets out that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless certain criteria apply.</u></p> <p><u>Local Plan Policy LP22 Open Spaces and Recreational Provision sets out that open spaces and recreational areas will be retained, protected and enhanced (unless their loss is off-set by an equivalent or improved replacement).</u></p> <p><u>North Warwickshire Borough Council's Playing Pitch Strategy (December 2023)<sup>10</sup> notes the need to improve Austrey Playing Fields. Part 5: Action Plan (p85 Newton Regis &amp; Warton Analysis Area) identifies that Site 8 Austrey Playing Fields has one poor quality adult football pitch that is played to capacity and there is a need to improve pitch quality. North Warwickshire Green Space Strategy 2019 to 2033 Section 2 – Key Priorities p18 includes the Area Priority (AP) To Support Austrey Parish Council with obtaining funding from HS2 to finance the relocation of its recreation ground.</u></p> <p><u>Since the previous NDP was made, a new village green and play area on Wulfric Avenue has been provided to improve local open space provision and play facilities in the village.</u></p>	<p>people where they meet the criteria in the NPPF.</p> <p>To update references to Local Plan evidence base documents (Playing Pitch Strategy and Green Space Strategy).</p> <p>Material modification that does not change the nature of the Plan.</p>

<sup>10</sup> <https://www.northwarks.gov.uk/downloads/file/489/north-warwickshire-playing-pitch-strategy-2023>

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		<p><u>Former NDP Policy AP2 protected the playing fields on Newton Lane and the old cricket ground for recreational activities and set out that the footpaths across Bishop's Field and the field to the north east of Hollybank should continue to give access to the countryside and open views. These areas form a 'Green Ring' around the village.</u></p> <p><u>The Review of the NDP provides an opportunity to protect these areas as Local Green Spaces. Local Green Spaces are open spaces which are of particular significance to local communities and which are given the same protection in planning as Green Belt. The responses to the informal consultation in May 2023 demonstrated that these areas remain very important to local residents and some additional / new areas were suggested for consideration as part of the NDP review process – see comments in the Report and table of responses on the NDP Review pages of the Parish Council website<sup>11</sup></u></p> <p><u>The Local Green Spaces are considered to be at the heart of the community, give villagers a place to exercise, meet up, enjoy being outdoors and are a place for flora and fauna to flourish. They are also important for mental and physical health, providing opportunities for recreation and walking. The historical significance of some areas such as the Bishops Field was also noted.</u></p>	

<sup>11</sup> [https://www.austrey.co.uk/files/ugd/3b800a\\_2b3559a64a914f30936d39c300ea5cc5.pdf](https://www.austrey.co.uk/files/ugd/3b800a_2b3559a64a914f30936d39c300ea5cc5.pdf)

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		<p><u>NPPF (paragraph 107) sets out the criteria that all Local Green Spaces must meet in order to be designated:</u>  <u>'The Local Green Space designation should only be used where the green space is:</u>  <u>a) in reasonably close proximity to the community it serves;</u>  <u>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</u>  <u>c) local in character and is not an extensive tract of land.'</u></p> <p><u>Table 1 in Appendix 3 sets out how these areas meet these criteria</u></p>	
17.	SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE  Policy AP2	<p><del>POLICY AP2: The playing fields on Newton Lane and the old cricket ground (see map on page 9) should continue to be used for recreational activities. The footpaths across Bishops Field and the field to the north east of Hollybank should continue to give access to the countryside and provide open views as long as there are other sites available which are considered more suitable for housing development.</del></p>	<p>Policy deleted and replaced with new Local Green Spaces Policy to give areas additional protection in the NDP.</p> <p>Material modification which does not change the nature of the Plan.</p>
18.	SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE	<p>These areas are considered important in retaining the rural landscape that is so valued by the local community. This Plan registers the fact that the community has a real interest in this land continuing to be used by the public</p>	<p>To update the text to refer to the new policy wording for Local Green Spaces.</p>

[illegible]

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		<p><u>Austrey Community Orchard</u></p> <p><u>Out of the initial consultation for our Neighbourhood Plan Review back in 2023, came a suggestion from several villagers that a Community Orchard would be a lovely asset to the village. We had the perfect spot, an area of green space between two closes that was fairly unloved and a willing team of volunteers came together.</u></p> <p><u>We received initial funding through the King's Coronation Fund and a member of WCC assisted us initially with arranging the planting of the fruit trees in 2024 (2 Pears, 2 Cooking apples, 6 Dessert Apples). We were really pleased that all but one made it through the winter and their first year of growth and a new tree will be planted this year to replace the one that we lost. We have received further funding with very generous donations being given to us from our District Councillors' funds to help us buy plants and equipment.</u></p> <p><u>The Community Orchard has been really embraced by the village with working parties – both young and old – working hard to turn this area of scrubland around. We have wildflower beds, areas left long for the bees and other wildlife, bug hotels, hedgehog houses and a carefully and lovingly created Remembrance bed. We have had benches donated which have been lovingly rubbed down and repainted by one of ace volunteers and it's so lovely to see someone sitting peacefully there admiring the Orchard.</u></p>	



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		<p><u>A Wildlife Art Competition was held for our young residents and the winners formally opened the Orchard on 7 September 2024. The opening day was really well attended by villagers, our local MP and even the sun made an appearance where there were drinks, cakes and sounds of laughter throughout the afternoon. Further events are planned; including several 'Big Digs' being along with a Fete with fun games and events for all ages.</u></p> <p><u>We wanted to include the Community Orchard in the Review pack as it is really important to demonstrate the difference that residents can have in their village by sharing their views. It is our village residents who have given us their unwavering support throughout this process; time and again they have taken the time to complete questionnaires and attend consultation events, and we have been incredibly well supported throughout the process and the Orchard is a lovely way for the process to give back to the community. If you're passing, please do pop in, it can be found off the footpath that links Orchard Close with Newborough Close, CV9 3EN; What3words locator: seats.tangling.corded.</u></p> <p><u>Pictures of Community orchard inserted</u></p>	
20.	SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE	<p><u>The made NDP identified a number of important views which were protected in Policy AP3. These views have been re-assessed by the NDP Steering Group as part of the Plan Review.</u></p> <p><u>The Austrey Design Guidance and Codes document describes these as notable views in Part 2.4.4 Landscape Views. These were:</u></p>	To update the former identified important views and insert updated list of designated heritage assets.

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	Supporting text for Policy AP3.	<p><u>1. Westward views across several agricultural fields from the east of the neighbourhood area towards the village</u></p> <p><u>2. Southward views from Norton Hill looking towards Orton-on-the-Hill.</u></p> <p><u>3. Southward views across agricultural fields from Cinder Lane.</u></p> <p><u>4. South eastward views across agricultural fields from Warton Lane.</u></p> <p><u>5. Views of listed buildings and assets within the main village envelope.</u></p> <p><u>Notable views are identified on Map 4:</u></p> <p><u>Insert new Map 4 to replace former views map</u></p> <p><u>There are 15 listed buildings in Austrey and these are shown on Map 5. They are:</u></p> <ol style="list-style-type: none"> <li>1. <u>Bird In Hand Public House</u></li> <li>2. <u>Village Cross</u></li> <li>3. <u>The Old Vicarage</u></li> <li>4. <u>Wall Surrounding Garden At The Elms</u></li> <li>5. <u>The Limes</u></li> <li>6. <u>Farthings</u></li> <li>7. <u>Flavel</u></li> <li>8. <u>Manor House</u></li> <li>9. <u>Bishops Farmhouse</u></li> <li>10. <u>Nether End</u></li> <li>11. <u>K6 Telephone Kiosk</u></li> <li>12. <u>Church Of St Nicholas</u></li> </ol>	Material modification that does not change the nature of the Plan.


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		<p>13. <u>The Elms</u> 14. <u>Austrey Baptist Church</u> 15. <u>The Homestead</u></p> <p><u>Policy AP3 has been updated and amended.</u></p>	
21.	SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE  POLICY AP3	<p><b>POLICY AP3: VIEWS</b></p> <p><del>Any new development should ensure that the views of Austrey and the surrounding countryside, as shown on the map on page 11 are not compromised by such development.</del></p> <p><u>Existing views of landscape and heritage significance should be respected and used as a placemaking opportunity. A number of Key Public Views of particular importance to the local community have been identified and are shown on Map 4.</u></p> <p><u>Where a development proposal would affect these views, appropriate evidence should be submitted with any application to demonstrate how the view has been taken into account and respected.</u></p> <p><u>Insert new Map 5 Listed Buildings in Austrey</u></p>	<p>To update the Policy with more appropriate wording.</p> <p>Material modification that does not change the nature of the Plan.</p>
22.	SECTION 1: ENVIRONMENT,	<del>In addition to their status as listed buildings, local action group, InSpires, supports the protection of the views and setting of historic churches in and</del>	To delete supporting text which is no longer relevant and to update map.

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	LANDSCAPE AND WILDLIFE  POLICY AP3  Supporting text	<del>around the villages of Austrey, Warton and Orton on the Hill for future generations.</del>  <del>InSpires wishes to protect the countryside from unwarranted development by protecting various vistas into and out of the village, as indicated on the map on page 11. This Plan supports their objectives by ensuring that no development has any detrimental impact on these important views.</del>	Minor modification.
23.	SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE	<u>FARM DIVERSIFICATION AND RENEWABLE ENERGY</u>  <u>Since the previous NDP was prepared the need to reduce greenhouse gas (GHG) emissions such as carbon dioxide and methane as part of measures to address climate change has become more urgent. Austrey is not immune from the increased frequency of adverse weather events and residents and businesses have experienced storms and high rainfall (resulting in flooding and wind damage) and periods of extreme heat and drought in recent years.</u>  <u>Austrey has a responsibility to support a transition to a low or zero carbon economy and the NDP Review provides an opportunity to ensure updated policies and proposals respond to the NPPF's statement that 'The purpose of the planning system is to contribute to the achievement of sustainable development' (paragraph 7). This includes under the environmental objective, mitigating and adapting to climate change, including moving to a low carbon economy.</u>  <u>In response to the climate emergency the UK Government has a legally binding commitment to a 78% Green House Gas reduction by 2035 and</u>	To add additional supporting text to support amended policy on farm diversification and renewable energy.  Material modification that does not change the nature of the Plan.

