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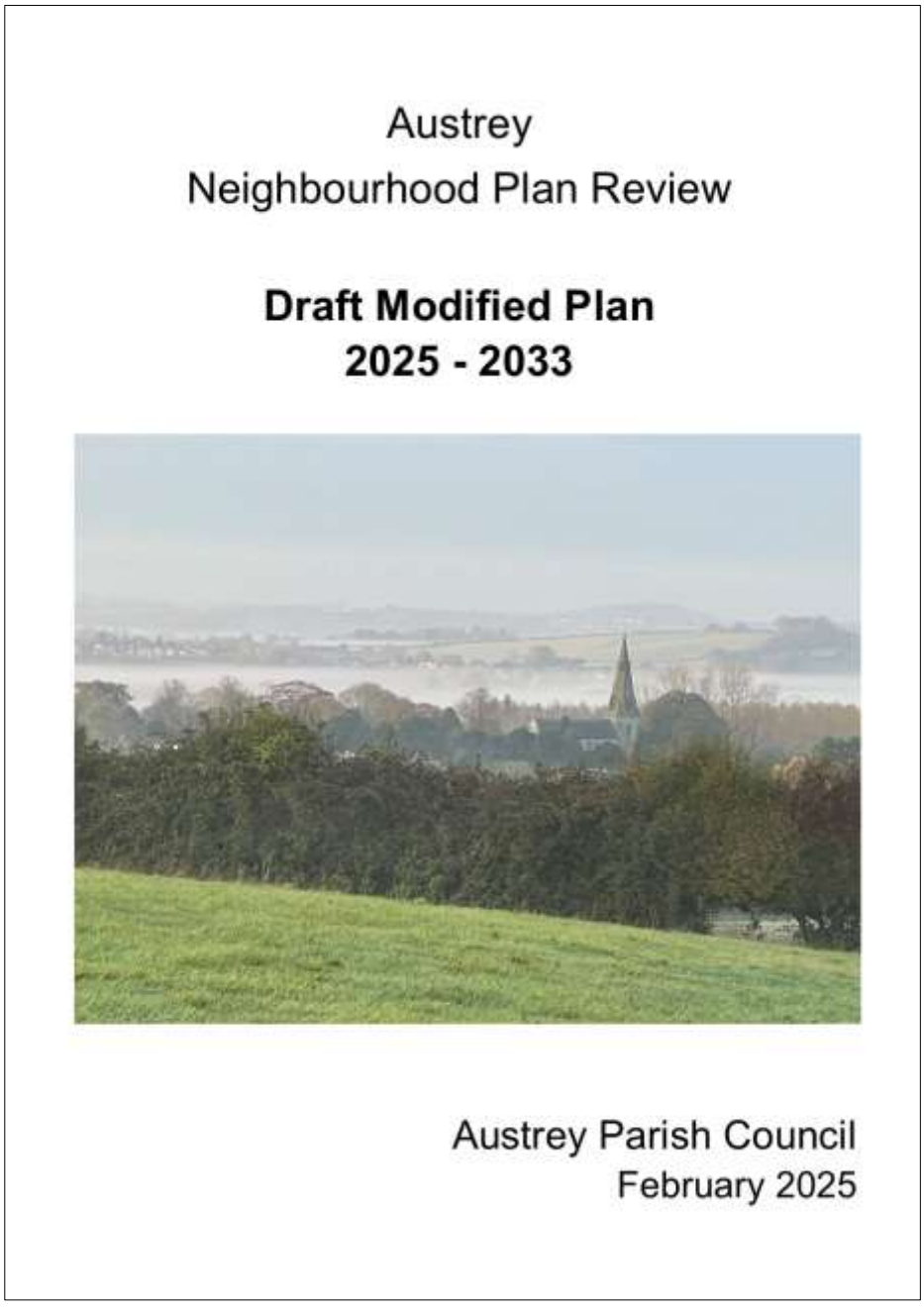

Austrey Neighbourhood Plan ~~2014-2029~~ **Review 2025 - 2033**

Draft Modified Plan for Public Consultation

Austrey Parish Council

February 2025

Note

~~Red strikethrough~~ – deleted text

Blue underline – new text

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Austrey Neighbourhood Plan Review - Draft Modified Plan

Regulation 14 Consultation

Monday 10th February 2025 to Monday 24th March 2025

(6 weeks)

Welcome to the Austrey Draft Modified Neighbourhood Development Plan (NDP) which is published for 6 weeks' formal consultation (Regulation 14) from Monday 10th February 2025 until Monday 24th March 2025.

The Austrey NDP Review updates the previous made (adopted NDP) and takes into account the responses submitted to the informal consultation and launch event in May 2023 and the most recent parish housing needs survey undertaken in 2020. This Draft Modified Plan also has regard to changes in national planning policy set out in the National Planning Policy Framework (NPPF) December 2024 and has been prepared to be in general conformity with the Adopted North Warwickshire Local Plan 2021. All relevant documents are published on Austrey Parish Council's website - see https://www.austrey.co.uk/copy-of-ndp-2025-2033 and https://www.austrey.co.uk/regulation-14-consultation .

Hard copies of the response form and the Draft Modified Plan are available on request from the Clerk and copies can be found in The Bird in Hand pub, Austrey Village Stores and St Nicholas Church.

We need to know the following:

- Do you support the draft vision and objectives and draft planning policies?
- Is there anything you object to?
- Do you have any comments or suggestions for changes?
- Is there anything important that you think we have missed?

Please respond to this consultation by completing a response form or submitting comments by email or in writing or online. Response forms can be downloaded from the Neighbourhood Plan website or completed online at https://www.austrey.co.uk/regulation-14-consultation

Responses are also invited by email to clerk@austrey.co.uk or in writing to Samantha Goldney-Neate, Parish Councillor, 71 Warton Lane, Austrey, Atherstone, Warwickshire CV9 3EJ.

All responses should be submitted by: 5pm Monday 24th March 2025.

Drop In Event

A public drop in event will be held in the village hall on Saturday 22nd February from 10.00am to 2.00pm. All are welcome to come along and find out more about the NDP.

Next Steps

After this initial consultation we will consider all submitted responses and revise the Modified Plan and then submit it to North Warwickshire Borough Council. We hope to do this in summer 2025. The NDP will then be published for a further 6 weeks consultation before progressing to an independent examination.

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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 ~~a~~ the Draft Modified Neighbourhood Development Plan for Austrey and has been prepared in line with the Neighbourhood Planning (General) Regulations 2012 (as amended).

3. The Modified Plan 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 Policies included in this Plan comply fully with all relevant European, national and regional policies and procedures~~
   - The official qualifying body for the ~~submission of this~~ Neighbourhood Plan is Austrey Parish Council;
   - ~~This~~ The Modified Plan states the plan period ~~2014-2029~~ of 2025 – 2033;
   - The Policies detailed in ~~this~~ the Modified Plan ~~relate only to housing development and make no reference to "excluded development"~~ do not include provision about excluded development (principally minerals, waste disposal, development automatically requiring Environmental Impact Assessment, and nationally significant infrastructure projects).
   - ~~This~~ The Modified Plan relates only to the neighbourhood area defined by the boundaries of the Parish of Austrey and designated on 25th September 2013 (shown on Map 1)
   - ~~This is the only Neighbourhood Development Plan in place today relating to the Parish of Austrey~~ 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.

AUSTREY NDP REVIEW

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 12th December 2024[1] and other Government guidance;
   - The new North Warwickshire Local Plan, Adopted September 2021[2] and associated supporting documents and evidence base;
   - The findings of the Austrey Housing Needs Survey Report 2021[3]; 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[4].
   - Austrey Design Guidance and Codes, 2024[5].

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[6]:
   '*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:

[1] https://www.gov.uk/government/publications/national-planning-policy-framework--2
[2] https://www.northwarks.gov.uk/downloads/download/2682/adopted_local_plan_2021
[3] https://www.austrey.co.uk/_files/ugd/3b800a_e5f01b9f545b4a198734ac4951926fe6.pdf
[4] https://www.austrey.co.uk/_files/ugd/3b800a_2b3559a64a914f30936d39c300ea5cc5.pdf
[5] https://www.austrey.co.uk/ndpdocuments
[6] 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

'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.'

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.

~~1.0~~ INTRODUCTION

1. This is a Neighbourhood Plan as defined by the 2011 Localism Act. It provides planning ~~guidelines~~ policies for the Parish of Austrey, as ~~detailed in the map below~~ 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.

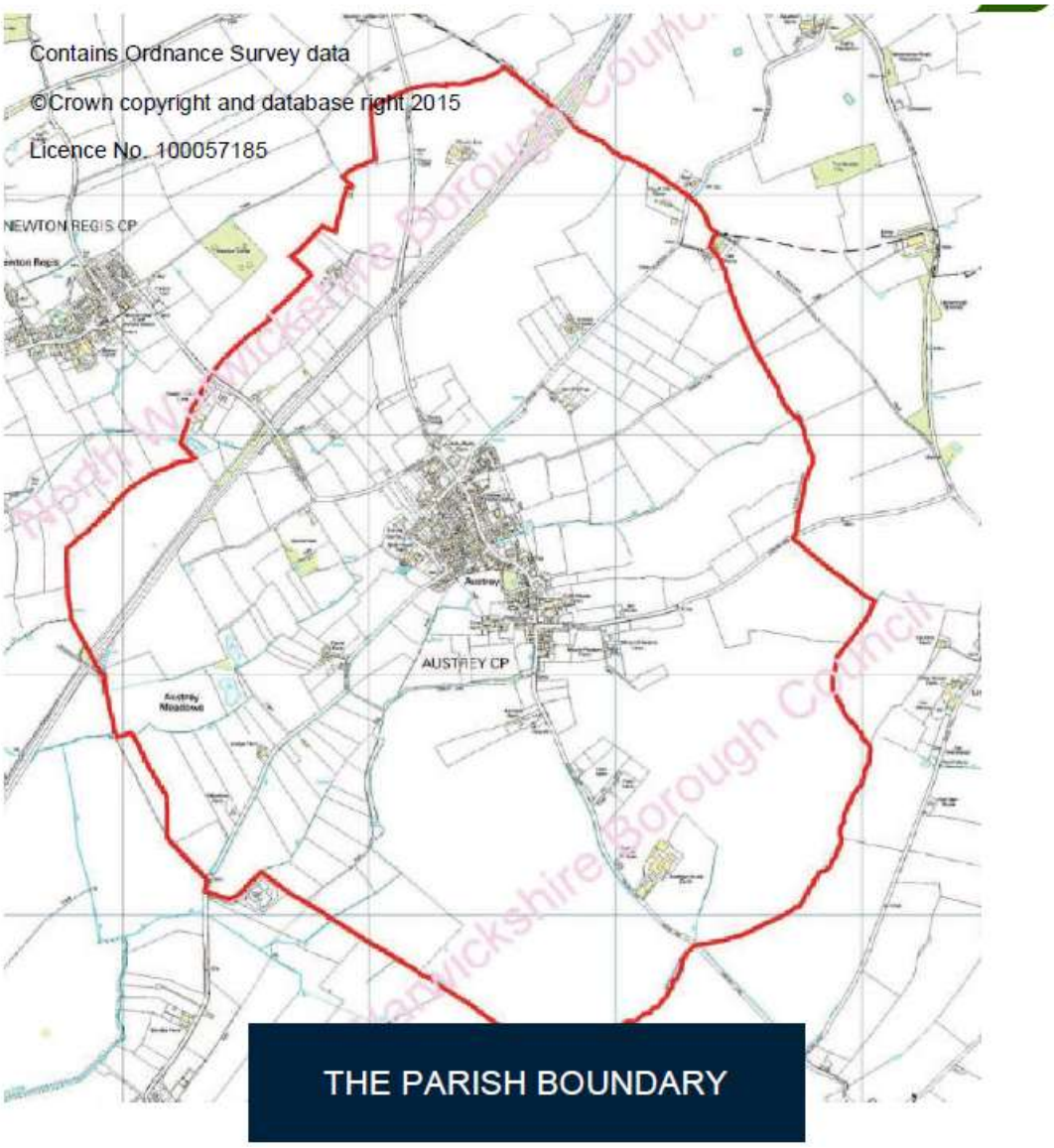
3. The Modified Plan has been produced by Austrey Parish Council as the official qualifying body, ~~together with~~ with support from a Steering Group comprising representatives from different parts of the local community.

