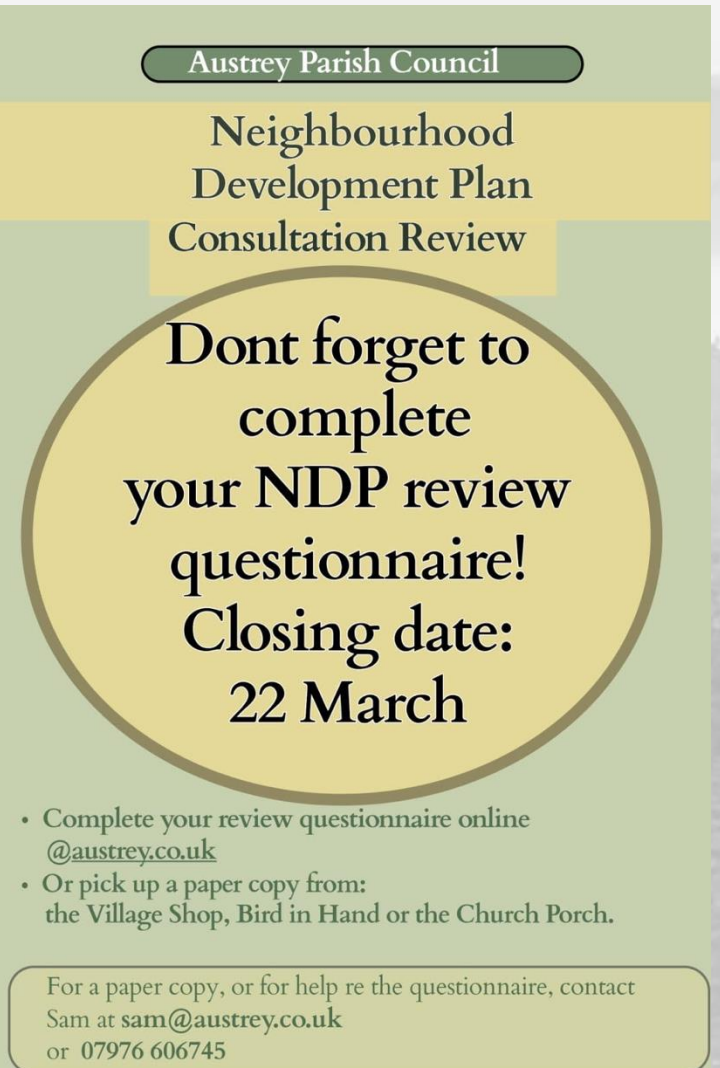




Austrey NDP Review Reg 14 public consultation responses February – March 2025

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

- Every household in the village was leafletted
- 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

**Neighbourhood
Development Plan
Consultation Review**

**Dont forget to
complete
your NDP review
questionnaire!
Closing date:
22 March**

- Complete your review questionnaire online
@austrey.co.uk
- Or pick up a paper copy from:
the Village Shop, Bird in Hand or the Church Porch.

For a paper copy, or for help re the questionnaire, contact
Sam at sam@austrey.co.uk
or 07976 606745

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



Don't forget ...
Complete your NDP
Questionnaire
NOW!
Closing date
24 March.

Protect the future
of our village



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 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 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 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 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 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

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 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 hard for the younger generation to stay in the village as all which has been built is 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 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?"

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 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 villager 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

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 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 safe guarding .
- 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 to 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 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.

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 dont 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 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

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

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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

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.

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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.

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

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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.

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

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 in 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

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

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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 pedestraians, 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 localted 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 of 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.

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.

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 areas.
- 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' survey We 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

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 is 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 of 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 it's 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 it's 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

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

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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.

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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 2023
In 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

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

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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 of 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 having 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 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 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 and hard work
- "It's difficult in the questionnaire to object or agree with the whole plan as it's 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, it's 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.

