

Austrey  
Neighbourhood Plan Review

**Draft Modified Plan  
2025 - 2033**



Austrey Parish Council  
February 2025

## **Austrey Neighbourhood Plan Review - Draft Modified Plan**

### **Regulation 14 Consultation**

**Monday 10<sup>th</sup> February 2025 to Monday 24<sup>th</sup> March 2025**

**(6 weeks)**

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

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

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

We need to know the following:

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

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

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

All responses should be submitted by: **5pm Monday 24<sup>th</sup> March 2025**.

#### **Drop In Event**

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

#### **Next Steps**

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

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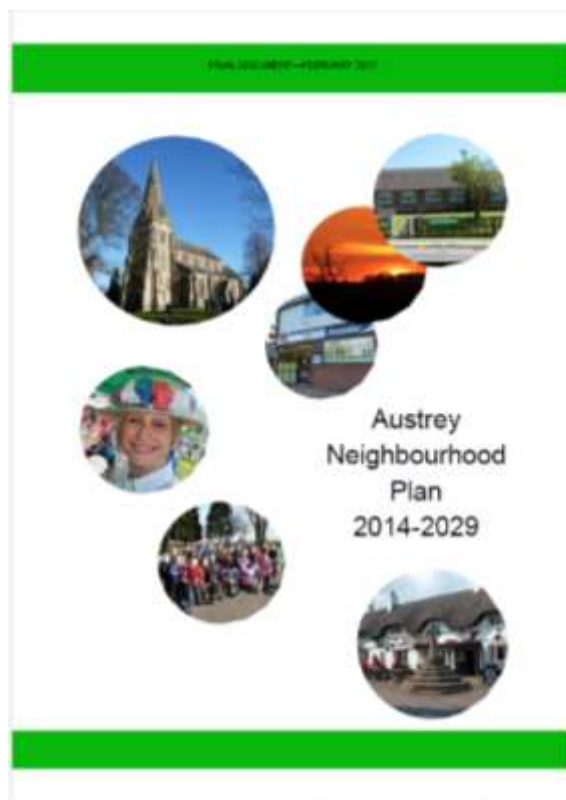
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## 1. BASIC CONDITIONS AND LEGAL REQUIREMENTS

1. The Localism Act 2011 empowers local communities to take responsibility for the preparation of planning policies for their area through a neighbourhood development plan (NDP). Paragraph 30 of the National Planning Policy Framework (NPPF) states 'neighbourhood planning gives communities the power to develop a shared vision for their area'.
2. This document is the Draft Modified Neighbourhood Development Plan for Austrey and has been prepared in line with the Neighbourhood Planning (General) Regulations 2012 (as amended).
3. The Modified Plan has been prepared through a formal Review process and comprises material modifications to the former made Austrey Neighbourhood Plan. Therefore, it will be subjected to independent examination.
4. The examiner will consider whether the Modified Plan meets certain 'basic conditions'. These are:
  - Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
  - The making of the neighbourhood plan contributes to the achievement of sustainable development;
  - The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
  - The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and
  - The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
5. Neighbourhood plans also have to be compatible with the Convention Rights, which has the same meaning as in the Human Rights Act 1998.
6. In addition, the Modified Plan is required to meet various legal requirements:
  - The official qualifying body for the Neighbourhood Plan is Austrey Parish Council;
  - The Modified Plan states the plan period of 2024 – 2033;
  - The Policies detailed in the Modified Plan do not include provision about excluded development (principally minerals, waste disposal, development automatically requiring Environmental Impact Assessment, and nationally significant infrastructure projects).
  - The Modified Plan relates only to the neighbourhood area defined by the boundaries of the Parish of Austrey and designated on 25<sup>th</sup> September 2013 (shown on Map 1)
  - The Modified Neighbourhood Plan does not relate to more than one neighbourhood area, and no other neighbourhood development plan, other than the made Neighbourhood Plan, has been made for the neighbourhood area.

## 2. AUSTREY NDP REVIEW



Former, Made Austrey Neighbourhood Plan

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

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

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

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

#### WHAT IS AN NDP REVIEW?

4. Planning Practice Guidance (PPG) for neighbourhood planning sets out when it is considered necessary to review and update a neighbourhood plan<sup>6</sup>:  
*'There is no requirement to review or update a neighbourhood plan. However, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood of a neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need, as set out in guidance'. PPG goes on to advise that, 'communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it.'*
5. PPG also sets out advice about the process for updating an NDP:  
*'There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:*
  - *Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.*
  - *Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.*
  - *Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.'*