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		<p><u>achieving Net zero by 2050. Net zero carbon is a reduction in the demand for energy and materials to a level that can be met solely by sources that do not emit greenhouse gases. In addition to making buildings and transport more efficient in terms of energy and resource consumption, there is a need to increase our energy supplies from more sustainable, resilient and affordable sources.</u></p> <p><u>UK farming is facing significant challenges as a result of increased energy costs and changes in agricultural policy and financial support. There is an increased emphasis on the need for more affordable and sustainable food production with a move towards lower meat and dairy consumption and a more plant base diet, and the need to conserve and enhance landscape and wildlife.</u></p> <p><u>Renewable energy production can offer opportunities for rural diversification. However schemes have to be sited and designed carefully to ensure adverse impacts on landscape character are avoided or mitigated. Also the best and most versatile agricultural land should be protected for future food production.</u></p> <p><u>Local Plan Policy LP13 Rural Employment sets out criteria for assessing proposals for farm diversification through the introduction of new uses onto established farm holdings and re-use and adaptation of existing rural buildings. Policy LP35 Renewable Energy and Energy Efficiency sets out that renewable energy projects will be supported where they respect the capacity and sensitivity of the landscape and communities to accommodate them.</u></p>	

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		<p><u>The responses to the informal consultation in May 2023 included various suggestions for locally appropriate farm diversification such as farm shops and tea rooms, vineyards, forestation and cut flowers.</u></p> <p>Although renewable energy projects such as wind farms will be supported where they respect the capacity and sensitivity of the landscape and the community, such development <del>will not be supported</del> should <del>it</del> <u>not</u> have a detrimental impact on the views of Austrey, <u>nor</u> upon the setting of important or historic buildings, such as the Grade II* listed St. Nicholas Church <u>and other heritage assets.</u></p>	
24.	SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE  POLICY AP4	<p><b>POLICY AP4: FARM DIVERSIFICATION</b></p> <p>Local farmers will be supported in their attempts to diversify, providing that such diversification:</p> <p>respects the <u>tranquillity</u>, character and beauty of the countryside, and <del>has no detrimental impact on others in the village</del> <u>does not have an unacceptable adverse impact on local residential amenity, and</u> <u>does not lead to unacceptable increases in traffic on rural roads.</u></p> <p><u>Renewable energy schemes will be supported, particularly where they are community led schemes which provide sustainable and affordable energy resources for local residents and businesses. All such proposals should avoid or mitigate any significant adverse impacts on local landscape character and</u></p>	<p>To update the Policy taking into account the climate emergency, the need to reduce carbon emissions and to respond to comments from residents in the informal public consultation.</p> <p>Material modification that does not change the nature of the Plan.</p>



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		<p><u>biodiversity through careful and sensitive siting, design and landscaping and avoid using the best and most versatile agricultural land.</u></p> <p><u>Proposals for the conversion of agricultural buildings will be expected to incorporate the principles set out in Design Code 8: Conversion of agricultural buildings in Austrey Design Guidance and Codes (Appendix 2 of Austrey Modified Neighbourhood Plan) which is published on the Parish Council website.</u></p>	
25.	SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE	<p><u>THESE POLICIES CONTRIBUTE TO</u> SUSTAINABILITY  <u>BY:</u></p> <p>Conserving local wildlife habitat Protection of the historic environment Securing the future of local assets Enhancing the quality of life for present and future residents Supporting diversification for sustainable farming Securing the key vistas of the Parish</p> <p><del>NATIONAL AND EUROPEAN AGRICULTURAL POLICY</del> <del>The planning system at local level has limited control over the local landscape of Austrey. As the majority of land in Austrey Parish is farming land, overall control is at a national/European level with regard to farming policies and subsidies.</del></p> <p><del>HEDGEROW REGULATIONS 1997</del></p>	<p>To update the supporting text. Listed buildings have been moved to earlier in the section – see above ref 20.</p> <p>Relevant sections from the NPPF and Local Plan policies are referred to in the revised supporting text.</p> <p>Minor modification.</p>

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		<p><del>The hedgerows around the village are valued by residents. Any removal without replacement may need permission from the Local Authority. It is expected that, where necessary, this will be done in consultation with Austrey Parish Council</del></p> <p><del>NATIONAL PLANNING POLICY FRAMEWORK REFERENCES</del></p> <ul style="list-style-type: none"> <li><del>• § 28: Supporting a prosperous rural economy</del></li> <li><del>• § 69: Promoting healthy communities</del></li> <li><del>• § 109: Conserving and enhancing the natural environment</del></li> </ul> <p><del>NORTH WARWICKSHIRE BOROUGH COUNCIL REFERENCES</del></p> <ul style="list-style-type: none"> <li><del>☐ NW12: Quality of development</del></li> <li><del>☐ NW13: Natural environment</del></li> <li><del>☐ ENV4: Trees and hedgerows</del></li> </ul> <p><del>Grade II Listed Buildings in Austrey</del></p> <ul style="list-style-type: none"> <li><del>☐ Austrey Baptist Church, Main Road</del></li> <li><del>☐ Bird in Hand, Church Lane</del></li> <li><del>☐ Bishops Farm, Warton Lane</del></li> <li><del>☐ Church of St. Nicholas*</del></li> <li><del>☐ Farthings, Main Road</del></li> <li><del>☐ Flavel House, Warton Lane</del></li> <li><del>☐ Telephone Kiosk, Main Road</del></li> <li><del>☐ Manor House, Warton Lane</del></li> <li><del>☐ Nether End, Warton Lane</del></li> </ul>	

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		<del> <p> <input type="checkbox"/> The Elms, Elms Court  <input type="checkbox"/> Wall surrounding garden, The Elms, Elms Court  <input type="checkbox"/> The Homestead, Main Road  <input type="checkbox"/> The Limes, Main Road  <input type="checkbox"/> The Old Vicarage, Church Lane  <input type="checkbox"/> Village Cross, Church Lane </p> </del>	
26.	SECTION 2: HOUSING DESIGN	<p><del>SECTION 2:</del> HOUSING DESIGN</p> <p>BACKGROUND</p> <p>Good quality housing design covers a wide range of requirements for modern living. These may include anything from the amount of space provided inside and outside the property, to parking facilities, safe access and even the quality of the broadband connection.</p> <p>The Government attaches great importance to the design of the built environment. <del>Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. National Planning Policy Framework, 2012 Paragraph 56</del> <u>NPPF paragraph 131 advises 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'</u></p>	<p>To update the supporting text and refer to design codes.</p> <p>Minor modification.</p>

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		<p><u>The Government has published a National Design Guide<sup>12i</sup> and National Model Design Code<sup>13</sup> and neighbourhood planning groups are encouraged to prepare local design codes to support planning policies on design. NPPF Paragraph 127 goes on to say 'Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.'</u></p> <p><u>The Parish Council has therefore commissioned Austrey Design Guidance and Codes as part of the NDP Review (see Appendix 2 of AMNP) which is published on the Parish Council website.</u></p>	
27.	SECTION 2: HOUSING DESIGN  OBJECTIVES	<p><u>HOUSING DESIGN</u> OBJECTIVES</p> <p><u>2.4 Objective 1: To Protect Austrey's Rural Character</u></p> <p>It is important for the protection of Austrey's setting as a small, rural village that any new development be of an appropriate scale, height, material and style, in keeping with other properties in the village.</p>	<p>To update the Objectives and provide titles.</p> <p>Minor modifications.</p>

<sup>12</sup> <https://www.gov.uk/government/publications/national-design-guide>

<sup>13</sup> <https://www.gov.uk/government/publications/national-model-design-code>

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		<p><i>(moved from Housing development section)</i> The Plan aims to provide a measure of protection for Austrey's natural and historic environment, helping to retain the attractive rural character of the village, its rich heritage of listed buildings, and its unique sense of place.</p> <p><u>2.2 Objective 2: To Promote Sympathetic Design</u> Austrey has a wide range of different styles of buildings. This Plan does not provide a prescriptive design guide, but seeks to ensure that any new development is sympathetic towards listed or other important buildings.</p> <p><u>2.3 Objective 3: To Maximise Energy and Resource Efficiency</u> New buildings should be as energy efficient as possible, taking energy supplies from renewable sources where this is feasible and does not impact on the landscape.</p> <p><i>(moved from Housing development section)</i> This Plan supports renewable energy projects and new transport links that improve the quality of life for residents, but at the same time, seeks to ensure that such projects enhance rather than detract from the rural landscape.</p> <p><u>2.4 Objective 4: To Ensure Viability</u> Good quality design is in everyone's interest, from existing and prospective residents to those concerned about global warming, but it is understood that any development should be financially viable whilst, at the same time, aiming to enhance the quality of life.</p>	

