

Agenda Item No 4A

Planning and Development Board

5 September 2016

Report of the Assistant Chief Executive and Solicitor to the Council

Submission of Austrey Neighbourhood Plan for public consultation

1 Summary

- 1.1 This report informs Members of the progress of the submitted Austrey Neighbourhood Plan and seeks approval to go out for a formal consultation in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012.

Recommendation to the Board

That the Austrey Neighbourhood Plan be circulated for a 6 week public consultation

2 Consultation

- 2.1 Councillors Humphreys and Davey have been sent an advanced copy of this report for comment. Any comments received will be reported verbally at the meeting.

3 Background

- 3.1 The Localism Act 2011 introduced a mechanism for local communities to produce neighbourhood plans. Once a neighbourhood plan is 'made' it becomes part of the statutory development plan for that area and will be used, alongside local and national planning policy and guidance, to determine planning applications.

4 Austrey

- 4.1 Austrey is the 4th Neighbourhood Plan to be formally submitted to North Warwickshire Borough Council. A copy of the Plan and its associated consultation documents are attached as Appendix A. At this stage it is only the responsibility of the Council to make sure that the submitted Neighbourhood Plan meets the legal requirements which are:

- whether the parish council or neighbourhood forum is authorised to act
- whether the proposal and accompanying documents
 - a. comply with the rules for submission to the Council
 - b. meet the 'definition of an Neighbourhood Plan' and

- c. meet the ‘scope of Neighbourhood Plan provisions’
 - whether the parish council or neighbourhood forum has undertaken the correct procedures in relation to consultation and publicity (see ‘pre submission consultation by the parish council or neighbourhood forum’)
- 4.2 It is considered that the submitted plan accords with the legal requirements and so the Council should now publicise the plan in accordance with Regulation 16 of The Neighbourhood Planning (General) Regulations 2012
- 4.3 Austrey Parish Council applied to North Warwickshire Borough Council for designation of a Neighbourhood Plan Area and the designation was approved at full council on 25th September 2013.
- 4.4 Since that time, the Neighbourhood Plan Steering Group under the direction of the Parish Council (as the Qualifying Body as set out in section 38A (12) of the 2004 Act) has been working toward the production of a draft Neighbourhood Plan. A number of meetings with officers have taken place to assist with the progression of the Plan.
- 4.5 Prior to formal submission of the Neighbourhood Plan to the Borough Council with a view to its Independent Examination, the Qualifying Body (Austrey Parish Council) must first publicise it, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area; consult any consultation body referred to in paragraph 1 of Schedule of The Neighbourhood Planning (General) Regulations 2012 (as amended) whose interests may be affected by the proposals for a neighbourhood plan; and send a copy to the Local Planning Authority. Details of the proposals for the Neighbourhood Plan together with details of how and when to make representations on the Neighbourhood Plan must also be published.
- 4.5 The Parish Council undertook the statutory minimum 6 week consultation/publicity period associated with their draft Neighbourhood Plan ending 28th August 2015. They have now formally submitted the Plan to the Borough Council for its consideration and progression to Examination.

5.0 Finance and Value for Money Implications

- 5.1 The Borough Council can claim for up to £30,000 for each Neighbourhood Plan – the first payment of £5,000 was made following designation of the neighbourhood area. This recognises the amount of officer time supporting and advising the community in taking forward a Neighbourhood Plan. A second payment of £5,000 will be made when the local authority publicises the Neighbourhood Plan prior to examination. The third payment of £20,000 is made on successful completion of an independent examination.

6 Legal and Human Rights Implications

6.1 The process conforms to the legal requirements for Neighbourhood Plans

7 Human Resources Implications

7.1 Staff time is expected to be provided by the Borough Council to support and advise the Parish Council and community in taking forward a Neighbourhood Development Plan. However the amount of staff time will be limited, essentially to an advisory role, due to the other work priorities of the Forward Planning Team and that this role must be provided to the other Parishes who are also considering undertaking Neighbourhood Plans.

8 Environmental and Sustainability Implications

8.1 Each Neighbour Plan will need to consider the effects of the Plans contents in terms of environmental and sustainability issues in accordance with the relevant regulations.

9 Links to Council's Priorities

9.1 The designation of the Neighbourhood Plan Designation Area will have links to the following priorities;

1. Enhancing community involvement and access to services
2. Protecting and improving our environment
3. Defending and improving our countryside and rural heritage

The Contact Officer for this report is Sue Wilson (719499).

Background Papers

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date
1	Austrey PC and Neighbourhood Plan Steering Group	Austrey Neighbourhood Plan	August 2016
2	Austrey PC and Neighbourhood Plan Steering Group	Basic Conditions Statement	August 2016
3	Austrey PC and Neighbourhood Plan Steering Group	Consultation Statement	August 2016
4	Austrey PC and Neighbourhood Plan Steering Group	Environmental Report	August 2016



Austrey Neighbourhood Plan 2014-2029



CONTENTS

BASIC CONDITIONS.....	4
INTRODUCTION.....	5
Parish Profile	
Legal Framework	
SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE.....	8
Background	
Objectives and Policies	
Contributions to Sustainable Development	
Legal Framework	
SECTION 2: HOUSING DESIGN.....	14
Background	
Objectives and Policies	
Contributions to Sustainable Development	
Legal Framework	
SECTION 3: HOUSING DEVELOPMENT.....	16
Background	
Objectives and Policies	
Proposed Sites for Development	
A. Hollybank Farm	
B. Crisps Farm / Glebe Field	
C. Applegarth / The Croft	
Contributions to Sustainable Development	
Legal Framework	
CURRENT APPLICATIONS.....	28
NEXT STEPS.....	29
Appendix 1: Evidence Base.....	30
Appendix 2: NPPF References.....	32
Appendix 3: Core Strategy References.....	34
Appendix 4: Community Consultation.....	36

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

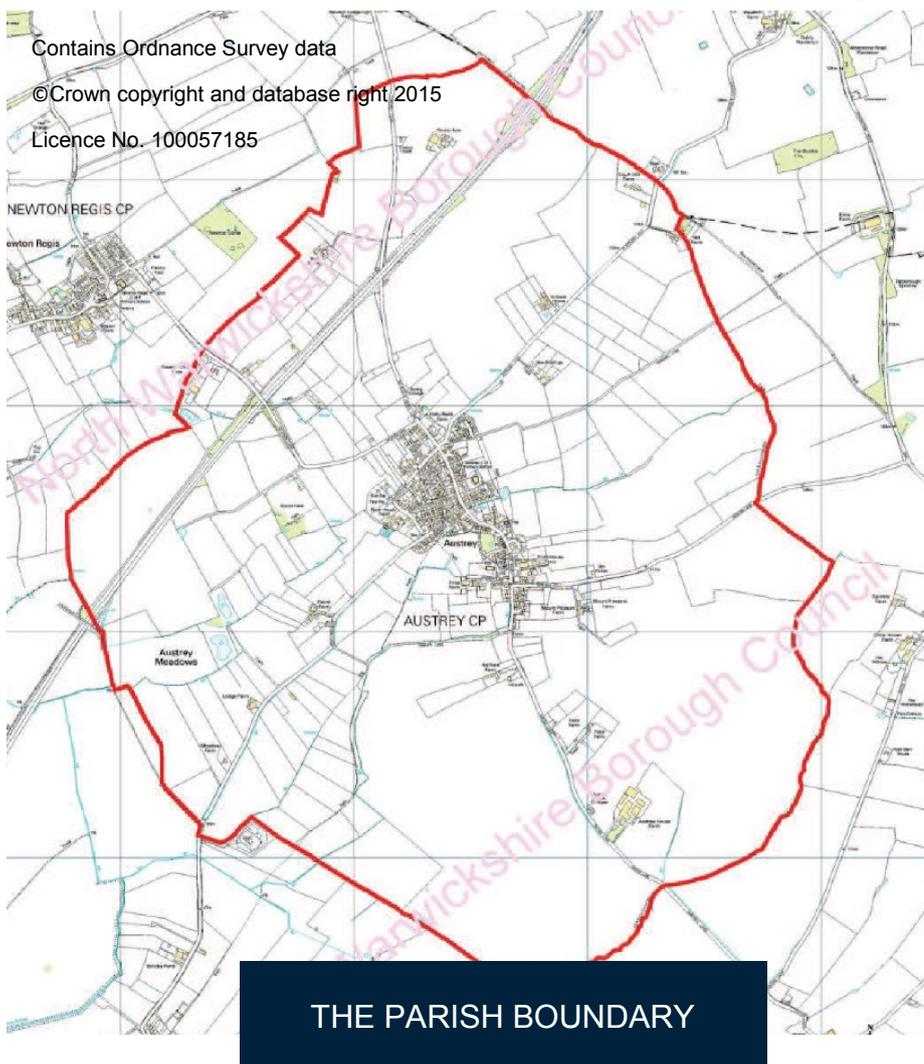
This is a Neighbourhood Plan as defined by the 2011 Localism Act. It provides planning guidelines for the Parish of Austrey, as detailed in the map below.

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:

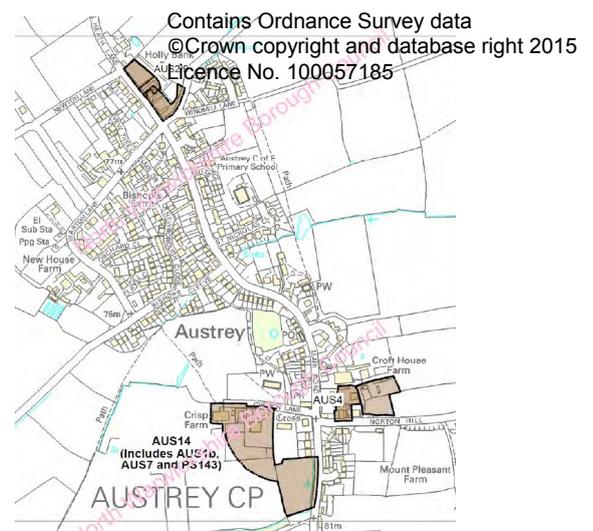
- *It should support the strategic development needs set out in the Borough's Local Plan*
- *It should be designed to improve the places where people live, incorporating high quality design and a good standard of amenity*
- *It should protect the diversity of different areas*
- *It should support the 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 Site Allocations Plan includes detailed site allocation maps, highlighting which land is considered most suitable for housing development, taking into account the statutory requirements of the NPPF and the need to promote sustainable development. Planning applications submitted for developments on the sites highlighted in the Site Allocations Plan will be given preference by the planning authority, unless there is a Neighbourhood Plan in place suggesting viable alternatives.

