

ADOPTED JUNE 2017



# Austrey Neighbourhood Plan 2014-2029





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# BASIC CONDITIONS

## BASIC CONDITIONS

- This document is a Neighbourhood Development Plan, as defined by the 2011 Localism Act
- The Policies included in this Plan comply fully with all relevant European, national and regional policies and procedures
- The official qualifying body for the submission of this Plan is Austrey Parish Council
- This Plan covers the period 2014-2029
- The Policies detailed in this Plan relate only to housing development and make no reference to “excluded development”
- This Plan relates only to the neighbourhood area defined by the boundaries of the Parish of Austrey
- This is the only Neighbourhood Development Plan in place today relating to the Parish of Austrey

# INTRODUCTION

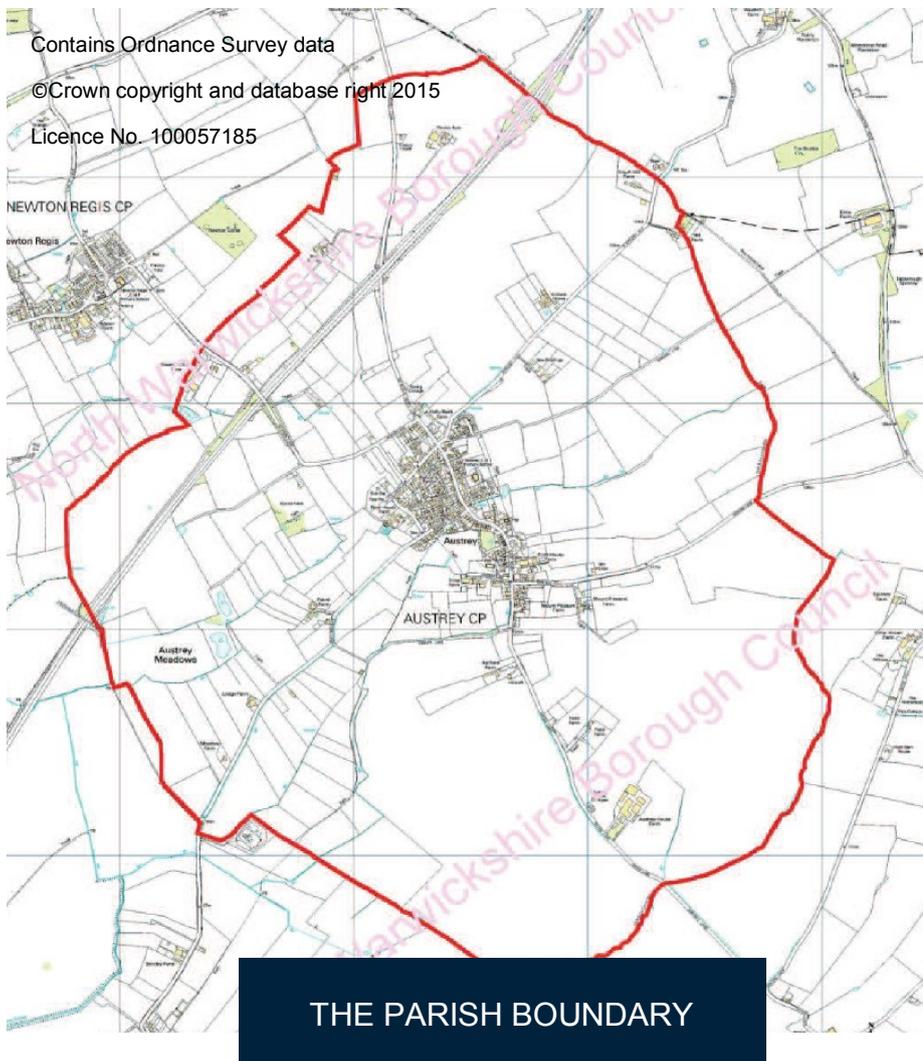
This is a Neighbourhood Plan as defined by the 2011 Localism Act. It provides planning guidelines for the Parish of Austrey, as detailed in the map below.

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

It draws on the views and aspirations of those living in Austrey, and has been supported by the Forward Planning Department of North Warwickshire Borough Council.

This Plan covers development needs for the period 2014-2029 but will be re-visited from time to time to ensure continuing alignment with the changing requirements of the village and of North Warwickshire as a whole.

The Plan covers key aspects of neighbourhood planning, section by section. Each of these sections starts with a background explanation and goes on to highlight the objectives, and detail the Policies (AP1—AP13) designed to meet those objectives. Each section also references the relevant legal framework, demonstrating compliance, and the ways in which the policies contribute to the sustainable development of our village (  leaf motif).



# INTRODUCTION

## PARISH PROFILE

Austrey is a small, rural village in North Warwickshire, situated close to the borders with Leicestershire, Staffordshire and Derbyshire. It is surrounded by attractive, rolling countryside and open, green fields, and yet is conveniently located close to the country's key motorway network (M42, M1, M6). The current plans for HS2 show the line cutting across the corner of the playing fields to the west of the village.



MOTORWAY NETWORK

Today, the Parish comprises approximately 400 dwellings in a variety of design styles, and has around 1,000 residents.

Austrey has a rich history stretching back to medieval times. There are ancient earth-works in Bishops Field, and ridge and furrow formation has survived in several fields in and around the village. A century ago, it was home to artisans, farmers and local tradesmen. 25 years ago, a large proportion of residents were commuting to nearby conurbations such as Birmingham, Coventry, Nottingham and Leicester. Today, an increasing proportion of residents work from home, at least part of the time.

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

Those living in Austrey are highly dependent on private transport. There is a limited bus service to Tamworth, but no direct service to Atherstone or Ashby-de-la-Zouch, the nearby market towns.

Austrey has an aging community with more elderly residents wishing to remain in the village through retirement, and the relatively high house prices presenting a challenge for some young families with children wishing to live in Austrey.

There is a strong sense of community, with a number of local societies and associations thriving as a result. These include the recently formed Austrey Residents' Association. In addition, there is a popular festival and bonfire each year, and there have been some well-attended street parties. The Open Gardens event attracted over 300 visitors in 2014. It is largely because of this vitality that Austrey was named Warwickshire's Calor "Village of the Year" in 2008.

*"Rural North Warwickshire: a community of communities. A place where people want to live, work and visit, now and in the future, which meets the diverse needs of existing and future residents, is sensitive to the local environment, and contributes to a high quality of life."*

NWBC Core Strategy, 2014

# INTRODUCTION

## LEGAL FRAMEWORK

There are two policy documents that provide the main legal framework for the Austrey Neighbourhood Plan:

### 1. The National Planning Policy Framework

This document (NPPF) establishes the government's national planning policies. It came into force in March 2012 to guide regional and local planning authorities when making planning decisions.

The NPPF requires that Neighbourhood Plans meet the development needs of the local planning authority (NWBC) as a minimum. Communities may decide to go beyond this minimum requirement if additional development is considered beneficial to local residents.

The NPPF is clear in establishing a number of basic principles relating to development:

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

### 2. NWBC's Core Strategy

North Warwickshire Borough Council adopted the Core Strategy in October 2014. This forms a key part of the Local Plan, and it is this document which is used to determine the extent and location of housing development across the Borough.

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

# SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE

## BACKGROUND

Austrey has little green space within the village itself, and the two existing play areas for children are not centrally located: there is a small area on Hollybank to the north east, and the main playing field lies half a mile to the north west of the village. It should be noted that the proposed route of the HS2 railway line cuts across the corner of this playing field.

Nevertheless, Austrey is surrounded by open fields, and has been for hundreds of years. These small fields and associated hedgerows are not only important in supporting a rich variety of wildlife species but they give Austrey much of its unique character, and provide residents with relief from the built environment. A number of these small fields forming a “green ring” around Austrey have historically been used for villagers’ recreational activities. These are the former cricket ground, east of Farthings (the old Post Office), and the playing fields on Newton Lane. Other sites in agricultural use have footpaths and permitted rights of way that have been enjoyed for many years and are still frequently used today. These are Bishops Field, south west of the church, and the field to the north east of Hollybank.

There are now few young farmers interested in continuing cottage farming activities around the village, and a real concern that the landscape may change as a consequence of this. The wider Parish is made up of other small fields dating back to the Middle Ages, and a growing number of large ‘prairie-style’ farms where ancient hedges have been removed over time in the interests of more efficient farming. This has contributed to the flooding issues faced by certain parts of the village, following heavy rain. There are several spectacular views of Austrey and the surrounding landscape which also help to give the village a unique sense of place.



Austrey has a number of clubs and societies that enable residents to take advantage of the rural environment to enjoy an active and healthy social life. These include the allotment society, gardening society, archery club, art group, cricket and football clubs, golf society, scouts club, tennis club, Women’s Institute and the walking group.

In the interests of maintaining this vitality, Austrey Parish Council has submitted to NWBC a number of “assets of community interest” which are considered to be important for the sustainability of the local community. These include the Bird in Hand public house and the village shop/Post Office.

## OBJECTIVES

**1.1** It is one of the basic aims of this Plan to protect the fields surrounding Austrey, as it is this “green ring” which gives the village so much of its character and breath-taking views, and which gives the local community the opportunity to practise the outdoor activities that they enjoy today.

**1.2** Given the lack of green space available for public use in Austrey, this Plan also supports the development of a village green and children’s play area in the centre of the village, close to other amenities.

# SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE

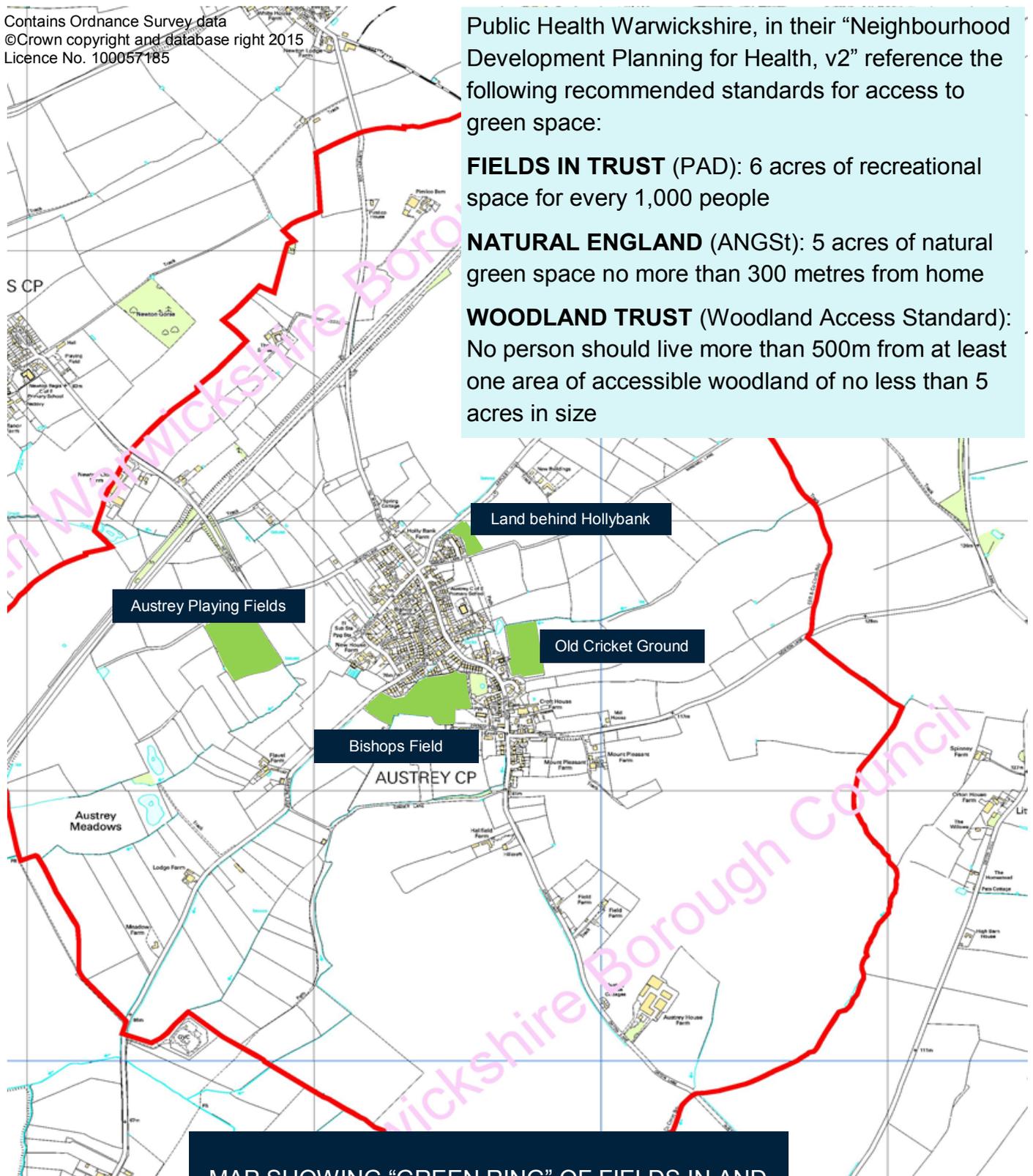
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Public Health Warwickshire, in their “Neighbourhood Development Planning for Health, v2” reference the following recommended standards for access to green space:

**FIELDS IN TRUST (PAD):** 6 acres of recreational space for every 1,000 people

**NATURAL ENGLAND (ANGSt):** 5 acres of natural green space no more than 300 metres from home

**WOODLAND TRUST (Woodland Access Standard):** No person should live more than 500m from at least one area of accessible woodland of no less than 5 acres in size



MAP SHOWING “GREEN RING” OF FIELDS IN AND AROUND THE VILLAGE WHICH HAVE HISTORICALLY PROVIDED PUBLIC ACCESS TO THE COUNTRYSIDE FOR RESIDENTS OF AUSTREY

# SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE

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

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

**1.5** This Plan aims to preserve the “community assets”, as highlighted on page 8. These assets contribute to the quality of life for members of the local community and need support or protection if they are to remain viable.

## POLICIES

**POLICY AP1: Existing hedgerows, ditches and mature trees in the Parish should be retained and enhanced where possible.**

Development that requires the removal of hedgerows or mature trees without the appropriate replacement will be strongly resisted. Where such removal is unavoidable, statutory permissions will need to be obtained from the Local Authority.

Any new landscaping schemes should incorporate appropriate native species, and new hedgerows should be planted to form wildlife-friendly boundaries, in keeping with the surrounding landscape.

**POLICY AP2: The playing fields on Newton Lane and the old cricket ground (see map on page 9) should continue to be used for recreational activities. The footpaths across Bishops Field and the field to the north east of Hollybank should continue to give access to the countryside and provide open views as long as there are other sites available which are considered more suitable for housing development.**



These areas are considered important in retaining the rural landscape that is so valued by the local community.

This Plan registers the fact that the community has a real interest in this land continuing to be used by the public as it is today, and would prefer it not to be considered for development if there are other more suitable sites available.

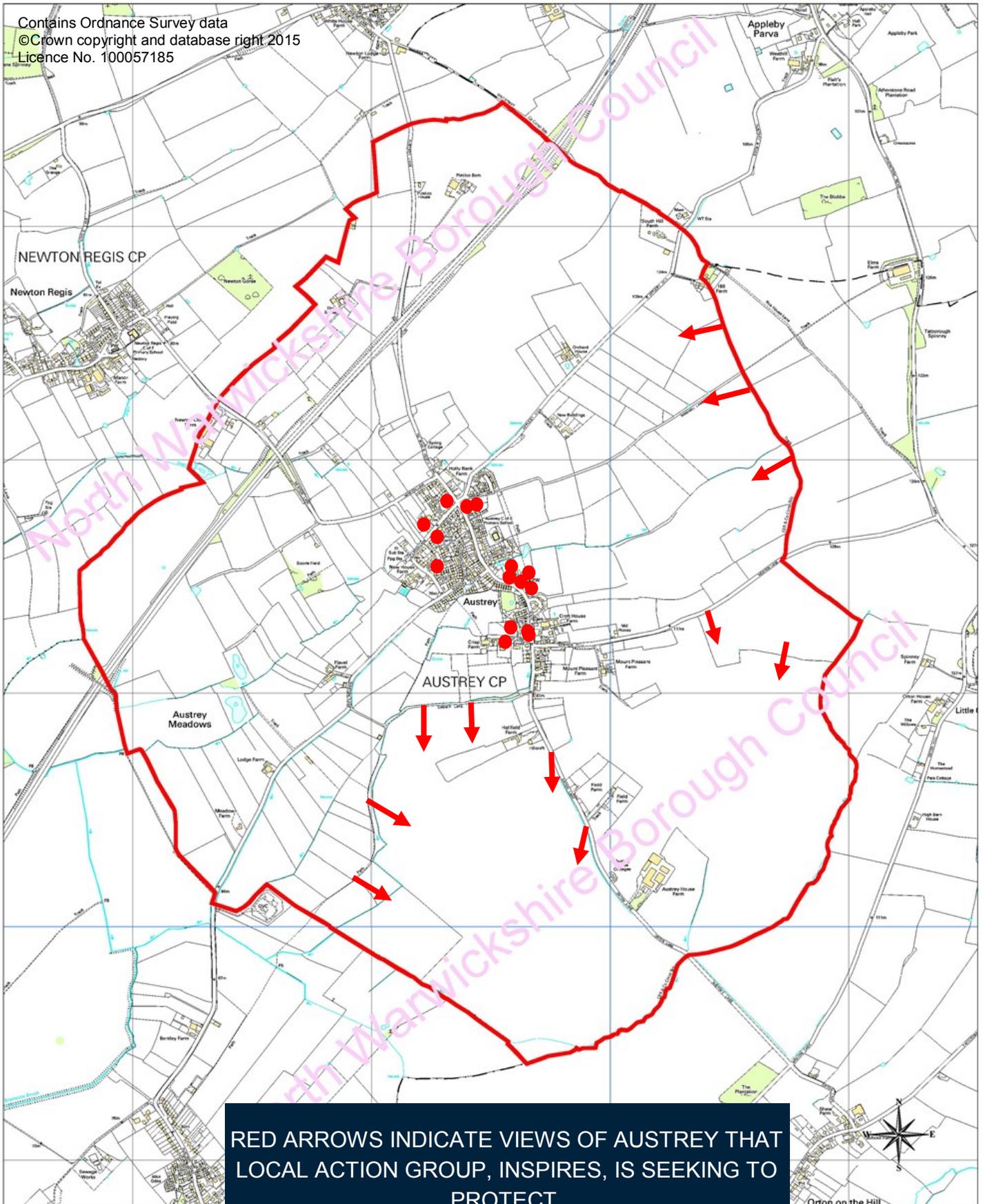
The four areas forming this “green ring” are listed on page 8.

**POLICY AP3: Any new development should ensure that the views of Austrey and the surrounding countryside, as shown on the map on page 11, are not compromised by such development.**

In addition to their status as listed buildings, local action group, InSpires, supports the protection of the views and setting of historic churches in and around the villages of Austrey, Warton and Orton on the Hill for future generations.

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

# SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE



RED ARROWS INDICATE VIEWS OF AUSTREY THAT LOCAL ACTION GROUP, INSPIRES, IS SEEKING TO PROTECT.  
RED DOTS INDICATE LISTED BUILDINGS.

# SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE

Although renewable energy projects such as wind farms will be supported where they respect the capacity and sensitivity of the landscape and the community, such development will not be supported should it have a detrimental impact on the views of Austrey, or upon the setting of important or historic buildings, such as the Grade II\* listed St. Nicholas Church.

**POLICY AP4: Local farmers will be supported in their attempts to diversify, providing that such diversification respects the character and beauty of the countryside, and has no detrimental impact on others in the village.**

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

## NATIONAL AND EUROPEAN AGRICULTURAL POLICY

The planning system at local level has limited control over the local landscape of Austrey. As the majority of land in Austrey Parish is farming land, overall control is at a national/European level with regard to farming policies and subsidies.

## HEDGEROW REGULATIONS 1997

The hedgerows around the village are valued by residents. Any removal without replacement may need permission from the Local Authority. It is expected that, where necessary, this will be done in consultation with Austrey Parish Council.

