

Austrey Parish Council



parishcouncil@austrey.co.uk

Sue Wilson
Planning Policy Assistant
North Warwickshire Borough Council,
South Street,
Atherstone,
Warwickshire.
CV9 1DE

Austrey Parish Council
*C/o Austrey Post Office &
Store
102 Main Road,
Austrey
Atherstone,
Warwickshire.
CV9 3EG
www.austrey.co.uk*

Thursday, 12 January 2012

RE: Draft Core Strategy Response

Dear Sue,

With reference to the Draft Core Strategy document issued by North Warwickshire Borough Council and attendance to the relevant support meetings regarding the above. This Document is the response from Austrey Parish Council (PC) to this proposal and is based on data from the Parish Plan and discussion among Council members and with other residents.

Austrey Parish Council View

The DRAFT CORE STRATEGY document proposes that several North Warwickshire villages including Austrey should have 'up to 30 new dwellings'. This statement has generated considerable discussion and anxiety within Austrey (and probably within the other nominated villages).

The PC accepts that the three most significant factors that affect the need for more housing within the village are :-

1. The house cost inflation that means that a typical young family cannot afford to buy in Austrey.
2. The ageing profile of villagers is changing the needs of residents.
3. The fierce desire of residents to retain the village character.

Factor 1 will affect the viability of the school on a long-term basis as young families become a smaller proportion of the village population. The PC consider the school to be one of the foundation stones of the community and ensuring its longer term viability of strategic importance.

Factor 2 will increase the need for village sheltered housing. Most villagers would like to stay in the immediate community as they become old and infirm which would require provision within the village of dwellings appropriate to their needs.

Factor 3 pushes against any development within the village.

The PC are adamant that NO housing development must be allowed on any green land around the village. This includes land that is actively farmed as well as growing gardens of properties in the village. It is this greenery that gives the village its rural character and as such must be considered as sacrosanct.

Further comments we would add to any proposed future developments within the village are.

- The Parish Council feel that the number of 30 proposed dwellings is beyond that needed to address the immediate needs of the community. This figure can however be achieved as “fill in” houses on existing sites within the development boundary or brown field sites on the boundary. No “Green Field” development permitted. The buildings required could be provided within other areas, including disused or run-down farm buildings around the village, without changing the character of the village.
- Any development requirement should be backed up by a housing needs assessment and this would be used to establish the quantity and timing for such development.
- We would not want any developments of housing clusters of more than 6 individual properties in a single location. The only exception we would consider is if the development was for residences for retirement elderly community in a warden controlled environment.
- It is preferred that any new properties should be developed on existing “road frontage” and be part of the village.
- The proposed number of houses should be spread across the entire village and not in any one particular developed location.
- It is a strong desire of the Parish Council that any “local housing” should be for “local residents” within the village. In the event that new dwellings are created, it is crucial that preference be given to people who are currently part of the Austrey community (children of, or current / past residents). How this is done will be dependent on specific developments.

We would also highlight the relevant viewpoints from local residents which we have abstracted from our Village Plan conducted in 2009 below:

Question 43 - what types of home are needed in Austrey.

No further homes are needed 52%

Further homes are needed 48% (this sums all the 'subset' categories mentioned below)

And as a subset of responses where "further homes are needed" the area of the population that should be served was:

Homes for young people 20% (42% of those in favour of more housing)

Small family homes 11% (23%)

Homes for single people 7% (13%)

Homes for people with disabilities 6% (13%)

Large family homes 3% (5%)

Executive homes 1% (2%)

Other 1% (2%)

(the first figure is as a percentage of responses for the whole question, both for and against, the figure in brackets is as a subset percentage of those in favour of new housing only)



Question 44 with respect to the type of housing stock:

Affordable housing 39%
Bungalows 13%
Detached houses 11%
Semi-detached houses 11%
Terraced houses 11%
Specially adapted homes 9%
Cottages 7%

Question 45 with respect to tenure and ownership:

Restricted sale to local people 28%
Local authority/housing association rented 20%
Owner occupied 19%
Shared ownership 13%
Adapted housing 12%
Private rented 7%
By virtue of employment 2%

Austrey Parish Council would also add that the comments expressed in this response are based on the current information available to us. If further surveys or information is made available we would take this into consideration. It may be the intention of Austrey Parish Council at some time to develop a "Neighbourhood Plan" however we would need further clarification and guidelines from the Borough Council as to what should be contained within this document for us to proceed further.