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 ~~development needs for~~ the plan period ~~2014-2029~~ 2025 – 2033 (the same as the new North Warwickshire Local Plan) but it will be monitored and subjected to further review ~~re-visited from time to time~~ 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—~~AP13~~ 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



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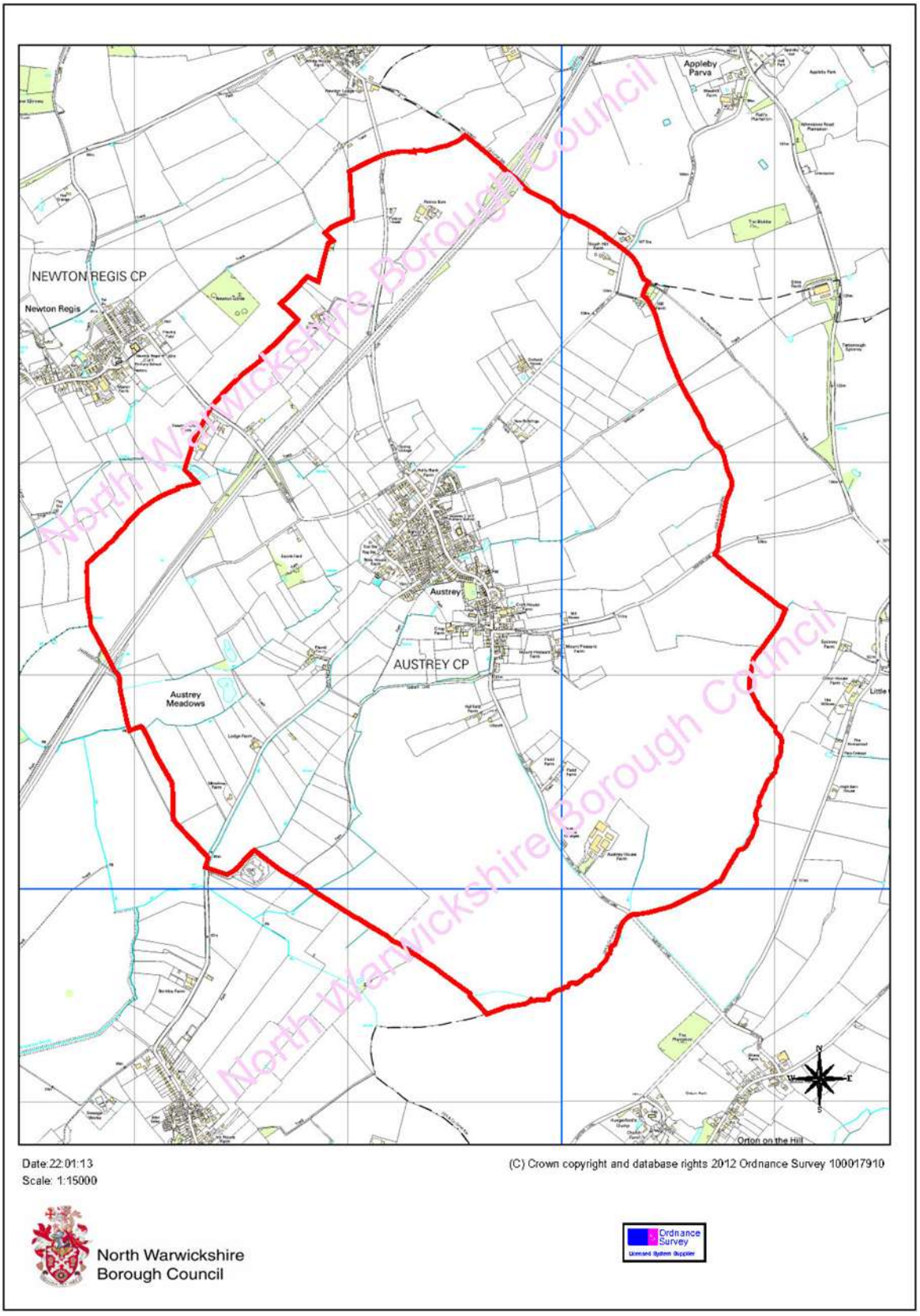
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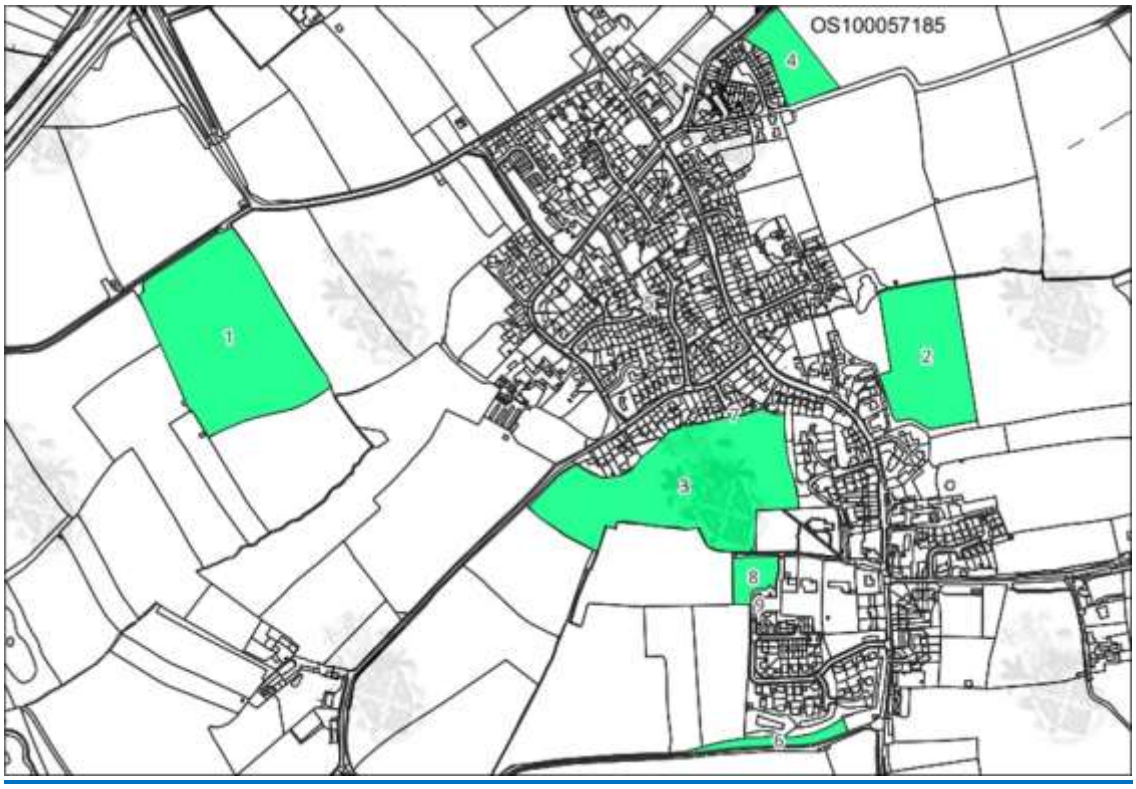
(C) Crown copyright and database rights 2012 Ordnance Survey 100017910
North Warwickshire Borough Council
Ordnance Survey

Austrey Modified Neighbourhood Plan Policies Map 2A: Local Green Spaces 1, 2, 3, 4, 6 & 8



Austrey Modified Neighbourhood Plan Policies Map 2B: Local Green Space 5

Austrey Modified Neighbourhood Plan Policies Map 2C: Local Green Space 7

Austrey Modified Neighbourhood Plan Policies Map 2D: Local Green Spaces 8 & 9

PARISH PROFILE

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). ~~The current plans for HS2 show the line~~ The HS2 Phase 2B safeguarding maps include an area cutting across the corner of the playing fields to the west of the village. The eastern Leg of Phase 2B is currently on hold but the safeguarded routes will remain in place until there is clarity from Government on route alterations. Stakeholders will be updated on the proposals for Phase 2b East once HS2 has been instructed by Government.

MOTORWAY NETWORK

2. ~~Today,~~ The 2021 Census showed that the Parish comprises ~~approximately 400~~ 527 dwellings in a variety of design styles, and has around ~~1,000~~ 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 ~~limited~~ 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. ~~As a result of the limited facilities, t~~There are few job opportunities with employers based in the Parish.

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 ~~recently formed~~ 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. ~~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.~~

'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. ~~*NWBC Core Strategy, 2014*~~ *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 the Austrey Modified NDP.