## NATIONAL PLANNING POLICY FRAMEWORK REFERENCES

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

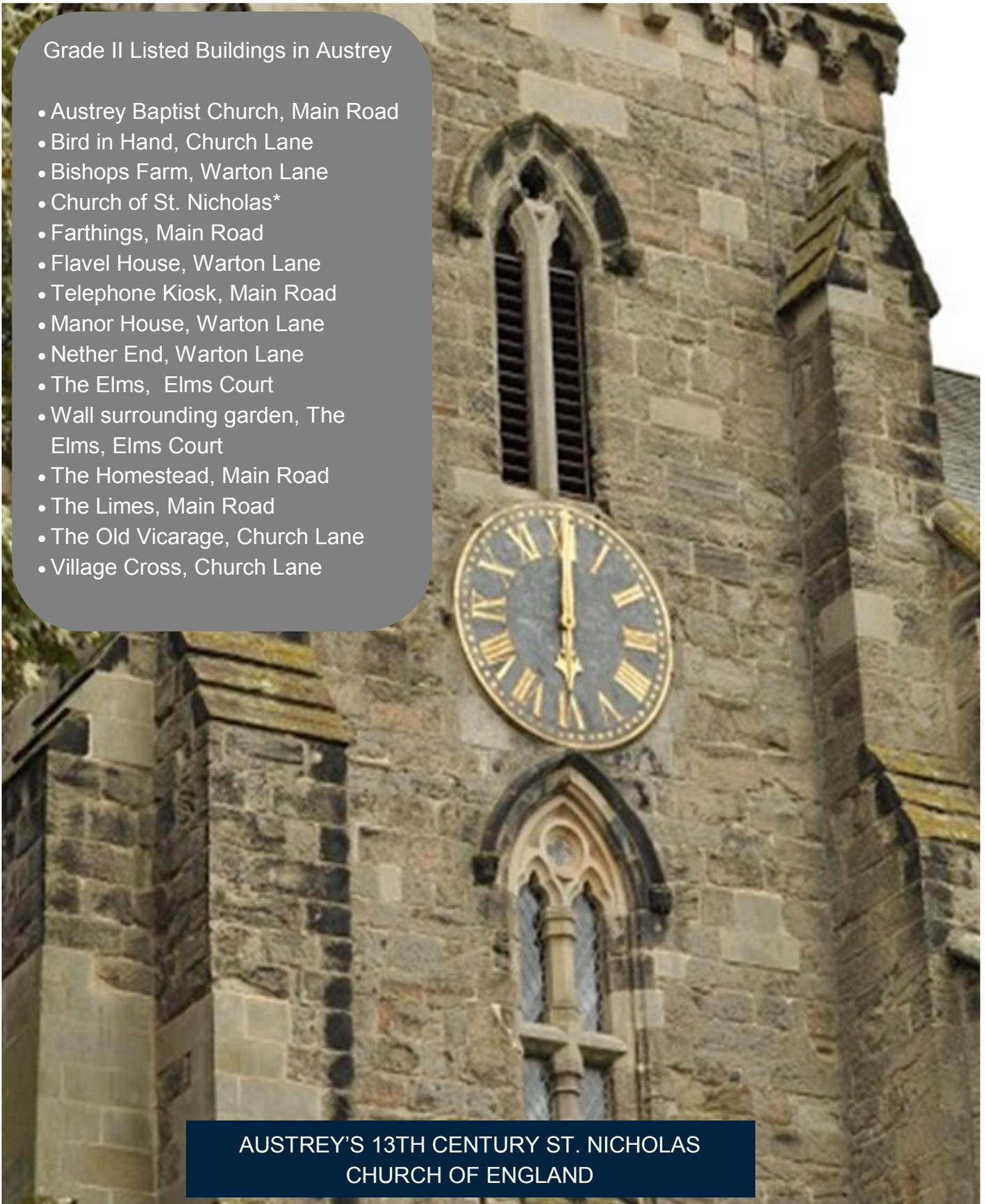
## NORTH WARWICKSHIRE BOROUGH COUNCIL REFERENCES

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

# SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE

## Grade II Listed Buildings in Austrey

- Austrey Baptist Church, Main Road
- Bird in Hand, Church Lane
- Bishops Farm, Warton Lane
- Church of St. Nicholas\*
- Farthings, Main Road
- Flavel House, Warton Lane
- Telephone Kiosk, Main Road
- Manor House, Warton Lane
- Nether End, Warton Lane
- The Elms, Elms Court
- Wall surrounding garden, The Elms, Elms Court
- The Homestead, Main Road
- The Limes, Main Road
- The Old Vicarage, Church Lane
- Village Cross, Church Lane



AUSTREY'S 13TH CENTURY ST. NICHOLAS  
CHURCH OF ENGLAND

## SECTION 2: HOUSING DESIGN

### BACKGROUND

Good quality housing design covers a wide range of requirements for modern living. These may include anything from the amount of space provided inside and outside the property, to parking facilities, safe access and even the quality of the broadband connection.

*The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.*

National Planning Policy Framework, 2012  
Paragraph 56

### OBJECTIVES

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

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

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

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

### POLICIES

**POLICY AP5: All new dwellings should comply with the "Building for Life 12" (BfL12, The Design Council) guidelines and the 16 design criteria making up the "Lifetime Home Standards" guidelines (Habitneg Housing Association, 2011)**

These are supported by national government and NWBC. BfL 12 uses a traffic light system, and compliance requires a minimum of 10 "greens" and no "reds" for the 12 key elements of development:

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

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

**POLICY AP6: Developers of any new housing in Austrey should first carry out a survey to assess the viability of using on-site sources of renewable energy, such as solar panels, and ensure that the new buildings are designed to be energy efficient.**

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

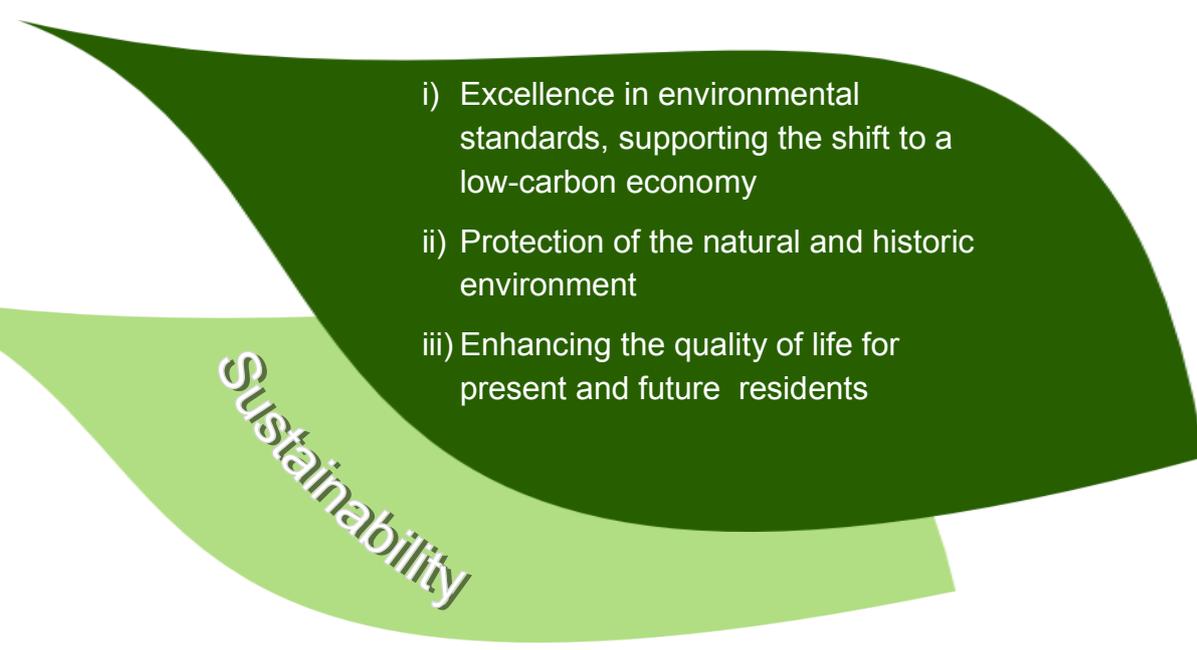
## SECTION 2: HOUSING DESIGN

**POLICY AP7: Any new housing should be built in accordance with Home Office standards, “Secured by Design” and “Safer Places”.**

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

**POLICY AP8: Any new development should comply with the accepted standards applied by the local Planning and Highways Authorities and should strive to achieve a “five minute walkable neighbourhood”, encouraging the use of sustainable, active transport (walking and cycling).**

This ensures that such development retains as much of the existing character of the area as possible, and that there is no adverse impact on road safety or the quality of life for those living nearby.

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

Sustainability

### NATIONAL PLANNING POLICY FRAMEWORK REFERENCES

- §9: Achieving sustainable development
- §17: Core planning policies
- §58: Requiring good design
- §69: Promoting healthy communities
- §95, 97, 100: The challenge of climate change

### NORTH WARWICKSHIRE BOROUGH COUNCIL REFERENCES

- §3.2: Spatial vision
- NW10: Development considerations
- NW11: Renewable energy and energy efficiency
- NW12: Quality of development
- ENV12: Urban design

# SECTION 3: HOUSING DEVELOPMENT

## BACKGROUND

### 2014 Core Strategy

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

*The following settlements will cater for the following amount of development, usually on sites of no more than 10 units, and at any one time depending on viability. A Neighbourhood Plan may allocate more.*

AUSTREY.....40

NWBC Core Strategy 2014

Although North Warwickshire has now met its targets in terms of housing allocation for the Plan period, it is anticipated that surrounding Boroughs may turn to North Warwickshire for support. Under the terms of the 2011 Localism Act, local Planning authorities have a legal "duty to cooperate" with neighbouring authorities if it means that cross-boundary solutions can be found for any shortfall in housing supplies.

### 2011 Census

The 2011 census data provides useful insight into the demographic trends likely to impact housing needs in Austrey over coming years.

It has been a growing concern for the Parish Council that Austrey has an aging population.

- In 2011, 60% of village residents were of working age, and fewer than 20% were above retirement age
- A comparison of the 2001 and 2011 census data reveals that the number of residents in the age group 25-44 reduced from 270 (27% of the total) to only 165 (18%) over this ten year period
- At the same time, the number of children below the age of 10 almost halved from 135 in 2001 to only 76 in 2011

These trends have significant implications for the social sustainability of the village and the viability of its services.

## AUSTREY HOUSING NEEDS SURVEY

In November 2013, Austrey Parish Council, working in partnership with NWBC, commissioned a detailed "Housing Needs Survey" to provide input for this Neighbourhood Plan. 300 surveys were distributed to residents of Austrey, and 31% were completed and returned. The following feedback was received:

- 92.5% of residents currently live in owner-occupied housing; 5.5% rent from the local authority; 2% rent from private landlords
- 83% said that their home is the right size for their current needs, but only 53% felt that it was the right size to meet their future needs
- 50% would like to move to a smaller house in the next 20 years. Of these, 75% expressed a preference for a bungalow; 67% would like to be close to village amenities; 64% would opt for a low maintenance property; 62% would like a small garden; and 54% would like attractive views
- 65% felt that Austrey currently has the right housing mix for local people and their families
- Austrey needs to attract more young families to ensure that the village services such as shop, school and pub remain viable. 85% felt that energy efficient housing was an important factor in attracting young families; 76% felt that the walking distance to the primary school would be a deciding factor; 75% felt that properties should be visually attractive
- The majority of residents believe that Austrey should develop homes for local people (81%) and homes for first time buyers (74%) over the course of the next 20 years
- 65% thought that Austrey should not seek to provide affordable homes for people who do not live, work, or have a family connection in the village

# SECTION 3: HOUSING DEVELOPMENT

## OBJECTIVES

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

**3.2** It is important too that this Plan provides for an adequate supply of the right type of housing to meet the specific needs of present and future generations of villagers. Recent surveys suggest that there is a preference in the local community for a supply of low maintenance bungalows for those seeking to down-size, and for attractive, energy efficient homes likely to attract young families to the Parish.

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

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

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

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

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

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

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

## CRITERIA FOR SELECTION OF SITES

Each of the sites available for development at the time of writing has been considered in detail by the Parish Council, together with a Steering Group of representatives from all ends of the village.

Each site was reviewed on its own merits, taking into consideration any particular advantages or disadvantages that each proposed development might bring.

