

Austrey Modified Neighbourhood Plan 2025 - 2033

Consultation Statement

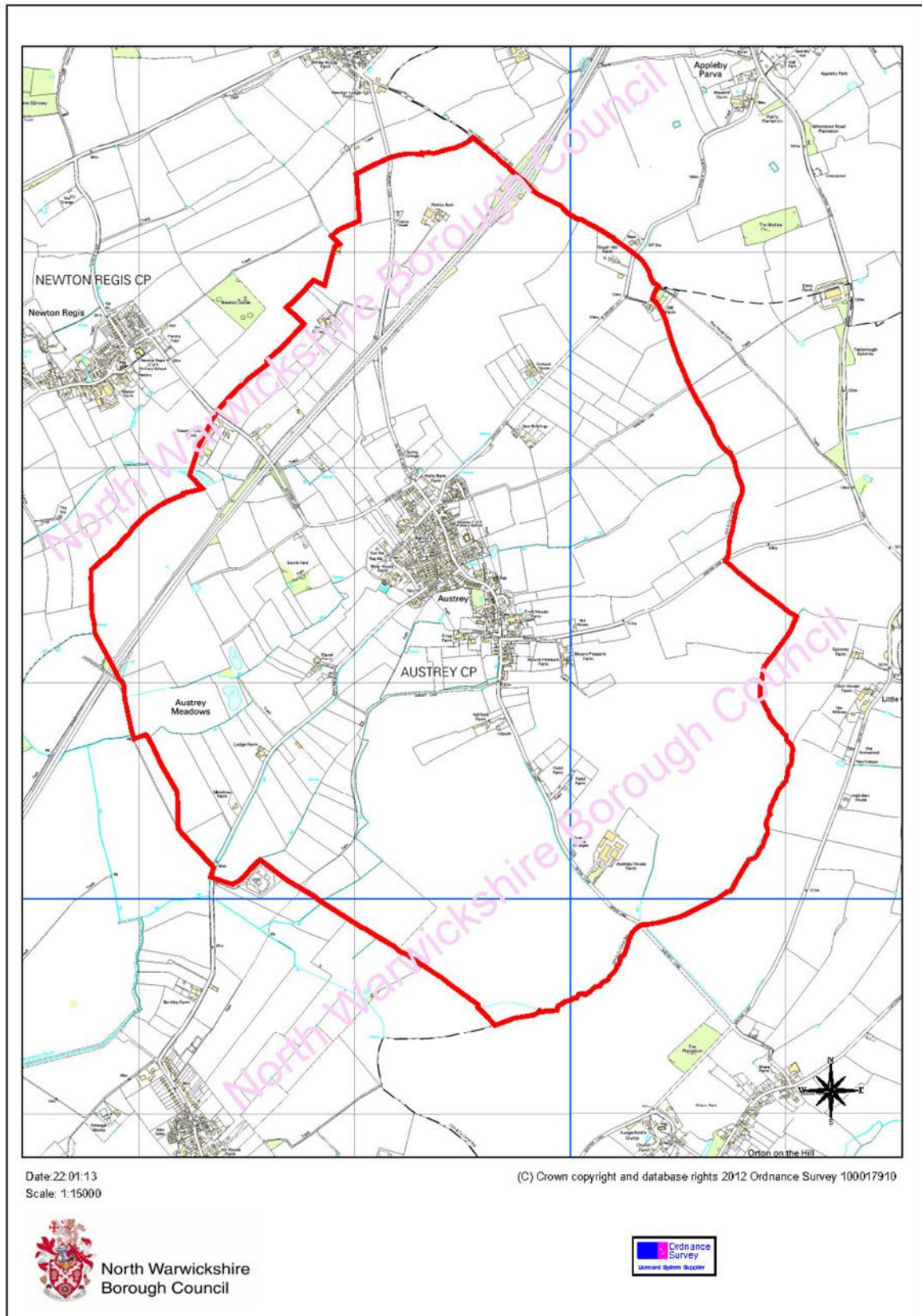


Austrey Parish Council
July 2025

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Map 1: Austrey Designated Neighbourhood Area and Parish Boundary



1.0 Introduction and Background

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

Paragraph: 047 Reference ID: 41-047-20140306

Revision date: 06 03 2014

6. The Neighbourhood Plan Steering Group has led the review process on behalf of the Parish Council and throughout has been highly committed to fully engaging with local residents, landowners and stakeholders. The Steering Group members are all local residents and most are Parish Councillors.

2.0 Parish Housing Needs Survey, 2020

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

3.0 Launch Event and Issues Consultation, May 2023

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



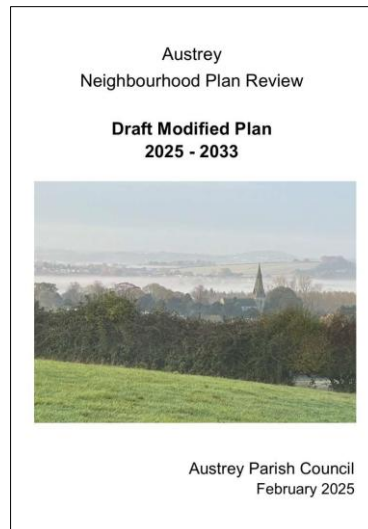
Village Hall event, 7th May 2023

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

4.0 Preparing the Draft AMNP

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

5.0 Regulation 14 Consultation – 27th January 2025 to 10th March 2025



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

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



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

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

Summary of Responses

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

11. North Warwickshire Borough Council

NWBC Responses and changes

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

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

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

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

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

Consultation responses were received from the following bodies (**copies of the complete responses are provided on the Regulation 14 page of the website at (insert link / folder – please provide):**

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

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

- **Environment Agency:** a copy of the standard Environment Agency consultation guide/pro-forma was provided. Comments included the following:
 - *'Flood Risk: We note that there are a number of ordinary watercourses that run through the plan area. Based on the Environment Agency's indicative Flood Map for Planning (Rivers and Sea), the watercourse to the south-west of the NDP area has some associated Flood Zones 2 and 3 (the medium and high-risk zones respectively). However, the majority of the NDP area is located within Flood Zone 1 (low probability of flooding). The Bramcote Brook (main river) can be seen to the west of the NDP area, outside of the Plan boundary.*
 - *It should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your Lead Local Flood Authority (LLFA).*
 - *Site Allocations: We would not, in the absence of any site allocations proposed within the NDP, offer any bespoke comment at this time.*
 - *However, please note that other potential development areas may be at flood risk given the presence of 'ordinary watercourses' which are un-modelled based on the scale and nature of the stream and receiving catchment (less than 3km²)*
 - *Water Catchment Quality: It is noted that Austrey falls within the wider Tame Anker and Mease Management Catchment area and then into one sub catchment area. This consists of the Anker from River Sence to River Tame Water Body water body which is considered as having a 'poor ecological status'. The aim is to achieve 'good' status by 2027.*
 - *It is also noted that the northern part of the plan area Source Protection Zone (SPZ) 3. These areas can be sensitive to development and other environmental pressures.'*

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

SEA / HRA

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

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

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

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

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

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

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

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

Current method 163

Proposed Method 381

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

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

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

- **Draft Vision**

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

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

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

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

- **Draft Objectives**

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

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

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

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

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

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

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

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

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

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

- **Draft Policy AP1: Natural Environment**

- Rewilding is lazy and encourages weeds.