~~LEGAL~~ PLANNING POLICY FRAMEWORK

8. There are two policy documents that provide the main ~~legal~~ planning policy framework for the Austrey Modified Neighbourhood Plan:

1. The National Planning Policy Framework (December 2024)

~~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.~~

~~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 (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).~~

~~The NPPF is clear in establishing a number of basic principles relating to development:~~
~~It should support the strategic development needs set out in the Borough's Local Plan~~
~~It should be designed to improve the places where people live, incorporating high quality design and a good standard of amenity~~
~~It should protect the diversity of different areas~~
~~It should support the move to a low-carbon future and drive the three aspects of sustainability: economic, social, environmental~~
~~It should conserve and enhance the natural environment, encouraging the re-use of land where possible~~
~~It should promote "mixed use" developments~~
~~It should protect and conserve heritage assets~~
~~It should encourage full use of public transport, walking and cycling~~

~~It should improve health, social and cultural well-being~~
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. ~~NWBC's Core Strategy~~

~~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.~~
~~The 2014 Core Strategy requires that Austrey provides a minimum of 40 additional dwellings in the Parish in the period to 2029~~.
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.

~~SECTION 1:~~ ENVIRONMENT, LANDSCAPE AND WILDLIFE

BACKGROUND

1. Austrey has little green space within the village itself, and the two ~~existing~~ main play areas for children are not centrally located: there is a small area on Hollybank to the north east, and the main playing field lies half a mile to the north west 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, south west of the church, and the field to the north east 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 ~~spectacular~~ 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.

~~6. In the interests of maintaining this vitality, Austrey Parish Council 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.~~

ENVIRONMENT, LANDCAPE AND WILDLIFE OBJECTIVES

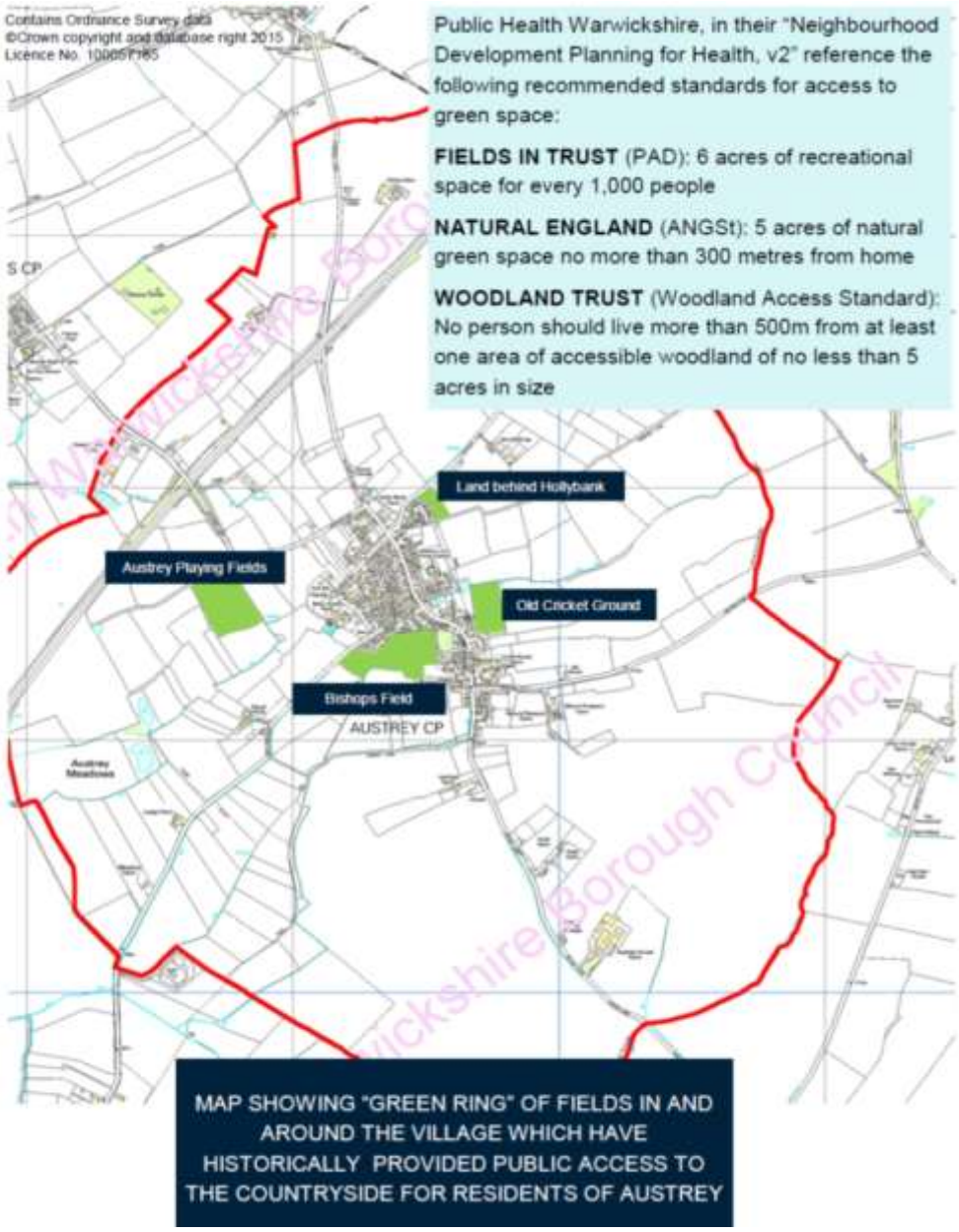
~~1.1~~ Objective 1: To Protect the 'Green Ring'

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~~ practice the outdoor activities that they enjoy today. Map 3 from the former, made NDP identifies the areas that make up this 'Green Ring'.

~~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.~~

Map 3 Green Ring



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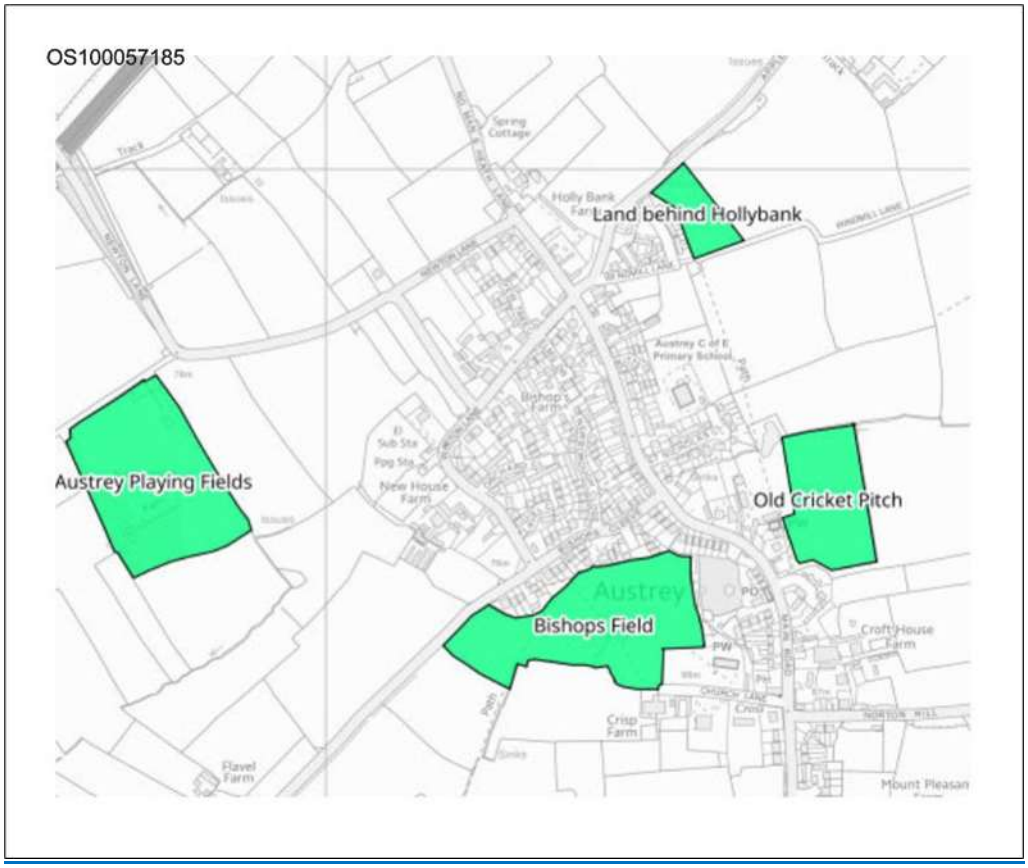


~~1.3~~ Objective 2: To Enhance Local Wildlife

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.

~~1.4~~ 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.

~~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.~~

PROTECTING LOCAL LANDSCAPE CHARACTER AND WILDLIFE

7. The Landscape Character Assessment of North Warwickshire Borough, 2009[7] includes an assessment of landscape character in the Borough and provides landscape / management strategies for local character areas to reinforce and enhance landscape character.

8. 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:

[7] https://www.northwarks.gov.uk/downloads/file/7260/cd71_landscape_character_assessment_report

- *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.*

9. 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.

10. 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;*
    - *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.*

~~POLICIES~~

11. 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.

12. 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.

13. 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.

14. DRAFT POLICY AP1: NATURAL ENVIRONMENT

Existing hedgerows, ditches, water bodies, broadleaved woodlands, ~~and~~ mature, ancient and veteran[8] trees ~~in the Parish~~ 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 ~~where possible~~ as part of landscaping schemes.

Where ~~D~~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.

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 Design Codes (Appendix 2 of the Austrey Draft Modified Plan). These are:

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

[8] 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

PROTECTING IMPORTANT OPEN SPACES AND VIEWS

15. 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.

16. 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.

17. 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).

18. North Warwickshire Borough Council's Playing Pitch Strategy (December 2023) 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 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.

19. Since the previous NDP was made, a new village green and play area on Wulfric Avenue have been provided to improve local open space provision and play facilities in the village.

20. Former NDP Policy AP2 protected the playing fields on Newton Lane and the old cricket down 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.

21. 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[9].

22. 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.

23. 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:

[9] https://www.austrey.co.uk/_files/ugd/3b800a_2b3559a64a914f30936d39c300ea5cc5.pdf

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.'

24. Table 1 in Appendix 3 sets out how these areas meet these criteria sets out how these areas meet these criteria.

25. ~~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.~~

26. 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.
~~The four areas forming this "green ring"~~ ~~are listed on page 8~~ Policy AP2 Local Green Spaces replaces former Policy AP2 in the NDP.

27. DRAFT POLICY AP2: LOCAL GREEN SPACES

The following areas as identified on Austrey Modified Neighbourhood Plan Policies Maps 2A, 2B, 2C and 2D 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, Wulfric Avenue
9. Play Area, Wulfric Avenue.