The 2014 Core Strategy requires that Austrey provides a minimum of 40 additional dwellings in the Parish in the period to 2029, and the draft site allocations DPD recommends that they be spread across three developments as indicated below:



NWBC'S SITE ALLOCATION PLAN

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. They have footpaths and permitted rights of way that have been enjoyed for many years, and are still frequently used today. These include:

- the field to the north east of Hollybank
- Bishops Field, south west of the church
- the former cricket ground, east of Farthings (the old Post Office)
- the playing fields on Newton Lane

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

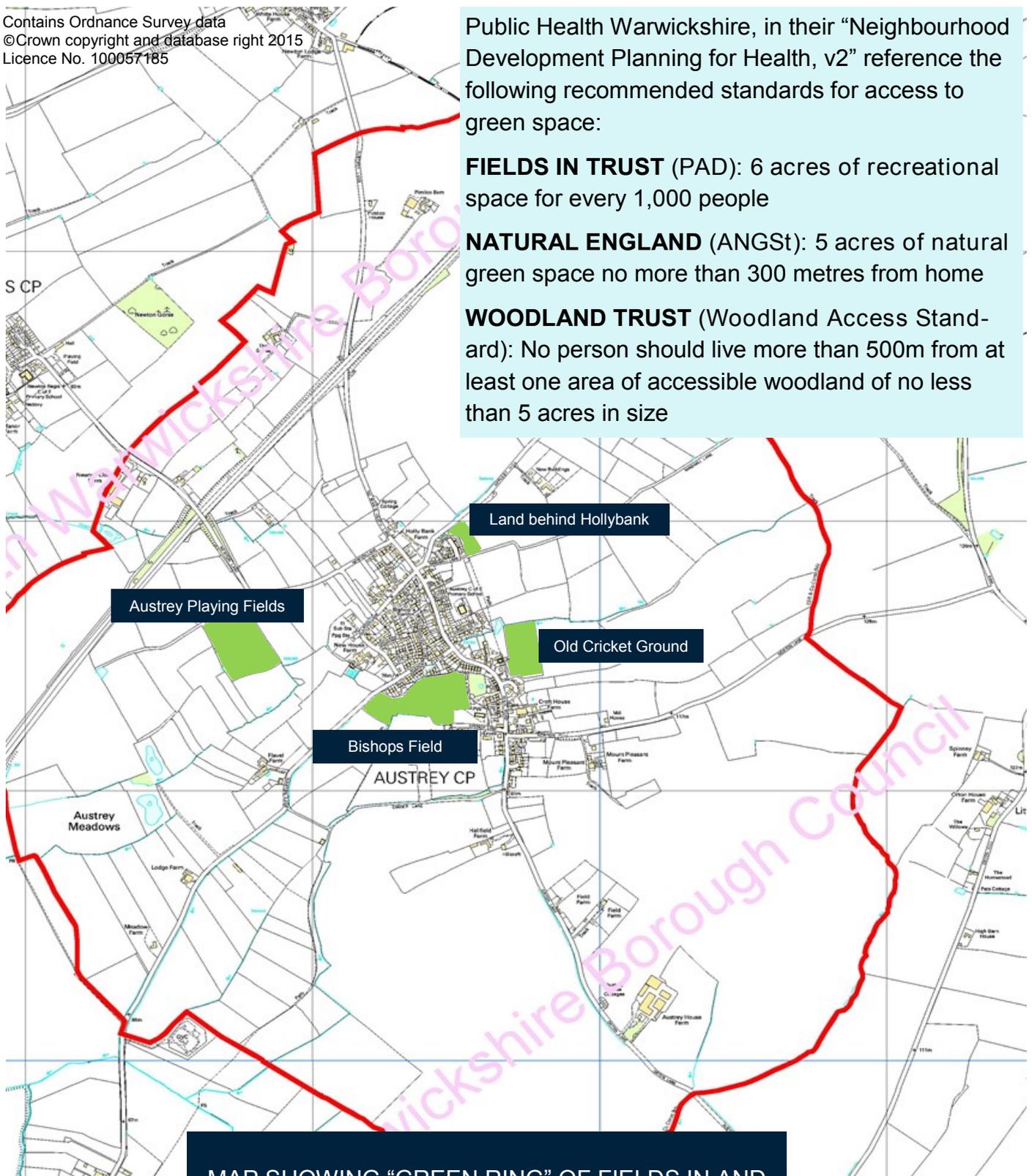
Contains Ordnance Survey data
© Crown copyright and database right 2015
Licence No. 100057185

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 four areas of open space forming the “green ring” shown on the map on page 9 should continue to be used by villagers for recreational activities, as long as there are other sites available which are 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.

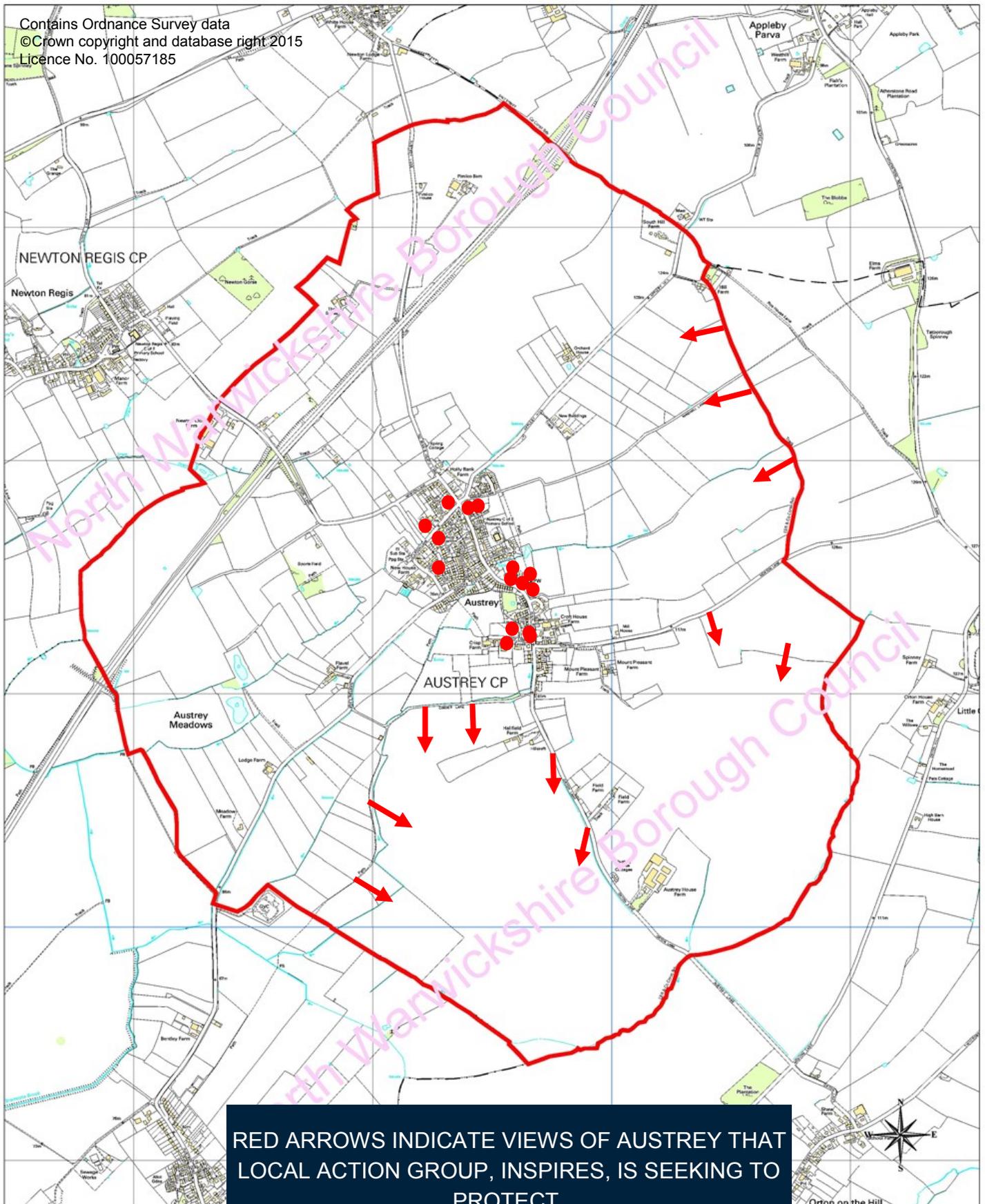
The four areas forming this “green ring” are listed on page 8.

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



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

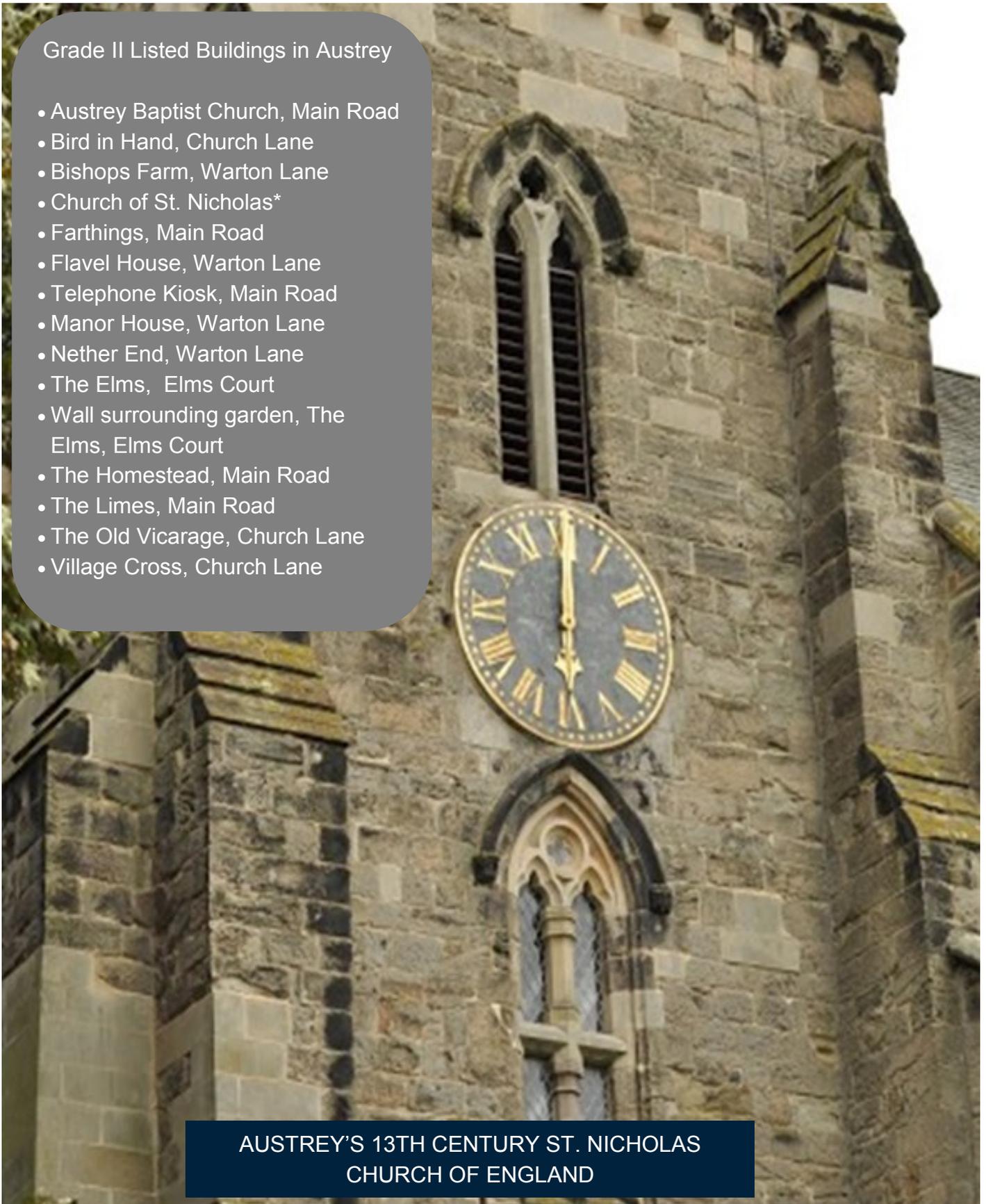
NORTH WARWICKSHIRE BOROUGH COUNCIL REFERENCES

- 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.