**Only those sites scoring higher than 50% have been included in this Plan.**

Each site was then rated against a set of criteria provided by an independent planning consultant. A link is provided on page 30 to the detailed score card, but the key criteria used can be summarised as follows:

- Proximity to shop and village centre
- Proximity to other amenities (church, chapel, village hall, school, pub)
- Requirement for the type of housing planned
- Additional benefits or risks to the community (e.g. parking for the village hall; increased risk of flooding)
- Visual impact, particularly with regard to listed buildings and/or the rural landscape and views
- Any other considerations (e.g. improvement of existing brownfield site)

**The results were found to be fully aligned with the findings of the survey carried out by Austrey Residents' Association in December 2014.**

# SECTION 3: HOUSING DEVELOPMENT

## POLICIES

**POLICY AP9:** For the period to 2029, we expect the following 3 sites identified to deliver the housing needs for Austrey: Hollybank Farm (A); Crisps Farm / Glebe Field (B); Applegarth / The Croft (C), along with any windfall sites as outlined in AP10.

This will not only meet the minimum requirements of NWBC's Core Strategy, but also takes into account the anticipated request for further housing to support the shortfall in neighbouring Tamworth.

According to detailed sustainability and other assessments carried out by NWBC, these sites are deliverable and suitable for development.

**POLICY AP10:** It is accepted that there will be additional "windfall" development over the period of this Plan, but this will only be permitted where:

- it relates to small scale development of usually no more than 10 houses within the Plan period
- it helps businesses to create local employment without unacceptable adverse impact on the rural landscape
- it is within easy walking distance of the village centre and key amenities
- it relates to renewable energy projects or new transport links that have no unacceptable adverse impact on the landscape or residents
- it meets the requirements of national and local building standards, and of this Plan

**POLICY AP11:** This plan welcomes housing development of a type, tenure and mix that reflect the findings of the 2013 Austrey Housing Needs Survey.

## PREFERRED SITES FOR DEVELOPMENT

This Plan supports the approved planning applications submitted for the following three sites:

### A. Application PAP/2014/0296

#### Hollybank Farm, No Mans Heath Lane

Demolition and replacement of farm buildings, and construction of 3 x 4 bedroomed houses

### B. Application PAP/2014/0569

#### Crisps Farm / Glebe Field

Construction of up to 40 dwellings of various types and sizes, and incorporating a proportion of affordable housing, a village green with children's play area, and parking for St. Nicholas Church and the village hall

### C. Application PAP/2014/0157

#### Applegarth / The Croft, Norton Hill

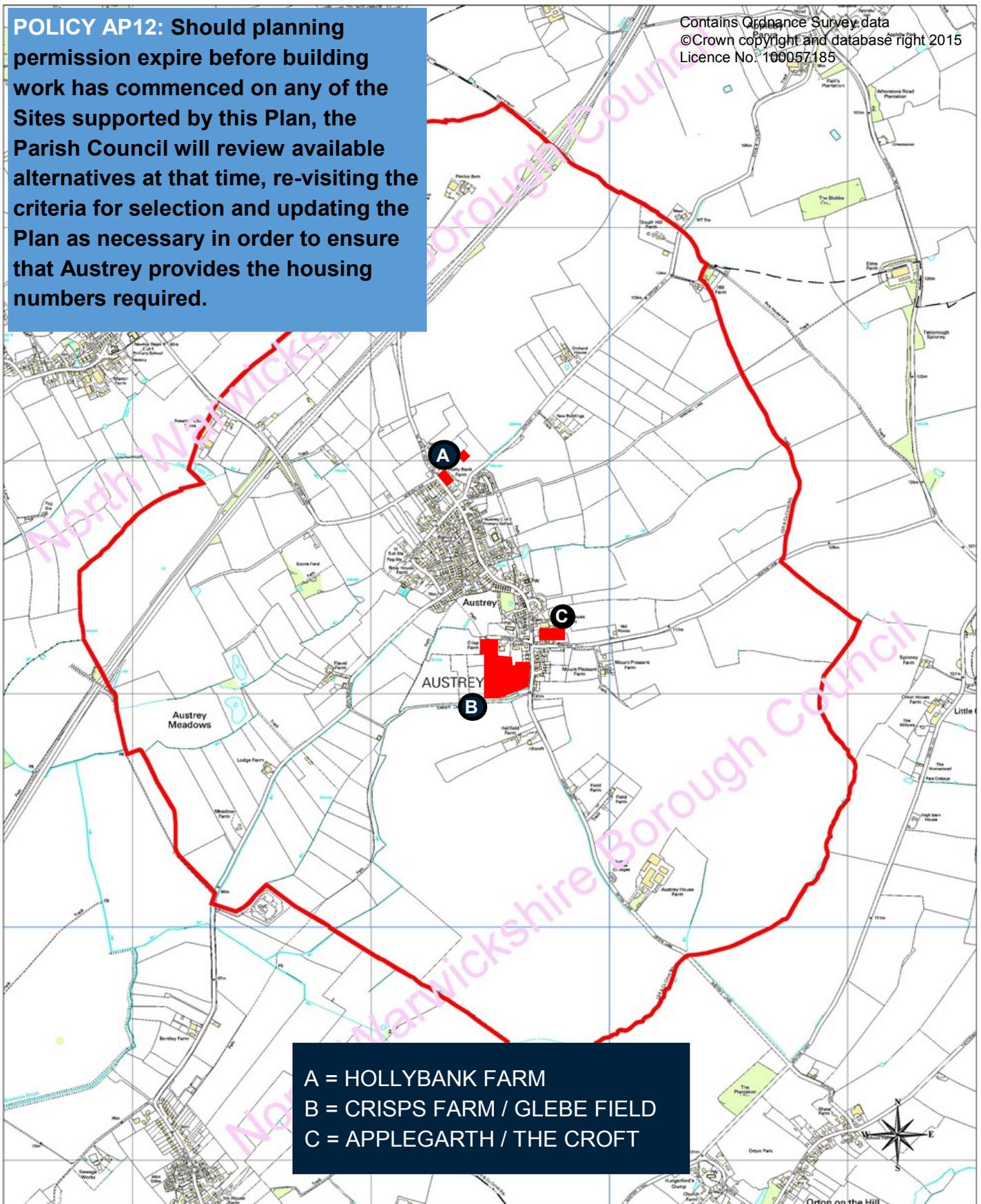
Construction of 14 homes of various types and sizes, incorporating a proportion of affordable housing and an area of community green space

At the time of writing, planning permission has been granted by NWBC for all three sites. More detailed descriptions of each of these sites follows.

# SECTION 3: HOUSING DEVELOPMENT

**POLICY AP12: Should planning permission expire before building work has commenced on any of the Sites supported by this Plan, the Parish Council will review available alternatives at that time, re-visiting the criteria for selection and updating the Plan as necessary in order to ensure that Austrey provides the housing numbers required.**

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A = HOLLYBANK FARM  
B = CRISPS FARM / GLEBE FIELD  
C = APPLGARTH / THE CROFT

# SECTION 3: HOUSING DEVELOPMENT

## A. HOLLYBANK FARM

Hollybank Farm is a working farmstead situated on the outskirts of Austrey village. The land has been used for agricultural purposes since 1985 and is currently used for breeding ewes and cattle for slaughter. The owner of the site lives in nearby Polesworth. The site is designated as a preferred area for growth in NWBC's Core Strategy and although it lies outside the settlement boundary, it is immediately adjacent to it.

The plans submitted and approved by NWBC for this site provide for the demolition of a number of farm buildings, for their replacement with one general purpose building and three new dwellings. The site covers an area of 0.46 hectares and will provide ample space for residents.

The site will use the existing access route and there should be no danger to pedestrians or cyclists. All existing hedgerow boundaries are to be retained, but some sections will be re-located to improve visibility at the junction with No Man's Heath Lane. The Highways Authority has approved the plans submitted, subject to a widening and resurfacing of the access to ensure that it is safe.