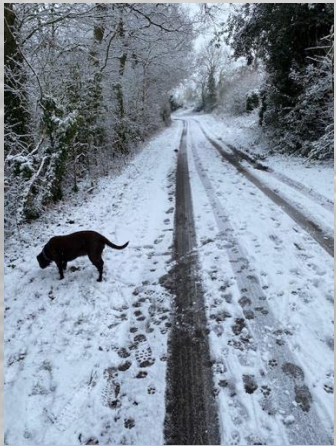
Austrey NDP Review Reg 14 public consultation responses February – March 2025

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.

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





Historic England

Ms Susan Wilson

Direct Dial: 0121 625 6887

North Warwickshire Borough Council

Our ref: PL00798085

25 February 2025

Dear Ms Wilson

**AUSTREY NEIGHBOURHOOD PLAN - SEA & HRA SCREENING OPINION
CONSULTATION**

Thank you for the above consultation and invitation to comment on the screening of the above Neighbourhood Plan.

For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage.

Our comments are based on the information supplied with the screening request. On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of the 'SEA' Directive], 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.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



Historic England

at:

<https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

I trust the above comments will be of help in taking forward the Neighbourhood Plan.

Yours sincerely,

P. Boland.

Peter Boland
Historic Places Advisor
peter.boland@HistoricEngland.org.uk

cc:



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

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Date: 14 March 2025
Our ref: 501569
Your ref: Austrey Neighbourhood Plan



Ms Susan Wilson
North Warwickshire Borough Council

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY
susanwilson@northwarks.gov.uk

T 0300 060 3900

Dear Ms Wilson

Austrey Neighbourhood Plan Review - SEA & HRA Screening Consultation

Thank you for your consultation on the above dated and received by Natural England on 04 February 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

It is Natural England's advice, 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 sites¹, either alone or in combination, are unlikely.**

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not hold information on the location of significant populations of protected

¹ Habitats sites are those referred to in the [National Planning Policy Framework](#) (Annex 2 - glossary) as "any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites".

species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to consultations@naturalengland.org.uk

Yours sincerely

Sally Wintle
Consultations Team

FAO Susan Wilson
North Warwickshire Borough Council
Planning Policy
The Council House
South Street
ATHERSTONE
Warwickshire
CV9 1DE

Our ref: SV/2024/112294/OT-
02/SB1-L01
Your ref: 250210/JB03
Date: 14 March 2025

Dear Susan

Consultation on Austrey Neighbourhood Plan Review – Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) screening assessment

I refer to your email of the 4th February 2025 with regard to the Austrey Parish SEA/HRA Screening Assessment for the Neighbourhood Development Plan (NDP). We have reviewed the submitted documentation and offer the following comments for your consideration at this time

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

Environment Agency
Worcester Road, Kidderminster, Worcestershire, DY11 7RA.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

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.

Strategic Environmental Assessment:

The European Union directive 2001/42/EC requires a SEA to be undertaken for certain types of plans and programmes that would have 'significant' environmental effect(s). Paragraph: 046 in the Strategic Environmental Assessment and Sustainability Appraisal Planning Practice Guidance (Reference ID: 11-046-20150209) states:

"a strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development,*
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan.*
- the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan or other strategic policies for the area"*

Having reviewed the Screening Report submitted, and in consideration of the matters within our remit, we 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.

Habitats Regulation Assessment:

Article 6(3) of the European Habitats Directive (1992) requires that any plan (or project), which is not directly connected with or necessary to the management of a European site (also known as a "Natura 2000" site), but would be likely to have a significant effect on such a site, either individually or in combination with other plans or projects, shall be subject to an 'appropriate assessment' of its implications for the European site in view of the site's conservation objectives.

Having reviewed the HRA Screening report, and in consideration of the matters within our remit, we 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.

We note that no European or Ramsar Sites have been identified within the plan area and there does not appear to be any obvious pathways to sites in neighbouring plan areas.