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28.	SECTION 2: HOUSING DESIGN  Supporting text for POLICY AP5	<p><del>POLICIES</del> <u>HIGH QUALITY AND SUSTAINABLE DESIGN</u></p> <p><del>POLICY AP5: All new dwellings should comply with the “Building for Life 12” (BfL12, The Design Council) guidelines and the 16 design criteria making up the “Lifetime Home Standards” guidelines (Habitat Housing Association, 2011)</del></p> <p><del>These are supported by national government and NWBC. BfL 12 uses a traffic light system, and compliance requires a minimum of 10 “greens” and no “reds” for the 12 key elements of development:</del></p> <ul style="list-style-type: none"> <li><del><input type="checkbox"/> Meeting local housing requirements</del></li> <li><del><input type="checkbox"/> Character</del></li> <li><del><input type="checkbox"/> Car parking</del></li> <li><del><input type="checkbox"/> Facilities and services</del></li> <li><del><input type="checkbox"/> Connections</del></li> <li><del><input type="checkbox"/> Public transport</del></li> <li><del><input type="checkbox"/> Working with the site and its context</del></li> <li><del><input type="checkbox"/> Creating well-defined streets &amp; spaces</del></li> <li><del><input type="checkbox"/> Easy to find your way around</del></li> <li><del><input type="checkbox"/> Streets for all</del></li> <li><del><input type="checkbox"/> Public and private places</del></li> <li><del><input type="checkbox"/> External storage and amenity space.</del></li> </ul> <p><del>The Lifetime Home Standards ensure that homes are designed to be flexible so that they can be adapted for use in later life.</del></p>	<p>To update the supporting text and refer to the design codes.</p> <p>Minor modifications.</p>



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		<p><u>Former NDP Policy AP5 required new dwellings to comply with Building for Life 12 (BfL12) and Lifetime Homes guidelines. Although BfL12 is promoted in the new Local Plan, these guidelines now have been superseded by Building for a Healthy Life (BHL)<sup>14</sup> which was published in 2020. Building for a Healthy Life is a Design Code to help people improve the design of new and growing neighbourhoods and includes 12 considerations across 3 key themes of Integrated Neighbourhoods, Distinctive Places and Streets for All.</u></p> <p><u>Lifetime Homes standards were replaced by the optional building regulations standard M4(2) entitled 'accessible and adaptable dwellings' and this is being reviewed by the Government.</u></p> <p><u>NDP policies cannot set out technical standards which are addressed in other requirements such as building regulations. However they can include policies linked to locally specific design codes and guidelines.</u></p> <p><u>New, revised NDP Policy AP5 requires new development to respond positively to the Austrey Design Guidance and Codes which is provided as Appendix 2 and published on the Parish Council website. This was prepared through the Locality Technical Support programme with the involvement of the NDP Steering Group and has been informed by responses to informal consultations. It encompasses good practice and advice for ensuring new development promotes healthy lives and supports flexible living space, capable of adaptation to meet the changing needs of occupiers.</u></p>	

<sup>14</sup> <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>

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29.	SECTION 2: HOUSING DESIGN  POLICY AP5	<p><u>POLICY AP5: HIGH QUALITY DESIGN.</u></p> <p><u>Development proposals for new housing development and conversions of existing buildings to residential use will be expected to demonstrate high quality design which incorporates the relevant principles set out in Austrey Design Guidance and Codes (Appendix 2 of Austrey Modified Neighbourhood Plan) which is published on the Parish Council website. These are:</u></p> <ul style="list-style-type: none"> <li>• <u>Design Code 1: Responding to heritage</u></li> <li>• <u>Design Code 2: Appearance</u></li> <li>• <u>Design Code 3: Detailing</u></li> <li>• <u>Design Code 4: Boundary treatments in new development</u></li> <li>• <u>Design Code 5: Infill and backland development</u></li> <li>• <u>Design Code 6: Building Line and setback</u></li> <li>• <u>Design Code 7: Proportion and scale and</u></li> </ul> <p><u>Design Code 9: Extensions and alterations</u></p>	<p>To update the policy with reference to high quality design and design codes document.</p> <p>Material modification that does not change the nature of the Plan.</p>
30.	SECTION 2: HOUSING DESIGN  Supporting text for POLICY AP6	<p><u>As set out in Section 5, there is an increased urgency to tackle the climate crisis by reducing consumption of energy and resources and emissions of GHG.</u></p> <p><u>In order to achieve net zero in new builds there will need to be an average 68% reduction in operational carbon (emitted during a building's 'in-use' lifetime due to the building's use of energy and water) by 2030 for non-domestic buildings and an average 59% reduction by 2030 for domestic buildings. All new buildings have to have low carbon heating systems from 2025 (gas boilers</u></p>	<p>To update the supporting text with reference to low carbon buildings and net zero target.</p> <p>Material modification that does not change the nature of the Plan.</p>

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		<p><u>have been banned for new homes by the UK government from 2025). In addition there will need to be a 44% reduction in non-domestic buildings by 2030, and a 46% reduction in domestic buildings by 2030 in embodied carbon (emitted from the construction processes and materials used to construct and maintain the building throughout its lifespan)<sup>15</sup>.</u></p> <p><u>Revised Policy AP6 updates the former NDP Policy which required developers to assess the viability of on site sources of renewable energy and to ensure buildings are energy efficient. The new Policy wording provides guidance to ensure new development is designed and built to be as sustainable and resource and energy efficient as possible. Local Plan Policy LP35 Renewable Energy and Energy Efficiency advises that new development will be expected to be energy efficient in terms of its fabric and use including, where viable, the production of 10% of operational energy from on-site renewables.</u></p>	
31.	POLICY AP6	<p><del>POLICY AP6: Developers of any new housing in Austrey should first carry out a survey to assess the viability of using on-site sources of renewable energy, such as solar panels, and ensure that the new buildings are designed to be energy efficient.</del></p> <p><del>This should take into account any government support such as feed-in tariffs for electricity generated on-site and fed into the grid.</del></p>	<p>To update the policy with reference to sustainable design and design codes document.</p> <p>Material modification that does not change the nature of the Plan.</p>

<sup>15</sup> UK Green Building Council (UKGBC) Net Zero Whole Life Carbon Roadmap  
<https://www.ukgbc.org/ukgbc-work/net-zero-whole-life-roadmap-for-the-built-environment>

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		<p><b><u>POLICY AP6: SUSTAINABLE DESIGN</u></b></p> <p><u>Development proposals will be expected to maximise resource and energy efficiency and demonstrate how designs will achieve net zero and contribute towards tackling the climate emergency.</u></p> <p><u>Proposals will address the following design guidance and principles set out in the Austrey Design Guidance and Codes (Appendix 2 of Austrey Modified Neighborhood Plan) which is published on the Parish Council website:</u></p> <ul style="list-style-type: none"> <li><u>• Design Code 14: Energy efficiency measures to net zero carbon</u></li> <li><u>• Design Code 15: Sustainable building materials and construction and</u></li> <li><u>• Design Code 16: Assessing renewable energy sources.</u></li> </ul>	
32.	SECTION 2: HOUSING DESIGN  Supporting text for POLICY AP7	<u>Former Policy AP7 required new development to comply with Secured by Design and Safer Places standards and former Policy AP8 required development to comply with highways standards and promoted a five minute, walkable neighbourhood. Secured by Design principles and promoting safer spaces and active travel are embedded in the National Model Design Code.</u>	To advise about updates to former Policy AP7 as part of review process.  Minor modification.
33.	POLICY AP7	<p><del>POLICY AP7: Any new housing should be built in accordance with Home Office standards, “Secured by Design” and “Safer Places”</del></p> <p><del>These are design guidelines intended to reduce the risk of crime in any new development.</del></p>	Policy deleted and replaced with revised policy.

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			Material modification that does not change the nature of the Plan.
34.	POLICY AP8	<p><del>POLICY AP8: Any new development should comply with the accepted standards applied by the local Planning and Highways Authorities and should strive to achieve a “five minute walkable neighbourhood”, encouraging the use of sustainable, active transport (walking and cycling).</del></p> <p><del>This ensures that such development retains as much of the existing character of the area as possible, and that there is no adverse impact on road safety or the quality of life for those living nearby.</del></p>	<p>Policy deleted and replaced with revised policy.</p> <p>Material modification that does not change the nature of the Plan.</p>
35.	SECTION 2: HOUSING DESIGN  Supporting text for POLICY AP7	<p><u>The NPPF advises that planning policies and decisions should aim to achieve healthy, inclusive and safe places, which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life (paragraph 92). Local Plan Policy LP30 Built Form sets out in Part h) that development should create a safe, secure, low crime environment through the layout, specification and positioning of buildings, spaces and uses in line with national Secured by Design Standards.</u></p> <p><u>Austrey Design Guidance and Codes includes design guidance to ensure new development addresses safety and security.</u></p>	<p>To advise about updates to former Policy AP7 as part of review process.</p> <p>Minor modification.</p>
36.	POLICY AP7	<u><b>POLICY AP7: PROMOTING SAFER NEIGHBOURHOODS</b></u>	Former Policy retained to refer to Secured by Design.

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		<u>Developments are expected to include measures which promote safer neighbourhoods by incorporating the principles set out in 'Secured by Design'.</u>	Reference to Safer Places deleted as out of date.  Minor modification.
37.	SECTION 2: HOUSING DESIGN  Supporting text for POLICY AP8	<p>The NPPF recognises the need for travel to shift away from reliance on the private car. <u>Opportunities to promote walking, cycling and public transport use should be identified and pursued (paragraph 109 e)) and planning policies should provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (paragraph 111 d)). The role of active travel is recognised in relation to improving health and wellbeing and planning policies should promote social interaction through street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and enable and support healthy lifestyles (paragraph 96 a)).</u></p> <p><u>Local Plan Policy LP27 Walking and Cycling sets out 'the Borough Council will develop a Walking and Cycling Strategy. All developments should consider what improvements can be made to encourage safe and fully accessible walking and cycling.'</u></p> <p><u>Manual for Streets<sup>16</sup>) noted that 'walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800 m) walking distance of residential areas which residents may access comfortably on foot.'</u> MfS encourages a reduction in the need to travel by car through the creation of mixed-use neighbourhoods with interconnected street</p>	To update supporting text in relation to active and sustainable travel.  Minor modification.