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

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

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

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

- **Draft Policy AP4: Farm Diversification**

- Concerns about traffic, aerobic digester and wind farms.

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

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

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

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

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

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

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

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

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

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

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

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

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

- **Other comments**

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

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

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

6.0 Conclusion

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

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



Neighbourhood Development Plan Review consultation

Where: Austrey Village Hall

When: 10 – 2, Saturday 22 February

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

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



The Neighbourhood Review Plan in more detail

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

What does an NDP do?

- **Guides development**

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

- **Influences new development**

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

- **Grants planning permission**

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

How is an NDP created?

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

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

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



Austrey Neighbourhood Plan Review

Launch Event and Informal Consultation on Key Planning Issues

Questionnaire

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

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

Please respond by 31st May 2023.

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

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

Name	
Address	
Email	

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

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

PART 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE

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

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

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

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

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

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

Yes	
No	

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

PART 2: HOUSING DESIGN

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

Yes	
No	

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

--

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

Yes	
No	

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

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PART 3: HOUSING DEVELOPMENT

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

Austrey Modified Neighbourhood Plan - Consultation Statement

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

Yes	
No	

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

--

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

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Thank you for your time and interest.

Appendix 2: Publicity

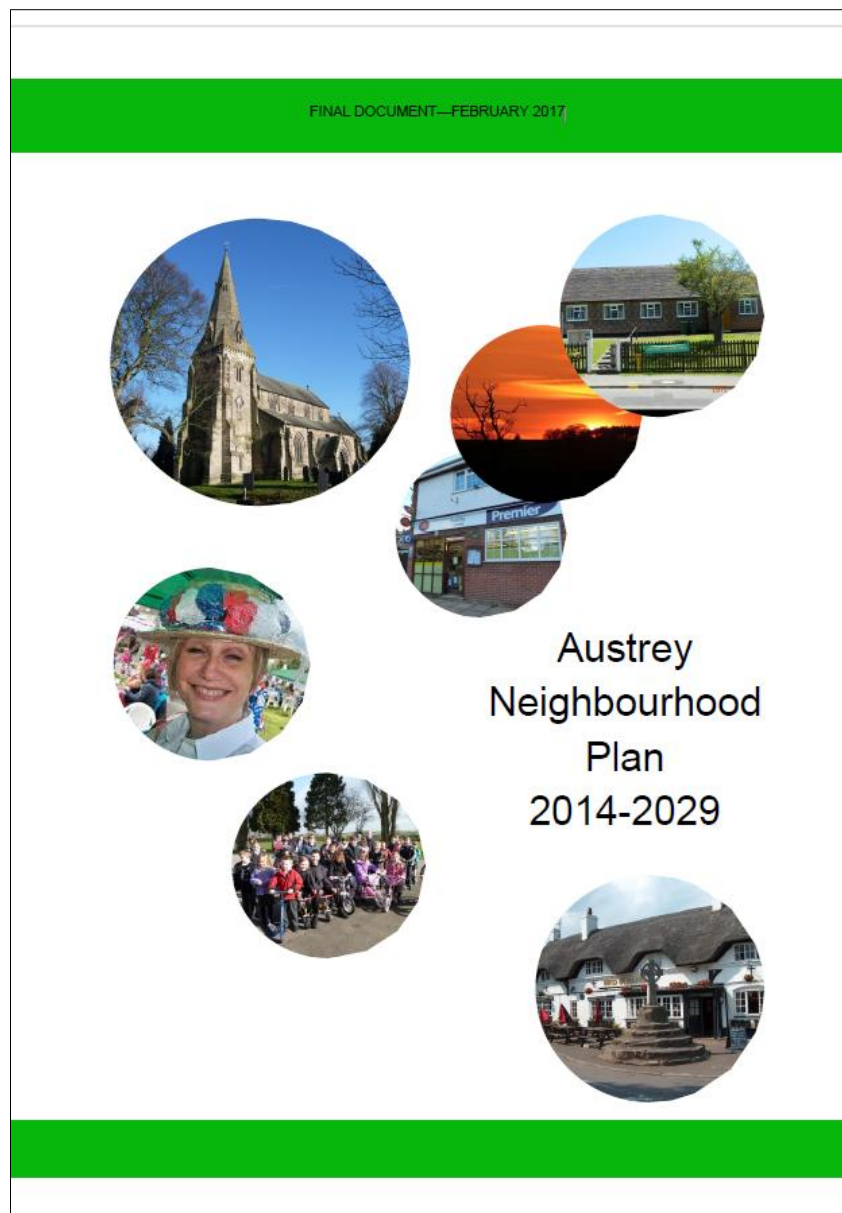
Copy of Poster



Appendix 3: Display Material at Drop In Event

Austrey Neighbourhood Plan Review 2023 – 2029

Launch Event and Informal Consultation on Key Planning Issues



Background

Welcome to the Austrey Neighbourhood Plan Review.

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

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

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

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

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

Why are we undertaking a Review?

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

Progress so Far

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

Key Planning Themes

The existing Neighbourhood Plan included policies under the following themes.

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

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

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

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

Appendix 4: Responses to the Questionnaire

Austrey NDP Review Launch 7 May 2023

Questionnaire Responses and Proposed Changes to NDP

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Austrey Modified Neighbourhood Plan - Consultation Statement

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Austrey Modified Neighbourhood Plan - Consultation Statement

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

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

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

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

Austrey Modified Neighbourhood Plan - Consultation Statement

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

Austrey Modified Neighbourhood Plan - Consultation Statement

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

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

Austrey Modified Neighbourhood Plan - Consultation Statement

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

Appendix 5: Local Green Spaces Screening Assessment

Austrey Local Green Space Assessment Table

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

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

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

Appendix 6: Parish Newsletter Update, March 2024

Austrey Neighbourhood Plan

March 2024



What is Neighbourhood Planning?