Please note, we do not offer detailed bespoke advice on policy but advise you ensure conformity with the adopted local plan, and refer to guidance within our area neighbourhood plan 'proforma guidance' (latest copy attached). This has guidance on flood risk, water quality, including wastewater, and other environmental considerations.

Yours faithfully,

Miss. Fiona Flower
Planning Officer

Direct e-mail westmindsplanning@environment-agency.gov.uk



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

**For the attention of: Lynsey Treadwell – Parish Clerk
Austrey Parish Council**

Email: parishclerk@austrey.co.uk

19th March 2025

Dear Ms Treadwell

**Re: North Warwickshire Council - Austrey Neighbourhood Development Plan (NDP)
Review**

Thank you for your notification of the 7th February 2025 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our 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 we have no specific comments to make on this document.

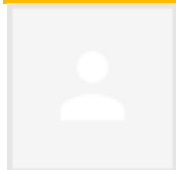
Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Principal Planning & Development Manager

Comments-Austrey Neighbourhood Plan Review

External



Parish Clerk <Clerk@wopc.org.uk>

Mon 24 Mar, 12:38

to clerk@austrey.co.uk

Dear Clerk at Austrey,

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.

Kind regards,
Rachel L Scully
Parish Clerk

Tel: 07444 582 592 email: clerk@wopc.org.uk



Austrey Parish Council

Mon 2 Jun, 11:58

Clerk <clerk@austrey.co.uk>

to Parish

Good morning,

Apologies for the delay, I was awaiting a response from the NDP committee to your enquiry.

Austrey's Plan does take into account the overall plan for housing in North Warwickshire.

NWBC have confirmed that there is no requirement for further housing in Austrey in their current Local Plan.

Best regards,

Lynsey Treadwell,
Clerk to Austrey Parish Council



Parish Clerk

to clerk@austrey.co.uk

2 Jun 2025, 12:51

Your comments are noted. Thank you for your response.

Kind regards,
Rachel L Scully
Parish Clerk

Water Orton
PARISH COUNCIL

WARWICKSHIRE HISTORIC ENVIRONMENT RECORD

Information for record number WA8885

Site Name and Summary The remains of part of the Medieval shrunken village of Austrey. The remains are visible as earthworks. The site is located 70m northwest of St Nicholas's church.

Type: Shrunken Village
Period: Medieval (1066 AD - 1539 AD)

Location
Parish: Austrey
District: North Warwickshire, Warwickshire
Grid Reference: SK 29 06

Level of Protection Old SMR PrefRef

Description

Source Number

1 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.

Sources

Source No: 1
Source Type: Map
Title: Annotated map of Austrey
Author/Originator: Martin Mr
Date: 2000
Page Number:
Volume/Sheet:

Word or Phrase	Description
Earthwork	Earthworks can take the form of banks, ditches and mounds. They are usually created for a specific purpose. A bank, for example, might be the remains of a boundary between two or more fields. Some earthworks may be all that remains of a collapsed building, for example, the grassed-over remains of building foundations. the winter, when the sun is lower in the sky than during the other seasons, earthworks have larger shadows. From the air, archaeologists are able to see the patterns of the earthworks more easily. Earthworks can sometimes be confusing when viewed at ground level, but from above, the general plan is much clearer. often carry out an aerial survey or an earthwork survey to help them understand the lumps and bumps they can see on the ground.
Medieval	1066 AD to 1539 AD (the 11th century AD to the 16th century AD) medieval period comes after the Saxon period and before the post medieval period.

Medieval period begins in 1066 AD. was the year that the Normans, led by William the Conqueror (1066 – 1087), invaded England and defeated Harold Godwinson at the Battle of Hastings in East Sussex. Medieval period includes the first half of the Tudor period (1485 – 1603 AD), when the Tudor family reigned in England and eventually in Scotland too.

end of the Medieval period is marked by Henry VIII's (1509 – 1547) order for the Dissolution of the Monasteries in the years running up to 1539 AD. The whole of this period is sometimes called the Middle Ages.[more]

Normans are well known for building the first motte and bailey castles. There are a number of these in Warwickshire. Brinklow Castle and Boteler's Castle, near Alcester, are fine examples. Warwick Castle and Kenilworth Castle began their long histories as motte and bailey castles.