<sup>16</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/341513/pdfmanforstreets.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf)



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		<p><u>patterns, where daily needs are within walking distance of most residents' (see Section 4.4).</u></p> <p><u>The NDP has a role in ensuring the Parish is accessible to everyone - in terms of improving existing public rights of way, encouraging walking and cycling, and ensuring access to reliable, frequent and safe public transport. In terms of climate change the transport sector is the largest contributor to UK domestic greenhouse gas (GHG) emissions, responsible for 27% in 2019<sup>17</sup>.</u></p> <p><u>The responses from residents and stakeholders to the informal consultation in May 2023 showed that there was support for various actions to increase walking and cycling in the Parish. Suggestions included improvements to the existing PROW and ideas for new linkages, a walking bus to the school and provision of cycle parking. There were concerns that cycling can be hazardous on the rural lanes and suggestions that the rural character of the area meant that people will always be reliant on cars. Various proposals for reducing the impacts of traffic will be considered by the Parish Council as possible future actions.</u></p> <p><u>Policy AP8 has been prepared to help ensure development in Austrey supports healthy lifestyles and addresses the need to de-carbonise transport.</u></p>	

<sup>17</sup> BEIS (2021). 2019 UK Greenhouse Gas Emissions (online). Available at: <https://www.gov.uk/government/statistics/final-uk-greenhouse-gas-emissions-national-statistics1990-to-2019>

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38.	POLICY AP8	<p><u><b>POLICY AP8: ACTIVE TRAVEL AND HEALTHY LIFESTYLES</b></u></p> <p><u>The village of Austrey will continue to be an accessible neighbourhood, with local services and facilities provided within 10 minutes' walk (800m) of all residential areas in the village. In order to achieve this, all new development proposals must support increased walking and cycling and use of public transport by:</u></p> <ol style="list-style-type: none"> <li><u>1. Being located close to bus routes and stops; and</u></li> <li><u>2. Including accessible linkages to safe walking and cycling routes and existing public rights of way, especially those linking to local community facilities such as the school, shop, public house and village hall, and to nearby towns and villages; and</u></li> <li><u>3. Providing suitable and secure storage provision for bicycles; and</u></li> <li><u>4. Including external electric charging points for bicycles and cars.</u></li> </ol> <p><u>The design of new streets should promote a travel hierarchy which recognises that pedestrians, cyclists and users of mobility scooters have safe priority over cars and motor vehicles.</u></p> <p><u>Car parking provision will be expected to incorporate the design principles set out in Design Code 13: Car parking of the Austrey Design Guidance and Codes (Appendix 2 of Austrey Modified Neighbourhood Plan which is published on the Parish Council website).</u></p>	<p>To update Policy AP8 in relation to active and sustainable travel.</p> <p>Material modification that does not change the nature of the Plan.</p>

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39.	SECTION 2: HOUSING DESIGN  Supporting text.	<p><u>THESE POLICIES CONTRIBUTE TO</u> SUSTAINABILITY  <u>BY:</u></p> <p>i) Excellence in environmental standards, supporting the shift to a low-carbon economy ii) Protection of the natural and historic environment iii) Enhancing the quality of life for present and future residents</p> <p><del>NATIONAL PLANNING POLICY FRAMEWORK REFERENCES</del></p> <p><del>□ §9: Achieving sustainable development</del> <del>□ §17: Core planning policies</del> <del>□ §58: Requiring good design</del> <del>□ §69: Promoting healthy communities</del> <del>□ §95, 97, 100: The challenge of climate change</del></p> <p><del>NORTH WARWICKSHIRE BOROUGH COUNCIL REFERENCES</del></p> <p><del>□ §3.2: Spatial vision</del> <del>□ NW10: Development considerations</del> <del>□ NW11: Renewable energy and energy efficiency</del> <del>□ NW12: Quality of development</del> <del>□ ENV12: Urban design</del></p>	<p>Relevant sections from the NPPF and Local Plan policies are referred to in the revised supporting text.</p> <p>Minor modifications.</p>
40.	HOUSING DEVELOPMENT	<p>BACKGROUND</p> <p><del>2014 Core Strategy</del></p>	Section deleted as no longer up to date.

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	Supporting text	<p><del>NWBC's Core Strategy, approved in 2014, calls for the development of a minimum of 40 new houses in Austrey by 2029.</del></p> <p><del>The following settlements will cater for the following amount of development, usually on sites of no more than 10 units, and at any one time depending on viability. A Neighbourhood Plan may allocate more:</del></p> <p><del>AUSTREY.....40</del></p> <p><del>NWBC Core Strategy 2014</del></p> <p><del>Although North Warwickshire has now met its targets in terms of housing allocation for the Plan period, it is anticipated that surrounding Boroughs may turn to North Warwickshire for support. Under the terms of the 2011 Localism Act, local Planning authorities have a legal "duty to cooperate" with neighbouring authorities if it means that cross boundary solutions can be found for any shortfall in housing supplies.</del></p> <p><del>2011 Census</del></p> <p><del>The 2011 census data provides useful insight into the demographic trends likely to impact housing needs in Austrey over coming years.</del></p> <p><del>It has been a growing concern for the Parish Council that Austrey has an aging population.</del></p> <p><del>☐ In 2011, 60% of village residents were of working age, and fewer than 20% were above retirement age</del></p> <p><del>☐ A comparison of the 2001 and 2011 census data reveals that the number of residents in the age group 25-44 reduced from 270 (27% of the total) to only 165 (18%) over this ten year period</del></p>	Minor modification.

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		<p><del>At the same time, the number of children below the age of 10 almost halved from 135 in 2001 to only 76 in 2011</del>  <del>These trends have significant implications for the social sustainability of the village and the viability of its services.</del></p> <p><del>AUSTREY HOUSING NEEDS SURVEY</del></p> <p><del>In November 2013, Austrey Parish Council, working in partnership with NWBC, commissioned a detailed "Housing Needs Survey" to provide input for this Neighbourhood Plan. 300 surveys were distributed to residents of Austrey, and 31% were completed and returned. The following feedback was received:</del>  <del>92.5% of residents currently live in owner-occupied housing; 5.5% rent from the local authority; 2% rent from private landlords</del>  <del>83% said that their home is the right size for their current needs, but only 53% felt that it was the right size to meet their future needs</del>  <del>50% would like to move to a smaller house in the next 20 years. Of these, 75% expressed a preference for a bungalow; 67% would like to be close to village amenities; 64% would opt for a low maintenance property; 62% would like a small garden; and 54% would like attractive views</del>  <del>65% felt that Austrey currently has the right housing mix for local people and their families</del>  <del>Austrey needs to attract more young families to ensure that the village services such as shop, school and pub remain viable. 85% felt that energy efficient housing was an important factor in attracting young families; 76% felt that the walking distance to the primary school would be a deciding factor; 75% felt that properties should be visually attractive</del></p>	

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		<del>□ The majority of residents believe that Austrey should develop homes for local people (81%) and homes for first time buyers (74%) over the course of the next 20 years</del> <del>□ 65% thought that Austrey should not seek to provide affordable homes for people who do not live, work, or have a family connection in the village.</del>	
41.	HOUSING DEVELOPMENT  Supporting text	<p><u>The former made NDP was prepared to be in general conformity with the previous local plan - the North Warwickshire Core Strategy. This set out a minimum housing growth target of 40 dwellings over the Plan period (up to 2029).</u></p> <p><u>The NDP included 3 'preferred sites for development' which already had planning consent for housing at the time. These were A: Hollybank Farm, No Man's Heath, B: Crisps Farm / Glebe Field and C: Applegarth / The Croft, Norton Hill) totalling 57 new homes in the village. The NDP also included planning policies to guide windfall development, including a policy to guide house types and tenures which referred to the 2013 Austrey Housing Needs Survey.</u></p> <p><u>Since then, Austrey has seen significant housing growth – far in excess of the minimum target of 40 dwellings. In total 143 new houses have been built since 2017.</u></p> <p><u>The 2021 census provides the following data about households and house types in Austrey:</u></p>	<p>Supporting text updated to refer to latest Census 2021 statistics and most up to date parish housing needs survey (2021).</p> <p>Minor modifications.</p>



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		<p><u>Household size: Austrey (and UK)</u>  <u>1 person in household 20.3% (30.1%)</u>  <u>2 people in household 40.5% (34.0%)</u>  <u>3 people in household 20.6% (16.0%)</u>  <u>4 or more people in household 18.6% (19.9%)</u>  <u>Household composition: Austrey (and UK)</u>  <u>One person household 20.1% (30.1%)</u>  <u>Single family household 74.5% (63.0%)</u>  <u>Other household types 5.4% (6.9%)</u></p> <p><u>Accommodation Type: Austrey (and UK)</u>  <u>Whole house or bungalow 99.4% (77.4%)</u>  <u>Flat, maisonette or apartment 0.6% (22.2%)</u>  <u>A caravan or other mobile or temporary structure 0.0% (0.4%)</u>  <u>Tenure of household: Austrey (and UK)</u>  <u>Owns outright 46.7% (32.5%)</u>  <u>Owns with a mortgage or loan or shared ownership 38.8% (29.8%)</u>  <u>Social rented 8.4% (17.1%)</u>  <u>Private rented or lives rent free 6.2% (20.6%)</u></p> <p><u>Number of bedrooms: Austrey (and UK)</u>  <u>1 bedroom 2.1% (11.6%)</u>  <u>2 bedrooms 14.1% (27.3%)</u>  <u>3 bedrooms 37.6% (40.0%)</u>  <u>4 or more bedrooms 46.2% (21.1%)</u></p>	