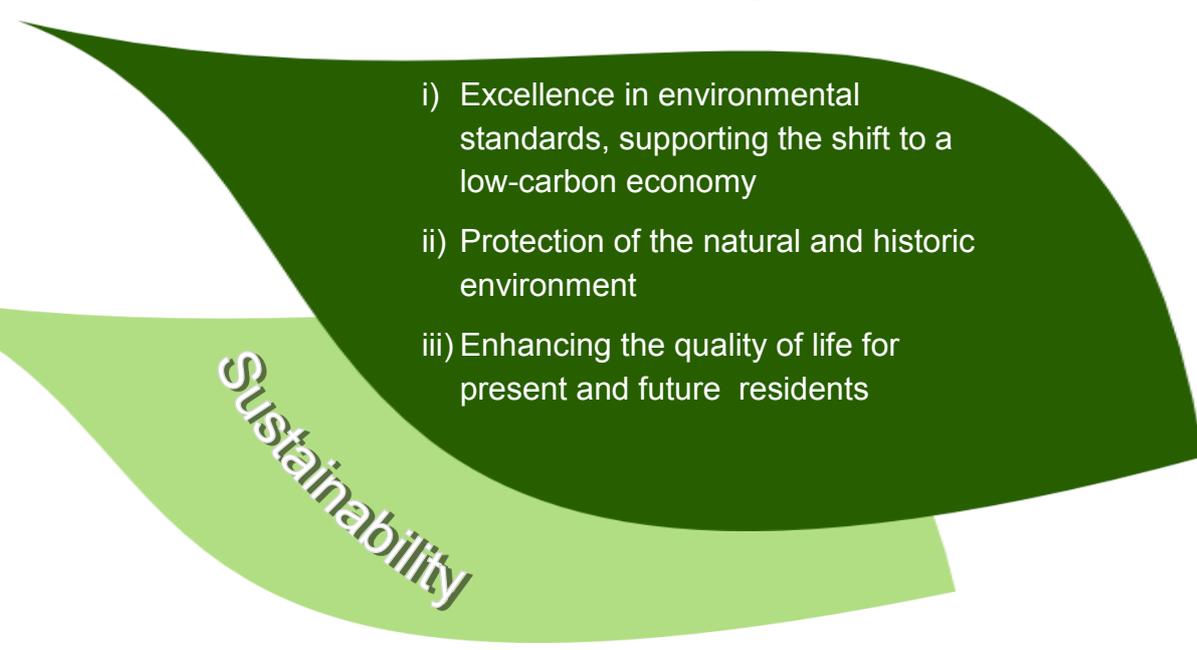
SECTION 2: HOUSING DESIGN

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 NWBC's Site Allocations Document and 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.

The three sites included in this Plan are also included in NWBC's draft Site Allocations Plan (Refs. AUS2/9, AUS4 and AUS14). 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 no more than 10 houses within the plan period
- It relates to an "infill" site within the settlement boundary
- it helps businesses to create local employment without adverse impact on the rural landscape
- the proposed site is not adjacent to that of an important listed building or its curtilage
- 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 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.

POLICY AP12: All new residential development should provide the proportion of affordable housing required by NWBC in Policy NW6 of the Core Strategy, adopted in 2014.

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

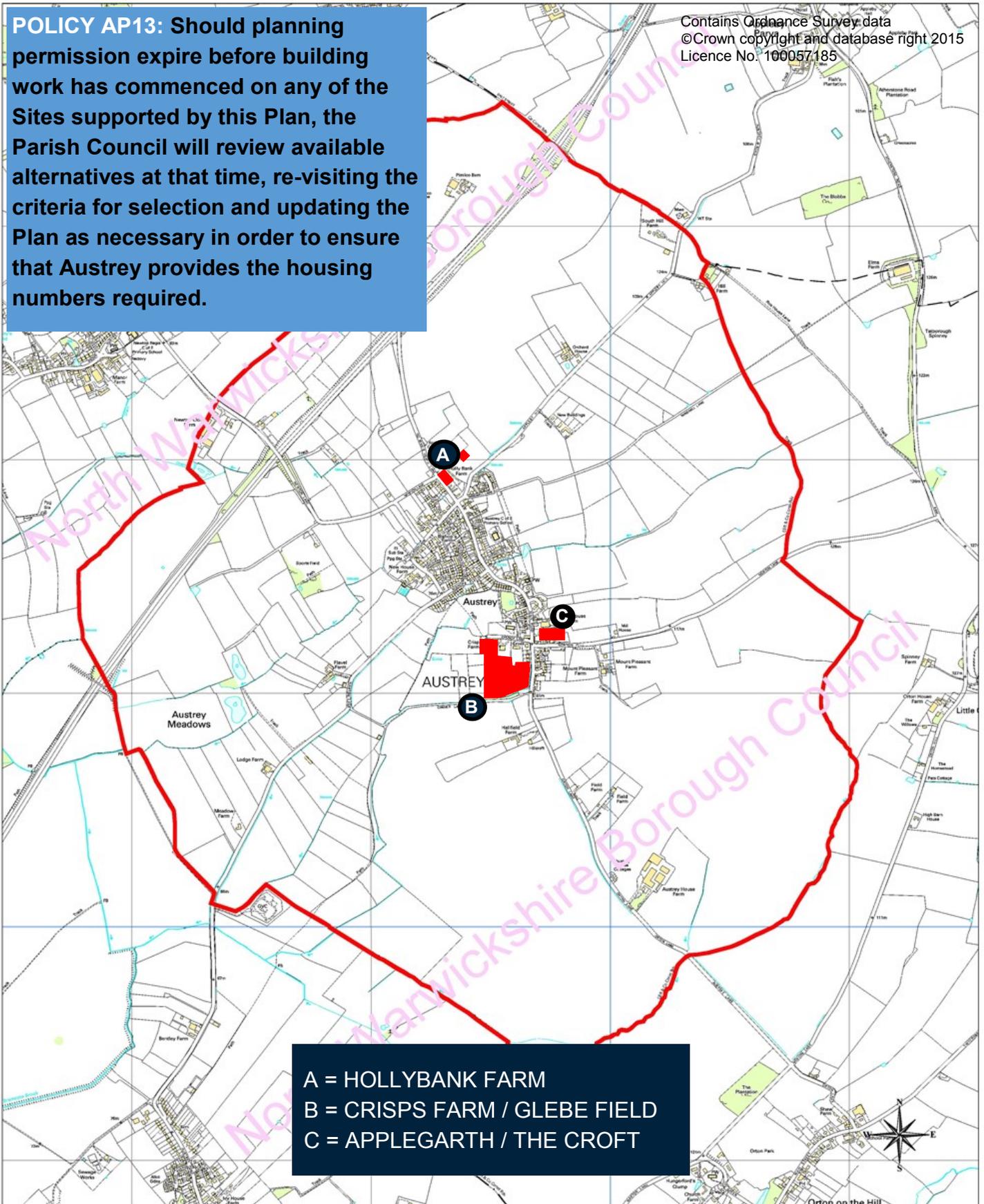
Construction of 14 homes of various types and sizes, incorporating a proportion of affordable housing and an area of community green space

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 AP13: 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.

Contains Ordnance Survey data
© Crown copyright and database right 2015
Licence No: 100057185



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.

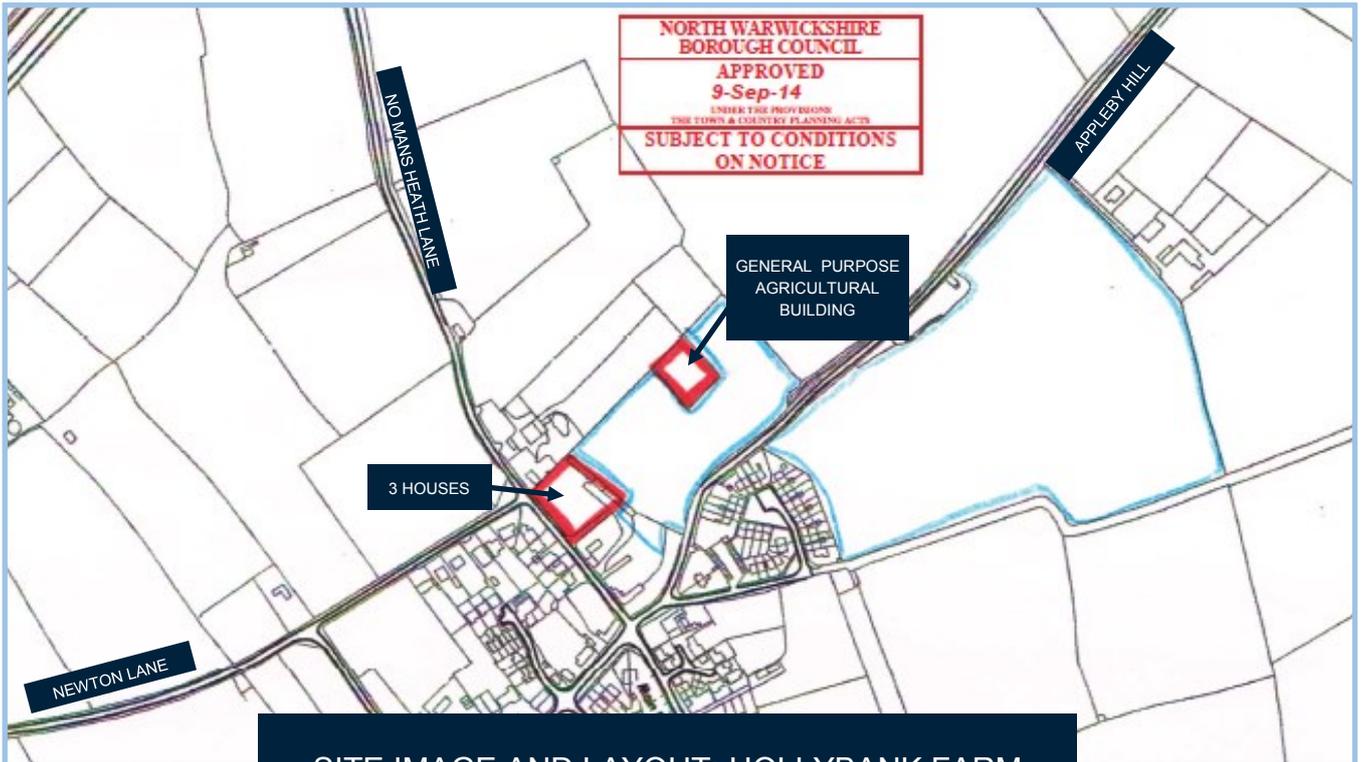
There are existing residential properties to both sides and opposite the proposed site. Core Strategy Policy NW10 requires that there be no loss of amenity for neighbouring properties, and this has been an important consideration in the design. NWBC has stressed the importance of ensuring that the new 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.