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

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 are:

    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. These views are identified on Map 4:

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.

~~33.~~ DRAFT POLICY AP3: VIEWS

~~34. 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.~~

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.

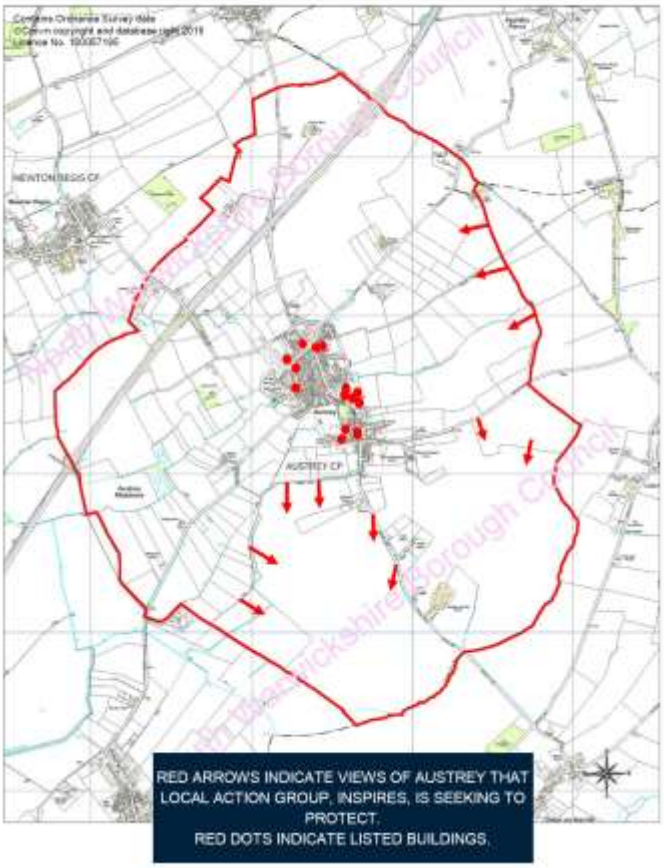
Where a development proposal would affect these views, appropriate evidence should be submitted with any application to demonstrate how the view has been taken into account and respected.

~~35. 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 around the villages of Austrey, Warton and Orton on the Hill for future generations.~~

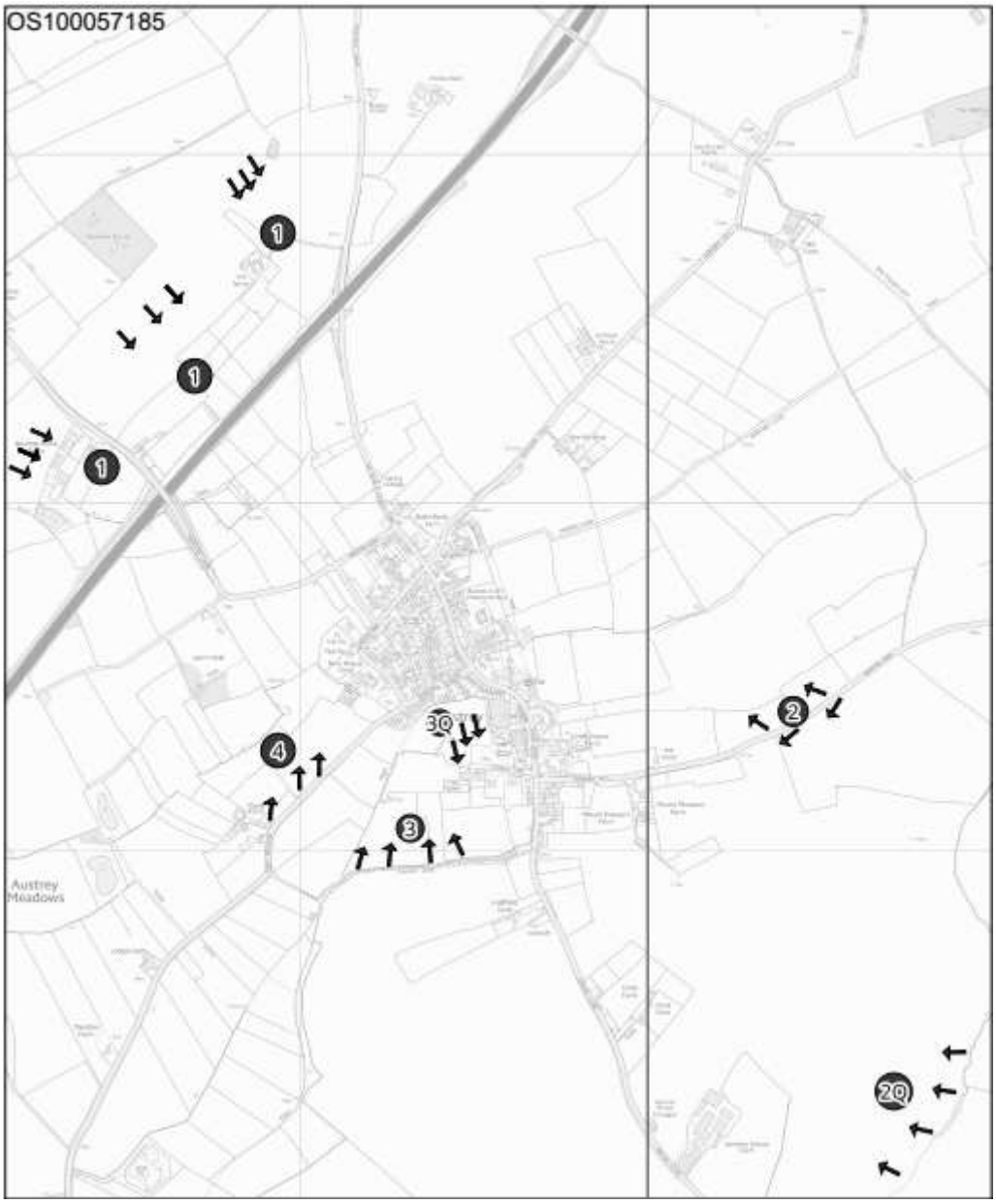
~~36. InSpires wishes to protect the countryside from unwarranted development by protecting various vistas into and out of the village, as indicated on the map on page 11. This Plan supports their objectives by ensuring that no development has any detrimental impact on these important views.~~

~~Map 4: Notable Views~~

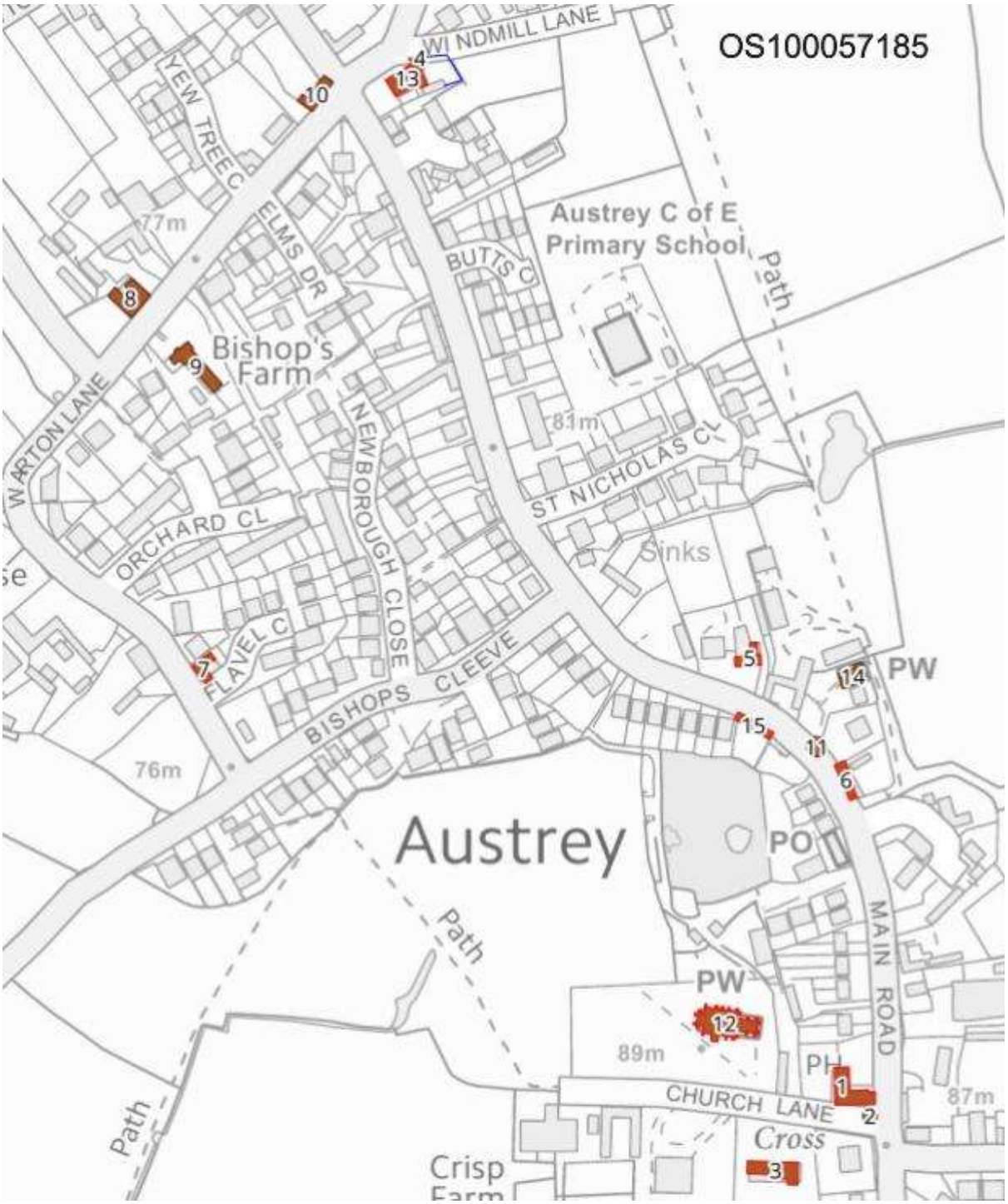
SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE



Map 4: Notable Views



Map 5 Listed Buildings in Austrey



FARM DIVERSIFICATION AND RENEWABLE ENERGY

37. 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.

38. 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.

39. 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.

40. 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.

41. 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.

42. 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.

43. 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.

44. 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 ~~will not be supported~~ should ~~it~~ 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.

45. DRAFT 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 ~~has no detrimental impact on others in the village~~
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 Design Codes (Appendix 2 of the Austrey Draft Modified Plan).