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		<p><u>HOUSING NEEDS SURVEY REPORT, JANUARY 2021</u></p> <p><u>An updated parish housing needs survey was undertaken from November to December 2020 by WRCC on behalf of the Parish Council with the Report published in January 2021. This noted that recent increases in house prices which have far outstripped average increases in earnings mean that local people may be priced out of the housing market in the area in which they grew up. The need for affordable housing is a critical issue in rural areas but while communities often recognise the need for additional housing, development needs to be balanced with impacts on local character and pressures on local services. The Parish Council is aware that these issues are very relevant to Austrey, with recent developments tending to provide a majority of large, detached 'executive' type housing for private sale, at prices often beyond the reach of parish residents and their families.</u></p> <p><u>Key findings included:</u></p> <p><u>The most common reason given for respondents needing alternative accommodation was the need for a starter / first home, followed by looking to downsize and then affordability of current home.</u></p> <p><u>Preferred dwelling types were houses followed by bungalows.</u></p> <p><u>The preferred number of bedrooms was 2 or 3.</u></p> <p><u>2 respondents indicated they were interested in self build.</u></p> <p><u>The Conclusion identified a need for 14 alternative homes for households with a local connection to Austrey Parish with the following tenure split:</u></p>	

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		<p><u>'Housing association rent or local authority rent</u>  <u>2 x 1 bed bungalow</u>  <u>1 x 4 bed house</u></p> <p><u>Housing association rent</u>  <u>1 x 1 bed maisonette/flat</u>  <u>3 x 2 bed house</u></p> <p><u>Shared ownership</u>  <u>3 x 2 bed house</u></p> <p><u>Owner occupier</u>  <u>3 x 2 bed bungalow</u>  <u>1 x 4 bed house</u></p> <p><u>Consideration should also be given to those households on the local authority housing waiting list (suitably discounted by three households as per these survey results).'</u></p> <p><u>This clearly shows a local need for more affordable rented and owner-occupied housing, and particularly for more smaller units of 1-2 bedrooms.</u></p>	
42.	HOUSING DEVELOPMENT	<p><u>HOUSING</u> OBJECTIVES</p> <p><del>3.4</del> <u>Objective 1: To support housing in line with the Local Plan</u></p>	Minor revisions made as part of Plan updates.

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	Objectives	<p>It is a priority for this Plan that Austrey meets its legal requirements in terms of housing provision.</p> <p><del>3.2</del> <u>Objective 2: To meet local needs</u>  It is important too that this Plan provides for an adequate supply of the right type of housing to meet the specific needs of present and future generations of villagers. Recent surveys suggest that there is a preference in the local community for <del>a supply of low maintenance</del> bungalows for those seeking to down-size, and for <del>attractive, energy efficient</del> <u>smaller</u> homes <u>for affordable rent and owner occupation for local residents and</u> <del>likely</del> to attract young families to the Parish.</p> <p><del>3.3</del> <u>Objective 3: To ensure growth can be accommodated by infrastructure and facilities</u>  Where possible, the Plan aims to ensure that the village is able to grow in an organic and controlled way, in line with local facilities and infrastructure.</p> <p><del>3.4</del> <u>Objective 4: To support suitable local employment and encourage home working which will support the local shop and Post Office</u>  The development of businesses in the village is supported, whereby local employment can be created without adverse impact on the surrounding area.</p> <p><del>3.5</del> <u>Objective 5: To support housing viability</u>  It is understood that any new development should include a mix of housing types to ensure it is financially viable.</p>	Minor modifications.

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		<p><u>3.6 Objective 6: To ensure new housing is accessible to local facilities</u> The Plan sets out to ensure that any new housing development is located within easy walking distance of the village facilities such as the shop, school, churches and pub. This will help to ensure their viability in the long term. By enabling people to walk or cycle rather than drive to local amenities, this Plan also supports the shift to low-carbon living and a healthier life-style .</p> <p><u>3.7 Objective 7: To promote better health and wellbeing</u> By ensuring that further development is located close to local amenities, this will provide a better quality of life for new residents by shifting the centre of the village away from the M42 motorway and proposed HS2 rail link, and from the associated noise nuisance.</p>	
43.	HOUSING DEVELOPMENT  Supporting text	<p><i>(moved to section 6 housing design)</i></p> <p><del>3.8 —The Plan aims to provide a measure of protection for Austrey's natural and historic environment, helping to retain the attractive rural character of the village, its rich heritage of listed buildings, and its unique sense of place.</del></p> <p><del>3.9 This Plan supports renewable energy projects and new transport links that improve the quality of life for residents, but at the same time, seeks to ensure that such projects enhance rather than detract from the rural landscape.</del></p>	Moved to section 6 housing design  Minor modification
44.	HOUSING DEVELOPMENT  Supporting text.	<p><del>CRITERIA FOR SELECTION OF SITES</del></p> <p><del>Each of the sites available for development at the time of writing has been considered in detail by the Parish Council, together with a Steering Group of representatives from all ends of the village.</del></p>	Deleted as no longer relevant to Review NDP.

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		<p><del>Each site was reviewed on its own merits, taking into consideration any particular advantages or disadvantages that each proposed development might bring.</del></p> <p><del>Only those sites scoring higher than 50% have been included in this Plan.</del></p> <p><del>Each site was then rated against a set of criteria provided by an independent planning consultant. A link is provided on page 30 to the detailed score card, but the key criteria used can be summarised as follows:</del></p> <p><del>Proximity to shop and village centre</del></p> <p><del><input type="checkbox"/> Proximity to other amenities (church, chapel, village hall, school, pub)</del></p> <p><del><input type="checkbox"/> Requirement for the type of housing planned</del></p> <p><del><input type="checkbox"/> Additional benefits or risks to the community (e.g. parking for the village hall; increased risk of flooding)</del></p> <p><del><input type="checkbox"/> Visual impact, particularly with regard to listed buildings and/or the rural landscape and views</del></p> <p><del><input type="checkbox"/> Any other considerations (e.g. improvement of existing brownfield site)</del></p> <p><del>The results were found to be fully aligned with the findings of the survey carried out by Austrey Residents' Association in December 2014.</del></p>	Material modification that does not change the nature of the Plan.
45.	POLICY AP9	<p><del>POLICIES</del></p> <p><del>AP9: For the period to 2029, we expect the following 3 sites identified to deliver the housing needs for Austrey: Hollybank Farm (A); Crisps Farm / Glebe Field (B); Applegarth / The Croft (C), along with any windfall sites as outlined in AP10.</del></p>	<p>Deleted as sites now all developed.</p> <p>Material change that does not change the nature of the Plan.</p>



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		<p><del>This will not only meet the minimum requirements of NWBC's Core Strategy, but also takes into account the anticipated request for further housing to support the shortfall in neighbouring Tamworth.</del></p> <p><del>According to detailed sustainability and other assessments carried out by NWBC, these sites are deliverable and suitable for development.</del></p>	
46.	HOUSING DEVELOPMENT  Supporting text	<p><b>NEW HOUSING DEVELOPMENT</b></p> <p><u>The NPPF sets out that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs (paragraph 78).</u></p> <p><u>Local Plan Policy LP2 Settlement Hierarchy identifies Austrey as a Category 4 Settlement: Other settlements with a development boundary. In these settlements development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable. All development will be considered on its merits; having regard to other policies in the plan and will cater for windfall housing developments usually on sites of no more than 10 units at any one time, depending on viability, services and infrastructure deliverability. The Austrey development boundary is shown on Map 6.</u></p> <p><u>Austrey NDP Policy AP9 sets out local criteria for assessing windfall development proposals for new housing. These are largely carried forward</u></p>	<p>Supporting text updated to refer to updated NPPF and Local Plan policies.</p> <p>Minor modifications.</p>

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		<u>from the former made NDP and include the former criteria for the selection of sites and former windfall Policy AP10.</u>	
47.	POLICY AP9	<p><u>POLICY AP9: WINDFALL DEVELOPMENT</u></p> <p><del>POLICY AP10: It is accepted that there will be additional Proposals for</del>  “windfall” <u>housing</u> development <del>over the period of this Plan, but this will only be permitted be supported</del> where <u>they:</u>  <u>it relates to are for</u> small scale development of usually no more than 10 houses <del>within the Plan period;</del>  <u>it would helps businesses</u> to create local employment <u>opportunities</u> without unacceptable adverse impact on the rural landscape, <u>for example providing mixed use live / work accommodation and provision of office space to enable working from home;</u>  <u>it is are</u> within easy walking distance of the village centre and key amenities <u>(including the church, chapel, village hall, school, and pub) (see Policy AP8 Active Travel and Healthy Lifestyles)</u>  <u>it relates to include</u> renewable energy projects <del>of</del> <u>and</u> new <u>active</u> transport links <u>that do not have no an</u> unacceptable adverse impact on the landscape or <u>residentsial amenity</u>  <u>it meets the requirements of national and local building standards, and of this Plan</u>  <u>Provide additional benefits for the community through developer contributions (see Appendix 1)</u>  <u>Do not result in increased risk of flooding;</u></p>	<p>Policy AP9 has been updated to include further local criteria following responses from residents to informal consultation.</p> <p>Material modification that does not change the nature of the Plan.</p>

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		<p><u>Are acceptable in terms of visual impact, particularly with regard to listed buildings and/or the rural landscape and views (see Policies AP1 Natural Environment and AP3 Views)</u></p> <p><u>Make efficient use of land and / or include the development of brownfield (previously developed) sites or sensitive conversion and re-use of existing buildings.</u></p> <p><u>Insert new map showing development boundary</u></p>	
48.	HOUSING DEVELOPMENT  Supporting text	<p>MEETING LOCAL HOUSING NEEDS</p> <p><u>The 2021 Housing Needs Survey Report showed that there was evidence of local need for more affordable and smaller housing in Austrey. These findings were confirmed in the responses to the informal consultation in May 2023 and respondents noted that there was continued need for affordable housing, houses suitable for first time buyers and families, and more accommodation for older people. Some respondents were not in favour of further large-scale housing developments.</u></p> <p><u>NDP Policy AP10 updates the previous NDP Policy AP11 and refers to the latest housing needs survey for the Parish.</u></p>	<p>Supporting text updated to refer to most up to date parish housing needs survey.</p> <p>Material modification that does not change the nature of the Plan.</p>
49.	POLICY AP10	<p><del>POLICY AP44</del> <u>10: LOCAL HOUSING NEED</u></p> <p><del>This plan welcomes housing development of a type, tenure and mix that reflect the findings of the 2013 Austrey Housing Needs Survey.</del></p>	Policy updated to refer to most up to date parish housing needs survey.