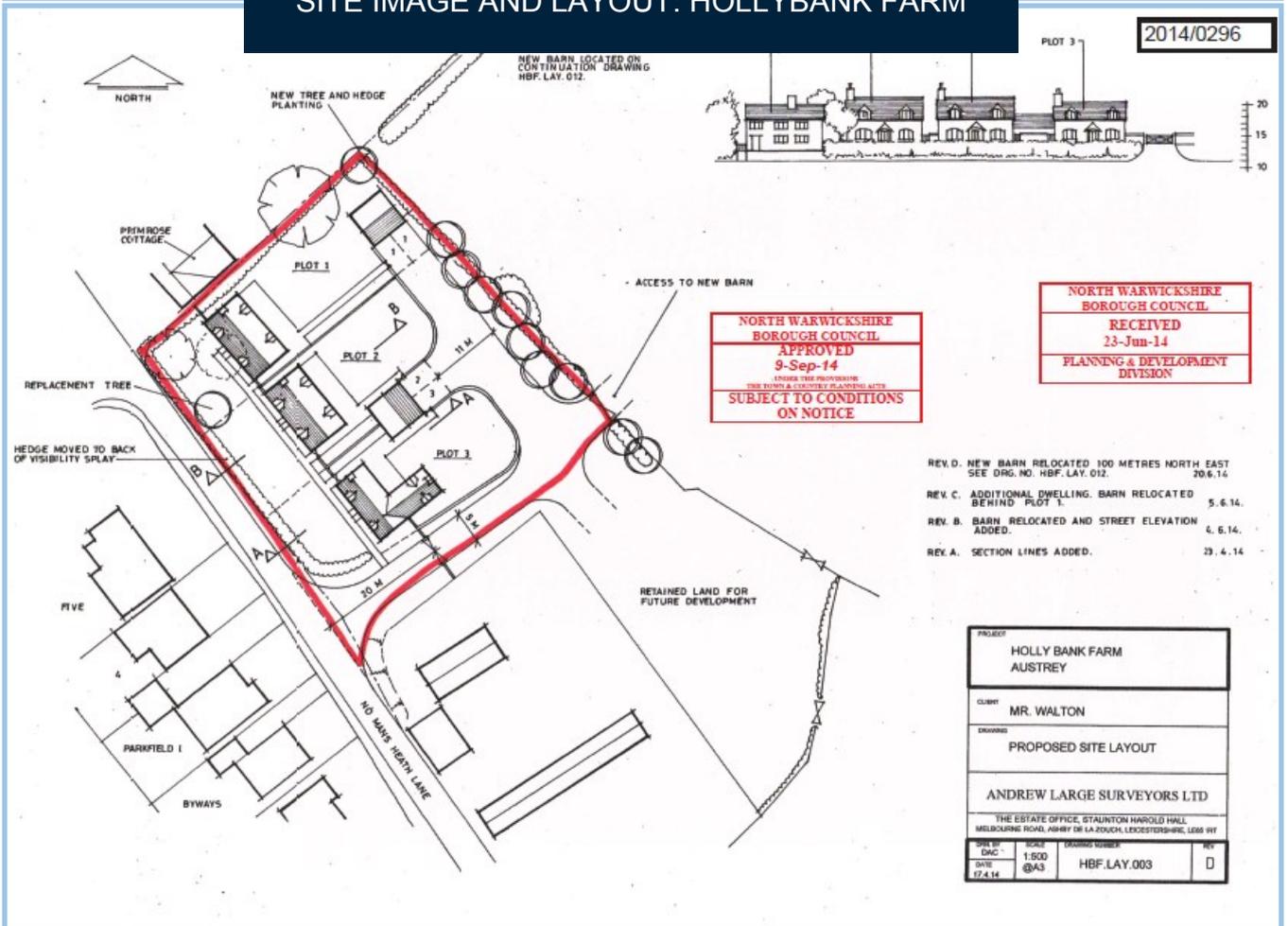
REASONS FOR INCLUSION IN THIS PLAN

- ✓ 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



SITE IMAGE AND LAYOUT: HOLLYBANK FARM



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.

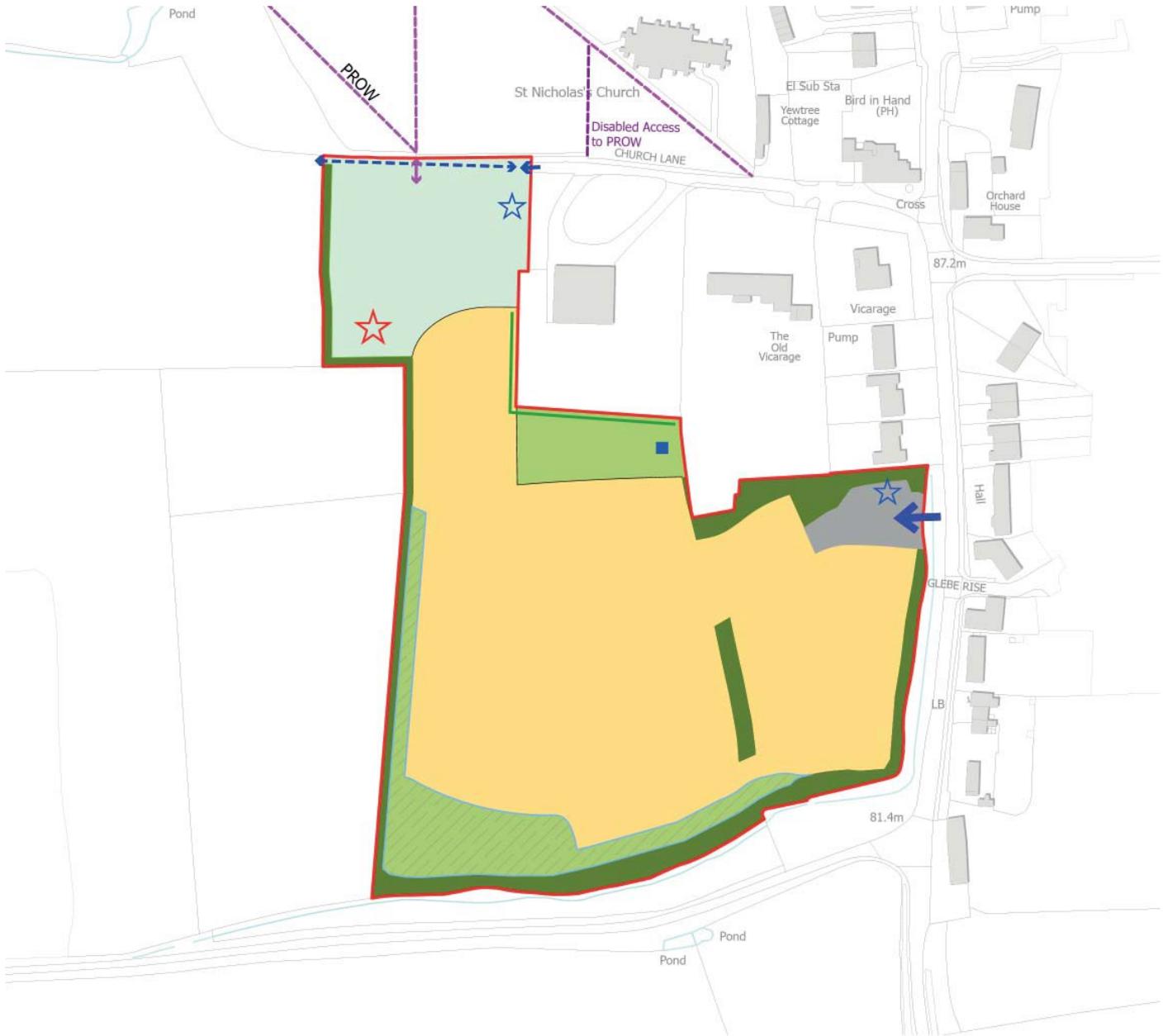
The plans include the provision of a sustainable drainage system (SuDS). This will not only help with surface water drainage on site, but will provide an attractive landscape feature adding further biodiversity.

NWBC's Site Allocations Plan shows most of this site as a preferred location for development. 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.

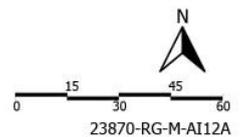
REASONS FOR INCLUSION IN THIS PLAN

- ✓ 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. This site is also included in NWBC's Site Allocations Plan.

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

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
PAP/2014/0569	40	Crisps Farm / Glebe Field, Main Road
PAP/2014/0157	14	Applegarth / The Croft, Norton Hill
PAP/2014/0296	3	Hollybank Farm, No Man's Heath Lane
TOTAL	57	

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)
TOTAL	+24	

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
TOTAL	34	

Applications pending:

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

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

APPENDIX 1: EVIDENCE BASE

SOURCE TITLE	PUBLISHED BY	LINK
Local Plan, 2006	NWBC	http://www.northwarks.gov.uk/info/200297/forward_planning/870/north_warwickshire_local_plan_2006
Localism Act, 2011	UK Government	http://www.legislation.gov.uk/ukpga/2011/20/contents
National Planning Policy Framework (NPPF), 2012	UK Government	https://www.gov.uk/government/publications/national-planning-policy-framework--2
Neighbourhood Development Planning for Health	Public Health Warwickshire	Contact parishcouncil@austrey.co.uk
Renewable Heat Incentive	UK Government	https://www.gov.uk/government/policies/increasing-the-use-of-low-carbon-technologies/supporting-pages/renewable-heat-incentive-rhi
Safer Places Guidelines	UK Government	http://www.securedbydesign.com/pdfs/safer_places.pdf
Secured by Design Guidelines	UK Government	http://www.securedbydesign.com/professionals/guides.aspx
Site Allocations Plan	NWBC	http://www.northwarks.gov.uk/downloads/file/5425/draft_pre-submission_site_allocations_plan_june_2014
Strategic Housing & Land Availability Assessment	NWBC	https://secure.northwarks.gov.uk/downloads/file/5281/strategic_housing_land_availability_assessment_shlaa-december_2014
Strategic Housing & Market Assessment	NWBC	http://www.northwarks.gov.uk/downloads/file/5063coventry_and_warwickshire_joint_strategic_housing_market_assessment_november_2013
Sustainable Drainage Systems (SuDS)	UK Government	https://www.gov.uk/government/consultations/sustainable-drainage-systems-changes-to-the-planning-system
Survey of Austrey Residents	Austrey Residents' Association	Contact parishcouncil@austrey.co.uk
Works to Trees & Hedgerows: Guidance Notes	NWBC	http://www.northwarks.gov.uk/info/200296/development_control/891/works_to_trees_and_hedgerows