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

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

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

WHAT'S DISCUSSED

WHAT IS NEIGHBOURHOOD PLANNING?

**ISSUES QUESTIONNAIRE
MAY 2023**
Important village views and local green spaces identified

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

HOUSING NEEDS SURVEY 2021
What housing villagers identified as being required

COMMUNITY ORCHARD
An initiative arising from the NP

NEXT STEPS

Questionnaire – May 2023

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

*Full details of the views and local green spaces can be found on the Austrey website: www.austrey.co.uk



NWBC requirements

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

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

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



Housing Needs Survey 2021



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

Community Orchard

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



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

Next steps:

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

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

Community Orchard Event, May 2024 - Newsletter





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

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




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

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




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

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



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





Austrey volunteers dig in!

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

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









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

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

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

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





Austrey Orchard Remembrance Bed

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

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



Appendix 7: Local Green Spaces – Informal Consultation with Landowners

Copy of letter to Landowners

Sent 7th January



Dear Landowner

Austrey Neighbourhood Plan Review - Local Green Spaces

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

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

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

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

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

'The Local Green Space designation should only be used where the green space is:
a) in reasonably close proximity to the community it serves;
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
c) local in character and is not an extensive tract of land.'

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

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

1. Newton Lane Playing Fields

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

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

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

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



Yours faithfully,

Lynsey Treadwell
Clerk to the Parish Council
parishclerk@austrey.co.uk



or c/o (Address)

Austrey Neighbourhood Plan Review – Draft Modified Plan 2025 - 2033


Table 1 Justification for Local Green Spaces

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




Austrey Modified Neighbourhood Plan - Consultation Statement

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

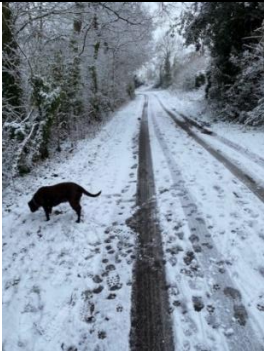


Austrey Modified Neighbourhood Plan - Consultation Statement

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



Austrey Modified Neighbourhood Plan - Consultation Statement

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

Austrey Modified Neighbourhood Plan - Consultation Statement

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

Austrey Modified Neighbourhood Plan - Consultation Statement

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

Copy of Landowner Response

Dear Lynsey,

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

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

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

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

For example:-

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

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

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

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

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

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

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

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

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

We would appreciate your comments.

Yours sincerely,

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



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



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



Copy of PC response:

By email Mon 03/02/2025 19:28

Good Evening X

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

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

Best regards

Appendix 8: Regulation 14 Consultation Publicity

Copy of Newsletter delivered to all local households



Neighbourhood Development Plan Review consultation

Where: Austrey Village Hall

When: 10 – 2, Saturday 22 February

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

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



The Neighbourhood Review Plan in more detail

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

What does an NDP do?

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

How is an NDP created?

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

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

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



Austrey Modified Neighbourhood Plan - Consultation Statement

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

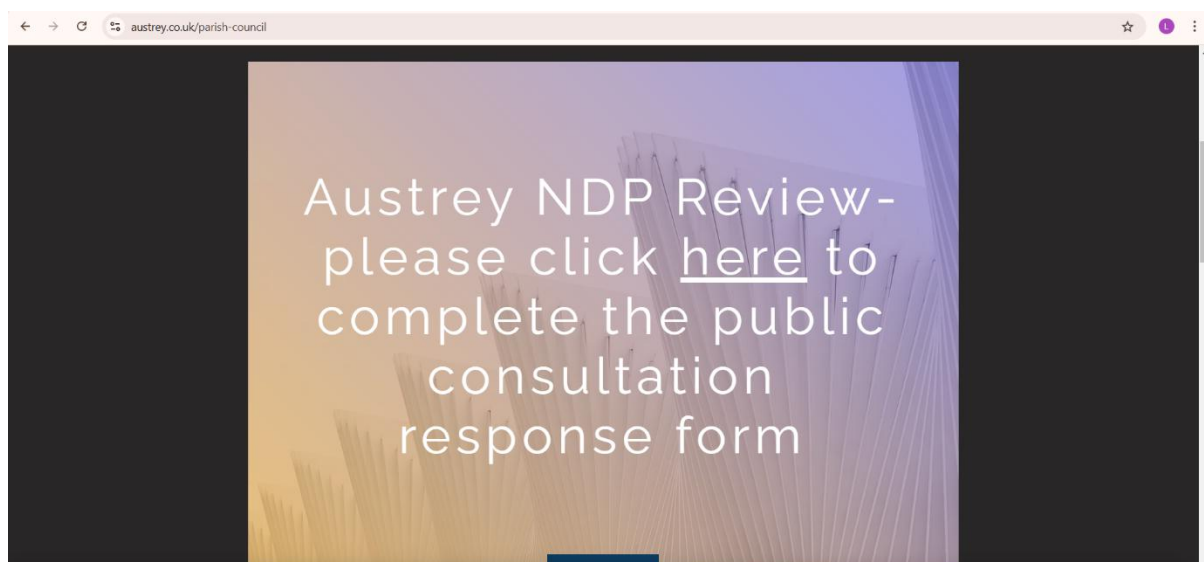
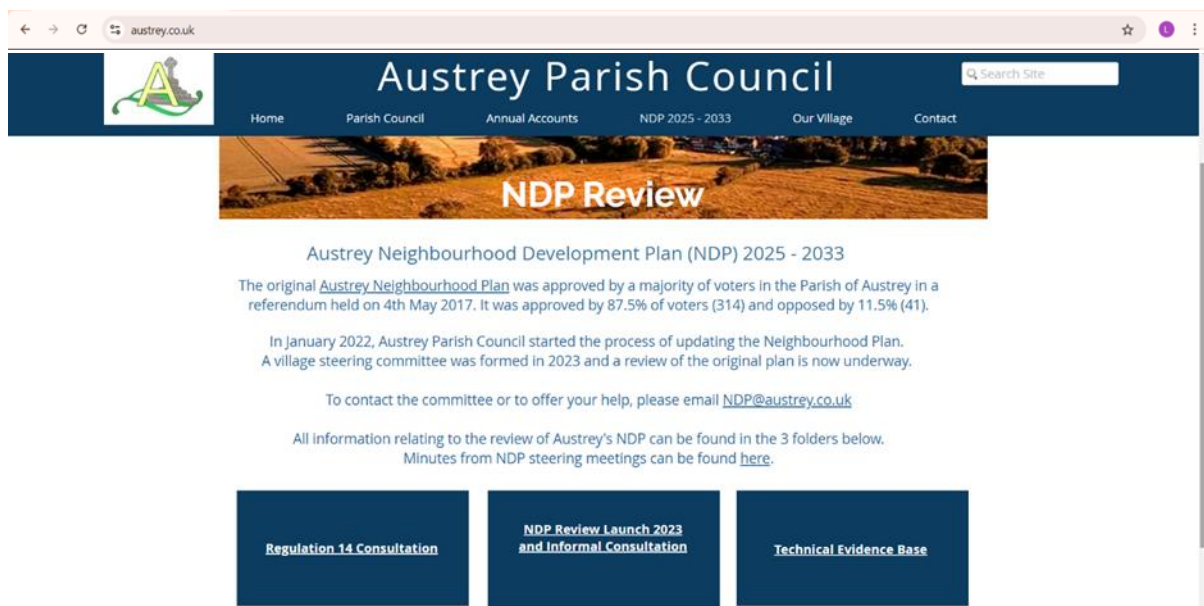