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		<p><u>New residential development should demonstrate how it contributes to a suitable mix of tenure, type and size of dwelling in Austrey based on the latest available evidence of housing need as set out in the 2021 Austrey Parish Housing Needs Survey Report or other more up to date evidence.</u></p> <p><u>Proposals should demonstrate how they respond to local needs for: affordable small to medium sized starter homes (2 to 3 bedrooms), housing designed for older people such as bungalows (2 to 3 bedrooms) and assisted living accommodation and affordable larger family accommodation (4 bedrooms) if evidenced by the latest available housing needs and viability considerations.</u></p> <p><u>Self-build schemes will also be supported.</u></p>	Material modification that does not change the nature of the Plan.
50	PREFERRED SITES FOR DEVELOPMENT	<p><del>PREFERRED SITES FOR DEVELOPMENT</del>  This Plan supports the approved planning applications submitted for the following three sites:  A. Application PAP/2014/0296  Hollybank Farm, No Mans Heath Lane  Demolition and replacement of farm buildings, and construction of 3 x 4 bedroomed houses  B. Application PAP/2014/0569  Crisps Farm / Glebe Field</p>	<p>Deleted as no longer relevant.</p> <p>Material modification that does not change the nature of the Plan.</p>

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		<p><del>Construction of up to 40 dwellings of various types and sizes, and incorporating a proportion of affordable housing, a village green with children's play area, and parking for St. Nicholas Church and the village hall</del>  <del>C. Application PAP/2014/0157</del>  <del>Applegarth / The Croft, Norton Hill</del>  <del>Construction of 14 homes of various types and sizes, incorporating a proportion of affordable housing and an area of community green space</del>  <del>At the time of writing, planning permission has been granted by NWBC for all three sites. More detailed descriptions of each of these sites follows:</del>  <del>POLICY AP12: Should planning permission expire before building work has commenced on any of the Sites supported by this Plan, the Parish Council will review available alternatives at that time, re-visiting the criteria for selection and updating the Plan as necessary in order to ensure that Austrey provides the housing numbers required.</del>  <del>A. HOLLYBANK FARM</del>  <del>Hollybank Farm is a working farmstead situated on the outskirts of Austrey village. The land has been used for agricultural purposes since 1985 and is currently used for breeding ewes and cattle for slaughter. The owner of the site lives in nearby Polesworth. The site is designated as a preferred area for growth in NWBC's Core Strategy and although it lies outside the settlement boundary, it is immediately adjacent to it.</del>  <del>The plans submitted and approved by NWBC for this site provide for the demolition of a number of farm buildings, for their replacement with one general purpose building and three new dwellings. The site covers an area of 0.46 hectares and will provide ample space for residents.</del></p>	

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		<p><del>The site will use the existing access route and there should be no danger to pedestrians or cyclists. All existing hedgerow boundaries are to be retained, but some sections will be re-located to improve visibility at the junction with No Man's Heath Lane. The Highways Authority has approved the plans submitted, subject to a widening and resurfacing of the access to ensure that it is safe. There are existing residential properties to both sides and opposite the proposed site. Core Strategy Policy NW10 requires that there be no loss of amenity for neighbouring properties, and this has been an important consideration in the design. NWBC has stressed the importance of ensuring that the new buildings are of high quality design, and that they respect the distinctive character of the village. The new houses will be similar in scale, appearance and materials to neighbouring properties. The plans provide for the construction of three detached houses, each with a detached garage. All three properties will have frontages on No Man's Heath Lane, and a rear access route.</del></p> <p><del>REASONS FOR INCLUSION IN THIS PLAN</del></p> <ul style="list-style-type: none"> <li><del>✓ Plans already approved by NWBC</del></li> <li><del>✓ Provides housing likely to attract young families</del></li> <li><del>✓ Supports local farming activity and retention of "the green ring"</del></li> <li><del>✓ Adjacent to settlement boundary</del></li> <li><del>✓ Will improve appearance of existing site</del></li> <li><del>✓ Minimal impact on existing hedgerows</del></li> <li><del>✓ Access approved by Highways Authority</del></li> <li><del>✓ Minimal impact on surrounding properties</del></li> <li><del>✓ No listed buildings in the vicinity</del></li> </ul> <p><del>B. CRISPS FARM / GLEBE FIELD</del></p>	



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		<p><del>An outline application has been submitted jointly by Crisps Farm Ltd, the owners of farm land and buildings to the south and west of Austrey, and the Church of England – Birmingham Diocese, owners of the adjacent plot known as Glebe Field. An outline application has now been approved for this site. The plans relate to the construction of up to 40 houses on a site of some 3.26 hectares in total, and include provision for public open space in the form of a village green with children's play area, replacing the old agricultural buildings directly opposite the Grade II* Listed Church. The site will also provide off-street parking for both the Church and village hall. There will be a pedestrian / cycle link connecting the village green to the new houses, to the Church and to the amenities in the centre of the village. It is anticipated that these new features will not only be of value to new residents, but that they will also enhance the setting of the Church and the quality of life for existing Austrey residents.</del></p> <p><del>The buildings on the Crisps Farm site are still used to support farming activities such as the provision of livery services, the rearing of cattle and occasional grazing for sheep. It is proposed that these buildings be demolished to make way for the new village green, and that farming activities be continued from new, more efficient buildings in another area of Crisps Farm. This will form part of a separate planning application.</del></p> <p><del>The plans for this site respect its setting adjacent to the Grade II* Listed St. Nicholas Church, and respond sensitively to adjacent houses with a landscaped buffer running along the boundary, and planting along the western boundary to provide a green edge to the settlement.</del></p>	

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		<p><del>Where possible, existing hedges and planting will be retained, ensuring a high level of biodiversity and giving the site limited visibility from surrounding public routes.</del></p> <p><del>This site will provide a mixture of detached, semi-detached and terraced houses, suitable both for families and for first time buyers or those wishing to down-size. The number and type of affordable houses is to be agreed with NWBC.</del></p> <p><del>The plans include the provision of a sustainable drainage system (SuDS). This will not only help with surface water drainage on site, but will provide an attractive landscape feature adding further biodiversity.</del></p> <p><del>As one of the previous landowners has now withdrawn from the process, a reconsideration of the boundary was necessary in order to provide the housing necessary to fund the considerable community benefits.</del></p> <p><b>REASONS FOR INCLUSION IN THIS PLAN</b></p> <ul style="list-style-type: none"> <li><del>✓ Site already approved by NWBC</del></li> <li><del>✓ Provides for young families and down-sizing</del></li> <li><del>✓ Farming activity will be retained and facilities improved</del></li> <li><del>✓ Close to village centre and amenities</del></li> <li><del>✓ Provision of village green, a children's play area and public parking</del></li> <li><del>✓ Biodiversity of the site will be enhanced</del></li> <li><del>✓ Access approved by Highways Authority</del></li> <li><del>✓ Close consultation with villagers</del></li> <li><del>✓ Site layout respects nearby listed buildings</del></li> </ul> <p><b>C. APPLGARTH / THE CROFT</b></p>	

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		<p><del>An outline application has been submitted and approved for the development of 14 dwellings at Applegarth and The Croft, and an associated access road off Norton Hill, to the south-east of the village. The respective owners originally submitted two separate plans, each for a smaller number of houses in line with Core Strategy guidelines, but NWBC insisted that they be combined since they share a common boundary.</del></p> <p><del>The site, previously an orchard, is now an area of garden, surplus to requirements. There are a number of dilapidated farm buildings on the site, and it is proposed that these be demolished to make way for the new development, making efficient use of unused land and improving the overall appearance of the area.</del></p> <p><del>The site is located adjacent to other existing buildings on the outskirts of Austrey, within easy walking distance of the village centre.</del></p> <p><del>The plans provide for a mixture of small-medium sized houses, each with a private garden and parking for at least 2 cars. This variety of housing types and the proposed density reflect that of the surrounding area. The building design and materials used will harmonise with other housing in the area. All new houses on this site will use energy efficient means of construction and will be designed to be energy efficient, using renewable energy generated on-site where this is viable.</del></p> <p><del>It is proposed that the site will include 6 detached family homes, 6 smaller detached houses, and 2 semi-detached affordable properties, as required by Policy NW6 of NWBC's Core Strategy.</del></p> <p><del>The irregular shape of this site has been a key determining factor in the overall layout, with the access road from Norton Hill widening to form a crescent to the rear of existing properties, Bembridge House and The Cottage. The plans have</del></p>	