APPENDIX 2: NPPF REFERENCES

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

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

APPENDIX 2: NPPF REFERENCES

SECTION	LINKING WITH POLICIES IN THIS PLAN
Promoting healthy communities	<p>§ 69. AP1; AP2; AP5; AP7; AP8; AP10 Planning policies and decisions...should aim to achieve places which promote:</p> <ul style="list-style-type: none"> • Opportunities for meetings between members of the community who might not otherwise come into contact with each other • Safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion <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"> • Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services <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 AP5; AP6 <ul style="list-style-type: none"> • 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 <p>§ 97 <ul style="list-style-type: none"> • Identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems... <p>§ 100 <ul style="list-style-type: none"> • 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, making it safe without increasing flood risk elsewhere </p></p></p>
Conserving and enhancing the natural environment	<p>§ 109. AP1; AP2; AP3; AP4; AP10 <ul style="list-style-type: none"> • Protecting and enhancing valued landscapes... • Minimising impacts on biodiversity and providing net gains in biodiversity where possible </p>
Conserving and enhancing the historic environment	<p>§ 126. AP3; AP10 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"> • The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring • Opportunities to draw on the contribution made by the historic environment to the character of a place <p>§ 129. <ul style="list-style-type: none"> • 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...) </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 AP1; AP2; AP3; AP4; AP5; AP6; AP7; AP8; AP9; AP10</p> <ul style="list-style-type: none"> The Borough will accommodate development in a balanced and sustainable way, placing a high priority on the quality of life, ensuring the protection, restoration and enhancement of valuable natural and historic resources... New homes...will be integrated carefully into the Borough's existing areas, respecting local distinctiveness
Settlement Hierarchy	<p>NW2 AP11; AP12</p> <ul style="list-style-type: none"> Category 4: Development will be limited to that identified in this Plan or has been identified through a Neighbourhood or other locality plan
Affordable Housing Provision	<p>NW6 AP12</p> <p>Schemes of 15 or more dwellings:</p> <ul style="list-style-type: none"> 30% of housing provided on site will be affordable Except in the case of Greenfield (previously agricultural use) sites, where 40% on-site provision will be required <p>Schemes of between 1 and 14 inclusive units:</p> <ul style="list-style-type: none"> 20% affordable housing will be provided. This will be achieved through on-site provision or through a financial contribution in lieu of providing affordable housing on site
Development Considerations	<p>§ 7.46 AP2; AP5; AP8; AP10</p> <ul style="list-style-type: none"> Open spaces, whether publicly or privately owned, are important within settlements as they break up the built form and contribute to local identity <p>NW10</p> <p>Development should:</p> <ul style="list-style-type: none"> Be targeted at using brownfield land in appropriate locations, reflecting the settlement hierarchy Maintain and improve the provision of accessible local and community services Promote healthier lifestyles for the community to be active outside their homes and places of work Encourage sustainable forms of transport focussing on pedestrian access and provision of bike facilities Provide for proper vehicular access, sufficient parking and manoeuvring for vehicles in accordance with adopted standards Expand or enhance the provision of open space and recreation facilities Avoid and address unacceptable impacts upon neighbouring amenities through overlooking, overshadowing... Protect and enhance the historic environment
Renewable Energy and Energy Efficiency	<p>NW11 AP5; AP6</p> <ul style="list-style-type: none"> Smaller schemes will be encouraged to seek the introduction of renewable energy and energy efficiency schemes at the outset to avoid costly retrofit

APPENDIX 3: CORE STRATEGY REFERENCES

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

APPENDIX 4: COMMUNITY CONSULTATION

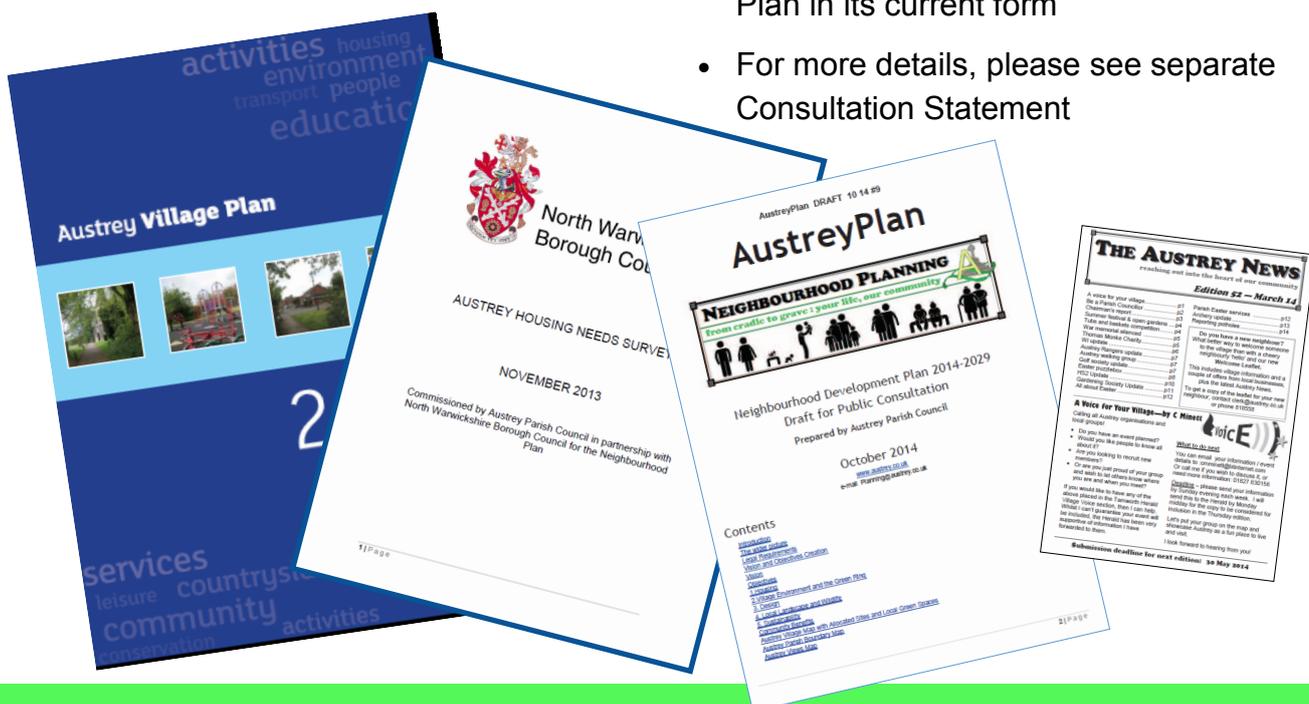


This Plan has been prepared by members of Austrey Parish Council together with a Steering Group of 7 active volunteers from different parts of the village. The work of this group has been supported by an independent Planning Consultant, and by the Forward Planning Office at NWBC.

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

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

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



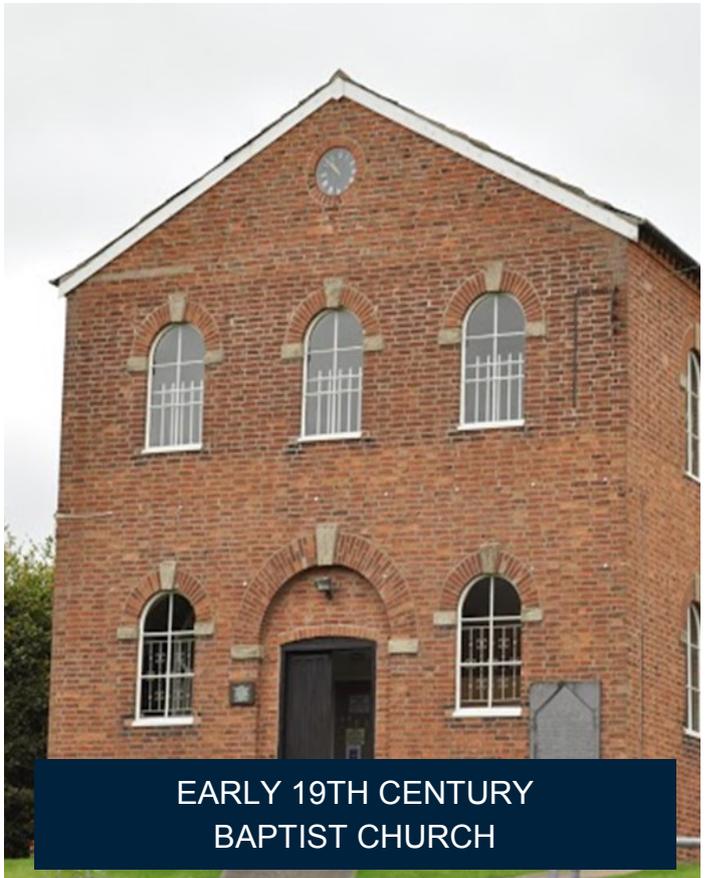
APPENDIX 5: INFRASTRUCTURE PROJECT LIST

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.



Austrey Parish Council

c/o Austrey Stores & Post Office
102 Main Road
Austrey
Atherstone
CV9 3EG

Chairman

Diana Davies

Telephone

01827 830380

Email

parishcouncil@austrey.co.uk

Website

www.austrey.co.uk

Austrey
Neighbourhood
Plan
2014-2029

**Basic Conditions
Statement**

This Neighbourhood Plan is submitted by Austrey Parish Council which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by a steering group of volunteers from the parish of Austrey, under the leadership of Austrey Parish Council.

The whole parish of Austrey (See page 3) has been formally designated as a Neighbourhood Area in accordance with Neighbourhood Planning Regulations 2012 (part 2 S6). This was agreed by NWBC at full Council on September 25, 2013, and confirmed in writing in a letter from Forward Planning and Economic Strategy Manager Dorothy Barratt on October 10 of the same year.

The Austrey Neighbourhood Plan contains policies relating to the development and use of land within the Neighbourhood Area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with statutory requirements and processes as detailed in the Town and Country Planning Act 1990, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012.

The Austrey Neighbourhood Plan relates only to the parish of Austrey. It does not relate to more than one Neighbourhood Area. There are no other Neighbourhood Plans in place within the parish of Austrey.

This Plan relates to the period 2014-2029.