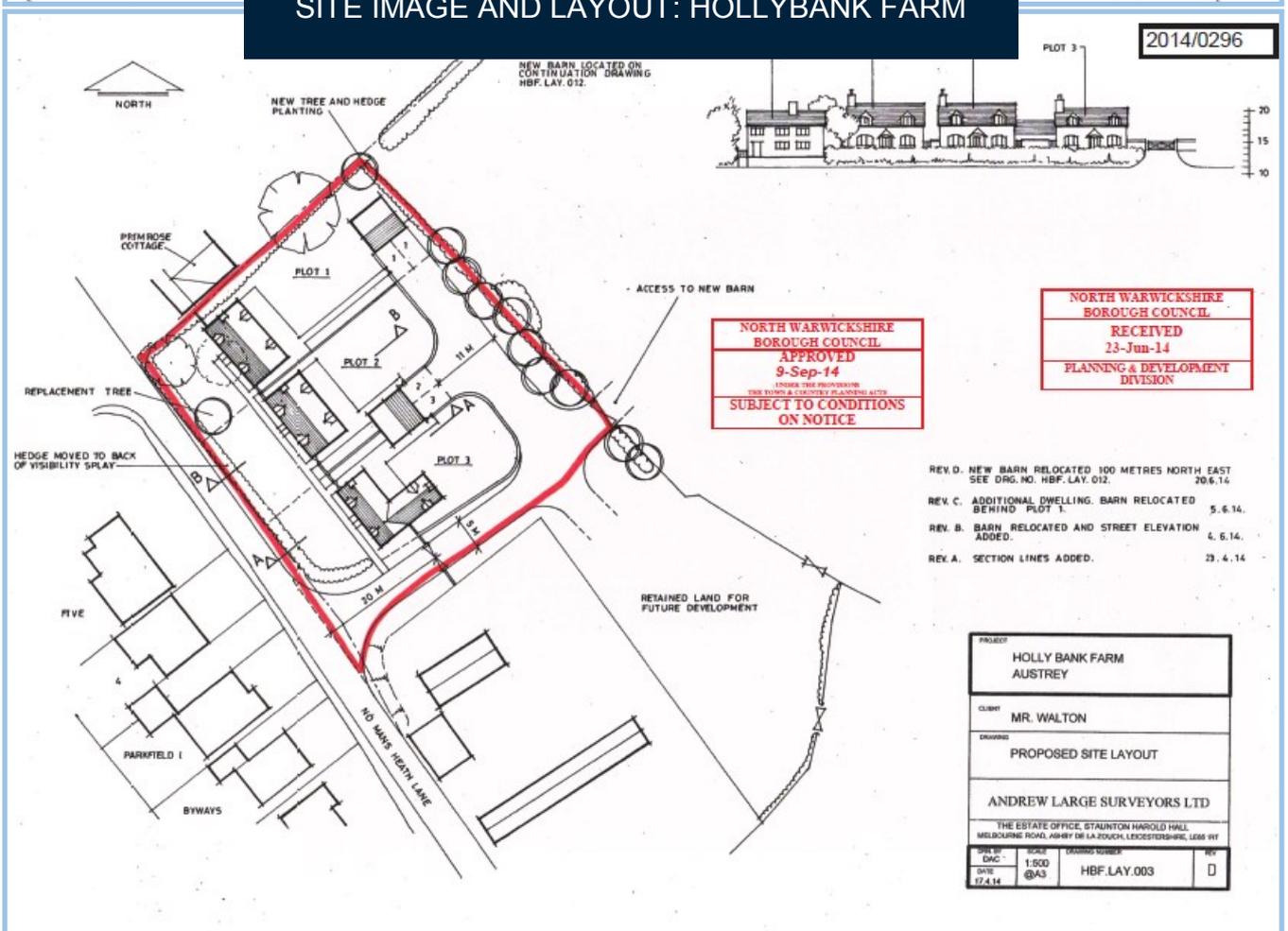
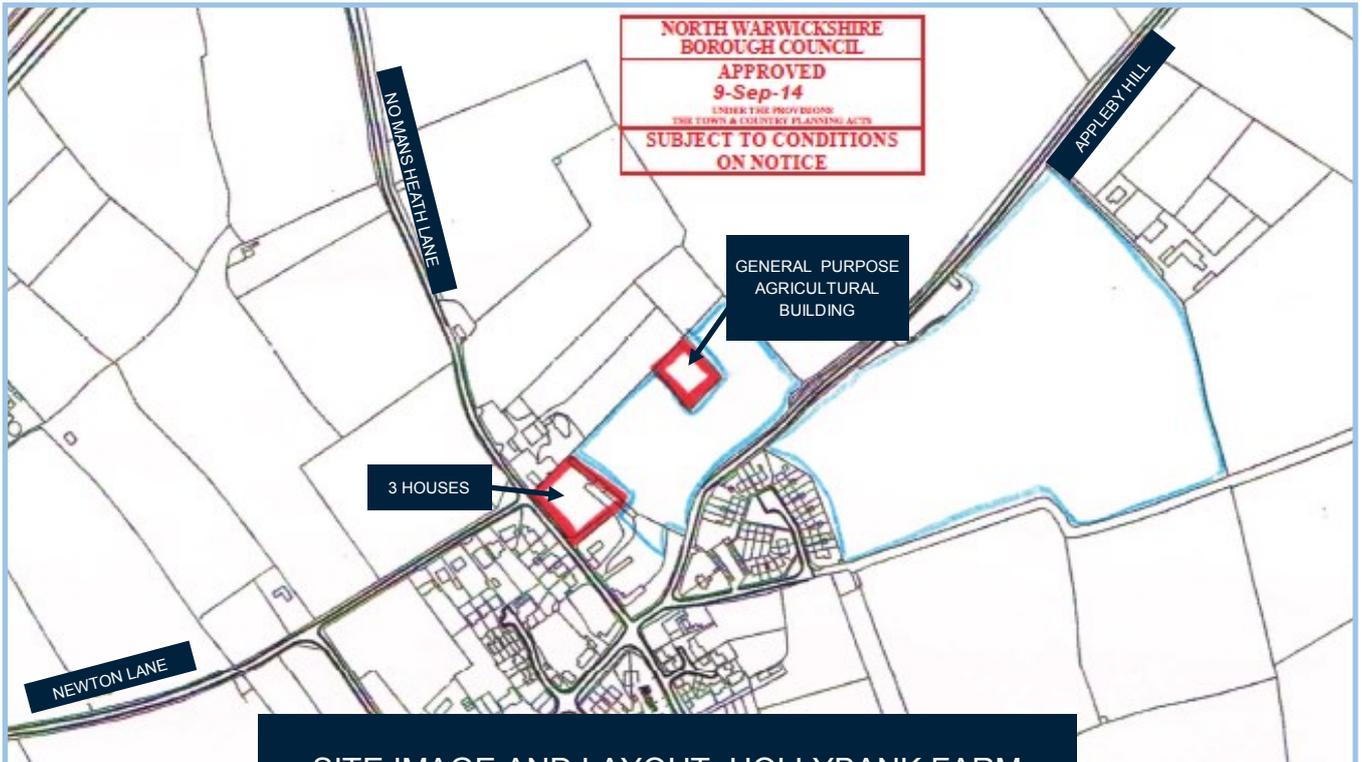
There are existing residential properties to both sides and opposite the proposed site. Core Strategy Policy NW10 requires that there be no loss of amenity for neighbouring properties, and this has been an important consideration in the design. NWBC has stressed the importance of ensuring that the new buildings are of high quality design, and that they respect the distinctive character of the village. The new houses will be similar in scale, appearance and materials to neighbouring properties.

The plans provide for the construction of three detached houses, each with a detached garage. All three properties will have frontages on No Man's Heath Lane, and a rear access route.

### REASONS FOR INCLUSION IN THIS PLAN

- ✓ Plans already approved by NWBC
- ✓ Provides housing likely to attract young families
- ✓ Supports local farming activity and retention of "the green ring"
- ✓ Adjacent to settlement boundary
- ✓ Will improve appearance of existing site
- ✓ Minimal impact on existing hedgerows
- ✓ Access approved by Highways Authority
- ✓ Minimal impact on surrounding properties
- ✓ No listed buildings in the vicinity

# SECTION 3: HOUSING DEVELOPMENT



# SECTION 3: HOUSING DEVELOPMENT

## B. CRISPS FARM / GLEBE FIELD

An outline application has been submitted jointly by Crisps Farm Ltd, the owners of farm land and buildings to the south and west of Austrey, and the Church of England - Birmingham Diocese, owners of the adjacent plot known as Glebe Field. An outline application has now been approved for this site.

The plans relate to the construction of up to 40 houses on a site of some 3.26 hectares in total, and include provision for public open space in the form of a village green with children's play area, replacing the old agricultural buildings directly opposite the Grade II\* Listed Church. The site will also provide off-street parking for both the Church and village hall. There will be a pedestrian / cycle link connecting the village green to the new houses, to the Church and to the amenities in the centre of the village. It is anticipated that these new features will not only be of value to new residents, but that they will also enhance the setting of the Church and the quality of life for existing Austrey residents.

The buildings on the Crisps Farm site are still used to support farming activities such as the provision of livery services, the rearing of cattle and occasional grazing for sheep. It is proposed that these buildings be demolished to make way for the new village green, and that farming activities be continued from new, more efficient buildings in another area of Crisps Farm. This will form part of a separate planning application.

The plans for this site respect its setting adjacent to the Grade II\* Listed St. Nicholas Church, and respond sensitively to adjacent houses with a landscaped buffer running along the boundary, and planting along the western boundary to provide a green edge to the settlement.

Where possible, existing hedges and planting will be retained, ensuring a high level of biodiversity and giving the site limited visibility from surrounding public routes.

This site will provide a mixture of detached, semi-detached and terraced houses, suitable both for families and for first-time buyers or those wishing to down-size. The number and type of affordable houses is to be agreed with NWBC.

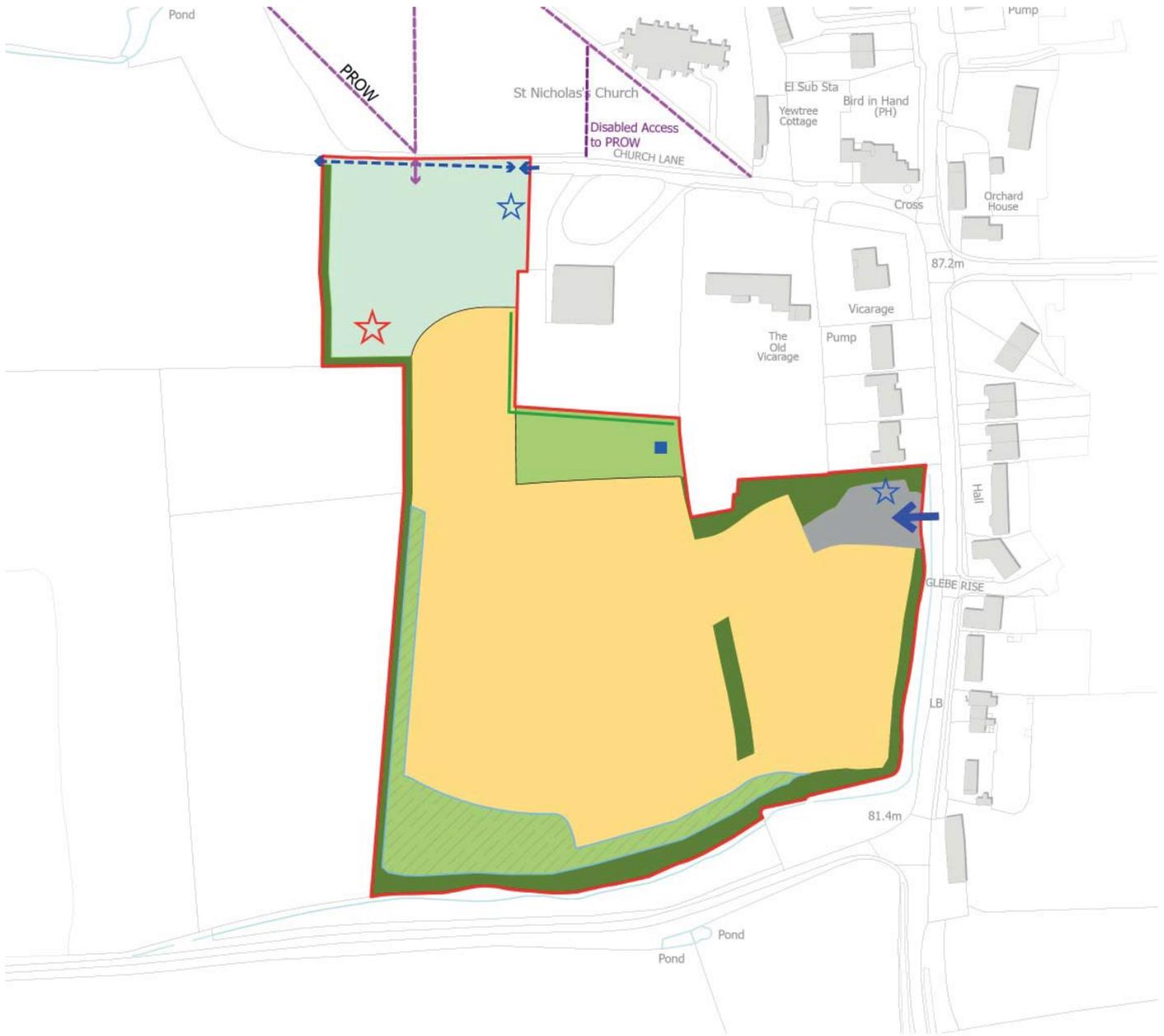
The plans include the provision of a sustainable drainage system (SuDS). This will not only help with surface water drainage on site, but will provide an attractive landscape feature adding further biodiversity.

As one of the previous landowners has now withdrawn from the process, a reconsideration of the boundary was necessary in order to provide the housing necessary to fund the considerable community benefits.