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		<p><del>been adjusted and more bungalows have been included to avoid any overshadowing or overlooking of these two adjacent properties. Appropriate distances between the houses will be maintained, and none of the new properties will be visible from Norton Hill. Existing boundary fences will be retained/renewed with new landscaping where possible.</del></p> <p><del>Initial concern over the visibility splays at the access to Norton Hill have now been resolved, and the Highways Authority confirmed that it had no further objections, subject to a slight modification to the access road.</del></p> <p><del>REASONS FOR INCLUSION IN THIS PLAN</del></p> <ul style="list-style-type: none"> <li><del>✓ Site approved by NWBC &amp; Highways Authority</del></li> <li><del>✓ Provides for young families and down-sizing</del></li> <li><del>✓ Efficient use of land currently not utilised</del></li> <li><del>✓ Close to village centre and amenities</del></li> <li><del>✓ No listed buildings adjacent to the site</del></li> <li><del>✓ Focus on energy efficiency and sustainability</del></li> <li><del>✓ Adjacent to current settlement boundary</del></li> <li><del>✓ Little visual impact on the village</del></li> </ul> <p><del>The three sites selected for new housing contribute to sustainable development in the following ways:</del></p> <p><del>S O C I A L</del></p> <p><del>E N V I R O N M E N T A L</del></p> <ul style="list-style-type: none"> <li><del>i) Visual improvements in the historic setting of the Grade II* Listed St. Nicholas Church</del></li> <li><del>ii) Support for local farming activities and protection of the "green ring"</del></li> </ul>	

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		<p> <del>iii) Pedestrian routes and cycle ways encouraging low carbon living</del>  <del>iv) Protection of hedgerows</del>  <del>v) Sustainable drainage systems (SuDS)</del>  <del>vi) Housing within easy walking distance of local amenities</del>  <del>vii) Energy efficient buildings using renewable energy supplies where viable</del>  <del>viii) Support for renewable energy projects</del>  <del>ix) Increased bio-diversity through planting</del>  <del>x) Efficient use of land by replacing old buildings with more functional new ones</del>  <b>E C O N O M I C</b>  <del>i) Financial support for village facilities through contributions made by developers</del>  <del>ii) Proximity of housing to local shop and pub supporting their financial viability</del>  <del>iii) Support for local businesses in providing employment opportunities</del>  <del>iv) Ensuring village grows in a controlled way, in line with infrastructure</del>  <del>i) Village green boosting the potential for community activities outdoors</del>  <del>ii) Housing to attract young families, ensuring social sustainability of the village and school</del>  <del>iii) Provision of housing supply that will meet the needs of future generations</del>  <del>iv) Support for services to ensure the health and social well-being of the community</del>  <b>N A T I O N A L P L A N N I N G P O L I C Y F R A M E W O R K</b>  <b>R E F E R E N C E S</b>  <del>☐ §17: Core planning policies</del>  <del>☐ §38: Supporting sustainable transport</del>  <del>☐ §50: Delivering a wide choice of high quality</del> </p>	

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		<p><del>homes</del></p> <p><del>□ §58: Requiring good design</del></p> <p><del>□ §69: Promoting healthy communities</del></p> <p><del>□ §100: The challenge of climate change</del></p> <p><del>□ §109: Conserving and enhancing the natural environment</del></p> <p><del>□ §126, 129: Conserving and enhancing the historic environment</del></p> <p><del>NORTH WARWICKSHIRE BOROUGH COUNCIL REFERENCES</del></p> <p><del>□ §3.2: Spatial vision</del></p> <p><del>□ NW2: Settlement hierarchy</del></p> <p><del>□ NW6: Affordable housing provision</del></p> <p><del>□ NW10: Development considerations</del></p> <p><del>□ NW12: Quality of development</del></p> <p><del>□ NW14: Historic environment</del></p> <p><del>□ ENV12: Urban design</del></p> <p><del>□ ENV16: Listed buildings</del></p> <p><del>UK GOVERNMENT: LOCALISM ACT</del></p> <p><del>□ Part 6, Chapter 1, §110: Duty to co-operate in relation to planning of sustainable development</del></p> <p><del>□ Code for Sustainable Homes—Technical Guidance</del></p> <p><del>DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT</del></p>	



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		<del>PLANNING APPLICATIONS IN PLAN PERIOD</del> <del>28</del> <del>Application Reference</del> <del>No. of Dwellings</del> <del>Location</del> <del>PAP/2014/0569</del> <del>40</del> <del>Crisps Farm / Glebe Field, Main Road</del> <del>PAP/2014/0157</del> <del>14</del> <del>Applegarth / The Croft, Norton Hill</del> <del>PAP/2014/0296</del> <del>3</del> <del>Hollybank Farm, No Man's Heath Lane</del> <del>TOTAL</del> <del>57</del> <del>Supported by this Neighbourhood Plan, and planning permission granted:</del> <del>Application Reference</del> <del>No. of Dwellings</del> <del>Location</del> <del>PAP/2015/0466</del> <del>2</del> <del>To the rear of 4 Warton Lane (REPLACES PAP/2014/0399 for 3 houses)</del> <del>PAP/2014/0433</del> <del>4</del> <del>To the rear of Manor Croft, Warton Lane</del>	

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		<del>PAP/2014/0626</del> <del>2</del> <del>The Crisp, Church Lane (replacing one to be demolished)</del> <del>PAP/2015/0144</del> <del>5 (+2)</del> <del>Hollybank Farm, No Man's Heath Lane (replaces PAP/2014/0296 above)</del> <del>PAP/2014/0301</del> <del>4</del> <del>Adjacent to pumping station, Warton Lane (rejected by NWBC but granted on appeal)</del> <del>PAP/2014/0302</del> <del>10</del> <del>Adjacent to The Headlands, Warton Lane (rejected by NWBC but granted on appeal)</del> <del>TOTAL</del> <del>+24</del> <del>Not expressly supported by this Neighbourhood Plan, but have also had planning permission granted:</del> <del>Application Reference</del> <del>No. of Dwellings</del> <del>Location</del> <del>PAP/2014/0446</del> <del>30</del> <del>To the north of Manor Barns, Newton Lane</del> <del>PAP/2015/0149</del> <del>4</del>	

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		<p><del>The Homestead, off The Green</del>  TOTAL  34  Not supported by this Neighbourhood Plan and rejected by NWBC:  Applications pending:  Application Reference  No. of Dwellings  Location  PAP/2015/0350  23  To the north of Manor Barns, Newton Lane (replaces PAP/2014/0446)  TOTAL  23</p> <p><del>Neighbourhood Plans must follow a rigid examination, consultation and approvals process before they can be accepted as a legal document. This involves the following steps:  6 weeks consultation period, where members of the local community, together with any external stakeholders, are invited to review and comment on the contents of the plan. COMPLETED  The Parish Council will review the feedback and make any necessary amendments to the Plan. COMPLETED  The Parish Council will submit the final Plan to North Warwickshire Borough Council, who will carry out a further 6 weeks' consultation.</del></p>	

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		<p><del>The Parish Council will work with the Local Authority to appoint an independent examiner who will check that the Plan meets all the necessary conditions. Following any modifications required by the examiner, the Plan is submitted to a local referendum for residents of Austrey.</del></p> <p><del>If a majority of residents participating in the referendum vote to accept the Plan, the Borough Council is legally obliged to adopt its policies as part of their Local Plan, alongside the Core Strategy.</del></p> <p><del>If a majority of residents participating in the referendum vote to reject the Plan, amendments should be made and consulted upon accordingly.</del></p>	
51.	APPENDIX 1	<p><del>APPENDIX 1: EVIDENCE BASE</del></p> <p><del>The following documents form the evidence base used when drawing up this Neighbourhood Plan. Copies can be accessed on-line, using the links provided. If you do not have access to the internet but would like to see any of these documents, please contact a member of the Parish Council.</del></p> <p><del>SOURCE TITLE</del></p> <p><del>PUBLISHED BY</del></p> <p><del>LINK</del></p> <p><del>Austrey Parish Council Meeting Minutes</del></p> <p><del>Austrey Parish Council</del></p> <p><del><a href="http://www.austrey.co.uk/PCMeetings">http://www.austrey.co.uk/PCMeetings</a></del></p> <p><del>Austrey Village Plan, 2009</del></p> <p><del>Austrey Parish Council</del></p> <p><del><a href="http://www.austrey.co.uk/PCVillagePlan">http://www.austrey.co.uk/PCVillagePlan</a></del></p> <p><del>Austrey Website</del></p> <p><del>Austrey Parish Council</del></p>	<p>Deleted as no longer relevant.</p> <p>Material modification that does not change the nature of the Plan.</p>

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		<a href="http://www.austrey.co.uk">http://www.austrey.co.uk</a> Building for Life Guidelines (BfL) Design Council <a href="http://www.designcouncil.org.uk">http://www.designcouncil.org.uk</a> → Knowledge & resources → Guide Case for Space Royal Institute of British Architects (RIBA) <a href="http://www.architecture.com/files/ribaholdings/policyandinternationalrelations/homewise/caseforspace.pdf">http://www.architecture.com/files/ribaholdings/policyandinternationalrelations/homewise/caseforspace.pdf</a> Census, 2011 UK Government <a href="http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDomainList.do?">http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDomainList.do?</a> Climate Change & Renewables: Planning Guidance Notes NWBC <a href="http://www.northwarks.gov.uk/info/200181/climate_change/860/climate_change_and_global_warming_sustainability/8">http://www.northwarks.gov.uk/info/200181/climate_change/860/climate_change_and_global_warming_sustainability/8</a> Code for Sustainable Homes, 2006 UK Government <a href="http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf">http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf</a> Common Agricultural Policy European Union <a href="http://www.europeanlawmonitor.org/eu-policy-areas/the-eu-common-agricultural-policy.html">http://www.europeanlawmonitor.org/eu-policy-areas/the-eu-common-agricultural-policy.html</a> Core Strategy, 2014 NWBC <a href="http://www.northwarks.gov.uk/info/200297/forward_planning/872/local_plan_for_north_warwickshire/4">http://www.northwarks.gov.uk/info/200297/forward_planning/872/local_plan_for_north_warwickshire/4</a>	