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

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

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

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




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

### 3. INTRODUCTION

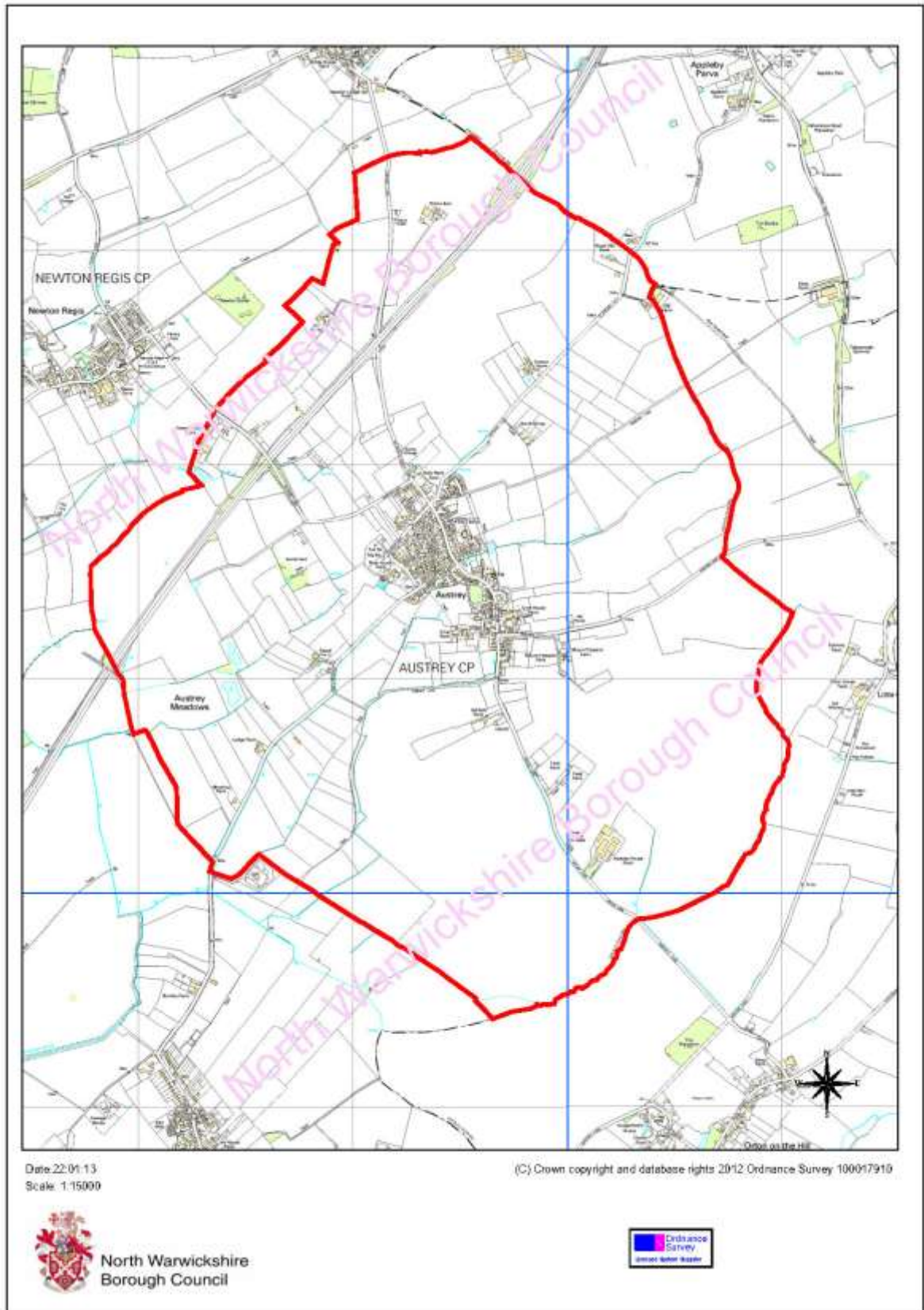


Church of Nicholas from Bishop's Field

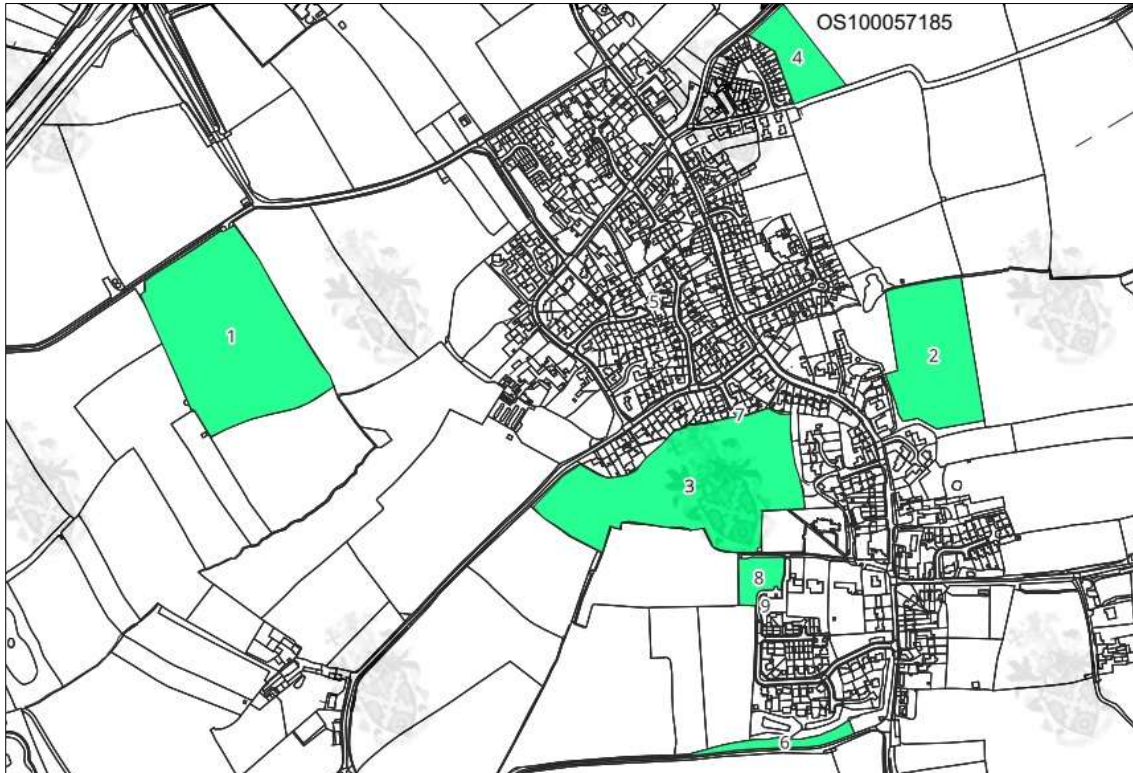
1. This is a Neighbourhood Plan as defined by the 2011 Localism Act. It provides planning policies for the Parish of Austrey, as shown on Map 1.
2. The first Austrey Neighbourhood Plan was prepared through an extensive process of public consultation and engagement led by the Parish Council and was made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