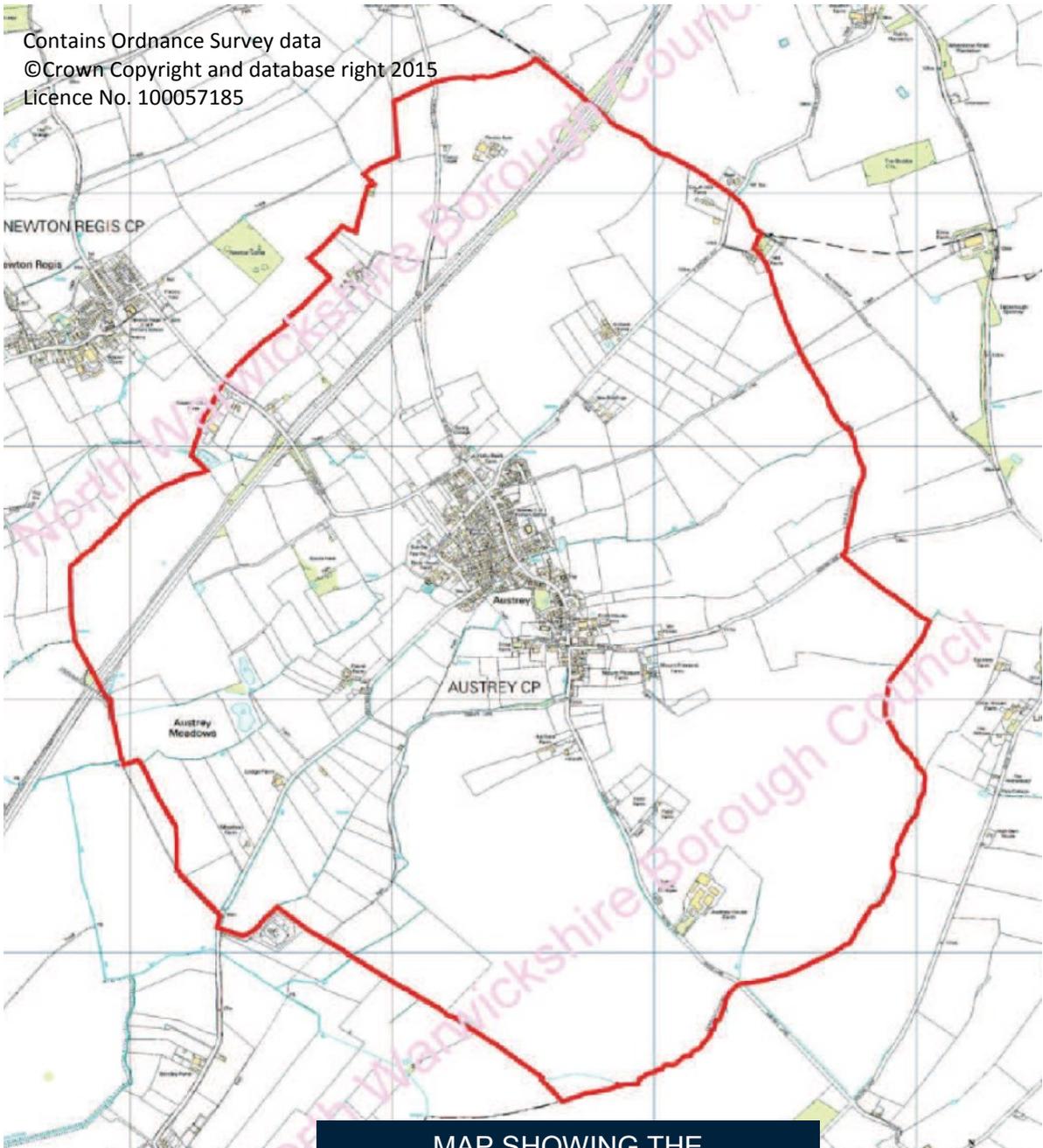
This Plan was developed in order to ensure that Austrey delivers the quota of new housing required by North Warwickshire's Core Strategy in a controlled and sustainable way, and takes into account the needs and wishes of the local community as expressed through an extensive programme of consultation (see separate Consultation Statement).

The Austrey Neighbourhood Plan does not deal with any excluded development such as mineral extraction, or with any nationally significant infrastructure such as HS2, or any other matters listed in Section 61K of the 1990 Town and Country Planning Act.

Whilst providing the additional housing required by NWBC's Core Strategy, the Austrey Neighbourhood Plan seeks to protect the rural character of the village, ensuring that any development has no detrimental impact on the surrounding landscape and minimal adverse effect on other members of the community. It sets out to ensure that new housing is sustainable and built to a standard which enhances the quality of life for residents.

The sites selected for development are centrally located, helping to ensure the viability of local services and to encourage walking, cycling and interaction between residents. The new development will bring benefits to the community in terms of new facilities and/or the type of housing residents of Austrey would like to see in the village.

Contains Ordnance Survey data
© Crown Copyright and database right 2015
Licence No. 100057185



MAP SHOWING THE
NEIGHBOURHOOD AREA COVERED
BY THIS PLAN: THE PARISH OF
AUSTREY

The table below shows the way in which the policies included in this Plan are aligned with the requirements of both the National Planning Policy Framework and NWBC's Core Strategy, whilst contributing to the sustainable development of the parish.

Austrey Neighbourhood Plan Policy	Alignment with NPPF / NWBC Core Strategy
<p>AP1: Existing hedgerows, ditches and mature trees in the Parish should be retained and enhanced where possible.</p>	<p>Supports the protection of valued landscapes whilst minimising the impact of development on bio-diversity (<i>§109 of the NPPF: Conserving and Enhancing the Natural Environment</i>).</p> <p>Demonstrates a high quality of sustainable design that improves the character, appearance and environmental quality of an area whilst conserving biodiversity (<i>NW12 of the Core Strategy: Quality of Development</i>).</p> <p>Protects the quality, character and local distinctiveness of the natural environment (<i>NW13 of the Core Strategy: Natural Environment</i>).</p> <p>Protects hedgerows that make a positive contribution to the quality of the local landscape and environment (<i>ENV4 of the Core Strategy: Trees and Hedgerows</i>).</p>
<p>AP2: The four areas of open space forming the "green ring"...should continue to be used by villagers for recreational activities, as long as there are other sites available which are more suitable for housing development.</p>	<p>Enables the local community to identify for special protection green areas of particular importance to them (<i>§76 of the NPPF: Promoting Healthy Communities</i>).</p> <p>Protects and enhances valued landscapes (<i>§109 of the NPPF: Conserving and Enhancing the Natural Environment</i>).</p> <p>Protects and enhances the character, diversity and local distinctiveness of the natural environment, conserving landscape character (<i>NW13 of the Core Strategy: Natural Environment</i>).</p>
<p>AP3: Any new development should ensure that the views of Austrey and the surrounding countryside...are not compromised by such development.</p>	<p>Protects and enhances valued landscapes (<i>§109 of the NPPF: Conserving and Enhancing the Natural Environment</i>).</p> <p>The quality, character and local distinctiveness of the natural environment will be protected (<i>NW13 of the Core Strategy: Natural Environment</i>).</p>

Austrey Neighbourhood Plan Policy	Alignment with NPPF / NWBC Core Strategy
<p>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.</p>	<p>Promotes the development of agricultural and other land-based rural businesses (<i>§28 of the NPPF: Supporting a Prosperous Rural Economy</i>).</p>
<p>AP5: All new dwellings should comply with the “Building for Life 12” (BfL 12, The Design Council Guidelines and the 16 design criteria making up the “Lifetime Home Standards” guidelines (Habitneg Housing Association, 2011)</p>	<p>Improves the conditions in which people live (<i>§9 of the NPPF: Achieving Sustainable Development</i>).</p> <p>Seeks to secure high quality design and a good standard of amenity for existing and future occupants of buildings (<i>§17 of the NPPF: Core Planning Policies</i>).</p> <p>Creates attractive and comfortable places to live which are visually attractive as a result of good architecture and appropriate landscaping (<i>§58 of the NPPF: Requiring Good Design</i>).</p> <p>Creates opportunities for meetings between members of the community and a safe and accessible environment where the fear of crime does not undermine the quality of life or community cohesion (<i>§69 of the NPPF: Promoting Healthy Communities</i>).</p> <p>Accommodates development in a develop and sustainable way, placing a high priority on the quality of life (<i>§3.2 of the Core Strategy: Spatial Vision</i>).</p> <p>Aligned with the Borough Council’s commitment to using the BfL standard within new residential developments (<i>§7.57 of the Core Strategy: Quality of Development</i>).</p>
<p>AP6: Developers of any new housing in Austrey must 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.</p>	<p>Sets a requirement for sustainability which is consistent with the Government’s zero carbon buildings policy and national standards (<i>§95 of the NPPF: Meeting the Challenge of Climate Change</i>).</p>

Austrey Neighbourhood Plan Policy	Alignment with NPPF / NWBC Core Strategy
<p>AP6 ctd:</p>	<p>Identifies opportunities for drawing energy supplies from decentralised, renewable or low carbon energy supply systems (§97 of the NPPF: Meeting the Challenge of Climate Change).</p> <p>Provides for sustainable development (§9 of the NPPF: Achieving Sustainable Development).</p> <p>Encourages the introduction of renewable energy and energy efficiency schemes (NW11 of the Core Strategy: Renewable Energy and Energy Efficiency).</p> <p>Promotes high quality, sustainable design that improves the environmental quality of a settlement, (NW12 of the Core Strategy: Quality of Development).</p>
<p>AP7: Any new housing should be built in accordance with Home Office standards, “Secured by Design” and “Safer Places”.</p>	<p>Creates a safe and accessible environment where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion (§69 of the NPPF: Promoting Healthy Communities).</p> <p>Places a high priority on the quality of life (§3.2 of the Core Strategy: Spatial Vision).</p> <p>Plans development which reduces the opportunity for crime using Secured by Design principles which are widely accepted to contribute to the lowering of crime rates (§7.59 of the Core Strategy: Quality of Development).</p> <p>Deters crime (NW12 of the Core Strategy: Quality of Development).</p> <p>The design and layout reduces opportunities for crime (ENV12 of the Core Strategy: Urban Design).</p>

Austrey Neighbourhood Plan Policy	Alignment with NPPF / NWBC Core Strategy
<p>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).</p>	<p>Improves living conditions (<i>§9 of the NPPF: Achieving Sustainable Development</i>).</p> <p>Provides for proper vehicular access, sufficient parking and maneuvering for vehicles in accordance with adopted standards (<i>NW10 of the Core Strategy: Development Considerations</i>).</p> <p>Places a high priority on the quality of life (<i>§3.2 of the Core Strategy: Spatial Vision</i>).</p> <p>Creates opportunities for meetings between members of the community who might not otherwise come into contact with each other (<i>§69 of the NPPF: Promoting Healthy Communities</i>).</p> <p>Primary schools and local shops should be located within walking distance (<i>§38 of the NPPF: Supporting Sustainable Transportation</i>).</p>
<p>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.</p>	<p>Encourages the effective use of land by re-using brownfield land that has been previously developed (<i>§17 of the NPPF: Core Planning Policies</i>).</p> <p>Key facilities such as primary schools and local shops are located within walking distance (<i>§38 of the NPPF: Supporting Sustainable Transport</i>).</p> <p>Ensures an integrated approach to the location of housing, close to village amenities (<i>§70 of the NPPF: Promoting Healthy Communities</i>).</p> <p>Ensures that development is located away from areas at risk of flooding (<i>§100 of the NPPF: Meeting the Challenge of Climate Change</i>).</p> <p>Ensures that development is limited to that identified by the Local Plan or identified by a Neighbourhood Plan (<i>NW2 of the Core Strategy: Settlement Hierarchy</i>).</p>
<p>AP10: It is accepted that there will be additional “windfall” development over the period of this Plan, but this will only be permitted where:</p> <ul style="list-style-type: none"> • It relates to small scale development of no more than 10 houses within the plan period 	<p>Conserves 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 (<i>§17 of the NPPF: Core Planning Policies</i>).</p>

Austrey Neighbourhood Plan Policy	Alignment with NPPF / NWBC Core Strategy
<p>AP10 ctd:</p> <ul style="list-style-type: none"> • It relates to an “infill’ site within the settlement boundary • It helps businesses to create local employment without adverse impact on the rural landscape • The proposed site is not adjacent to that of an important listed building or its curtilage • 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 adverse impact on the landscape or residents • It meets the requirements of national and local building standards, and of this Plan 	<p>Promotes the development and diversification of agricultural and other land-based rural businesses (<i>§28 of the NPPF: Supporting a Prosperous Rural Economy</i>).</p> <p>Primary schools and local shops should be located within walking distance (<i>§38 of the NPPF: Supporting Sustainable Transportation</i>).</p> <p>Protects local character and history (<i>§58 of the NPPF: Requiring Good Design</i>).</p> <p>Takes into account the social, cultural and environmental benefits that conservation of the historic environment can bring to the character of a place (<i>§126 of the NPPF: Conserving and Enhancing the Historic Environment</i>).</p> <p>Considers the impact of development on the setting of a heritage asset (<i>§129 of the NPPF: Conserving and Enhancing the Historic Environment</i>). Sustains, and enhances the historic environment (<i>NW12 of the Core Strategy: Quality of Development</i>).</p> <p>Ensures that new homes are carefully integrated, respecting local distinctiveness (<i>§3.2 of the Core Strategy: Spatial Vision</i>).</p> <p>Development is targeted at appropriate locations, reflecting the settlement hierarchy (<i>NW10 of the Core Strategy: Development Considerations</i>) and the requirements of the Core Strategy (<i>NW2 of the Core Strategy: Settlement Hierarchy</i>).</p> <p>Helps to maintain the provision of accessible local and community services (<i>NW10 of the Core Strategy: Development Considerations</i>).</p> <p>Conserves and enhances the quality, character and local distinctiveness of the historic environment (<i>NW14 of the Core Strategy: Historic Environment</i>).</p> <p>Does not permit development that would detract from the character, appearance or historic value of a listed building, or any building within its curtilage (<i>ENV16 of the Core Strategy: Listed Buildings</i>).</p>