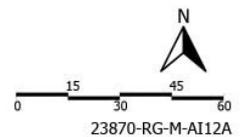
### REASONS FOR INCLUSION IN THIS PLAN

- ✓ Site already approved by NWBC
- ✓ Provides for young families and down-sizing
- ✓ Farming activity will be retained and facilities improved
- ✓ Close to village centre and amenities
- ✓ Provision of village green, a children's play area and public parking
- ✓ Biodiversity of the site will be enhanced
- ✓ Access approved by Highways Authority
- ✓ Close consultation with villagers
- ✓ Site layout respects nearby listed buildings

# SECTION 3: HOUSING DEVELOPMENT



- |  |   |   |
|--|---|---|
|  Site Boundary  |  Existing and Proposed Landscape Vegetation                  |  Indicative Location for Church/ Village Hall Parking    |
|  Residential Development Area (to Include Infrastructure and Incidental Greenspace) |  Drainage Attenuation Feature                                |  Main Residential Access Point                           |
|  Village Green  |  Indicative Location for Children's Play                     |  Indicative Location for Electrical Sub-Station          |
|  Informal Open Space  |  Amenity Planting  |  Access Maintained from Church Lane to Agricultural Land |
|  Access Infrastructure  |  Pedestrian Access to Definitive Public Rights of Way Routes |  Access Point to Church Parking                          |



SITE LOCATION: CRISPS FARM / GLEBE FIELD

# SECTION 3: HOUSING DEVELOPMENT

## C. APPLGARTH / THE CROFT

An outline application has been submitted and approved for the development of 14 dwellings at Applegarth and The Croft, and an associated access road off Norton Hill, to the south east of the village. The respective owners originally submitted two separate plans, each for a smaller number of houses in line with Core Strategy guidelines, but NWBC insisted that they be combined since they share a common boundary.

The site, previously an orchard, is now an area of garden, surplus to requirements. There are a number of dilapidated farm buildings on the site, and it is proposed that these be demolished to make way for the new development, making efficient use of unused land and improving the overall appearance of the area.

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

The plans provide for a mixture of small-medium sized houses, each with a private garden and parking for at least 2 cars. This variety of housing types and the proposed density reflect that of the surrounding area. The building design and materials used will harmonise with other housing in the area. All new houses on this site will use energy efficient means of construction and will be designed to be energy efficient, using renewable energy generated on site where this is viable.

It is proposed that the site will include 6 detached family homes, 6 smaller detached houses, and 2 semi-detached affordable properties, as required by Policy NW6 of NWBC's Core Strategy .

The irregular shape of this site has been a key determining factor in the overall layout, with the access road from Norton Hill widening to form a crescent to the rear of existing properties, Bembridge House and The Cottage. The plans have been adjusted and more bungalows have been included to avoid any overshadowing or overlooking of these two adjacent properties. Appropriate distances between the houses will be maintained, and none of the new properties will be visible from Norton Hill. Existing boundary fences will be retained/renewed with new landscaping where possible.

Initial concern over the visibility splays at the access to Norton Hill have now been resolved, and the Highways Authority confirmed that it had no further objections, subject to a slight modification to the access road.

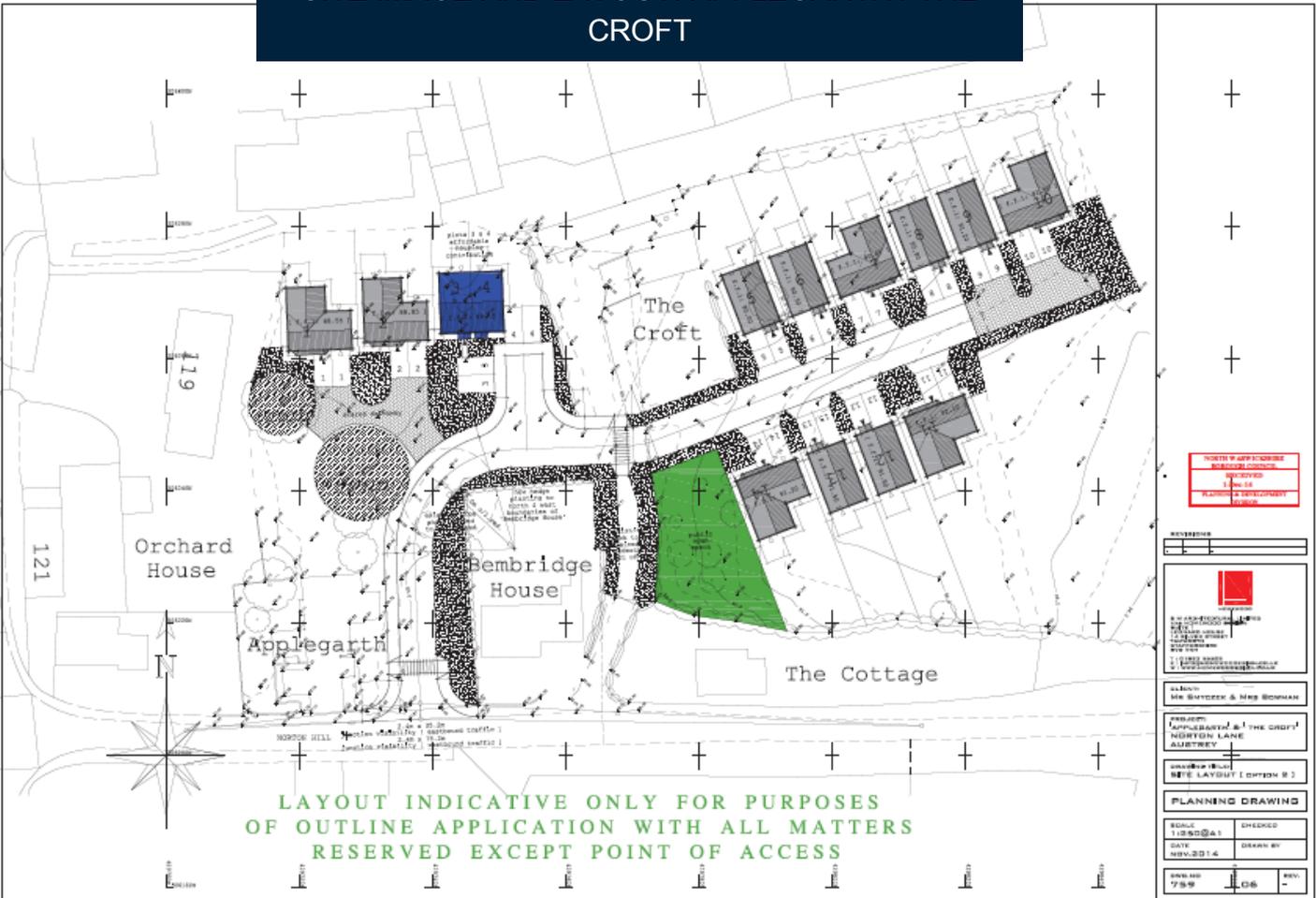
### REASONS FOR INCLUSION IN THIS PLAN

- √ Site approved by NWBC & Highways Authority
- √ Provides for young families and down-sizing
- √ Efficient use of land currently not utilised
- √ Close to village centre and amenities
- √ No listed buildings adjacent to the site
- √ Focus on energy efficiency and sustainability
- √ Adjacent to current settlement boundary
- √ Little visual impact on the village

# SECTION 3: HOUSING DEVELOPMENT



**SITE IMAGE AND LAYOUT: APPLGARATH / THE CROFT**



LAYOUT INDICATIVE ONLY FOR PURPOSES OF OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT POINT OF ACCESS

<p>NOTES &amp; APPROVALS</p> <p>APPROVED</p> <p>DATE: 11/11/14</p> <p>PLANNING &amp; STATUTORY</p> <p>REVISION</p>	
<p>RESPONSIBLE</p> <p>DATE</p>	
<p>PROJECT</p> <p>APPLGARATH &amp; THE CROFT</p> <p>NORTON LANE</p> <p>ALBURY</p>	
<p>DATE</p> <p>NOV. 2014</p>	
<p>PLANNING DRAWING</p>	
<p>SCALE</p> <p>1:1000 @ A1</p>	<p>CHECKED</p> <p>DATE</p> <p>NOV. 2014</p>
<p>NO. NO.</p> <p>759</p>	<p>REV.</p> <p>06</p>

# SECTION 3: HOUSING DEVELOPMENT

The three sites selected for new housing contribute to sustainable development in the following ways:

## ENVIRONMENTAL

- i) Visual improvements in the historic setting of the Grade II\* Listed St. Nicholas Church
- ii) Support for local farming activities and protection of the “green ring”
- iii) Pedestrian routes and cycle ways encouraging low carbon living
- iv) Protection of hedgerows
- v) Sustainable drainage systems (SuDS)
- vi) Housing within easy walking distance of local amenities
- vii) Energy efficient buildings using renewable energy supplies where viable
- viii) Support for renewable energy projects
- ix) Increased bio-diversity through planting
- x) Efficient use of land by replacing old buildings with more functional new ones

## ECONOMIC

- i) Financial support for village facilities through contributions made by developers
- ii) Proximity of housing to local shop and pub supporting their financial viability
- iii) Support for local businesses in providing employment opportunities
- iv) Ensuring village grows in a controlled way, in line with infrastructure



## SOCIAL

- i) Village green boosting the potential for community activities outdoors
- ii) Housing to attract young families, ensuring social sustainability of the village and school
- iii) Provision of housing supply that will meet the needs of future generations
- iv) Support for services to ensure the health and social well-being of the community



# SECTION 3: HOUSING DEVELOPMENT

## NATIONAL PLANNING POLICY FRAMEWORK REFERENCES

- §17: Core planning policies
- §38: Supporting sustainable transport
- §50: Delivering a wide choice of high quality homes
- §58: Requiring good design
- §69: Promoting healthy communities
- §100: The challenge of climate change
- §109: Conserving and enhancing the natural environment
- §126, 129: Conserving and enhancing the historic environment

## NORTH WARWICKSHIRE BOROUGH COUNCIL REFERENCES

- §3.2: Spatial vision
- NW2: Settlement hierarchy
- NW6: Affordable housing provision
- NW10: Development considerations
- NW12: Quality of development
- NW14: Historic environment
- ENV12: Urban design
- ENV16: Listed buildings

## UK GOVERNMENT: LOCALISM ACT

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

## DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT

- Code for Sustainable Homes—Technical Guidance



MIX OF HOUSING STYLES IN AUSTREY



# PLANNING APPLICATIONS IN PLAN PERIOD

Supported by this Neighbourhood Plan, and planning permission granted:

Application Reference	No. of Dwellings	Location
<b>PAP/2014/0569</b>	<b>40</b>	<b>Crisps Farm / Glebe Field, Main Road</b>
<b>PAP/2014/0157</b>	<b>14</b>	<b>Applegarth / The Croft, Norton Hill</b>
<b>PAP/2014/0296</b>	<b>3</b>	<b>Hollybank Farm, No Man's Heath Lane</b>
<b>TOTAL</b>	<b>57</b>	

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

Application Reference	No. of Dwellings	Location
PAP/2015/0466	2	To the rear of 4 Warton Lane (REPLACES PAP/2014/0399 for 3 houses)
PAP/2014/0433	4	To the rear of Manor Croft, Warton Lane
PAP/2014/0626	2	The Crisp, Church Lane (replacing one to be demolished)
PAP/2015/0144	5 (+2)	Hollybank Farm, No Man's Heath Lane (replaces PAP/2014/0296 above)
PAP/2014/0301	4	Adjacent to pumping station, Warton Lane (rejected by NWBC but granted on appeal)
PAP/2014/0302	10	Adjacent to The Headlands, Warton Lane (rejected by NWBC but granted on appeal)
<b>TOTAL</b>	<b>+24</b>	

Not supported by this Neighbourhood Plan and rejected by NWBC:

Application Reference	No. of Dwellings	Location
PAP/2014/0446	30	To the north of Manor Barns, Newton Lane
PAP/2015/0149	4	The Homestead, off The Green
<b>TOTAL</b>	<b>34</b>	

Applications pending:

Application Reference	No. of Dwellings	Location
PAP/2015/0350	23	To the north of Manor Barns, Newton Lane (replaces PAP/2014/0446)
<b>TOTAL</b>	<b>23</b>	

# NEXT STEPS

Neighbourhood Plans must follow a rigid examination, consultation and approvals process before they can be accepted as a legal document. This involves the following steps:

1

6 weeks consultation period, where members of the local community, together with any external stakeholders, are invited to review and comment on the contents of the plan. **COMPLETED**

2

The Parish Council will review the feedback and make any necessary amendments to the Plan. **COMPLETED**

3

The Parish Council will submit the final Plan to North Warwickshire Borough Council, who will carry out a further 6 weeks' consultation.