46. 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

~~47. NATIONAL AND EUROPEAN AGRICULTURAL POLICY~~

~~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.~~

~~48. HEDGEROW REGULATIONS 1997~~

~~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~~

~~49. NATIONAL PLANNING POLICY FRAMEWORK REFERENCES~~

- ~~§ 28: Supporting a prosperous rural economy~~
- ~~§ 69: Promoting healthy communities~~
- ~~§ 109: Conserving and enhancing the natural environment~~

~~50. NORTH WARWICKSHIRE BOROUGH COUNCIL REFERENCES~~

- ~~NW12: Quality of development~~
- ~~NW13: Natural environment~~
- ~~ENV4: Trees and hedgerows~~

~~51. Grade II Listed Buildings in Austrey~~

- ~~Austrey Baptist Church, Main Road~~
- ~~Bird in Hand, Church Lane~~
- ~~Bishops Farm, Warton Lane~~
- ~~Church of St. Nicholas*~~
- ~~Farthings, Main Road~~
- ~~Flavel House, Warton Lane~~
- ~~Telephone Kiosk, Main Road~~
- ~~Manor House, Warton Lane~~

- ~~Nether End, Warton Lane~~
- ~~The Elms, Elms Court~~
- ~~Wall surrounding garden, The Elms, Elms Court~~
- ~~The Homestead, Main Road~~
- ~~The Limes, Main Road~~
- ~~The Old Vicarage, Church Lane~~
- ~~Village Cross, Church Lane~~

~~SECTION 2:~~ HOUSING DESIGN

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. ~~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~~ 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[10i] and National Model Design Code[11] 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 design codes as part of the NDP Review.

HOUSING DESIGN OBJECTIVES

~~2.1~~ 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.

(moved from Housing development section) 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.

~~2.2~~ 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.

~~2.3~~ 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.

[10] https://www.gov.uk/government/publications/national-design-guide
[11] https://www.gov.uk/government/publications/national-model-design-code

(moved from Housing development section) 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.

~~2.4~~ 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.

~~POLICIES~~ HIGH QUALITY AND SUSTAINABLE DESIGN

5. ~~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 (Habitneg Housing Association, 2011)~~

6. ~~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:~~
   - ~~Meeting local housing requirements~~
   - ~~Character~~
   - ~~Car parking~~
   - ~~Facilities and services~~
   - ~~Connections~~
   - ~~Public transport~~
   - ~~Working with the site and its context~~
   - ~~Creating well-defined streets & spaces~~
   - ~~Easy to find your way around~~
   - ~~Streets for all~~
   - ~~Public and private places~~
   - ~~External storage and amenity space.~~

7. ~~The Lifetime Home Standards ensure that homes are designed to be flexible so that they can be adapted for use in later life.~~

8. 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)[12] 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 incudes 12 considerations across 3 key themes of Integrated Neighbourhoods, Distinctive Places and Streets for All.

9. 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.

10. 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.

[12] https://www.udg.org.uk/publications/othermanuals/building-healthy-life

11. New, revised NDP Policy AP5 requires new development to respond positively to the Austrey Design Code document which is provided in Appendix 2. 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.

12. DRAFT 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 Draft Modified Plan). 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

13. 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.

14. 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)[13].

15. 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.

16. 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.~~

[13] 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

17. ~~This should take into account any government support such as feed-in tariffs for electricity generated on-site and fed into the grid.~~

18. DRAFT 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 the Austrey Draft Modified Plan):

- 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.

19. 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.

20. ~~POLICY AP7: Any new housing should be built in accordance with Home Office standards, "Secured by Design" and "Safer Places"~~

21. ~~These are design guidelines intended to reduce the risk of crime in any new development.~~

22. ~~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).~~

23. ~~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.~~

24. 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.

25. DRAFT 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'.

26. 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)),

27. 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*.'

28. Manual for Streets[14]) 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).

29. 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[15].

30. 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.

31. Policy AP8 has been prepared to help ensure development in Austrey supports healthy lifestyles and addresses the need to de-carbonise transport.

32. DRAFT 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 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

14 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

15 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

4. Including external electric charging points for bicycles and cars.

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 the Austrey Draft Modified Plan).

33. 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

34. ~~NATIONAL PLANNING POLICY FRAMEWORK REFERENCES~~
- ~~§9: Achieving sustainable development~~
- ~~§17: Core planning policies~~
- ~~§58: Requiring good design~~
- ~~§69: Promoting healthy communities~~
- ~~§95, 97, 100: The challenge of climate change~~

35. ~~NORTH WARWICKSHIRE BOROUGH COUNCIL REFERENCES~~
- ~~§3.2: Spatial vision~~
- ~~NW10: Development considerations~~
- ~~NW11: Renewable energy and energy efficiency~~
- ~~NW12: Quality of development~~
- ~~ENV12: Urban design~~

HOUSING DEVELOPMENT

BACKGROUND

1. ~~2014 Core Strategy~~
   ~~NWBC's Core Strategy, approved in 2014, calls for the development of a minimum of 40 new houses in Austrey by 2029.~~

2. ~~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.~~
   ~~AUSTREY……40~~
   ~~NWBC Core Strategy 2014~~

3. ~~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.~~

4. ~~2011 Census~~
   ~~The 2011 census data provides useful insight into the demographic trends likely to impact housing needs in Austrey over coming years.~~
   ~~It has been a growing concern for the Parish Council that Austrey has an aging population.~~
   ~~ In 2011, 60% of village residents were of working age, and fewer than 20% were above retirement age~~
   ~~ 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~~
   ~~ At the same time, the number of children below the age of 10 almost halved from 135 in 2001 to only 76 in 2011~~
   ~~These trends have significant implications for the social sustainability of the village and the viability of its services.~~

5. ~~AUSTREY HOUSING NEEDS SURVEY~~

6. ~~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:~~
   ~~ 92.5% of residents currently live in owner-occupied housing; 5.5% rent from the local authority; 2% rent from private landlords~~
   ~~ 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~~
   ~~ 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 65% felt that Austrey currently has the right housing mix for local people and their families~~
   ~~ 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~~
~~ 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~~
~~ 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.~~

7. 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).

8. 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.

9. 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.

10. 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

11. 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.

12. 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.

13. 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).'

14. 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

15. ~~3.1~~ 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.

16. ~~3.2~~ 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 ~~a supply of low maintenance~~ bungalows for those seeking to down-size, and for ~~attractive, energy efficient~~ smaller homes for affordable rent and owner occupation for local residents and ~~likely~~ to attract young families to the Parish.

17. ~~3.3~~ 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.

18. ~~3.4~~ 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.

19. ~~3.5~~ 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.

20. ~~3.6~~ 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 .

21. ~~3.7~~ 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.

22. ***(moved to section 6 housing design)***
~~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.~~

~~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~~.

23. ~~CRITERIA FOR SELECTION OF SITES~~
~~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.~~

~~Each site was reviewed on its own merits, taking into consideration any particular advantages or disadvantages that each proposed development might bring.~~
~~Only those sites scoring higher than 50% have been included in this Plan.~~
~~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:~~
~~Proximity to shop and village centre~~
~~ Proximity to other amenities (church, chapel, village hall, school, pub)~~
~~ Requirement for the type of housing planned~~
~~ Additional benefits or risks to the community (e.g. parking for the village hall; increased risk of flooding)~~
~~ Visual impact, particularly with regard to listed buildings and/or the rural landscape and views~~
~~ Any other considerations (e.g. improvement of existing brownfield site)~~
~~The results were found to be fully aligned with the findings of the survey carried out by Austrey Residents' Association in December 2014.~~

24. ~~POLICIES~~

25. ~~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.~~

NEW HOUSING DEVELOPMENT

26. 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).

27. 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 X.

28. 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.

DRAFT POLICY AP9: WINDFALL DEVELOPMENT

~~POLICY AP10: It is accepted that there will be additional~~ Proposals for "windfall" housing development ~~over the period of this Plan, but this~~ will ~~only be permitted~~ be supported where they:

1. ~~it relates to~~ are for small scale development of usually no more than 10 houses ~~within the Plan period~~;
2. ~~it~~ would helps ~~businesses~~ to create local employment opportunities without unacceptable adverse impact on the rural landscape, for example providing mixed use live / work accommodation and provision of office space to enable working from home;
3. ~~it is~~ 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. ~~it relates to~~ include renewable energy projects ~~or~~ and new active transport links that do not have ~~no~~ an unacceptable adverse impact on the landscape or residen~~t~~sial amenity
5. ~~it meets the requirements of national and local building standards, and of this Plan~~
6. Provide additional benefits for the community through developer contributions (see Appendix 1)

2. Do not result in increased risk of flooding;
3. 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)
4. Make efficient use of land and / or include the development of brownfield (previously developed) sites or sensitive conversion and re-use of existing buildings.

MEETING LOCAL HOUSING NEEDS

29. 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.

30. NDP Policy AP10 updates the previous NDP Policy AP11 and refers to the latest housing needs survey for the Parish.

31. DRAFT POLICY AP~~11~~ 10: LOCAL HOUSING NEED

~~This plan welcomes housing development of a type, tenure and mix that reflect the findings of the 2013 Austrey Housing Needs Survey.~~

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.