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



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



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



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



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



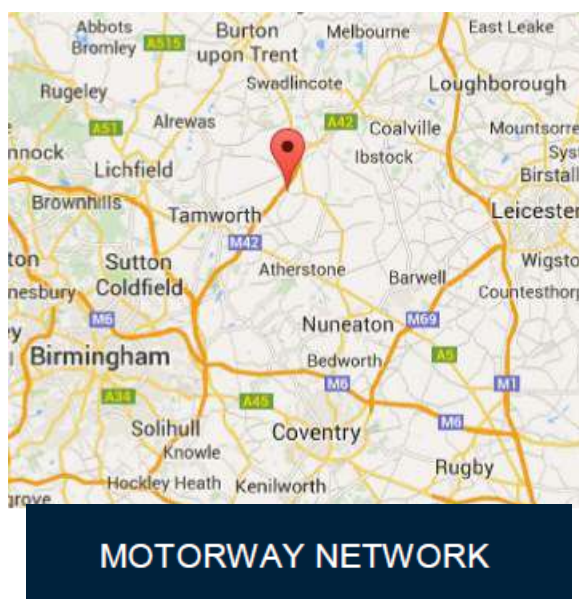


## 4. PARISH PROFILE



King's Coronation Street Party, May 2023

1. Austrey is a small, rural village in North Warwickshire, situated close to the borders with Leicestershire, Staffordshire and Derbyshire. It is surrounded by attractive, rolling countryside and open, green fields, and yet is conveniently located close to the country's key motorway network (M42, M1, M6). The HS2 Phase 2B safeguarding maps include an area cutting across the corner of the playing fields to the west of the village. The eastern Leg of Phase 2B is currently on hold but the safeguarded routes will remain in place until there is clarity from Government on route alterations. Stakeholders will be updated on the proposals for Phase 2b East once HS2 has been instructed by Government.



2. The 2021 Census showed that the Parish comprises 527 dwellings in a variety of design styles and has around 1,100 residents in 470 households. This demonstrates a 10% increase in residents since 2011 and reflects the significant amount of new residential development that has taken place within and around the village.
3. Austrey has a rich history stretching back to medieval times. There are ancient earth-works in Bishops Field, and ridge and furrow formation has survived in several fields in and around the village. A century ago, it was home to artisans, farmers and local tradesmen. 25 years ago, a large proportion of residents were commuting to nearby conurbations such as Birmingham, Coventry, Nottingham and Leicester. Today, an increasing proportion of residents work from home, at least part of the time.

4. The village has several community facilities, including a primary school, two churches, a general store/Post Office, one public house and a village hall. There are currently no medical services in Austrey. There are few job opportunities with employers based in the Parish.



Bird in Hand Pub

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

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

Spatial Vision, North Warwickshire Local Plan, Adopted September 2021

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

#### PLANNING POLICY FRAMEWORK

8. There are two policy documents that provide the main planning policy framework for the Austrey Modified Neighbourhood Plan:
  1. The National Planning Policy Framework (December 2023)

The NPPF is clear that non-strategic policies should be used to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic

environment and setting out other development management policies (paragraph 29). Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan (paragraph 30).