Banner in front of the Village Hall

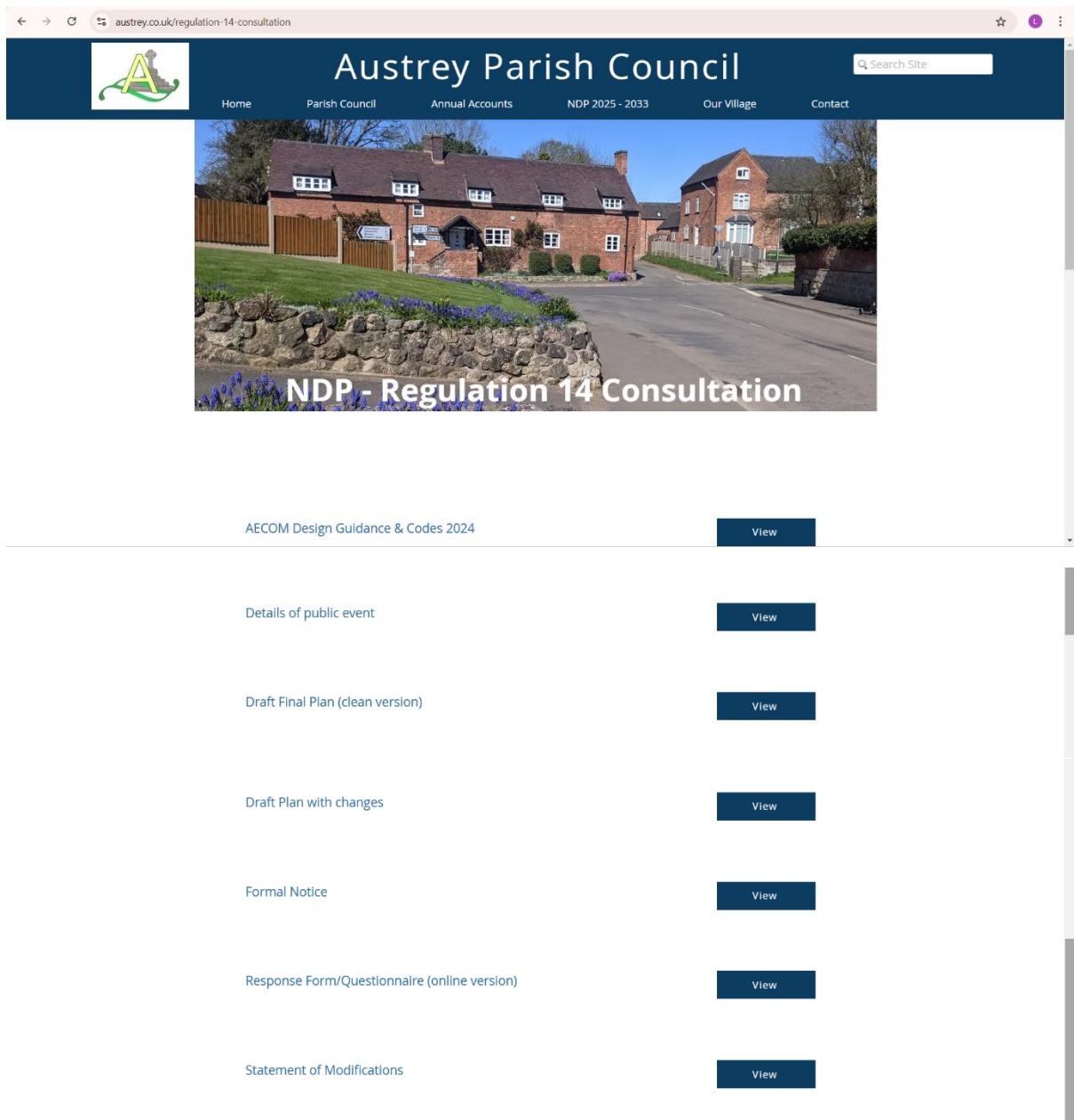


Austrey Modified Neighbourhood Plan - Consultation Statement

Screenshots of Parish Council website



Austrey Modified Neighbourhood Plan - Consultation Statement



The screenshot shows the Austrey Parish Council website. The header includes the council's logo, name, and navigation links: Home, Parish Council, Annual Accounts, NDP 2025 - 2033, Our Village, and Contact. A search bar is also present. The main banner features a photograph of a village street with a stone wall and purple flowers, overlaid with the text "NDP - Regulation 14 Consultation". Below the banner, a list of consultation documents is displayed, each with a "View" button.