Rest of Plan deleted:

~~**PREFERRED SITES FOR DEVELOPMENT**~~

~~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**~~

~~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~~

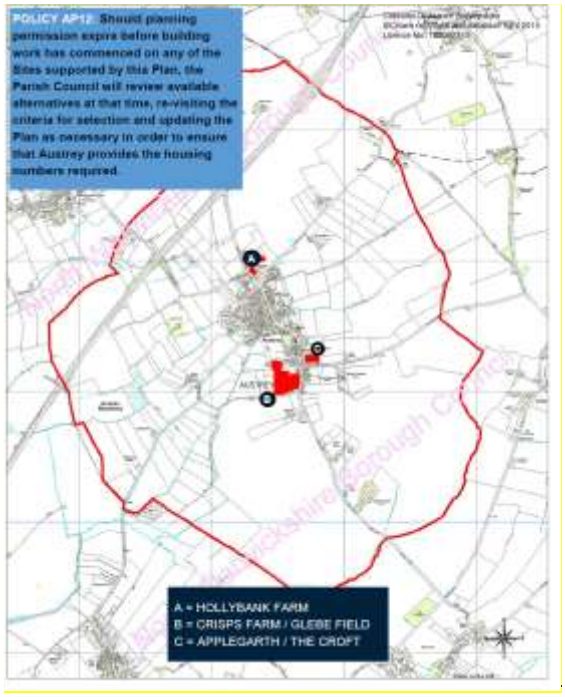
~~**C. Application PAP/2014/0157**~~

~~**Applegarth / The Croft, Norton Hill**~~

~~Construction of 14 homes of various types and sizes, incorporating a proportion of affordable housing and an area of community green space~~

~~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.~~

~~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.~~



~~A. HOLLYBANK FARM~~

~~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 settle-ment boundary, it is immediately adjacent to it.~~

~~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.~~

~~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.~~

~~REASONS FOR INCLUSION IN THIS PLAN~~

~~√ Plans already approved by NWBC~~

~~√ Provides housing likely to attract young families~~

~~√ Supports local farming activity and retention of "the green ring"~~

~~√ Adjacent to settlement boundary~~

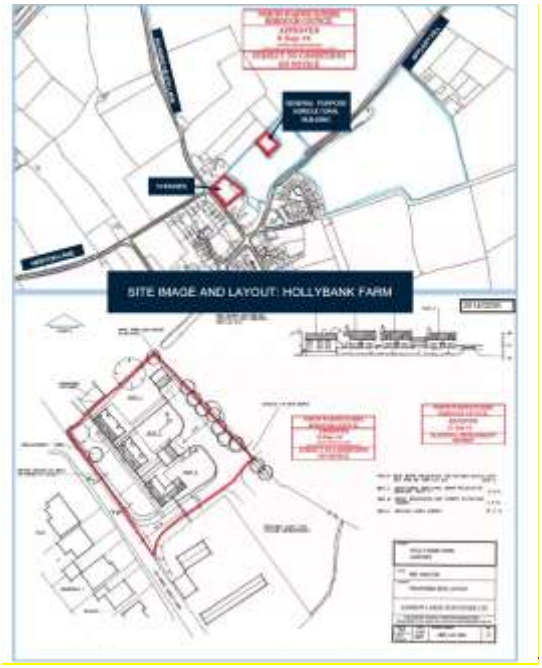
~~√ Will improve appearance of existing site~~

~~√ Minimal impact on existing hedgerows~~

~~√ Access approved by Highways Authority~~

~~√ Minimal impact on surrounding properties~~

~~√ No listed buildings in the vicinity~~



~~B. CRISPS FARM / GLEBE FIELD~~

~~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.~~

~~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.~~

~~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.~~

~~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.~~

~~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.~~

~~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.~~

~~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.~~

~~REASONS FOR INCLUSION IN THIS PLAN~~

~~√ Site already approved by NWBC~~

~~√ Provides for young families and down-sizing~~

~~√ Farming activity will be retained and facilities improved~~

~~√ Close to village centre and amenities~~

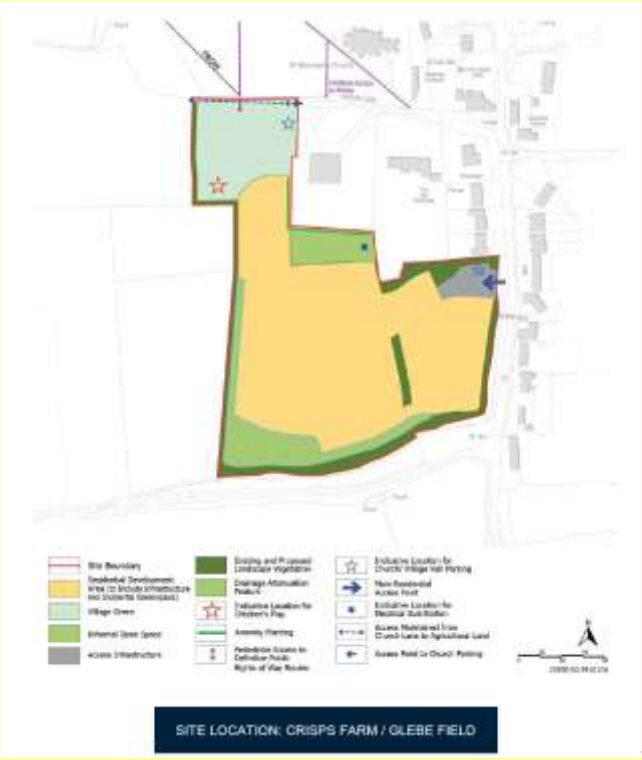
~~√ Provision of village green, a children's play area and public parking~~

~~√ Biodiversity of the site will be enhanced~~

~~√ Access approved by Highways Authority~~

~~√ Close consultation with villagers~~

~~√ Site layout respects nearby listed buildings~~



~~C. APPLEGARTH / THE CROFT~~

~~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.~~

~~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.~~

~~The site is located adjacent to other existing buildings on the outskirts of Austrey, within easy walking distance of the village centre.~~

~~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.~~

~~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 .~~

~~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 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.~~

~~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.~~

~~REASONS FOR INCLUSION IN THIS PLAN~~

~~√ Site approved by NWBC & Highways Authority~~

~~√ Provides for young families and down-sizing~~

~~√ Efficient use of land currently not utilised~~

~~√ Close to village centre and amenities~~

~~√ No listed buildings adjacent to the site~~

~~√ Focus on energy efficiency and sustainability~~

~~√ Adjacent to current settlement boundary~~

~~√ Little visual impact on the village~~

~~The three sites selected for new housing~~

~~contribute to sustainable development in the~~

~~following ways:~~

~~S O C I A L~~

~~E N V I R O N M E N T A L~~

~~i) Visual improvements in the historic setting of the Grade II* Listed St. Nicholas Church~~

~~ii) Support for local farming activities and protection of the "green ring"~~

~~iii) Pedestrian routes and cycle ways encouraging low carbon living~~

~~iv) Protection of hedgerows~~

~~v) Sustainable drainage systems (SuDS)~~

~~vi) Housing within easy walking distance of local amenities~~

~~vii) Energy efficient buildings using renewable energy supplies where viable~~

~~viii)Support for renewable energy projects~~

~~ix) Increased bio-diversity through planting~~

~~x) Efficient use of land by replacing old buildings with more functional new ones~~

~~E C O N O M I C~~

~~i) Financial support for village facilities through contributions made by developers~~

~~ii) Proximity of housing to local shop and pub supporting their financial viability~~

~~iii) Support for local businesses in providing employment opportunities~~

~~iv) Ensuring village grows in a controlled way, in line with infrastructure~~

~~i) Village green boosting the potential for community activities outdoors~~

~~ii) Housing to attract young families, ensuring social sustainability of the village and school~~

~~iii) Provision of housing supply that will meet the needs of future generations~~

~~iv) Support for services to ensure the health and social well-being of the community~~

~~NATIONAL PLANNING POLICY FRAMEWORK~~

~~REFERENCES~~

~~§17: Core planning policies~~

~~§38: Supporting sustainable transport~~

~~§50: Delivering a wide choice of high quality homes~~

~~§58: Requiring good design~~

~~§69: Promoting healthy communities~~

~~§100: The challenge of climate change~~

~~§109: Conserving and enhancing the natural environment~~

~~§126, 129: Conserving and enhancing the historic environment~~

~~NORTH WARWICKSHIRE BOROUGH COUNCIL REFERENCES~~

~~§3.2: Spatial vision~~

~~NW2: Settlement hierarchy~~

~~NW6: Affordable housing provision~~

~~NW10: Development considerations~~

~~NW12: Quality of development~~

~~NW14: Historic environment~~

~~ENV12: Urban design~~

~~ENV16: Listed buildings~~

~~UK GOVERNMENT: LOCALISM ACT~~

~~Part 6, Chapter 1, §110: Duty to co-operate in relation to planning of sustainable development~~

~~Code for Sustainable Homes – Technical Guidance~~

~~DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT~~

~~PLANNING APPLICATIONS IN PLAN PERIOD~~

~~28~~

~~Application Reference~~

~~No. of Dwellings~~

~~Location~~

~~PAP/2014/0569~~

~~40~~

~~Crisps Farm / Glebe Field, Main Road~~

~~PAP/2014/0157~~

~~14~~

~~Applegarth / The Croft, Norton Hill~~

~~PAP/2014/0296~~

~~3~~

~~Hollybank Farm, No Man's Heath Lane~~

~~TOTAL~~

~~57~~

~~Supported by this Neighbourhood Plan, and planning permission granted:~~

~~Application Reference~~

~~No. of Dwellings~~

~~Location~~

~~PAP/2015/0466~~

~~2~~

~~To the rear of 4 Warton Lane (REPLACES PAP/2014/0399 for 3 houses)~~

~~PAP/2014/0433~~

~~4~~

~~To the rear of Manor Croft, Warton Lane~~

~~PAP/2014/0626~~

~~2~~

~~The Crisp, Church Lane (replacing one to be demolished)~~

~~PAP/2015/0144~~

~~5 (+2)~~

~~Hollybank Farm, No Man's Heath Lane (replaces PAP/2014/0296 above)~~

~~PAP/2014/0301~~

~~4~~

~~Adjacent to pumping station, Warton Lane (rejected by NWBC but granted on appeal)~~

~~PAP/2014/0302~~

~~10~~

~~Adjacent to The Headlands, Warton Lane (rejected by NWBC but granted on appeal)~~

~~TOTAL~~

~~+24~~

~~Not expressly supported by this Neighbourhood Plan, but have also had planning permission granted:~~

~~Application Reference~~

~~No. of Dwellings~~

~~Location~~

~~PAP/2014/0446~~

~~30~~

~~To the north of Manor Barns, Newton Lane~~

~~PAP/2015/0149~~

~~4~~

~~The Homestead, off The Green~~

~~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~~

~~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.~~

~~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.~~

~~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.~~

~~If a majority of residents participating in the referendum vote to reject the Plan, amendments should be made and consulted upon accordingly.~~

~~APPENDIX 1: EVIDENCE BASE~~

~~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.~~

~~SOURCE TITLE~~

~~PUBLISHED BY~~

~~LINK~~

~~Austrey Parish Council Meeting Minutes~~

~~Austrey Parish Council~~

~~http://www.austrey.co.uk/PCMeetings~~

~~Austrey Village Plan, 2009~~

~~Austrey Parish Council~~

~~http://www.austrey.co.uk/PCVillagePlan~~

~~Austrey Website~~

~~Austrey Parish Council~~

~~http://www.austrey.co.uk~~

~~Building for Life Guidelines (BfL)~~

~~Design Council~~

~~http://www.designcouncil.org.uk › Knowledge & resources › Guide~~

~~Case for Space~~

~~Royal Institute of British Architects (RIBA)~~

~~http://www.architecture.com/files/ribaholdings/policyandinternationalrelations/homewise/caseforspace.pdf~~