4

The Parish Council will work with the Local Authority to appoint an independent examiner who will check that the Plan meets all the necessary conditions.

5

Following any modifications required by the examiner, the Plan is submitted to a local referendum for residents of Austrey.

6

**If a majority of residents participating in the referendum vote to accept the Plan, the Borough Council is legally obliged to adopt its policies as part of their Local Plan, alongside the Core Strategy.**

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

# APPENDIX 1: EVIDENCE BASE

The following documents form the evidence base used when drawing up this Neighbourhood Plan. Copies can be accessed on-line, using the links provided. If you do not have access to the internet but would like to see any of these documents, please contact a member of the Parish Council.

SOURCE TITLE	PUBLISHED BY	LINK
Austrey Parish Council Meeting Minutes	Austrey Parish Council	<a href="http://www.austrey.co.uk/PCMeetings">http://www.austrey.co.uk/PCMeetings</a>
Austrey Village Plan, 2009	Austrey Parish Council	<a href="http://www.austrey.co.uk/PCVillagePlan">http://www.austrey.co.uk/PCVillagePlan</a>
Austrey Website	Austrey Parish Council	<a href="http://www.austrey.co.uk">http://www.austrey.co.uk</a>
Building for Life Guidelines (BfL)	Design Council	<a href="http://www.designcouncil.org.uk">http://www.designcouncil.org.uk</a> › Knowledge & resources › Guide
Case for Space	Royal Institute of British Architects (RIBA)	<a href="http://www.architecture.com/files/ribaholdings/policyandinternationalrelations/homewise/caseforspace.pdf">http://www.architecture.com/files/ribaholdings/policyandinternationalrelations/homewise/caseforspace.pdf</a>
Census, 2011	UK Government	<a href="http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDomainList.do?">http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDomainList.do?</a>
Climate Change & Renewables: Planning Guidance Notes	NWBC	<a href="http://www.northwarks.gov.uk/info/200181/climate_change/860/climate_change_and_global_warming_sustainability/8">http://www.northwarks.gov.uk/info/200181/climate_change/860/climate_change_and_global_warming_sustainability/8</a>
Code for Sustainable Homes, 2006	UK Government	<a href="http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf">http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf</a>
Common Agricultural Policy	European Union	<a href="http://www.europeanlawmonitor.org/eu-policy-areas/the-eu-common-agricultural-policy.html">http://www.europeanlawmonitor.org/eu-policy-areas/the-eu-common-agricultural-policy.html</a>
Core Strategy, 2014	NWBC	<a href="http://www.northwarks.gov.uk/info/200297/forward_planning/872/local_plan_for_north_warwickshire/4">http://www.northwarks.gov.uk/info/200297/forward_planning/872/local_plan_for_north_warwickshire/4</a>
Criteria for Selection of Sites 2014	Austrey Parish Council	Contact parishcouncil@austrey.co.uk
Hedgerow Regulations	UK Government	<a href="https://www.gov.uk/countryside-hedgerows-regulation-and-management">https://www.gov.uk/countryside-hedgerows-regulation-and-management</a>
Housing Needs Survey	NWBC	<a href="http://www.northwarks.gov.uk/downloads/file/5320/austrey_housing_needs_survey_2013">http://www.northwarks.gov.uk/downloads/file/5320/austrey_housing_needs_survey_2013</a>
HS2 Plans	UK Government	<a href="https://www.gov.uk/government/organisations/high-speed-two-limited">https://www.gov.uk/government/organisations/high-speed-two-limited</a> .
Lifetime Home Standards	Habinteg Housing Association	Contact parishcouncil@austrey.co.uk
Listed Buildings in Austrey	English Heritage	<a href="http://www.britishlistedbuildings.co.uk/england/warwickshire/austrey">http://www.britishlistedbuildings.co.uk/england/warwickshire/austrey</a>

# APPENDIX 1: EVIDENCE BASE

SOURCE TITLE	PUBLISHED BY	LINK
Local Plan, 2006	NWBC	<a href="http://www.northwarks.gov.uk/info/200297/forward_planning/870/north_warwickshire_local_plan_2006">http://www.northwarks.gov.uk/info/200297/forward_planning/870/north_warwickshire_local_plan_2006</a>
Localism Act, 2011	UK Government	<a href="http://www.legislation.gov.uk/ukpga/2011/20/contents">http://www.legislation.gov.uk/ukpga/2011/20/contents</a>
National Planning Policy Framework (NPPF), 2012	UK Government	<a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a>
Neighbourhood Development Planning for Health	Public Health Warwickshire	Contact parishcouncil@austrey.co.uk
Renewable Heat Incentive	UK Government	<a href="https://www.gov.uk/government/policies/increasing-the-use-of-low-carbon-technologies/supporting-pages/renewable-heat-incentive-rhi">https://www.gov.uk/government/policies/increasing-the-use-of-low-carbon-technologies/supporting-pages/renewable-heat-incentive-rhi</a>
Safer Places Guidelines	UK Government	<a href="http://www.securedbydesign.com/pdfs/safer_places.pdf">http://www.securedbydesign.com/pdfs/safer_places.pdf</a>
Secured by Design Guidelines	UK Government	<a href="http://www.securedbydesign.com/professionals/guides.aspx">http://www.securedbydesign.com/professionals/guides.aspx</a>
Strategic Housing & Land Availability Assessment	NWBC	<a href="https://secure.northwarks.gov.uk/downloads/file/5281/strategic_housing_land_availability_assessment_shlaa-december_2014">https://secure.northwarks.gov.uk/downloads/file/5281/strategic_housing_land_availability_assessment_shlaa-december_2014</a>
Strategic Housing & Market Assessment	NWBC	<a href="http://www.northwarks.gov.uk/downloads/file/5063coventry_and_warwickshire_joint_strategic_housing_market_assessment_november_2013">http://www.northwarks.gov.uk/downloads/file/5063coventry_and_warwickshire_joint_strategic_housing_market_assessment_november_2013</a>
Sustainable Drainage Systems (SuDS)	UK Government	<a href="https://www.gov.uk/government/consultations/sustainable-drainage-systems-changes-to-the-planning-system">https://www.gov.uk/government/consultations/sustainable-drainage-systems-changes-to-the-planning-system</a>
Survey of Austrey Residents	Austrey Residents' Association	Contact parishcouncil@austrey.co.uk
Works to Trees & Hedgerows: Guidance Notes	NWBC	<a href="http://www.northwarks.gov.uk/info/200296/development_control/891/works_to_trees_and_hedgerows">http://www.northwarks.gov.uk/info/200296/development_control/891/works_to_trees_and_hedgerows</a>

## APPENDIX 2: NPPF REFERENCES

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

SECTION	LINKING WITH POLICIES IN THIS PLAN
Achieving sustainable development	<p>§ 9. <span style="float: right;">AP1; AP2; AP3; AP4; AP5; AP7; AP8</span></p> <ul style="list-style-type: none"> <li>Improving the conditions in which people live, work and take leisure</li> </ul>
Core Planning Policies	<p>§ 17. <span style="float: right;">AP4; AP5; AP6; AP7; AP8; AP10</span></p> <ul style="list-style-type: none"> <li>Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings</li> <li>Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value</li> <li>Conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations</li> <li>Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</li> </ul>
Supporting a prosperous rural economy	<p>§ 28. <span style="float: right;">AP4</span></p> <ul style="list-style-type: none"> <li>Promote the development and diversification of agricultural and other land-based rural businesses</li> </ul>
Supporting sustainable transport	<p>§ 38. <span style="float: right;">AP8</span></p> <ul style="list-style-type: none"> <li>Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties</li> </ul>
Delivering a wide choice of high quality homes	<p>§ 50. <span style="float: right;">AP10 AP11; AP12</span></p> <ul style="list-style-type: none"> <li>Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community</li> <li>Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul>
Requiring good design	<p>§ 58. <span style="float: right;">AP1; AP2; AP3; AP4; AP5; AP7; AP8; AP10; AP11</span></p> <p>Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> <li>Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit</li> <li>Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments)</li> <li>Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation</li> <li>Are visually attractive as a result of good architecture and appropriate landscaping</li> </ul> <p>§ 66.</p> <p>Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably</p>

## APPENDIX 2: NPPF REFERENCES

SECTION	LINKING WITH POLICIES IN THIS PLAN
Promoting healthy communities	<p>§ 69. <span style="float: right;">AP1; AP2; AP5; AP7; AP8; AP10</span>            Planning policies and decisions...should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>• Opportunities for meetings between members of the community who might not otherwise come into contact with each other</li> <li>• Safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion</li> </ul> <p>§ 70.            To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>• Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services</li> </ul> <p>§ 76.            Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them</p>
Meeting the challenge of climate change, flooding and coastal change	<p>§ 95 <span style="float: right;">AP5; AP6</span>  <ul style="list-style-type: none"> <li>• When setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards</li> </ul> <p>§ 97  <ul style="list-style-type: none"> <li>• Identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems...</li> </ul> <p>§ 100  <ul style="list-style-type: none"> <li>• Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary,</li> </ul> </p></p></p>
Conserving and enhancing the natural environment	<p>§ 109. <span style="float: right;">AP1; AP2; AP3; AP4; AP10</span>  <ul style="list-style-type: none"> <li>• Protecting and enhancing valued landscapes...</li> <li>• Minimising impacts on biodiversity and providing net gains in biodiversity where possible</li> </ul> </p>
Conserving and enhancing the historic environment	<p>§ 126. <span style="float: right;">AP3; AP10</span>            Local planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment...In developing this strategy, local planning authorities should take into account:</p> <ul style="list-style-type: none"> <li>• The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring</li> <li>• Opportunities to draw on the contribution made by the historic environment to the character of a place</li> </ul> <p>§ 129.  <ul style="list-style-type: none"> <li>• Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting...)</li> </ul> </p>