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		<p> <del>Criteria for Selection of Sites 2014</del>  <del>Austrey Parish Council</del>  <del>Contact parishcouncil@austrey.co.uk</del>  <del>Hedgerow Regulations</del>  <del>UK Government</del>  <del><a href="https://www.gov.uk/countryside-hedgerows-regulation-and-management">https://www.gov.uk/countryside-hedgerows-regulation-and-management</a></del>  <del>Housing Needs Survey</del>  <del>NWBC</del>  <del><a href="http://www.northwarks.gov.uk/downloads/file/5320/austrey_housing_needs_survey_2013">http://www.northwarks.gov.uk/downloads/file/5320/austrey_housing_needs_survey_2013</a></del>  <del>HS2 Plans</del>  <del>UK Government</del>  <del><a href="https://www.gov.uk/government/organisations/high-speed-two-limited">https://www.gov.uk/government/organisations/high-speed-two-limited</a></del>  <del>Lifetime Home Standards</del>  <del>Habinteg Housing Association</del>  <del>Contact parishcouncil@austrey.co.uk</del>  <del>Listed Buildings in Austrey</del>  <del>English Heritage</del>  <del><a href="http://www.britishlistedbuildings.co.uk/england/warwickshire/austrey">http://www.britishlistedbuildings.co.uk/england/warwickshire/austrey</a></del> </p> <p> <del>APPENDIX 1: EVIDENCE BASE</del>  <del>SOURCE TITLE</del>  <del>PUBLISHED BY</del>  <del>LINK</del>  <del>Local Plan, 2006</del>  <del>NWBC</del> </p>	



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		<a href="http://www.northwarks.gov.uk/info/200297/forward_planning/870/north_warwickshire_local_plan_2006">http://www.northwarks.gov.uk/info/200297/forward_planning/870/north_warwickshire_local_plan_2006</a> Localism Act, 2011 UK Government <a href="http://www.legislation.gov.uk/ukpga/2011/20/contents">http://www.legislation.gov.uk/ukpga/2011/20/contents</a> National Planning Policy Framework (NPPF), 2012 UK Government <a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a> Neighbourhood Development Planning for Health Public Health Warwickshire Contact parishcouncil@austrey.co.uk Renewable Heat Incentive UK Government <a href="https://www.gov.uk/government/policies/increasing-the-use-of-low-carbon-technologies/supporting-pages/renewable-heat-incentive-rhi">https://www.gov.uk/government/policies/increasing-the-use-of-low-carbon-technologies/supporting-pages/renewable-heat-incentive-rhi</a> Safer Places Guidelines UK Government <a href="http://www.securedbydesign.com/pdfs/safer_places.pdf">http://www.securedbydesign.com/pdfs/safer_places.pdf</a> Secured by Design Guidelines UK Government <a href="http://www.securedbydesign.com/professionals/guides.aspx">http://www.securedbydesign.com/professionals/guides.aspx</a> Strategic Housing & Land Availability Assessment NWBC <a href="https://secure.northwarks.gov.uk/downloads/file/5281/strategic_housing_land_availability_assessment_shlaa-december_2014">https://secure.northwarks.gov.uk/downloads/file/5281/strategic_housing_land_availability_assessment_shlaa-december_2014</a>	

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		<del>Strategic Housing &amp; Market Assessment</del> <del>NWBC</del> <del><a href="http://www.northwarks.gov.uk/downloads/file/5063coventry_and_warwickshire_joint_strategic_housing_market_assessment_november_2013">http://www.northwarks.gov.uk/downloads/file/5063coventry_and_warwickshire_joint_strategic_housing_market_assessment_november_2013</a></del> <del>Sustainable Drainage Systems (SuDS)</del> <del>UK Government</del> <del><a href="https://www.gov.uk/government/consultations/sustainable-drainage-systems-changes-to-the-planning-system">https://www.gov.uk/government/consultations/sustainable-drainage-systems-changes-to-the-planning-system</a></del> <del>Survey of Austrey Residents</del> <del>Austrey Residents' Association</del> <del>Contact parishcouncil@austrey.co.uk</del> <del>Works to Trees &amp; Hedgerows: Guidance Notes</del> <del>NWBC</del> <del><a href="http://www.northwarks.gov.uk/info/200296/development_control/891/works_to_trees_and_hedgerows">http://www.northwarks.gov.uk/info/200296/development_control/891/works_to_trees_and_hedgerows</a></del>	
52.	APPENDIX 2	<del>APPENDIX 2: NPPF REFERENCES</del> <del>The Policies in this Neighbourhood Plan (AP1-AP13) are fully aligned with the following sections of the Government's National Planning Policy Framework (NPPF)</del>	Deleted as no longer relevant.  Material modification that does not change the nature of the Plan.
53.	APPENDIX 3	<del>APPENDIX 3: CORE STRATEGY REFERENCES</del>	Deleted as no longer relevant.

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		<del>The Policies in this Neighbourhood Plan (AP1-AP13) are fully aligned with the following sections of NWBC's Core Strategy, 2014, and Saved Policies from the Local Plan, 2006</del>	Material modification that does not change the nature of the Plan.
54.	APPENDIX 4	<del>APPENDIX 4: COMMUNITY CONSULTATION</del>	Deleted as no longer relevant.  Material modification that does not change the nature of the Plan.
55.	APPENDIX 5	<p><del>APPENDIX 5:</del></p> <p><u>APPENDIX 1</u> INFRASTRUCTURE PROJECT LIST</p> <ul style="list-style-type: none"> <li><del>□ Continuing investment in street lighting in other parts of Austrey</del></li> <li><del>□ Speed awareness signs on roads where speeding can be an issue</del></li> <li><del>□ Investment in flood prevention along Warton Lane</del></li> <li><del>□ Re-surfacing of the unadopted road, Yew Tree Court</del></li> <li><del>□ Security cameras to help crime prevention</del></li> <li><del>□ Central storage unit for village equipment used by the various clubs and societies</del></li> <li><del>Attractive village signs upon entry to Austrey</del></li> <li><del>□ Installation of salt/grit bins around the village</del></li> <li><del>□ A marquee or similar for outdoor events</del></li> <li><del>□ A ride-on mower for maintenance of playing fields</del></li> <li><del>□ All-weather sports facility with flood lights</del></li> <li><del>□ Re-surfacing of the playing fields' car park</del></li> </ul>	Updated.  Minor modification.

Reference Number	Made NDP Section / Policy / Para Number	Proposed change shown as deleted wording <del>strikethrough</del> , and new wording in <u>blue text and underlined</u>	Brief description of reason for change and QB view on nature of change/modification i.e. • Minor (non-material) • Material that do not change the nature of the plan • Material that would change the nature of the plan
		<p><del>☐ Mitigation of impact of HS2</del>  <del>☐ Floodlights for St Nicholas Church</del>  <del>☐ Funding for maintenance of village hall</del>  <del>☐ Additional notice boards for village news</del>  <del>☐ Improved maintenance of the public foot paths in and around Austrey</del>  <del>This list will be reviewed and updated on a regular basis and new projects are identified.</del></p> <p><u>As the village continues to grow throughout the Plan period, the residents of Austrey would like to see investment in the village to support this growth.</u>  <u>In the event that a National Infrastructure Levy is introduced, the Parish Council would like to see CIL being spent on the following:</u>  <u>1. Continuing investment in street lighting in other parts of Austrey</u>  <u>2. Speed awareness measures</u>  <u>3. All weather sports facility with flood lighting</u>  <u>4. Improve maintenance of foot paths in and around Austrey</u>  <u>5. Improve drainage on Austrey playing field</u>  <u>6. Replace bus shelter</u>  <u>7. Develop new children's play area</u>  <u>8. Austrey community orchard (completed in 2024).</u>  <u>This list will be reviewed and updated on a regular basis as new projects identified.</u>  <u>These projects should also be prioritised where opportunities arise from Section 106 Developer contributions.</u></p>	

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		<p><u>APPENDIX 2: AUSTREY DESIGN GUIDANCE AND CODES</u></p> <p><u><a href="https://www.austrey.co.uk/ndp2025submission">Austrey Design Guidance and Codes is published on the Parish Council website under the Submission Folder (see https://www.austrey.co.uk/ndp2025submission ).</a></u></p>	<p>Material Modification.</p> <p>A new design guide document has been prepared as part of the NDP Review and is referred to in planning policies.</p>
		<p><u>APPENDIX 3: LOCAL GREEN SPACES</u></p> <p><u><b>Table 1 Justification for Local Green Spaces</b></u></p> <p><u><a href="#">See Plan for Final Table.</a></u></p>	<p>Material Modification.</p> <p>A new table has been added to the Appendix setting out how each of the Local Green Spaces meets the criteria in the NPPF.</p>
56.		<p><del>Austrey Parish Council</del>  <del>20 Main Road</del>  <del>Austrey</del>  <del>Atherstone</del>  <del>CV9 3EH</del></p> <p><del>Chairman Diana Davies</del>  <del>Telephone 01827 830380</del>  <del>Email parishcouncil@austrey.co.uk</del>  <del>Website www.austrey.co.uk</del></p>	<p>Updated.</p> <p>Minor modification.</p>
57.		<p><u><a href="#">Poem by former local resident added.</a></u>  <u><a href="#">New back cover inserted</a></u></p>	<p>Editorial change.</p> <p>Minor modification.</p>







Austrey Parish Council

August 2025

With the support of