Domesday Book was written in the reign of William the Conqueror. It was completed in about 1086 AD. is a detailed statement of lands held by the king and his tenants and of the resources that went with those lands, for example which manors belonged to which estates. Book was probably put together so that William knew how much tax he was getting from the country. It provides archaeologists and historians with a detailed picture of the size of settlements and the population at the beginning of the medieval period. Many of these settlements were later deserted as a result of a number of causes, including changes to land tenure. In other cases the focal point of settlements physically shifted. Either way, Warwickshire is well known for the contrast in types of settlement between the Arden area of the north west and the Feldon area of the south and east. In the Arden area medieval settlements were of the small, dispersed type, whilst in the Feldon area the settlements developed into nucleated villages. Some medieval deserted settlements in Warwickshire can still be traced as earthworks. A good example exists at Wormleighton.

of medieval farming survive in many parts of Warwickshire as earthworks of ridge and furrow cultivation. Ridge and furrow earthworks show where the land was ploughed so that crops could be grown. The ridges and furrows formed because successive years of ploughing caused the soil to be drawn up into ridges whilst the furrows lying between them became deeper. The fields were ploughed using a team of oxen pulling a small plough, which was very difficult to turn. This accounts for why the land was ploughed in long strips and why fields were left open i.e. without hedges, fences or walls dividing up the land into smaller pockets.

were much smaller in the medieval period. The people who farmed the land did not own it. The land belonged to the lord of the manor. The people farming the land were simply tenants who worked a strip of land or maybe several strips. This is why medieval farming is sometimes called strip farming.

the time that Domesday Book was written the only town in what is now called Warwickshire was Warwick. Documentary evidence shows us that as the years went on more and more markets appeared in the county. By 1450 there were forty.

towns that grew around the markets were different from the surrounding villages in their appearance and the type of people who lived in them. They were larger than the villages and had a more complicated network of streets and lanes. The towns had an open space in the centre where a market was held each week. The houses

	and workshops that lined the streets had long narrow strips of land behind them called tenements. Some historic maps show these medieval build
VILLAGE	A collection of dwelling-houses and other buildings, usually larger than a hamlet but smaller than a town with a simpler organisation and administration than the latter.
SITE	Unclassifiable site with minimal information. Specify site type wherever possible.
SETTLEMENT	A small concentration of dwellings.
SHRUNKEN	A settlement where previous house sites are now unoccupied, but often visible as earthworks, crop or soil marks.
VILLAGE	
CHURCH	A building used for public Christian worship. Use more specific type where known.
FIELD	An area of land, often enclosed, used for cultivation or the grazing of livestock.
EARTHWORK	A bank or mound of earth used as a rampart or fortification.

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,

Eaton and Carol

Eaton Walker and Carol Whithorn

Crisps Farm Ltd

Email: eaton@eatonwalker.com

Phone: 07717 686828

Postal Address:-

33 Wetherby Way

Stratford-upon-Avon

Warwickshire

CV37 9LU

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



22nd February 2022 - Delivered by hand to the Austrey Neighbourhood Plan Steering Committee.

Dear Austrey Neighbourhood Plan Steering Committee,

Crisps Farm has had no reply or communication with regards to the letter / email sent to the Parish Clerk on the 31st of January (attached). This letter with the points and questions raised was sent in as response to a letter sent by the Austrey Parish Clerk on behalf of the Austrey Neighbourhood Plan Steering Committee to and received by Crisps Farm Registered office earlier in January 2025.

Following are further observations and questions raised following the recent publication of the very recently changed - Austrey Village Neighbourhood Plan “Final Plan (clean version)”.