# APPENDIX 3: CORE STRATEGY REFERENCES

The Policies in this Neighbourhood Plan (AP1-AP13) are fully aligned with the following sections of NWBC's Core Strategy, 2014, and Saved Policies from the Local Plan, 2006

SECTION	LINKING WITH POLICIES IN THIS PLAN
Spatial Vision	<p>§ 3.2 <span style="float: right;">AP1; AP2; AP3; AP4; AP5; AP6; AP7; AP8; AP9; AP10</span></p> <ul style="list-style-type: none"> <li>The Borough will accommodate development in a balanced and sustainable way, placing a high priority on the quality of life, ensuring the protection, restoration and enhancement of valuable natural and historic resources...</li> <li>New homes...will be integrated carefully into the Borough's existing areas, respecting local distinctiveness</li> </ul>
Settlement Hierarchy	<p>NW2 <span style="float: right;">AP11; AP12</span></p> <ul style="list-style-type: none"> <li>Category 4: Development will be limited to that identified in this Plan or has been identified through a Neighbourhood or other locality plan</li> </ul>
Affordable Housing Provision	<p>NW6 <span style="float: right;">AP12</span></p> <p>Schemes of 15 or more dwellings:</p> <ul style="list-style-type: none"> <li>30% of housing provided on site will be affordable</li> <li>Except in the case of Greenfield (previously agricultural use) sites, where 40% on-site provision will be required</li> </ul> <p>Schemes of between 1 and 14 inclusive units:</p> <ul style="list-style-type: none"> <li>20% affordable housing will be provided. This will be achieved through on-site provision or through a financial contribution in lieu of providing affordable housing on site</li> </ul>
Development Considerations	<p>§ 7.46 <span style="float: right;">AP2; AP5; AP8; AP10</span></p> <ul style="list-style-type: none"> <li>Open spaces, whether publicly or privately owned, are important within settlements as they break up the built form and contribute to local identity</li> </ul> <p>NW10</p> <p>Development should:</p> <ul style="list-style-type: none"> <li>Be targeted at using brownfield land in appropriate locations, reflecting the settlement hierarchy</li> <li>Maintain and improve the provision of accessible local and community services</li> <li>Promote healthier lifestyles for the community to be active outside their homes and places of work</li> <li>Encourage sustainable forms of transport focussing on pedestrian access and provision of bike facilities</li> <li>Provide for proper vehicular access, sufficient parking and manoeuvring for vehicles in accordance with adopted standards</li> <li>Expand or enhance the provision of open space and recreation facilities</li> <li>Avoid and address unacceptable impacts upon neighbouring amenities through overlooking, overshadowing...</li> <li>Protect and enhance the historic environment</li> </ul>
Renewable Energy and Energy Efficiency	<p>NW11 <span style="float: right;">AP5; AP6</span></p> <ul style="list-style-type: none"> <li>Smaller schemes will be encouraged to seek the introduction of renewable energy and energy efficiency schemes at the outset to avoid costly retrofit</li> </ul>

# APPENDIX 3: CORE STRATEGY REFERENCES

SECTION	LINKING WITH POLICIES IN THIS PLAN
Quality of Development	<p>§ 7.57 <span style="float: right;">AP1; AP5; AP6; AP7; AP10</span></p> <ul style="list-style-type: none"> <li>The Borough Council is committed to using the BfL standard within new residential developments</li> </ul> <p>§ 7.59</p> <ul style="list-style-type: none"> <li>The Council recognises the importance of planning development to reduce the opportunity for crime.....The Borough Council will use the Secured by Design principles which are widely accepted to contribute to lowering crime rates</li> </ul> <p>NW12</p> <p>All development proposals must:</p> <ul style="list-style-type: none"> <li>Demonstrate a high quality of sustainable design that positively improves the individual settlement’s character, appearance and environmental quality of an area</li> <li>Deter crime</li> <li>Sustain, conserve and enhance the historic environment</li> <li>Provide, conserve and enhance biodiversity</li> </ul>
Natural Environment	<p>NW13 <span style="float: right;">AP1; AP2; AP3; AP4</span></p> <ul style="list-style-type: none"> <li>The quality, character, diversity and local distinctiveness of the natural environment will be protected and enhanced. In particular within identified landscape character areas, development will conserve, enhance and where appropriate, restore landscape character</li> </ul>
Historic Environment	<p>NW14 <span style="float: right;">AP10</span></p> <ul style="list-style-type: none"> <li>The quality, character, diversity and local distinctiveness of the historic environment will be conserved and enhanced in particular</li> </ul>
Trees and Hedgerows	<p>ENV4 <span style="float: right;">AP1</span></p> <ul style="list-style-type: none"> <li>Development will not be permitted if it would result in the loss of trees, woodlands or hedgerows that in terms of their historical, ecological, townscape or landscape significance make a positive contribution to the quality of the local environment</li> </ul>
Urban Design	<p>ENV12 <span style="float: right;">AP2; AP5; AP7</span></p> <p>Development will only be permitted if:</p> <ul style="list-style-type: none"> <li>Spaces that make a positive contribution to the public realm are provided and/or improved</li> <li>The design and layout reduces opportunities for crime</li> </ul>
Listed Buildings ...	<p>ENV16 <span style="float: right;">AP10</span></p> <ul style="list-style-type: none"> <li>Development that would detract from the character, appearance or historic value of a listed building (including any building within its curtilage) ... will not be permitted</li> </ul>

# APPENDIX 4: COMMUNITY CONSULTATION

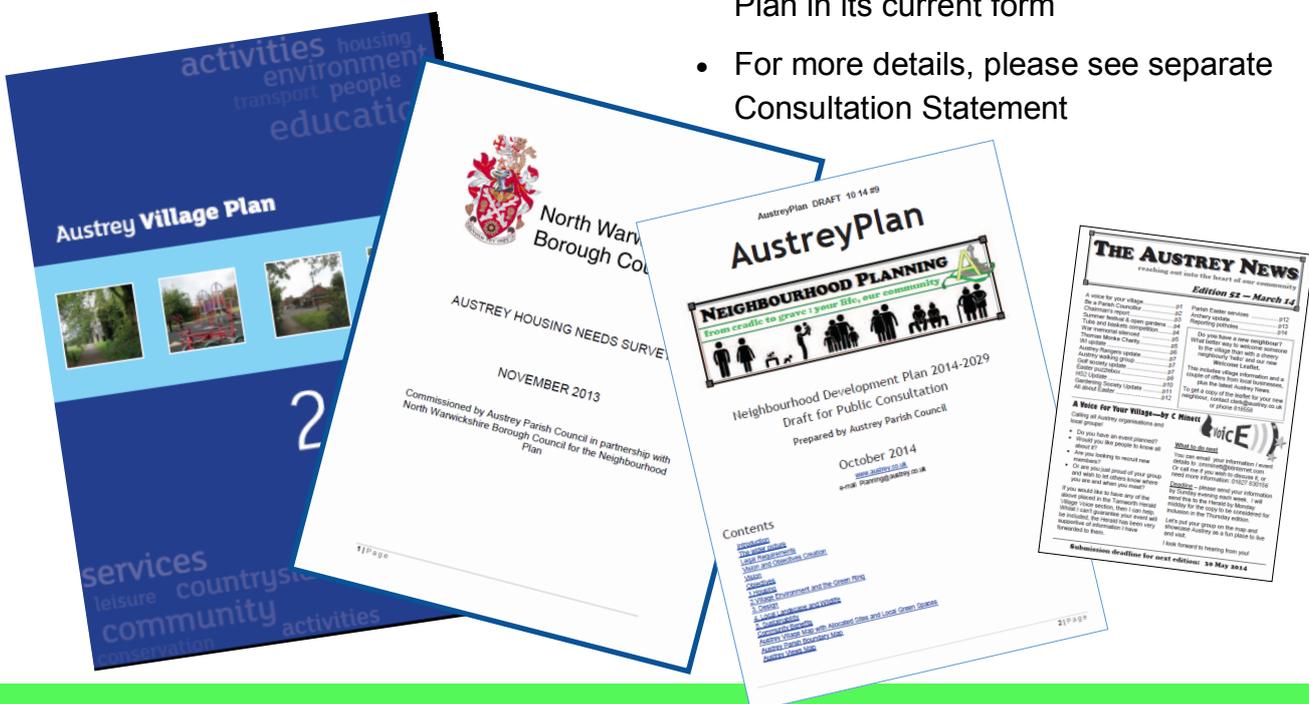


This Plan has been prepared by members of Austrey Parish Council together with a Steering Group of 7 active volunteers from different parts of the village. The work of this group has been supported by an independent Planning Consultant, and by the Forward Planning Office at NWBC.

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

- Regular discussions during Open Forum sessions attracting 20-30 members of the community at the monthly Parish Council Meetings in Austrey Village Hall
- Frequent updates in the Austrey News quarterly newsletter which is hand-delivered to 400 households in the Parish, and posted on the village website

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



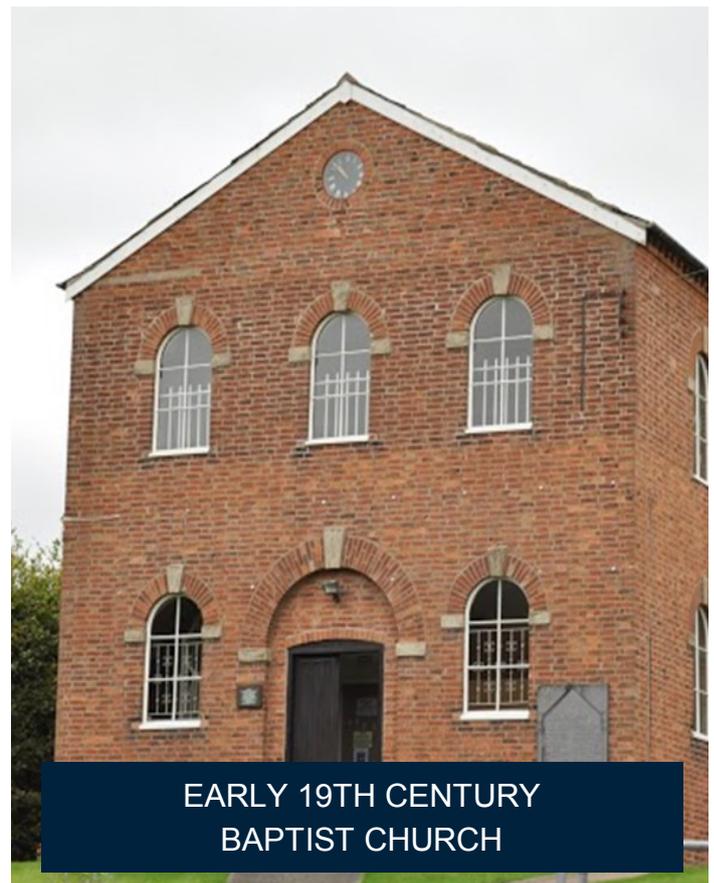
# APPENDIX 5: INFRASTRUCTURE PROJECT LIST

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

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

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

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



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