~~Census, 2011~~

~~UK Government~~

~~http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDomainList.do?~~

~~Climate Change & Renewables: Planning Guidance Notes~~

~~NWBC~~

~~http://www.northwarks.gov.uk/info/200181/climate_change/860/climate_change_and_global_warming-sustainability/8~~

~~Code for Sustainable Homes, 2006~~

~~UK Government~~

~~http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf~~

~~Common Agricultural Policy~~

~~European Union~~

~~http://www.europeanlawmonitor.org/eu-policy-areas/the-eu-common-agricultural-policy.html~~

~~Core Strategy, 2014~~

~~NWBC~~

~~http://www.northwarks.gov.uk/info/200297/forward_planning/872/local_plan_for_north_warwickshire/4~~

~~Criteria for Selection of Sites 2014~~

~~Austrey Parish Council~~

~~Contact parishcouncil@austrey.co.uk~~

~~Hedgerow Regulations~~

~~UK Government~~

~~https://www.gov.uk/countryside-hedgerows-regulation-and-management~~

~~Housing Needs Survey~~

~~NWBC~~

~~http://www.northwarks.gov.uk/downloads/file/5320/austrey_housing_needs_survey_2013~~

~~HS2 Plans~~

~~UK Government~~

~~https://www.gov.uk/government/organisations/high-speed-two-limited.~~

~~Lifetime Home Standards~~

~~Habinteg Housing Association~~

~~Contact parishcouncil@austrey.co.uk~~

~~Listed Buildings in Austrey~~

~~English Heritage~~

~~http://www.britishlistedbuildings.co.uk/england/warwickshire/austrey~~

~~APPENDIX 1: EVIDENCE BASE~~

~~SOURCE TITLE~~

~~PUBLISHED BY~~

~~LINK~~

~~Local Plan, 2006~~

~~NWBC~~

~~http://www.northwarks.gov.uk/info/200297/forward_planning/870/north_warwickshire_local_plan_2006~~

~~Localism Act, 2011~~

~~UK Government~~

~~http://www.legislation.gov.uk/ukpga/2011/20/contents~~

~~National Planning Policy Framework (NPPF), 2012~~

~~UK Government~~

~~https://www.gov.uk/government/publications/national-planning-policy-framework--2~~

~~Neighbourhood Development Planning for Health~~

~~Public Health Warwickshire~~

~~Contact parishcouncil@austrey.co.uk~~

~~Renewable Heat Incentive~~

~~UK Government~~

~~https://www.gov.uk/government/policies/increasing-the-use-of-low-carbon-technologies/supporting-pages/renewable-heat-incentive-rhi~~

~~Safer Places Guidelines~~

~~UK Government~~

~~http://www.securedbydesign.com/pdfs/safer_places.pdf~~

~~Secured by Design Guidelines~~

~~UK Government~~

~~http://www.securedbydesign.com/professionals/guides.aspx~~

~~Strategic Housing & Land Availability Assessment~~

~~NWBC~~

~~https://secure.northwarks.gov.uk/downloads/file/5281/strategic_housing_land_availability_assessment_shlaa-december_2014~~

~~Strategic Housing & Market Assessment~~

~~NWBC~~

~~http://www.northwarks.gov.uk/downloads/file/5063coventry_and_warwickshire_joint_strategic_housing_market_assessment_november_2013~~

~~Sustainable Drainage Systems (SuDS)~~

~~UK Government~~

~~https://www.gov.uk/government/consultations/sustainable-drainage-systems-changes-to-the-planning-system~~

~~Survey of Austrey Residents~~

~~Austrey Residents' Association~~

~~Contact parishcouncil@austrey.co.uk~~

~~Works to Trees & Hedgerows: Guidance Notes~~

~~NWBC~~

~~http://www.northwarks.gov.uk/info/200296/development_control/891/works_to_trees_and_hedgerows~~ .

~~APPENDIX 2: NPPF REFERENCES~~

~~The Policies in this Neighbourhood Plan (AP1-AP13) are fully aligned with the following sections of the Government's National Planning Policy Framework (NPPF)~~

SECTION	LINKING WITH POLICIES IN THIS PLAN
Achieving sustainable development	§ 9. AP1; AP2; AP3; AP4; AP5; AP7; AP8 • Improving the conditions in which people live, work and take leisure
Core Planning Policies	§ 17. AP4; AP5; AP6; AP7; AP8; AP10 • Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings • Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value • Conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations • Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
Supporting a prosperous rural economy	§ 28. AP4 • Promote the development and diversification of agricultural and other land-based rural businesses
Supporting sustainable transport	§ 38. AP8 • Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties
Delivering a wide choice of high quality homes	§ 50. AP10 AP11; AP12 • Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community • Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand
Requiring good design	§ 58. AP1; AP2; AP3; AP4; AP5; AP7; AP8; AP10; AP11 Planning policies and decisions should aim to ensure that developments: • Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit • Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) • Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation • Are visually attractive as a result of good architecture and appropriate landscaping § 66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably

SECTION	LINKING WITH POLICIES IN THIS PLAN
Promoting healthy communities	AP1; AP2; AP5; AP7; AP8; AP10 § 69. Planning policies and decisions...should aim to achieve places which promote: • Opportunities for meetings between members of the community who might not otherwise come into contact with each other • Safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion § 70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: • Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services § 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them
Meeting the challenge of climate change, flooding and coastal change	AP5; AP6 § 95 • When setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards § 97 • Identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems… § 100 • Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary,
Conserving and enhancing the natural environment	AP1; AP2; AP3; AP4; AP10 § 109. • Protecting and enhancing valued landscapes… • Minimising impacts on biodiversity and providing net gains in biodiversity where possible
Conserving and enhancing the historic environment	AP3; AP10 § 126. Local planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment...In developing this strategy, local planning authorities should take into account: • The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring • Opportunities to draw on the contribution made by the historic environment to the character of a place § 129. • 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…)

~~APPENDIX 3: CORE STRATEGY REFERENCES~~

~~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~~

SECTION	LINKING WITH POLICIES IN THIS PLAN
Spatial Vision	§ 3.2 AP1; AP2; AP3; AP4; AP5; AP6: AP7; AP8; AP9; AP10 • The Borough will accommodate development in a balanced and sustainable way, placing a high priority on the quality of life, ensuring the protection, restoration and enhancement of valuable natural and historic resources… • New homes….will be integrated carefully into the Borough's existing areas, respecting local distinctiveness
Settlement Hierarchy	NW2 AP11; AP12 • Category 4: Development will be limited to that identified in this Plan or has been identified through a Neighbourhood or other locality plan
Affordable Housing Provision	NW6 AP12 Schemes of 15 or more dwellings: • 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 Schemes of between 1 and 14 inclusive units: • 20% affordable housing will be provided. This will be achieved through on-site provision or through a financial contribution in lieu of providing affordable housing on site
Development Considerations	§ 7.46 AP2; AP5; AP8; AP10 • Open spaces, whether publicly or privately owned, are important within settlements as they break up the built form and contribute to local identity NW10 Development should: • Be targeted at using brownfield land in appropriate locations, reflecting the settlement hierarchy • Maintain and improve the provision of accessible local and community services • Promote healthier lifestyles for the community to be active outside their homes and places of work • Encourage sustainable forms of transport focussing on pedestrian access and provision of bike facilities • Provide for proper vehicular access, sufficient parking and manoeuvring for vehicles in accordance with adopted standards • Expand or enhance the provision of open space and recreation facilities • Avoid and address unacceptable impacts upon neighbouring amenities through overlooking, overshadowing… • Protect and enhance the historic environment
Renewable Energy and Energy Efficiency	NW11 AP5; AP6 • Smaller schemes will be encouraged to seek the introduction of renewable energy and energy efficiency schemes at the outset to avoid costly retrofit

SECTION	LINKING WITH POLICIES IN THIS PLAN
Quality of Development	§ 7.57 AP1; AP5; AP6; AP7; AP10 • The Borough Council is committed to using the BfL standard within new residential developments § 7.59 • The Council recognises the importance of planning development to reduce the opportunity for crime…..The Borough Council will use the Secured by Design principles which are widely accepted to contribute to lowering crime rates NW12 All development proposals must: • Demonstrate a high quality of sustainable design that positively improves the individual settlement's character, appearance and environmental quality of an area • Deter crime • Sustain, conserve and enhance the historic environment • Provide, conserve and enhance biodiversity
Natural Environment	NW13 AP1; AP2; AP3; AP4 • The quality, character, diversity and local distinctiveness of the natural environment will be protected and enhanced. In particular within identified landscape character areas, development will conserve, enhance and where appropriate, restore landscape character
Historic Environment	AP10 NW14 • The quality, character, diversity and local distinctiveness of the historic environment will be conserved and enhanced in particular
Trees and Hedgerows	ENV4 AP1 • Development will not be permitted if it would result in the loss of trees, woodlands or hedgerows that in terms of their historical, ecological, townscape or landscape significance make a positive contribution to the quality of the local environment
Urban Design	ENV12 AP2; AP5; AP7 Development will only be permitted if: • Spaces that make a positive contribution to the public realm are provided and/or improved • The design and layout reduces opportunities for crime
Listed Buildings …	ENV16 AP10 • Development that would detract from the character, appearance or historic value of a listed building (including any building within its curtilage) … will not be permitted

~~APPENDIX 4: COMMUNITY CONSULTATION~~

This Plan has been prepared by members of Austrey Parish Council together with a Steering Group of 7 active volunteers from different parts of the village. The work of this group has been supported by an independent Planning Consultant, and by the Forward Planning Office at NWBC.