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

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



## 5. ENVIRONMENT, LANDSCAPE AND WILDLIFE



View towards church spire

### BACKGROUND

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

## ENVIRONMENT, LANDSCAPE AND WILDLIFE OBJECTIVES

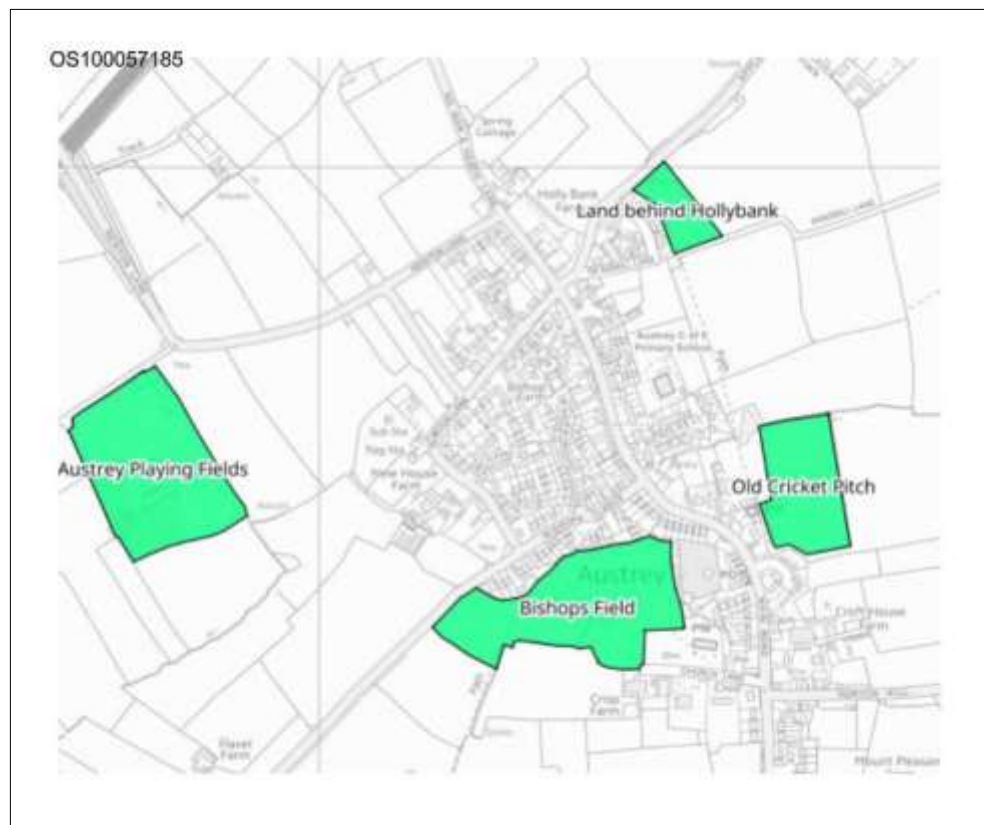


Distant view of the Church

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

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

### Map 3: Green Ring



### Objective 2: To Enhance Local Wildlife

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

### Objective 3: To Minimise Flood Risk

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

## PROTECTING LOCAL LANDSCAPE CHARACTER AND WILDLIFE

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

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

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

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

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

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

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

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

Locally appropriate measures to support biodiversity net gain include:

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

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

Development proposals should also incorporate the relevant design guidance and codes for landscaping and sustainable drainage set out in Austrey Design Guidance and Design Codes (Appendix 2 of the Austrey Draft Modified Plan). These are:

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

## PROTECTING IMPORTANT OPEN SPACES AND VIEWS

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

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

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



18. Former NDP Policy AP2 protected the playing fields on Newton Lane and the old cricket down for recreational activities and set out that the footpaths across Bishop's Field and the field to the northeast of Hollybank should continue to give access to the countryside and open views. These areas form a 'Green Ring around the village.
19. The Review of the NDP provides an opportunity to protect these areas as Local Green Spaces. Local Green Spaces are open spaces which are of particular significance to local communities, and which are given the same protection in planning as Green Belt. The responses to the informal consultation in May 2023 demonstrated that these areas remain very important to local residents and some additional / new areas were suggested for consideration as part of the NDP review process – see comments in the Report and table of responses on the NDP Review pages of the Parish Council website<sup>10</sup>.
20. The Local Green Spaces are considered to be at the heart of the community, give villagers a place to exercise, meet up enjoy being outdoors and are a place for flora and fauna to flourish. They are also important for mental and physical health providing opportunities for recreation and walking. The historical significance of some areas such as the Bishops Field was also noted.
21. NPPF (paragraph 107) sets out the criteria that all Local Green Spaces must meet in order to be designated:  
'The Local Green Space designation should only be used where the green space is:
  - a) in reasonably close proximity to the community it serves;
  - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - c) local in character and is not an extensive tract of land.'
22. Table 1 in Appendix 3 sets out how these areas meet these criteria. These areas are considered important in retaining the rural landscape that is so valued by the local community. This Plan registers the fact that the community has a real interest in this land continuing to be used by the public as it is today and would prefer it not to be considered for development if there are other more suitable sites available. Policy AP2 Local Green Spaces replaces former Policy AP2 in the NDP.

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

The following areas as identified on Austrey Modified Neighbourhood Plan Policies Maps 2A, 2B, 2C and 2D are identified as local green spaces:

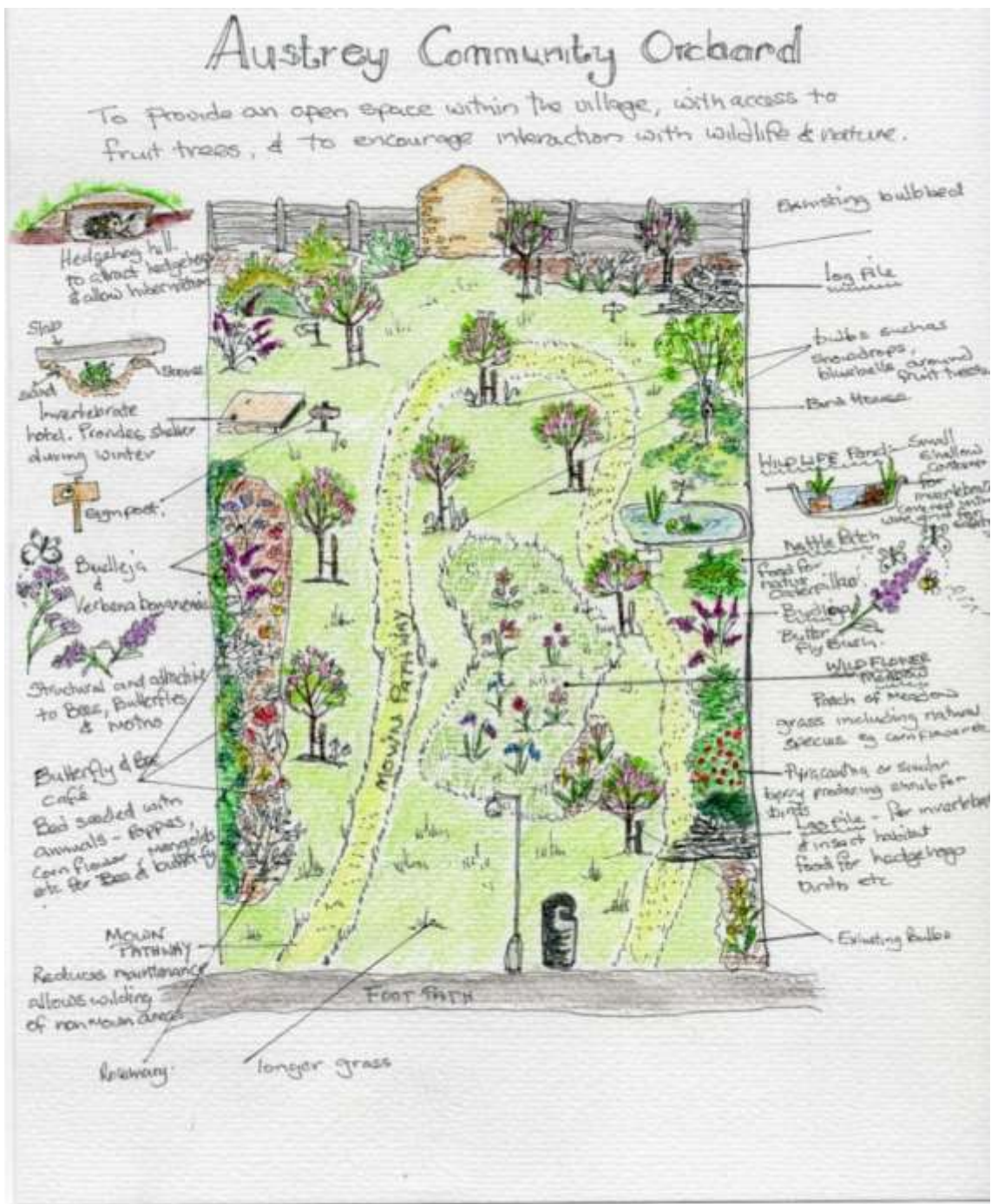
1. Newton Lane Playing Fields
2. Old Cricket Ground
3. Bishops Field
4. Field to the northeast of Hollybank
5. Austrey Community Orchard
6. Woodlands off Cinder Lane (Fairy Woods)
7. Land at Bishops Cleeve cul-de-sac

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



- 8. Village Green, Wulfric Avenue
  - 9. Play Area, Wulfric Avenue.
- Development proposals within the local green spaces will be consistent with national policy for Green Belts.

### Design for Austrey Community Orchard



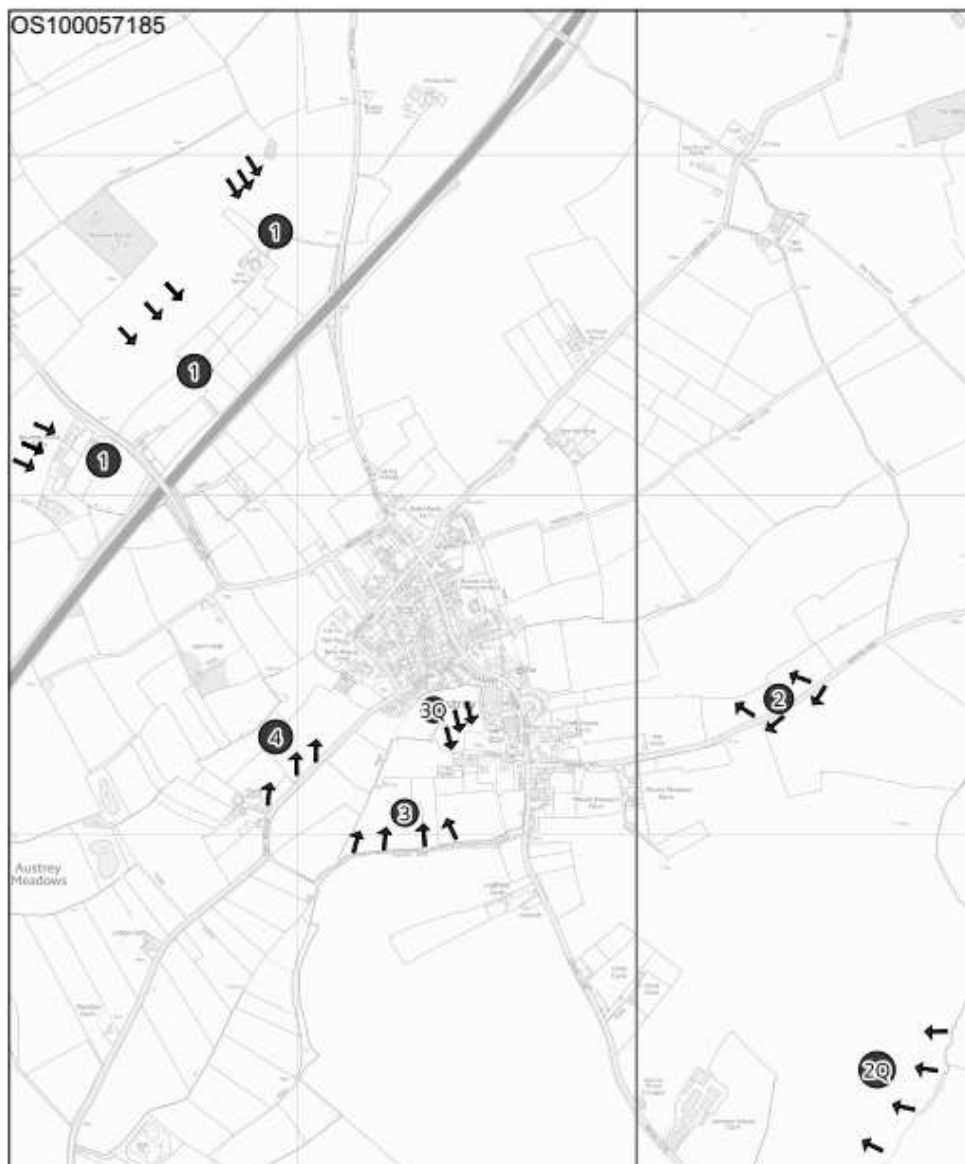
23. The made NDP identified a number of important views which were protected in Policy AP3. These views have been re-assessed by the NDP Steering Group as part of the Plan Review.