Austrey Neighbourhood Plan Policy	Alignment with NPPF / NWBC Core Strategy
<p>AP11: This Plan welcomes housing development of a type, tenure and mix that reflect the findings of the 2013 Austrey Housing Needs Survey.</p>	<p>Plans for a mix of housing based on current and future demographic trends and the needs of different groups in the community (<i>§50 of the NPPF: Delivering a Wide Choice of Quality Homes</i>).</p>
<p>AP12: All new residential development must provide the proportion of affordable housing required by NWBC in Policy NW6 of the Core Strategy, adopted in 2014.</p>	<p>In schemes of 15 or more dwellings, 30% of housing provided on site will be affordable, or 40% in the case of sites previously used for agriculture. For schemes of 1-14 units, 20% of affordable housing will be provided , either on site or through a financial contribution in lieu of such provision (<i>NW6 of the</i></p>
<p>AP13: 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.</p>	<p>Ensures that development is limited to that identified by the Local Plan or identified by a Neighbourhood Plan (<i>NW2 of the Core Strategy: Settlement Hierarchy</i>).</p>

The following table describes the way in which each of the Policies in the Austrey Neighbourhood Plan contributes to sustainable development.

Austrey Neighbourhood Plan Policy	Contribution to Sustainable Development
<p>AP1: Existing hedgerows, ditches and mature trees in the Parish should be retained and enhanced where possible.</p>	<p>Protection of the hedgerows helps to conserve the local wildlife habitat and local biodiversity.</p> <p>Protects the natural environment.</p> <p>Enhances the quality of life for present and future residents.</p>
<p>AP2: The four areas of open space forming the “green ring” should continue to be used by villagers for recreational activities, as long as there are other sites available which are more suitable for housing development.</p>	<p>Secures key vistas of the parish.</p> <p>Enhances the quality of life for the residents of the local community by encouraging outdoor activities, healthy living and social interaction.</p> <p>Helps to conserve local wildlife habitat and protects the local eco-system.</p> <p>Secures the future of local assets, for example by visually improving the setting of the Grade II* Listed St Nicholas Church.</p>
<p>AP3: Any new development should ensure that the views of Austrey and the surrounding countryside are not compromised by such development.</p>	<p>Protects and enhances valued vistas and landscapes, improving the quality of life for local residents.</p> <p>Visually enhances the setting of key local assets.</p>
<p>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.</p>	<p>Supports sustainable farming activities.</p> <p>Protects valued local landscapes from development.</p> <p>Helps to sustain the rural landscape.</p> <p>Supports the retention of the “green ring” of fields around the village that encourages residents to enjoy a healthy outdoor lifestyle.</p>

Austrey Neighbourhood Plan Policy	Contribution to Sustainable Development
<p>AP5: All new dwellings should comply with the “Building for Life 12” (BfL 12, The Design Council Guidelines and the 16 design criteria making up the “Lifetime Home Standards” guidelines (Habitneg Housing Association, 2011)</p>	<p>Provides for the health and well-being of the local community.</p> <p>Supports the shift to low carbon living.</p>
<p>AP6: Developers of any new housing in Austrey must 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.</p>	<p>Helps to ensure the financial viability of new developments.</p> <p>Helps to conserve energy for future generations.</p> <p>Improves living conditions for residents.</p> <p>Ensures high quality, sustainable design.</p> <p>Supports energy efficient, low carbon living.</p>
<p>AP7: Any new housing should be built in accordance with Home Office standards, “Secured by Design” and “Safer Places”.</p>	<p>Creates environments where crime and disorder, or the fear of crime do not undermine the quality of life for residents.</p>
<p>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).</p>	<p>Encourages a healthy lifestyle and improved well-being.</p> <p>Supports the shift to low-carbon living.</p> <p>Supports local businesses and the rural economy.</p>
<p>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.</p>	<p>Ensures that farming activities can continue at Hollybank Farm and Crisps Farm and that the “green ring” of fields around the village can be retained, enhancing the quality of life for residents.</p> <p>Supports the needs of the local community by providing the appropriate type of housing in the preferred location, close to village amenities.</p> <p>Minimises impact on biodiversity and local wildlife.</p> <p>Helps to retain the character, appearance and environmental quality of the area, protecting the quality of life for residents.</p> <p>Delivers social and recreational facilities the community needs for improved well-being and social interaction.</p>

Austrey Neighbourhood Plan Policy	Contribution to Sustainable Development
<p>AP9 ctd:</p>	<p>Makes efficient use of brownfield land in an appropriate location, close to village amenities and with good pedestrian links.</p> <p>Promotes a healthier lifestyle by encouraging people to be active outside their homes.</p> <p>Enhances the setting of an important village asset by creating an attractive village green opposite the Grade II* Listed Church.</p> <p>The design and layout reduces opportunities for crime, as the children’s play area and village green will be overlooked, enhancing the quality of life for residents.</p> <p>Ensures that development is located away from areas at risk of flooding, and from the proposed HS2 line, enhancing the quality of life for residents.</p> <p>Protects the village from uncontrolled growth, ensuring that services and infrastructure are not over-loaded. Creates opportunities for meetings between members of the community, and a safe environment where crime and disorder do not undermine the quality of life.</p> <p>Demonstrates an integrated approach to the location of housing, close to community facilities and services.</p> <p>Encourages healthy living through proximity to local services and good pedestrian links.</p>
<p>AP10: It is accepted that there will be additional “windfall” development over the period of this Plan, but this will only be permitted where:</p> <ul style="list-style-type: none"> • It relates to small scale development of no more than 10 houses within the plan period • It relates to an “infill’ site within the settlement boundary • It helps businesses to create local employment without adverse impact on the rural landscape 	<p>Promotes the development and diversification of agricultural and other land-based rural businesses, supporting the local economy whilst retaining the valued rural landscape and enhancing the quality of life.</p> <p>Primary schools and local shops are to be located within walking distance, ensuring their long-term sustainability.</p> <p>Takes into account the social, cultural and environmental benefits that conservation of the historic environment can bring to the character of a</p>

Austrey Neighbourhood Plan Policy	Contribution to Sustainable Development
<p>AP10 ctd:</p> <ul style="list-style-type: none"> • The proposed site is not adjacent to that of an important listed building or its curtilage • 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 adverse impact on the landscape or residents • It meets the requirements of national and local building standards, and of this Plan 	<p>Supports renewable energy projects which have only positive impact.</p>
<p>AP11: This Plan welcomes housing development of a type, tenure and mix that reflect the findings of the 2013 Austrey Housing Needs Survey.</p>	<p>Supports the needs of the local community by providing the appropriate type of housing in the preferred locations.</p>
<p>AP12: All new residential development must provide the proportion of affordable housing required by NWBC in Policy NW6 of the Core Strategy, adopted in 2014.</p>	<p>Meeting the local requirement for affordable housing in North Warwickshire.</p> <p>Providing the necessary choice of housing types</p>
<p>AP13: 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.</p>	<p>Ensures that growth continues but in a controlled, way in full alignment with investments in infrastructure, and respecting the wishes and quality of life of local residents.</p>

Austrey
Neighbourhood
Plan
2014-2029

**Consultation
Statement**

CONTENTS

TIMELINE	2
 COMMUNITY CONSULTATION	
1. Austrey Village Plan.....	5
2. Neighbourhood Plan Launch Event.....	6
3. Housing Needs Survey.....	7
4. Neighbourhood Plan (v1) Questionnaire.....	7
5. Neighbourhood Plan (v2) Questionnaire.....	8
 EXTERNAL STAKEHOLDER CONSULTATION	
1. Planning Aid England.....	10
2. NWBC Forward Planning.....	10
3. Austrey Residents' Association.....	11
4. Natural England.....	11
5. Warwickshire County Council.....	12
6. Public Health Warwickshire.....	12
7. Severn Trent Water.....	13
8. The Coal Authority.....	13
9. CT Planning (on behalf of Maplevale Development Ltd).....	13
10. Crisps Farm Ltd.....	13
11. NWBC Planning Control.....	13
 LIST OF CONSULTEES	15

TIMELINE

Austrey Neighbourhood Plan Pre-submission Consultation

WHAT?	WHEN?	HOW?	PAGE
Austrey Village Plan	2009	Survey delivered to all households in the Parish. Results published in the village website. FEEDBACK RECEIVED.	5
Unanimous agreement to develop a Neighbourhood Plan for Austrey	January 9, 2013	Parish Council public meeting. Minutes published on the village website	
Letter confirming the intention to develop a Neighbourhood Plan for Austrey, and an information leaflet	February 2013	Delivered by the Parish Council to all households in the Parish	
Confirmation that an application was to be submitted designating the Parish of Austrey as a Neighbourhood Area, and an invitation for all residents to attend a Neighbourhood Plan launch event	March 2013	Austrey News, quarterly newsletter, delivered to all households in the Parish and posted on the village website	
Neighbourhood Plan launch event, attended by around 100 residents	March 23, 2013	Open meeting at the Baptist Church with refreshments, face painting for children and discussions on Neighbourhood Planning. FEEDBACK RECEIVED.	6
Request for volunteers to help with the preparation of a Neighbourhood Plan	June 12, 2013	Parish Council public meeting. Minutes published on the village website	
Update on progress with the development of the Austrey Neighbourhood Plan	September, 2013	Austrey News, quarterly newsletter, delivered to all households in the Parish and posted on the village website	
Housing Needs Survey	November 2013	Survey delivered to all households in the Parish requesting views on future housing requirements.	7
Publication of draft vision and objectives for the Austrey Neighbourhood Plan	December 2013	Austrey village website	
Presentation of Vision Statement	March 12, 2014	Parish Council public meeting. Minutes published on the village website	
Extraordinary Meeting to vote on the conditions to be imposed on Crisps Farm Ltd / Diocese of Birmingham in exchange for Parish Council support of their joint planning application	March 20, 2014	Parish Council public meeting. Minutes published on the village website	
Neighbourhood Plan information stand at Austrey Festival	July 12, 2014	Parish Council manning an information stand for visitors attending the village festival, Austrey playing fields	
Results of Housing Needs Survey	July 2014	Findings published on Austrey village website. FEEDBACK RECEIVED.	7