The Objectives and Policies making up this Plan are the result of extensive consultation with the residents of Austrey. This has taken place through a variety of channels, as follows:

- Regular discussions during Open Forum sessions attracting 20-30 members of the community at the monthly Parish Council Meetings in Austrey Village Hall
- Frequent updates in the Austrey News quarterly newsletter which is hand-delivered to 400 households in the Parish, and posted on the village website
- An extensive survey was conducted in 2009 to support the Village Plan. Feedback was received from 50% of households in Austrey. Although somewhat dated, has been considered in the formulation of the Objectives and Policies included in this Plan
- A detailed Housing Needs Survey was carried out in 2013 by Austrey Parish Council in conjunction with NWBC. 25% of households participated and their feedback has been a driving factor in the development of this Plan
- Open meetings have taken place in 2013 and 2014 whereby members of the Parish Council have been available to discuss the Plan with over 100 local residents, using maps and a video to help clarify the proposals made
- In September 2014, an early draft of the Plan was circulated to all households in the Parish. Feedback from 51 residents was analysed and used as the basis for setting up the Steering Group and re-writing the Plan in its current form
- For more details, please see separate Consultation Statement

~~APPENDIX 5:~~

APPENDIX 1: INFRASTRUCTURE PROJECT LIST

As the village continues to grow throughout the Plan period, the residents of Austrey would like to see the Community Infrastructure Levy (CIL) monies invested in the village to support this growth. A number of indicative projects have been highlighted, as follows:

- ~~Continuing investment in street lighting in other parts of Austrey~~
- ~~Speed awareness signs on roads where speeding can be an issue~~
- ~~Investment in flood prevention along Warton Lane~~
- ~~Re-surfacing of the unadopted road, Yew Tree Court~~
- ~~Security cameras to help crime prevention~~
- ~~Central storage unit for village equipment used by the various clubs and societies~~

~~Attractive village signs upon entry to Austrey~~

- ~~Installation of salt/grit bins around the village~~
- ~~A marquee or similar for outdoor events~~
- ~~A ride-on mower for maintenance of playing fields~~
- ~~All-weather sports facility with flood lights~~
- ~~Re-surfacing of the playing fields' car park~~
- ~~Mitigation of impact of HS2~~
- ~~Floodlights for St Nicholas Church~~
- ~~Funding for maintenance of village hall~~
- ~~Additional notice boards for village news~~
- ~~Improved maintenance of the public foot-paths in and around Austrey~~

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

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.

APPENDIX 2: AUSTREY DESIGN GUIDANCE AND CODES

See separate document at: https://www.austrey.co.uk/regulation-14-consultation

APPENDIX 3: LOCAL GREEN SPACES

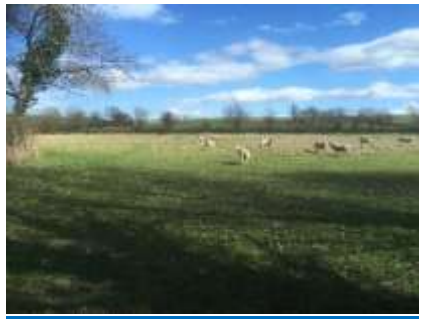
Table 1 Justification for Local Green Spaces

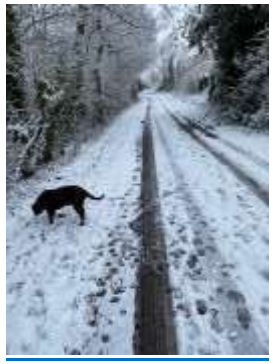
Local Green Space	a) reasonably close proximity to the community	b) demonstrably special and holds a particular local significance	c) local in character and not an extensive tract of land
1. Newton Lane Playing Fields (Austrey Playing Fields) 	The playing fields are within easy walking distance from the village, with pavements all the way.	The playing fields have recreational value. 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. The area also includes village allotments for which there is great demand and a waiting list.	Area: 4.5 ha This is a large area, but it is fully enclosed by hedges and is not an extensive tract of land. .

Local Green Space	a) reasonably close proximity to the community	b) demonstrably special and holds a particular local significance	c) local in character and not an extensive tract of land
2. Old Cricket Ground 	This area is located in the centre of the village, behind Charity House and the Baptist Church.	The Old Cricket Ground has historic significance and recreational value. The Old Cricket Ground has historic sporting significance, and it was used for many years by the village cricket teams. There is also a public footpath which is well used.	Area: 2.24 ha. The area is enclosed and is not an extensive tract of land.

Local Green Space	a) reasonably close proximity to the community	b) demonstrably special and holds a particular local significance	c) local in character and not an extensive tract of land
3. Bishops Field 	This is the 'Heart of the Village' It is close to the pub and village shop and is used by all.	Bishops Field has historic significance and recreational value and has richness of wildlife. 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. Warwickshire Historic Environment Record (HER) (Information for record number WA8885) notes: '*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.'* 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	Area: 4.37 ha. This is a well-defined area with hedge boundaries.

Local Green Space	a) reasonably close proximity to the community	b) demonstrably special and holds a particular local significance	c) local in character and not an extensive tract of land
		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. Bishops Field includes a wood, hedgerows and a stream and it supports a great diversity of wildlife including bats and barn owls.	

Local Green Space	a) reasonably close proximity to the community	b) demonstrably special and holds a particular local significance	c) local in character and not an extensive tract of land
4. Land to the northeast of Hollybank 	This area is within easy walking distance from the village. It is adjacent to houses on the east side of the village.	The area has historic significance and recreational value. The land behind Hollybank offers unparalleled views of the village. The public footpaths provide a lovely area for dog walkers and other users alike. The area has ridge and furrow features which are historically important.	Area: 0.79 ha. This area is enclosed by houses and fences.
5. Austrey Community Orchard 	This small area is in close proximity to the village community.	The area provides a small tranquil open space close to houses. 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	Area: 0.03ha. The area is local in character and is not extensive. It is bordered by houses and fences.

Local Green Space	a) reasonably close proximity to the community	b) demonstrably special and holds a particular local significance	c) local in character and not an extensive tract of land
		for Austrey Community Orchard below.	
6. Woodlands off Cinder Lane (Fairy Woods) 	This small area is in close proximity to the village community.	The woodlands have recreational value. The area is very special and is used by different generations of walkers, children, village residents with great affection.	Area: 0.27ha. It is local in character and not an extensive tract of land.

Local Green Space	a) reasonably close proximity to the community	b) demonstrably special and holds a particular local significance	c) local in character and not an extensive tract of land
7. Land in Bishops Cleeve cul-de-sac 	This small area is in close proximity to the village community.	The area has recreational value as a small informal open space. It provides unique and unobstructed views towards the church, which would be protected.	Area: 0.01ha. The area is local in character and is a small parcel of land.
8. Village Green, Wulfric Avenue	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.	The area has recreational value as a small informal open space. 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	Area: 0.33 ha 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.

Local Green Space	a) reasonably close proximity to the community	b) demonstrably special and holds a particular local significance	c) local in character and not an extensive tract of land
		listed St Nicholas Church and forms part of the open setting around this historic landmark and has lovely views. It also has extensive sweeping views towards Warton Village and beyond. 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.	
9. Play Area, Wulfric Avenue	This small play area is immediately adjacent to the village green.	The area has recreational value as a small play area and open space. This playground is especially valuable as it is the only play area at this end of the village and is	Area: 0.01 acres – too small to measure in hectares This area is not extensive and is local in character, being immediately adjacent to the village green.

Local Green Space	a) reasonably close proximity to the community	b) demonstrably special and holds a particular local significance	c) local in character and not an extensive tract of land
		adjacent to the new development on Wulfric Avenue where lots of young families have settled.	

~~**Austrey Parish Council**~~

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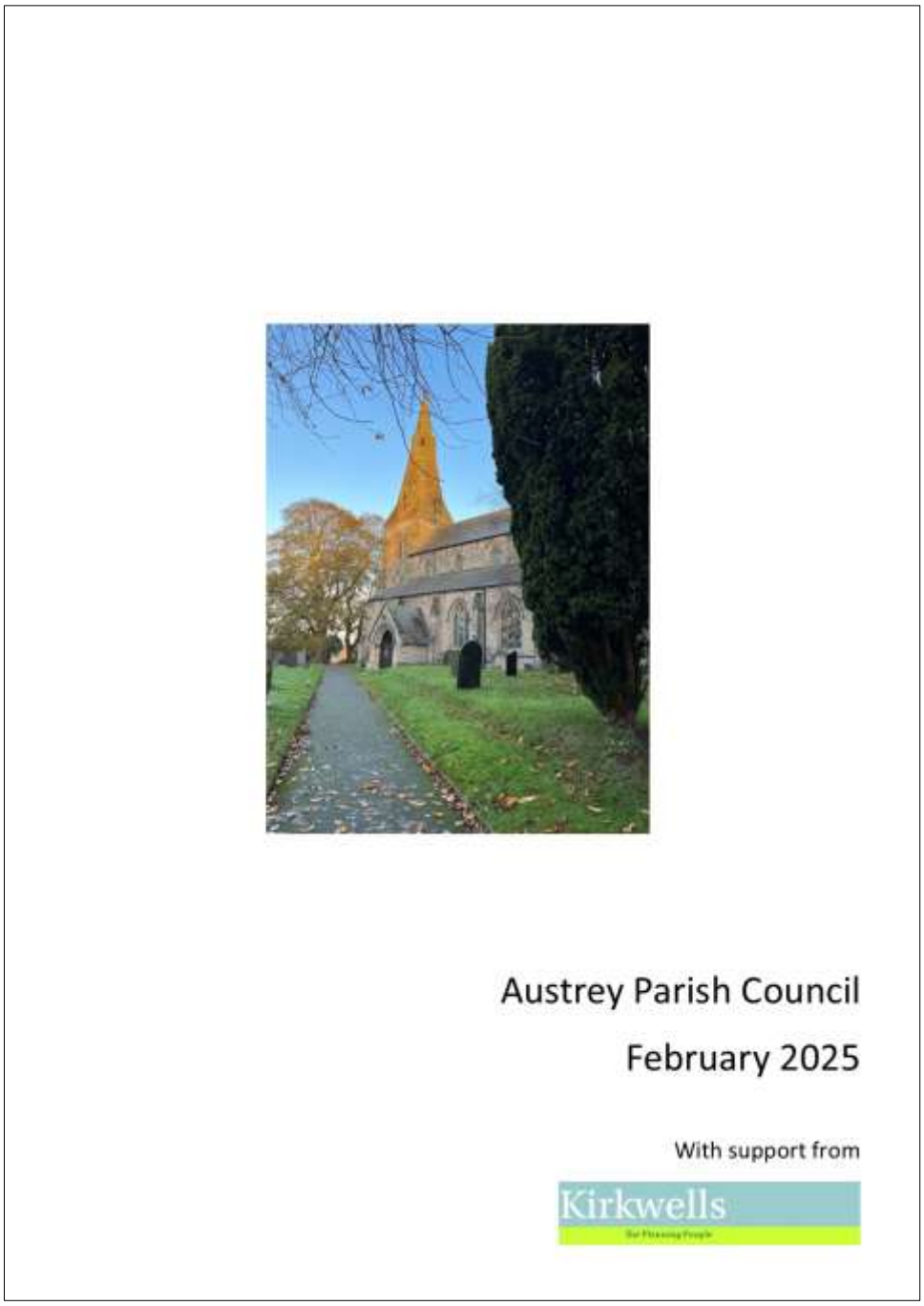
New back cover