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

Austrey Modified Neighbourhood Plan - Consultation Statement

Screenshots of Online Response Form

The screenshots show the following sections of the form:

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

Austrey Modified Neighbourhood Plan - Consultation Statement

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

Q1 Draft Vision *

- ☐ I support
☐ I object

Comments on Draft Vision

Your answer

Q2 Draft Objectives *

- ☐ I support
☐ I object

Comments on Draft Objectives

Your answer

Q3 Draft Policy AP1: Natural Environment *

- ☐ I support
☐ I object

Comments on Draft Policy AP1: Natural Environment

Your answer

Q4 Draft Policy AP2: Local Green Spaces *

- ☐ I support
☐ I object

Comments on Draft Policy AP2: Local Green Spaces

Your answer

Q5 Draft Policy AP3: Views *

- ☐ I support
☐ I object

Comments on Draft Policy AP3: Views

Your answer

Q6 Draft Policy AP4: Farm Diversification *

☐ I support

☐ I object

Comments on Draft Policy AP4: Farm Diversification

Your answer

Q7 Draft Policy AP5: High Quality Design *

☐ I support

☐ I object

Comments on Draft Policy AP5: High Quality Design

Your answer

Q8 Draft Policy AP6: Sustainable Design *

☐ I support

☐ I object

Comments on Draft Policy AP6: Sustainable Design

Your answer

Q9 Draft Policy AP7: Promoting Safer Neighbourhoods *

☐ I support

☐ I object

Comments on Draft Policy AP7: Promoting Safer Neighbourhoods

Your answer

Q10 Draft Policy AP8: Active Travel And Healthy Lifestyles *

☐ I support

☐ I object

Comments on Draft Policy AP8: Active Travel And Healthy Lifestyles

Your answer

Q11 Draft Policy AP9: Windfall Development *

☐ I support

☐ I object

Comments on Draft Policy AP9: Windfall Development

Your answer

86

Austrey Modified Neighbourhood Plan - Consultation Statement

Q12 Draft Policy AP10: Local Housing Need *

☐ I support

☐ I object

Comments on Draft Policy AP10: Local Housing Need

Your answer

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

Your answer

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

Your answer

4 of 24 - Clipboard


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

- Post - 71 Warton Lane, Austrey,
Atherstone, Warwickshire, CV9 3EJ (It can also be left in the box in the porch)
- Parish Council mailbox on side of
village shop

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


Austrey Modified Neighbourhood Plan - Consultation Statement

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



Austrey Parish Council

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



NDP Review Launch 2023 and Informal Consultation

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

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

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

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

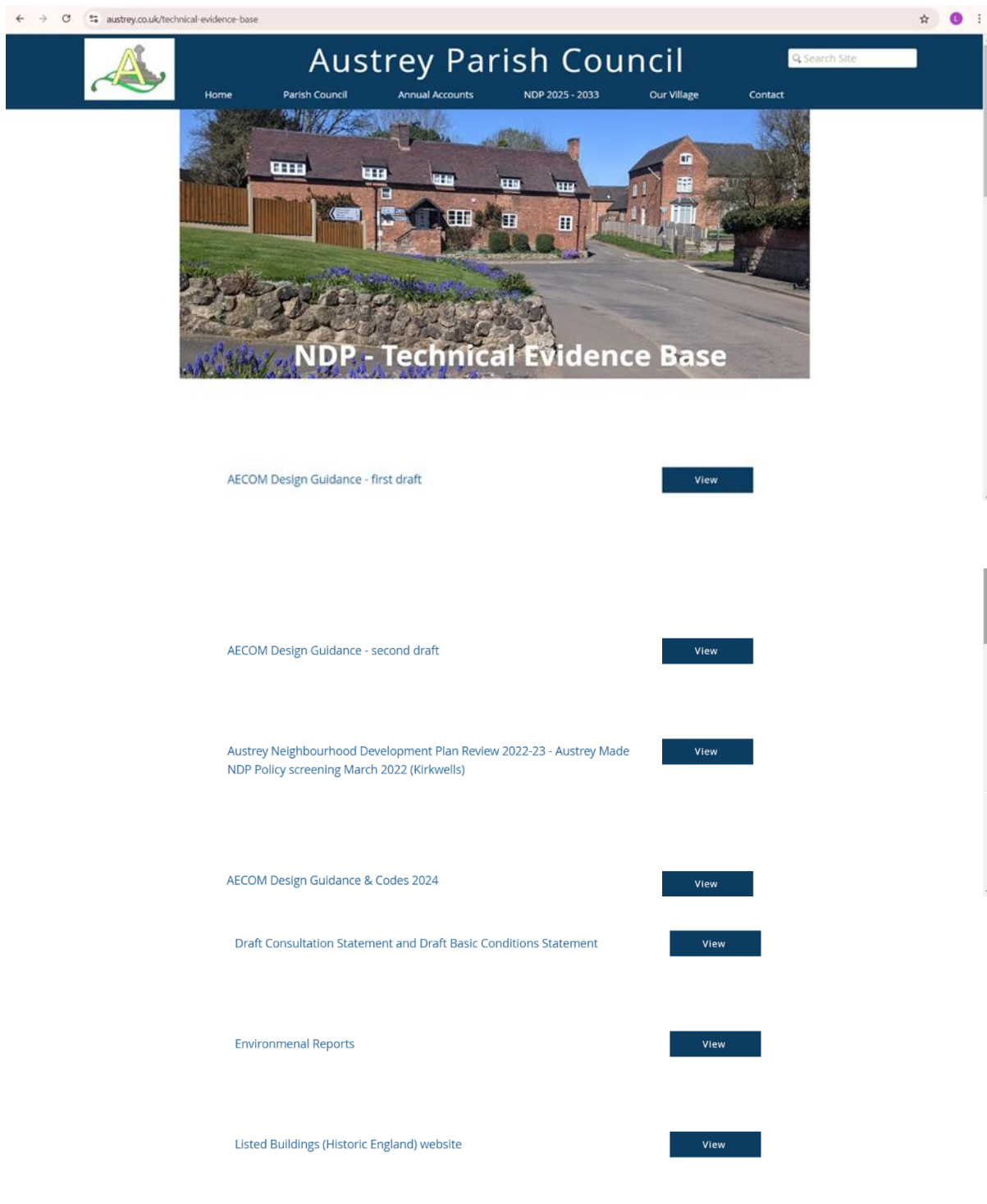
[NDP Newsletter - March 2024](#) [View](#)

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

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

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

Austrey Modified Neighbourhood Plan - Consultation Statement



Locality Neighbourhood Planning Website

[View](#)

NWBC Local Plan

[View](#)

Parish Housing Needs Assessment 2021

[View](#)

Appendix 9: Display Material at Drop in Event

FAQs

What is an NDP?

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

Why do we/you do it?

To give local residents a voice in future planning decisions.

Will it stop any more new houses being built?

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

What is windfall development?

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

What are Design Codes? What are they for?

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

Why do you/we designate Local Green Spaces?

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

Does that mean the owner can't sell them?

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

Who decides what gets built?