I hope the above meets with your approval and full consideration of the points highlighted should be observed. Please if you have any queries or would like further clarification of our points please feel free to contact us.

Best Regards

Darren Greally
Chairman Austrey Parish Council.

T: 07976 848132
Darren@austrey.co.uk

DRAFT CORE STRATEGY RESPONSE FORM



North Warwickshire
Borough Council

As part of the Borough Council's emerging Local Development Framework (LDF) the Council has produced a draft Core Strategy with supporting documents for public consultation. When adopted the Core Strategy will replace in part the North Warwickshire Local Plan 2006

Please send us your comments on the documents by completing this form and returning it to the address below.

All comments should be received no later than 5:00pm by the 12th January 2012 **and please return to the following address:**

Forward Planning Team, Chief Executives Division, Council Offices, South Street, Atherstone, Warwickshire, CV9 1DE or email planningpolicy@northwarks.gov.uk.

Any representation received will be a public document, all details of which will be stored on a database, and may be made available for inspection at the council's offices and on the council's website.

Copies of representations may also be made available on request to third parties

Name: Darren Greally

Organisation(if applicable): Austrey Parish Council

**Address: c/o Austrey Post Office & Store
102 Main Road, Austrey
Atherstone, Warwickshire. CV9 3EG**

Email: parishcouncil@austrey.co.uk

Do you support the Draft Core Strategy? YES NO

If yes, we would like to know why you support the document. If no, please explain why and what changes you would like to see to the document

Paragraph No	COMMENTS
	<p>See Accompanying Document entitled "RE: Draft Core Strategy Response" and dated Thursday, 12 January 2012</p>

Do you support the Spatial Portrait? YES <input type="checkbox"/> NO <input type="checkbox"/>	
Please explain below the reasons for your answer	
Paragraph No	COMMENTS
Do you support the Spatial Vision? YES <input type="checkbox"/> NO <input type="checkbox"/>	
Please explain below the reasons for your answer	
Paragraph No	COMMENTS
Do you support the Spatial Objectives? YES <input type="checkbox"/> NO <input type="checkbox"/>	
Please explain below the reasons for your answer	
Paragraph No	COMMENTS

Do you support the Spatial Strategy? YES <input type="checkbox"/> NO <input type="checkbox"/>	
Please explain below the reasons for your answer	
Paragraph No	COMMENTS
Do you support the Core Strategy Policies? YES <input type="checkbox"/> NO <input type="checkbox"/>	
Please explain below the reasons for your answer	
Paragraph No	COMMENTS

Do you think the Core Strategy should be covering any other Issues?	
If so please explain below	

Monitoring Information						
This information is not intended to intrude upon your privacy in any way, but will help us to monitor whether we are reaching all sectors of the community in our consultations. Please do not fill in this section if you are completing the representation on behalf of a group.						
Gender: Male/ Female (<i>Please delete as appropriate</i>)						
Age: Under 15 16-19 20-29 30-39 40-49 50-59 60-69 70-79 80+						
Ethnicity: (<i>please tick</i>)						
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> White: British Irish Other White </td> <td style="width: 50%; vertical-align: top;"> Black or Black British: Caribbean African Other </td> </tr> <tr> <td style="vertical-align: top;"> Mixed: White & Black Caribbean White & Black African White & Asian Other </td> <td style="vertical-align: top;"> Chinese: Other Ethic Group: </td> </tr> <tr> <td colspan="2" style="vertical-align: top;"> Asian or Asian British: Indian Pakistani Bangladeshi Other </td> </tr> </table>	White: British Irish Other White	Black or Black British: Caribbean African Other	Mixed: White & Black Caribbean White & Black African White & Asian Other	Chinese: Other Ethic Group:	Asian or Asian British: Indian Pakistani Bangladeshi Other	
White: British Irish Other White	Black or Black British: Caribbean African Other					
Mixed: White & Black Caribbean White & Black African White & Asian Other	Chinese: Other Ethic Group:					
Asian or Asian British: Indian Pakistani Bangladeshi Other						
Do you consider that you have a disability? Yes/ No (<i>Please delete as appropriate</i>)						