24. The Austrey Design Guidance and Codes document refers to the views identified in the former made Plan as ‘notable views’ in Part 2.4.4 Landscape Views. These are:

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

25. These views are identified on Map 4:

**Map 4: Notable Views**



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

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

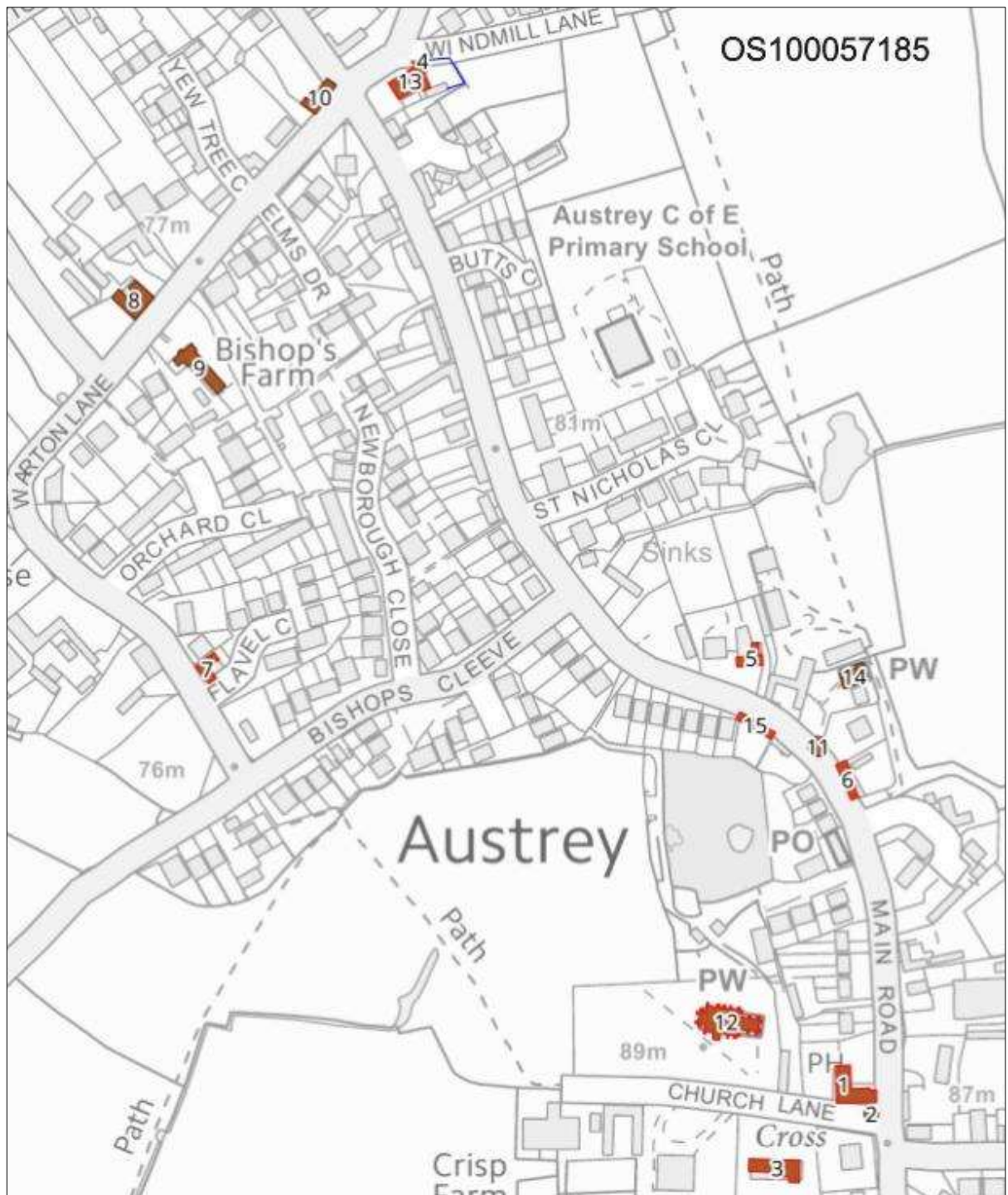
27. Policy AP3 has been updated and amended.