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

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

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

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

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

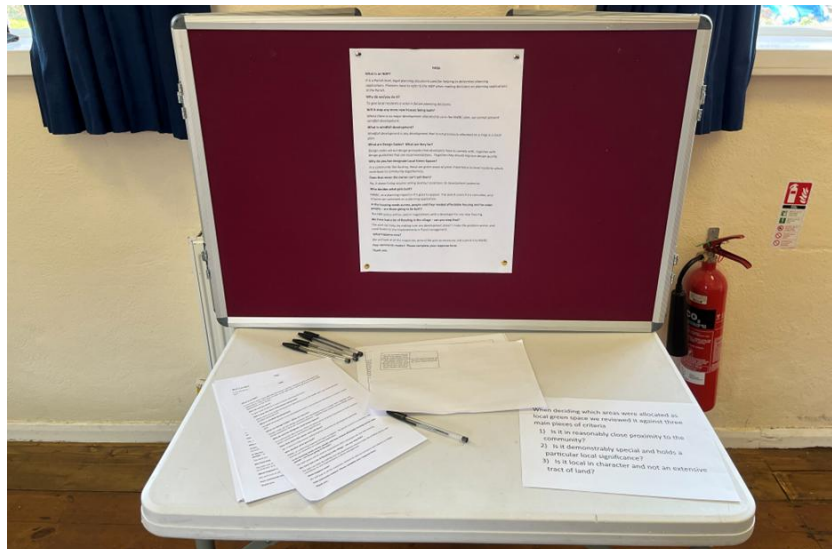
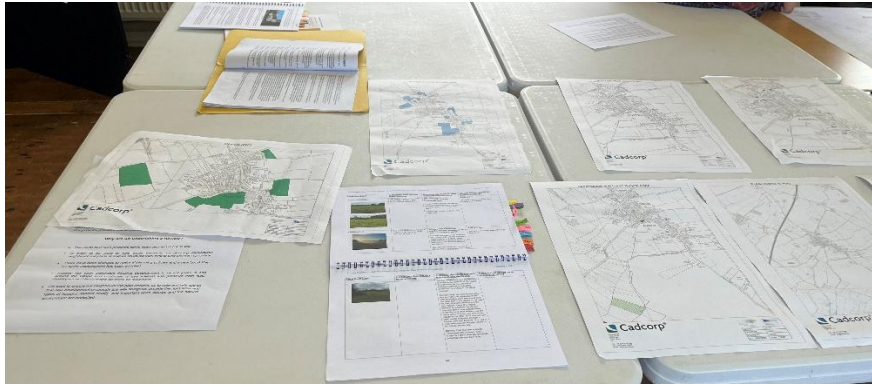
What happens now?

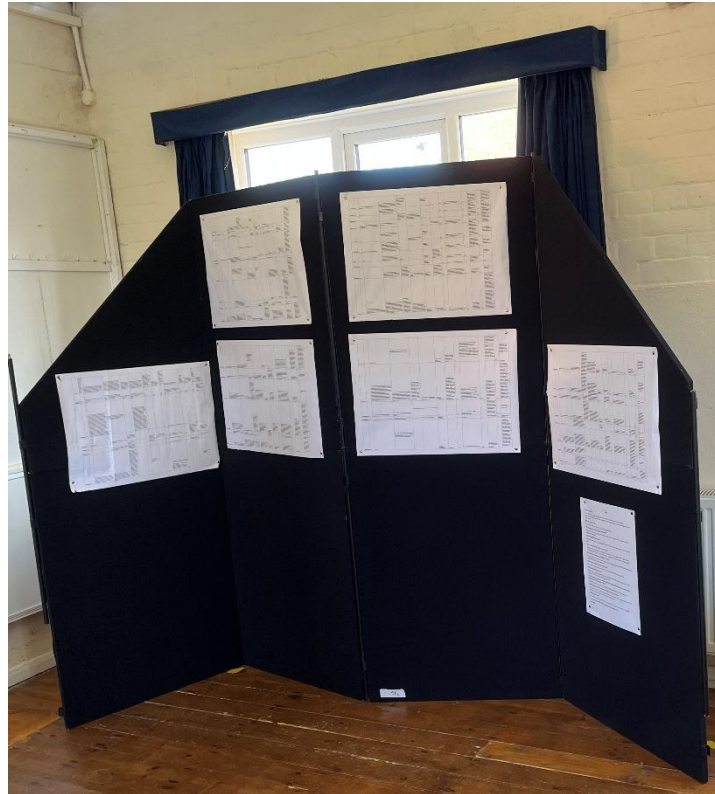
We will look at all the responses, amend the plan as necessary and submit it to NWBC.

Your comments matter! Please complete your response form.

Thank you.

Austrey Modified Neighbourhood Plan - Consultation Statement





Appendix 10: Notification to Consultation Bodies

List of Consultation Bodies and Other Groups Notified by Email

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

Local Groups

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

Austrey Modified Neighbourhood Plan - Consultation Statement

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

Copy of Email / Letter



February 2025

Dear Consultee,

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

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

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

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

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

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

The Parish Council welcomes your comments.

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

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

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

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

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

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

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

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

Yours faithfully,

Lynsey Treadwell

Clerk to Austrey Parish Council

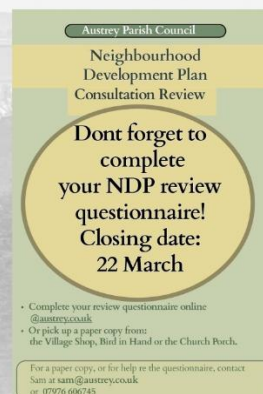
Appendix 11: Residents and Local Stakeholders Responses



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

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

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



Austrey Parish Council Spring 2025

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



Austrey Parish Council Spring 2025

Austrey Modified Neighbourhood Plan - Consultation Statement

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

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

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

They ranged in age from 86 to 7 years old

They:

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

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



Austrey Parish Council Spring 2025

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

Questions asked:

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

Austrey Parish Council Spring 2025

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

Responses:

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

Austrey Parish Council Spring 2025

Austrey Modified Neighbourhood Plan - Consultation Statement

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

Question: Draft Vision

Responded: 97

Supported: 89

Objected: 8

Selection of comments (full comments on next sheet):

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

Austrey Parish Council Spring 2025

Question 1

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

Draft Vision – full responses:

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

Austrey Parish Council Spring 2025

Question 1

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

Draft Vision – full responses:

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

Austrey Parish Council Spring 2025

Question 1

Austrey Modified Neighbourhood Plan - Consultation Statement

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

Question: Draft Objectives

Responded: 97

Supported: 91

Objected: 6

Selection of comments (full comments on next sheet):