- 1) Area 3 (Bishops Field). This field was previously partially marked in the “Austrey Local Green Space Assessment Table” and described as an area of 2.18ha and this is how it was detailed when Crisps Farm Ltd was written to by the Parish Clerk in early January 2025 on behalf of Austrey Neighbourhood Plan Steering Committee. This marked area has now since been significantly enlarged to twice the area at 4.37ha in the latest plan without any communication showing a significant lack of consultation with Crisps Farm Ltd (see attached plans).
- 2) Area 6 (Wood along Cinder Lane). Privately owned with no PROW's so why is it included?
- 3) Area 8 (Village Green) this area is still not correctly marked on the “Final Plan (clean version)”.and it doesn't include the land around the play area and the strip of land to the east of the footpath running up to Church Lane. The newly marked area is

still incorrectly marked and therefore the area measured is significantly reduced in size as detailed in the Austrey “Draft Plan (clean version)” than it should be recorded as being. This is inaccurate and highly misleading (see attached plan).

- 4) Area 9 (Wulfric Avenue Play Area) now seems to be marked approximately in the right area on the “Final Plan (clean version)”.
- 5) Why hasn't the land around and to the west of the Village Hall parking now been included as suggested in the protected “Green Space”?
- 6) Austrey Local Green Space Assessment Table has not been updated to reflect the correctly measured and marked areas. Therefore as a supporting document to the Draft Neighbourhood that is in Public Consultation today (22 Feb 2025) it is inaccurate and misleading to members of the public.
- 7) When the Final Neighbourhood Plan is submitted to the examiner and other consultees Crisps Farm hopes that the examiner and consultees are made aware that the public was not consulted using fully accurate information at the Neighbourhood Development Plan Review consultation held on the Saturday 22nd February 2025 between 10 – 2 at Austrey Village Hall.

We look forward to your response.

Sincerely,

Eaton Walker
Crisps Farm Ltd
Email: eaton@eatonwalker.com
Ph: 07717 686828

From: Eaton Walker <eatonw@gmail.com>
Date: 24 March 2025 at 16:10:59 GMT
To: Sam Goldney <ndp@austrey.co.uk>, clerk@austrey.co.uk, Sam Goldney <sam@austrey.co.uk>
Cc: Susan Wilson <SusanWilson@northwarks.gov.uk>
Subject: Re: Austrey NDP 2025 - 2033
Reply-To: eaton@eatonwalker.com

Good afternoon Sam,

Following the Austrey Village NDP public drop in event on Saturday 22nd February when we discussed various issues that Crisp Farm Ltd has with the latest draft NDP. I have not heard anything since or had any response to my previous emails / letters. To make sure there is an electronic record of what documents I passed to you on the day i thought I should send this email and also attach a copy of the previous letters and some other documents that have previously been sent on behalf of Crisps Farm Ltd and in response to the notification letter sent by Austrey Parish Council to Crisps Farm Ltd.

I would also like to note some other observations we have:-

- 1) Page 20 points 19 to 22 and Page 42 and 43. As i said on the day and would like to reiterate Crisps Farm strongly objects to the privately owned 4.37ha of Bishops Field been registered as a protected Local Green Space.
- 2) Page 46 The area of Village Green and the Children's Play Area is still incorrectly marked up on the draft plan and the area stated at 0.33 ha plus 0.01 acres is significantly smaller than that which can be seen on the ground. The total area of Village Green, Children's Play Area, parking for the Church of St Nicholas and track is actually closer to 0.52ha or 1.28 Acres.
- 3) Woodlands on Cinder Lane. I can confirm that this woodland is partially owned by Crisps Farm Ltd and that there are no public rights of way and never has permission been granted for public access. There have been a number of cases of trespass over the years.
- 4) Page 47. This map is very out of date and not a truly representative of what is now built.
- 5) Page 22. Notable views. View 3 is looking from a single track road that was until recently cut back a thick high hedge adjoining a privately owned commercial tree plantation.

Please do not hesitate to contact me.

Best regards,

Eaton

Eaton Walker
Crisps Farm Ltd

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



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