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

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

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

**Map 5: Listed Buildings in Austrey**





## FARM DIVERSIFICATION AND RENEWABLE ENERGY

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

#### **DRAFT POLICY AP4: FARM DIVERSIFICATION**

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

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

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

Proposals for the conversion of agricultural buildings will be expected to incorporate the principles set out in Design Code 8: Conversion of agricultural buildings in Austrey Design Guidance and Design Codes (Appendix 2 of the Austrey Draft Modified Plan).

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

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



## 6. HOUSING DESIGN



Contemporary house design in the village

### BACKGROUND

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

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

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

## HOUSING DESIGN OBJECTIVES

### Objective 1: To Protect Austrey's Rural Character

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

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

### Objective 2: To Promote Sympathetic Design

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

### Objective 3: To Maximise Energy and Resource Efficiency

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

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

### Objective 4: To Ensure Viability

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

## HIGH QUALITY AND SUSTAINABLE DESIGN

5. Former NDP Policy AP5 required new dwellings to comply with Building for Life 12 (BfL12) and Lifetime Homes guidelines. Although BfL12 is promoted in the new Local Plan, these guidelines now have been superseded by Building for a Healthy Life (BHL)<sup>13</sup> which was published in 2020. Building for a Healthy Life is a Design Code to help people improve the design of new and growing neighbourhoods and includes 12 considerations across 3 key themes of Integrated Neighbourhoods, Distinctive Places and Streets for All.
6. Lifetime Homes standards were replaced by the optional building regulations standard M4(2) entitled 'accessible and adaptable dwellings' and this is being reviewed by the Government.
7. NDP policies cannot set out technical standards which are addressed in other requirements such as building regulations. However they can include policies linked to locally specific design codes and guidelines.
8. New, revised NDP Policy AP5 requires new development to respond positively to the Austrey Design Code document which is provided in Appendix 2. This was prepared through the Locality Technical Support programme with the involvement of the NDP

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

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

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

Development proposals for new housing development and conversions of existing buildings to residential use will be expected to demonstrate high quality design which incorporates the relevant principles set out in Austrey Design Guidance and Codes (Appendix 2 of the Austrey Draft Modified Plan).

These are:

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

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

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

### **DRAFT POLICY AP6: SUSTAINABLE DESIGN**

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

Proposals will address the following design guidance and principles set out in the Austrey Design Guidance and Codes (Appendix 2 of the Austrey Draft Modified Plan):

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

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

### **DRAFT POLICY AP7: PROMOTING SAFER NEIGHBOURHOODS**

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

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

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

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

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

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

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

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

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<sup>17</sup>

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

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

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

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

Car parking provision will be expected to incorporate the design principles set out in Design Code 13: Car parking of the Austrey Design Guidance and Codes (Appendix 2 of the Austrey Draft Modified Plan).

20. THESE POLICIES CONTRIBUTE TO SUSTAINABILITY  BY:

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



## 7. HOUSING DEVELOPMENT



New housing at Wulfric Avenue

### BACKGROUND

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

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

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

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

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

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

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

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

Tenure of household: Austrey (and UK)

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

Number of bedrooms: Austrey (and UK)