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

Austrey Parish Council Spring 2025

Question 2

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

Draft Objectives – full responses:

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

Austrey Parish Council Spring 2025

Question 2

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

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

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

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

Austrey Parish Council Spring 2025

Question 2 cont

Austrey Modified Neighbourhood Plan - Consultation Statement

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

Question: Draft Policy AP1: Natural Environment

Responded: 97

Supported: 93

Objected: 4

Selection of comments (full comments on next sheet):

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

Austrey Parish Council Spring 2025

Question 3

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

Draft Policy AP1: Natural Environment – full responses:

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

Austrey Parish Council Spring 2025

Question 3

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

Question: Draft Policy AP2: Local Green Spaces

Responded: 97

Supported: 91

Objected: 6

Selection of comments (full comments on next sheet):

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

Austrey Parish Council Spring 2025

Question 4

Austrey Modified Neighbourhood Plan - Consultation Statement

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

Local Green Spaces – full responses:

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

Austrey Parish Council Spring 2025

Question 4

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

Local Green Spaces– full responses continued:

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

Austrey Parish Council Spring 2025

Question 4 cont

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

Question: Draft Policy AP3: Views

Responded: 97

Supported: 89

Objected: 8

Selection of comments (full comments on next sheet):

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

Austrey Parish Council Spring 2025

Question 5

Austrey Modified Neighbourhood Plan - Consultation Statement

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

Draft Policy AP3: Views – full responses:

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

Austrey Parish Council Spring 2025

Question 5

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

Question: Draft Policy AP4: Farm Diversification

Responded: 97

Supported: 90

Objected: 7

Selection of comments (full comments on next sheet):

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

Austrey Parish Council Spring 2025

Question 6

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

Draft Policy AP4: Farm Diversification – full responses:

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

Austrey Parish Council Spring 2025

Question 6

Austrey Modified Neighbourhood Plan - Consultation Statement

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

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

Responded: 97

Supported: 91

Objected: 6

Selection of comments (full comments on next sheet):

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

Austrey Parish Council Spring 2025

Question 7

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

Draft Policy AP5: High Quality Design – full responses:

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

Austrey Parish Council Spring 2025

Question 7

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

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

Responded: 97

Supported: 91

Objected: 6

Selection of comments (full comments on next sheet):

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

Austrey Parish Council Spring 2025

Question 8

Austrey Modified Neighbourhood Plan - Consultation Statement

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

Draft Policy AP6: Sustainable Design – full responses:

Motherhood and Apple Pie!!!!

Sustainability and flood management are essential

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

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

We need all homes built to comply with net 0

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

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

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

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

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

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

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

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

As above, NWBC will need to enforce this.

Austrey Parish Council Spring 2025

Question 8

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

Question: Draft Policy AP7: Promoting Safer Neighbourhoods

Responded: 97

Supported: 93

Objected: 4

Selection of comments (full comments on next sheet):

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

Austrey Parish Council Spring 2025

Question 9

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

Draft Policy AP7: Promoting Safer Neighbourhoods – full responses:

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

Austrey Parish Council Spring 2025

Question 9

Austrey Modified Neighbourhood Plan - Consultation Statement

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

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

Responded: 97

Supported: 90

Objected: 7

Selection of comments (full comments on next sheet):

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

Austrey Parish Council Spring 2025

Question 10

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

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

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

Austrey Parish Council Spring 2025

Question 10

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

Question: Draft Policy AP9: Windfall Development :

Responded: 97

Supported: 86

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

Selection of comments (full comments on next sheet):

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

Austrey Parish Council Spring 2025

Question 11

Austrey Modified Neighbourhood Plan - Consultation Statement

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

Draft Policy AP9: Windfall Development – full responses:

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

Austrey Parish Council Spring 2025

Question 11

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

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

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

Austrey Parish Council Spring 2025

Question 11

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

Question: Draft Policy AP10: Local Housing Need :

Responded: 97

Supported: 93

Objected: 4

Selection of comments (full comments on next sheet):

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

Austrey Parish Council Spring 2025

Question 12

Austrey Modified Neighbourhood Plan - Consultation Statement

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

Draft Policy AP10: Local Housing Need– full responses:

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

Austrey Parish Council Spring 2025

Question 12

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

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

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

Austrey Parish Council Spring 2025

Question 12

Austrey Modified Neighbourhood Plan - Consultation Statement

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

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

All comments:

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

Austrey Parish Council Spring 2025

Question 13

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

All further comments:

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

Austrey Parish Council Spring 2025

Question 14

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

All further comments continued:

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

Austrey Parish Council Spring 2025

Question 14

Austrey Modified Neighbourhood Plan - Consultation Statement

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

All further comments continued:

- It is important to preserve the green spaces in our community.
- Appreciate the time taken by the individuals to bring this document together
- Previous plan did little to prevent mass development within the village. This refresh would be an opportunity to set some ambitious policies to encourage improvement of the village rather than just trying to maintain the status quo.
- Thank you for a thorough document an hard work
- "Its difficult in the questionnaire to object or agree with the whole plan as its nuanced, there are elements i believe in and elements i object to. My main objections focus around Windfall plots and Housing needs. The plan can seem a little "blue sky thinking" and idealist instead of grounded in reality. The reality is Austrey is a nice area with an aspirational aspect. People want to move there after doing well and alongside others who have done the same. There is nothing wrong with this as it builds a strong community of people who wish to value what they have invested so much into. To say the house prices have outstripped local wages is also nonsensical, with home working people can earn "good" wages from anywhere, its a very generic standpoint to say people who have "grown up" in Austrey can't afford homes there, some can, some can't, just the same as everything else. Many people who have purchased homes in Austrey have come from much more deprived areas to then go on to buy homes in Austrey, "growing up in Austrey" does not in anyway link to your projected salaries and earning potential, so i reject that point. If the area has more rental properties, more cheaper homes it will change the dynamics of what makes it what it is. I feel the village is overprescribed with properties as evidenced within the projected amount and the actual amount of homes which were built. The infrastructure currently is at capacity including the school. The 2021 census will be really out of date due to the amount of people who moved to the village in and after this date so the growth is larger than suggested, there was a flurry of new builds in and after this date. This should be factored in to future "needs". I do support what can be done to keep Austrey agricultural, keep green spaces, support wildlife and ensure the views are maintained and not sacrificed for profits. I think having a building code as described is good so if anything is built it aligns with a good practice and is aesthetically pleasing. I think the NDP has had a lot of time spent on it and whilst it has to draw conclusions from other questionnaires posted on "needs" the reality of the conclusions don't align with the reality of Austrey's actual needs."
- "I was surprised that drainage (other than the playing fields) was not included on the Infrastructure Project List, as this is a real concern for many residents. I was also surprised that there was no mention of the problems we are facing with the erosion of the edges of the lanes in and out of the village, even though the speed of motorists was highlighted as an issue. I am not sure I would have included a new children's play area on this list. We have 3 already which seems adequate for a village of this size. Finally a big thank you to everyone involved in pulling this together. I know what a mammoth task it is. It is looking very comprehensive and professionally presented and I hope it gets the respect it deserves! Well done to all concerned!"
- "I would really like a Sports Field / Play Centre in the Village Centre. lots of people have asked before!!! Roads increased on potholes, Orton Hill and Norton Hill. Cinders Lane should be only for farmers to travel on it and walkers."
- Please see previous correspondence from Crisps Farm Ltd and the email that I have sent to Austrey Parish Council and others at 16:10 on Monday 24th March 2025
- We don't want any more building in our village - we've really had quite enough and with all the flooding that is happening; we just don't have the infrastructure to deal with these new houses
- I agree with all aspects of the draft
- The Parish Council work tirelessly to ensure the village retains its rural qualities. The villagers appreciate their efforts. The plan reflects our desire for the village to meet the needs of its current and future residents, without having a negative impact on nature, the environment or our neighbourhood.

Austrey Parish Council Spring 2025

Question 14

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

Next steps:

- We want to thank everyone for their support to get us to this place – we had:
 - 87 people attend the consultation event
 - 97 responses completed
 This is a huge amount for a village of 550 houses
- A folder has been placed on the website with all of the responses and relevant documentation in there and this can be found at:
 - www.austrey.co.uk
 - NDP 2025-33
- Alongside this support there has been considerable support given to the NDP Review Committee; every household in the village have been hand delivered flyers advertising events; cakes have been baked, cups of tea have been made and poured, residents have been booked into events and sent out information afterwards.
- The message to take away is that Austrey whilst only a small village, has a very strong sense of community and this has been very evident throughout the NDP Review process in that there is a willingness to abide by current planning legislation as well as ensuring long term village growth but there has been a fierce desire to demonstrate what is right for our village in terms of future planning requirements.
- Next steps: this goes to full Parish Council in the June meeting, then goes to NWBC for their formal sign off before it goes to the Examiner for their feedback and comments. We will keep updating the village at various stages.

Austrey Parish Council Spring 2025

Next steps

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



Austrey Parish Council Spring 2025

Appendix 12: Copy of Landowner Response (Proposed Local Green Space Bishops Field)

Copy of Email and Attachment Thu, 28 Mar 2024 at 16:45

Good afternoon

Please see attached document on behalf of Crisps Farm in response to the NDP document "Proposal to categorise Austrey's Bishops Field with new Village Green as Local Green Space".

We would appreciate a reply.

Regards,

Re:- Austrey Neighbourhood Development Plan 2023-24 "Proposal to categorise Austrey's Bishops Field with new Village Green as Local Green Space"

Dear members of Austrey Neighbourhood Development Plan Steering Group and members of Austrey Parish Council,

As Directors and Shareholders of Crisps Farm Ltd we would like to clarify a few things with regards to some assertions and assumptions made in the document published in the "Neighbourhood Development Plan" section of the austrey.co.uk website under the section "Green Space Proposal"

It must be pointed out, and democratically recorded, that at no time has any representative of Crisps Farm Ltd, with regards to the landholding in question, been contacted or consulted with about this proposal by anyone from the Austrey Neighbourhood Development Plan Steering Group or any member of Austrey Parish Council.

Paragraph 2 under the subheading "Proposal" of this document it is stated:-

"The village green abuts an area south of the church in the centre of the village which is historically known as the Bishops field. This was originally communal land that was laid out as water meadows in the middle ages and rented out to villagers to grow their own crops. A tythe barn stood at the top of the field with a series of ponds and water bunds managing the water flow through the field".

Whilst some of this may have been the case in the very distant past this field, and adjoining fields, have been in the same private ownership since the early 1970's. This privately owned land has been used for the grazing of cattle, sheep, horses, agriculture and horticulture over many many years.

Paragraph 3 under the subheading "Proposal" of this document it is stated:-

The Bishops field has a number of public footpath running across, dating from the Middle Ages, and is widely used by villagers as a cut through to the shop and pub and for dog walking and general amusement. When

there is snow it is filled with children on sledges. In summer the dog walkers are joined by kite and drone flyers and small children on bikes.

Crisps Farm accepts there are several well used public footpaths that have legal rights of way across its land.

Paragraph 5 under the subheading "Proposal" it is stated:-

The full Bishops field is extensive and would not be appropriate for complete categorisation as local green space. This proposal therefore limits the amount of Bishops field to be categorised as Local Green Space with a southern point at the final bund of the water meadows that is followed by the southernmost footpath. The end of the local green space matches the southern end of the built village. See Appendix A.

Crisps Farm accepts this is a large 11+ acre privately owned agricultural field but does not agree with the proposal for classification of a large part of it as "Local Green Space" in the Austrey NDP. The land is not in the Green Belt.

Classification of the new Village Green which in itself is not a small parcel of land seems to be in accordance with the NPPF. "Local Green Space".

For avoidance of doubt this is an extract from the NPPF

105. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

106. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance,

recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) local in character and is not an extensive tract of land.

107. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

Paragraph 6 under the subheading "Proposal" it is stated:-

"Although the Bishops field was used for grazing up to 5 years ago it has since been left in disrepair and most of the fences have now fallen down. The current owners are not farmers and appear to have no interest in maintaining the field."

Whilst Crisps Farm hasn't grazed it's privately owned land recently there have been two grass crops taken off in recent years and there are good and obvious reasons for this. Crisps Farm has all rights to use the land it owns in anyway way it chooses. Crisps Farm's old yard at the end of Church Lane was demolished to make way for what is now the new Village Green. Delays caused by COVID19 amongst other things slowed construction of the new replacement yard access onto Warton Lane. This has now very recently been completed. It is now the intention to repair damaged fences and replace fencing with new to bring the field, and the additional Crisps Farm land holding, back into productive use.

I hope this helps clarify things on behalf of Crisps Farm, the legal private owner of the field, referred to as Bishops Field.

Please do not hesitate to contact Eaton Walker, or myself, to discuss either by email, phone or maybe a meeting in the field.

Yours sincerely,

Austrey Parish Council

July 2025

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