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

HOUSING NEEDS SURVEY REPORT, JANUARY 2021

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

*'Housing association rent or local authority rent*

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

*Housing association rent*

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

*Shared ownership*

- 3 x 2 bed house

*Owner occupier*

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

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

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

## HOUSING OBJECTIVES

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

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

### Objective 2: To meet local needs

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

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

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

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

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

### Objective 5: To support housing viability

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

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

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

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

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

## NEW HOUSING DEVELOPMENT

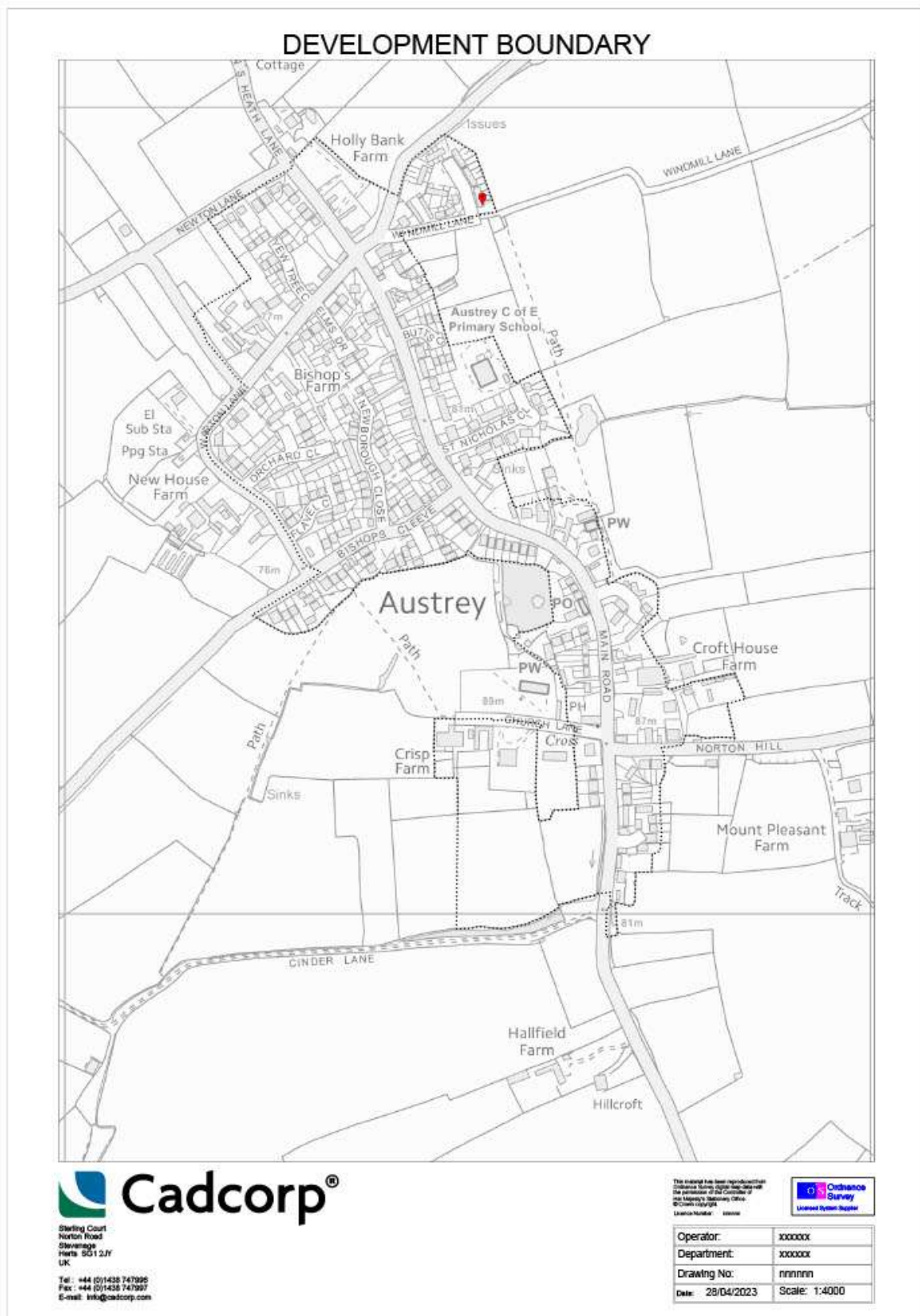
9. The NPPF sets out that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs (paragraph 82).
10. Local Plan Policy LP2 Settlement Hierarchy identifies Austrey as a Category 4 Settlement: Other settlements with a development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

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

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

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

### Map 6: Austrey Development Boundary





## MEETING LOCAL HOUSING NEEDS

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

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

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

Proposals should demonstrate how they respond to local needs for:

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

Self-build schemes will also be supported.

## APPENDIX 1: INFRASTRUCTURE PROJECT LIST

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

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



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



## APPENDIX 2: AUSTREY DESIGN GUIDANCE AND CODES

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


## APPENDIX 3: LOCAL GREEN SPACES




**Table 1 Justification for Local Green Spaces**



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



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



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		<p>number WA8885) notes: <i>'Earthworks in a field to the north of St Nicholas's Church could be the remains of Medieval settlement indicating contraction or shifting in the village topology.'</i></p> <p>Bishops Field has recreational value as it provides the residential areas with accessible open space and links the older part of the village to the new houses on Wulfric Avenue and the new Village Green. It is hugely valuable as a friendly social and exercise space: dog walkers meet every day and other walkers use the paths which connect one side of the village to the other, or to connect with other public footpaths through to Cinder Lane and beyond. It is held in great affection and hugely valued by the village community.</p> <p>Bishops Field includes a wood, hedgerows and a stream and it supports a great diversity of wildlife including bats and barn owls.</p>	

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

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

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<p>8. Village Green, Wulfric Avenue</p> 	<p>This area lies very close to the Church and Bishop’s Field and is part of the new development at Wulfric Avenue, Access is from Wulfric Avenue, or from Church Lane.</p>	<p><b>The area has recreational value as a small informal open space.</b></p> <p>This new addition to the village’s open spaces was created in 2021 when new houses were built. It is immediately adjacent to Grade II listed St Nicholas Church and forms part of the open setting around this historic landmark and has lovely views.</p> <p>It also has extensive sweeping views towards Warton Village and beyond.</p> <p>This area offers the potential for Village wide events such as a Fete or other community events, and provides recreational space which is unique in the area.</p>	<p><b>Area: 0.33 ha</b></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. Play Area, Wulfric Avenue</p> 	<p>This small play area is immediately adjacent to the village green.</p>	<p><b>The area has recreational value as a small play area and open space.</b></p> <p>This playground is especially valuable as it is the only play area at this end of the village and is adjacent to the new development on Wulfric Avenue where lots of young families have settled.</p>	<p><b>Area: 0.01 acres – too small to measure in hectares</b></p> <p>This area is not extensive and is local in character, being immediately adjacent to the village green.</p>

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Austrey Parish Council

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With support from