TIMELINE

Austrey Neighbourhood Plan Pre-submission Consultation continued

WHAT?	WHEN?	HOW?	PAGE
Neighbourhood Plan status update and confirmation of the development sites supported by the Parish Council	August 2014	Austrey News, quarterly newsletter, delivered to all households in the Parish and posted on the village website	
Draft Neighbourhood Plan (Version 1) published, together with a questionnaire requesting feedback	September 2014	Printed copies of the draft plan were hand-delivered to all households in the Parish, together with a questionnaire requesting feedback. FEEDBACK RECEIVED.	7-8
Austrey Residents' Association was formed to express concern regarding the proposed developments along Warton Lane and the increased risk of flooding	September 2014	Announced at Parish Council meeting on September 10, 2014	
Announcement that the draft Neighbourhood Plan (Version 1) had been published on the Austrey website	September 10, 2014	Parish Council public meeting. Minutes published on the village website	
Neighbourhood Plan open day event with a video illustrating the areas in which development was to be supported, and maps detailing the proposed development sites (approx. 100 attendees)	September 11, 2014	Open meeting at the Baptist Church. Members of the Parish Council available to discuss the Neighbourhood Plan proposals	
Open invitation to visit the proposed development site at Crisps Farm / Glebe Field	September 11, 2014	Site visit hosted by Crisps Farm Ltd	
Crisps Farm Ltd / Diocese of Birmingham circulated an information leaflet and questionnaire relating to the proposed development	October, 2014	Leaflet delivered to all households in the Parish	
Presentation by Barton Willmore Planning Consultants, on behalf of Crisps Farm Ltd / Diocese of Birmingham, and Q&A session on the proposed development	October 8, 2014	Parish Council public meeting. Minutes published on the village website	
Extraordinary Meeting to vote on putting the draft Neighbourhood Plan (Version 1) out for consultation. This was rejected unanimously by the public	November 5, 2014	Parish Council public meeting. Minutes published on the village website	
Agreement to set up a steering group of independent volunteers from all areas of the village to re-draft the Neighbourhood Plan in a more readable and less subjective way	November 12, 2014	Parish Council public meeting. Minutes published on the village website	

TIMELINE

Austrey Neighbourhood Plan Pre-submission Consultation continued

WHAT?	WHEN?	HOW?	PAGE
Steering group of 8 volunteers re-drafted the Neighbourhood Plan and reviewed the development sites to be supported	December 2014	Weekly meetings of the steering group at the Austrey Village Hall	
Draft Neighbourhood Plan (Version 2) was sent to Planning Aid England for their comments	January 2015	Email correspondence with Planning Aid Advisor, Bob Keith. FEEDBACK RECEIVED.	10
Draft Neighbourhood Plan (Version 2) was sent to NWBC's Forward Planning department for their comments	January 2015	Email correspondence with NWBC's Sue Wilson. FEEDBACK RECEIVED.	10
Announcement that the revised draft Neighbourhood Plan (Version 2), together with a questionnaire, had been posted on the Austrey website and hard copies printed for those who do not have internet access	February 11, 2015	Parish Council public meeting. Minutes published on the village website. FEEDBACK RECEIVED.	8-9
Extraordinary meeting: unanimous vote to adopt revised Neighbourhood Plan (Version 2) and submit for consultation.	February 24, 2015	Parish Council public meeting. Minutes published on the village website	
Letter from CT Planning on behalf of Maplevale Development Ltd, querying the selection of sites supported by the draft Neighbourhood Plan (Version 2)	March 30, 2015	Letter from CT Planning to Austrey Parish Council. FEEDBACK RECEIVED.	13
Following amendments suggested by Planning Aid and NWBC's Forward Planning, the draft Neighbourhood Plan (Version 2) was sent to a number of external stakeholders	July 2015	Email sent to a number of public bodies, Warwickshire County Council, adjacent Parish Councils and Planning Authorities, and local Borough Councillors. FEEDBACK RECEIVED.	11-13
Letter from Crisps Farm Ltd, asking for information relating to the "green ring" and the protected views of Austrey	August 27, 2015	Letter from Eaton Walker, representing Crisps Farm Ltd	13
NWBC's Planning Control department suggested further changes to the revised draft of the Neighbourhood Plan (Version 2)	August 2015	Email correspondence with Sue Wilson of NWBC. FEEDBACK RECEIVED	13-14
A revised version was submitted to NWBC, incorporating the amendments requested by Planning Control and confirmation was received that they had no further comments or requested changes	November 9, 2015	Email correspondence with Sue Wilson of NWBC's Forward Planning department	

COMMUNITY CONSULTATION

The Austrey Neighbourhood Plan and its Policies have been developed as a result of extensive consultation with members of the local community and other stakeholders over a period of more than 3 years.

This consultation has taken place through a variety of channels, including:

- Monthly and Extraordinary Parish Council public meetings
- Quarterly newsletters, Austrey News
- Austrey village website
- Open day events
- Surveys and questionnaires
- Information stands at other events
- Video illustrating the vision and objectives

Throughout the consultation process, the feedback has been collected and reviewed by the members of the Parish Council and/or the independent steering group of volunteers. The Plan has then been amended accordingly, where such amendments were considered to be appropriate.

FEEDBACK FROM LOCAL RESIDENTS

1. AUSTREY VILLAGE PLAN, 2009

An extensive survey was conducted in 2009 to support the development of the Austrey Village Plan. Feedback was received from 50% of the households in Austrey. Although somewhat dated, this is considered to be valuable data.

Questions 43-45 of the survey generated feedback from residents regarding the type of housing development they would prefer to see in the village (see right).

In favour	Types of homes needed in Austrey
52%	No further homes
20%	More homes for young people
11%	More small, family homes
7%	More homes for single people
6%	More homes for those with disabilities
3%	More large, family homes
1%	More executive homes

In favour	Types of homes needed in Austrey
39%	More affordable housing
13%	More bungalows
11%	More detached houses
11%	More semi-detached houses
11%	More terraced houses
9%	More specially adapted homes
7%	More cottages

In favour	Tenure / Ownership
28%	Restricted sale to local people
20%	Rented by local authority or housing association
19%	Owner-occupied
13%	Shared ownership
12%	Adapted housing
7%	Private rented
2%	By virtue of employment

COMMUNITY CONSULTATION

2. LAUNCH EVENT, MARCH 23, 2013

In excess of 100 residents attended a meeting hosted by the Parish Council at the Baptist Church in Austrey on March 23, 2013.

The meeting also set out to gather some initial input for the Neighbourhood Plan from the local community.

Residents were asked for the following:

- Comments on NWBC's preferred sites, and other proposed sites for development in Austrey
- What they particularly like and dislike about living in Austrey

Around 100 members of the local community attended this meeting. The feedback received was to be used as a starting point for the village Vision.

The feedback can be summarised as follows:

- There are concerns about extensive, dense development, out of character with the rest of the village. People would like to see more affordable rather than high cost housing, particularly for young people who have grown up in Austrey, and more housing for older residents seeking to downsize
- Residents of Austrey expressed how much they value the community spirit and friendly, safe environment that the village offers today
- There is a desire to see more public foot-paths and cycle routes, particularly around the outskirts of the village, providing facilities for residents to walk their dogs and/or enjoy the rural landscape
- There is a need to reduce traffic speed on entry to the village
- There is a need for improvements in the local bus services, particularly to Atherstone

- The playing fields are seen to be too remote from the village centre, and people would prefer to see a more centrally-located village green
- Pavements need to be improved for those using wheelchairs or buggies, and people should be encouraged not to park on the pavements
- There is a need for improved drainage to reduce the flood risk, particularly along Warton Lane
- The village hall is an important community asset that should be retained, but parking spaces need to be provided
- St Nicholas church is highly valued as a village asset
- The local pub is seen to be an important asset which should be supported to ensure its long term future
- The village school is highly regarded and its sustainability should be safe-guarded
- The village shop is valued by the local community, and should be encouraged to sell more local produce
- Wild flowers, trees, water features and hedgerows should be protected, encouraging birds and other wildlife
- Open spaces and green fields around the village are valued by residents
- Community-sensitive farming around the settlement area should be supported
- Residents value the peaceful, rural environment and attractive landscapes surrounding the village
- There are strong feelings against the proximity of the proposed HS2 line and wind farm

COMMUNITY CONSULTATION

3. HOUSING NEEDS SURVEY, NOVEMBER 2013

In November, 2013, Austrey Parish Council, working in partnership with NWBC, commissioned a detailed "Housing Needs Survey" to provide input for the Neighbourhood Plan.

300 surveys were distributed to the residents of Austrey. 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
- 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
- 65% felt that Austrey currently has the right housing mix for local people and their families

- 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

4. FEEDBACK ON DRAFT NEIGHBOURHOOD PLAN, VERSION 1, SEPTEMBER 2014

In September, 2014, the Parish Council hand delivered a draft copy of the Neighbourhood Plan (Version 1) to parishioners, together with a questionnaire inviting feedback. 51 residents responded, and 24 of these expressed support for the Plan while 8 objected to its proposed adoption. The following comments were returned:

- Ancient hedgerows should not be removed to make way for development
- The village cannot support more than 60 new homes
- There is a need for improved public transport services
- There is too much detail and repetition in the draft Plan
- The Plan is difficult to read, so it is not easy to form an opinion on its contents
- Any new development should be designed in such a way that it respects the rural character of our village
- The references to caravan storage are not relevant

COMMUNITY CONSULTATION

4. FEEDBACK ON DRAFT NEIGHBOURHOOD PLAN, VERSION 1, SEPTEMBER 2014 continued

- There is no reference to the current flooding problems and how they might be resolved
- There should be no development along the very narrow Newton Lane
- Further meetings and consultation are required to clarify the Plan objectives and implications
- All planning applications outside this Plan should be rejected
- The village will lose its appeal if it expands too much
- Who will maintain the green areas?
- The development of Glebe Field should be avoided
- Such extensive development is too high a price to pay for a footpath and parking spaces
- The roads are very narrow so any increase in traffic will be dangerous
- Blocks of flats would be totally out of place in Austrey
- Is there really a high demand for rented accommodation in Austrey?
- There is no need for a footpath to the sports field
- There should be no development at Crisps Farm but it should be along Newton Lane
- There should be no development in Warton Lane because of poor visibility close to the bend and the risk of flooding
- There is a need for speed bumps on Newton lane

- There is a need for a painted mini-roundabout at the Nether End junction
- A larger, more central village green is required
- Trees should be planted to create a settlement boundary and mitigate the impact of any new development
- The HS2 line should be underground or below ground level

5. FEEDBACK ON DRAFT NEIGHBOURHOOD PLAN, VERSION 2, MARCH 2015

In February 2015, Austrey Parish Council published the 2015 Pre-Submission Draft of the Austrey Neighbourhood Plan (Version 2) for the purposes of consultation with local residents.

Questionnaires were hand-delivered to every house in the Parish, inviting feedback on the latest version of the Neighbourhood Plan. The Plan itself was posted on the Austrey website for members of the public to download, and hard copies were available for collection from Austrey Post Office for those without internet connection.

Following the statutory six weeks consultation period, the responses were collated, counted and summarised as follows:

- Responses were received from 113 residents, representing 14% of the December 2014 electoral register
- Responses were received from 72 households, representing 19% of those listed on the December 2014 electoral register

COMMUNITY CONSULTATION

4. FEEDBACK ON DRAFT NEIGHBOURHOOD PLAN, VERSION 2, MARCH 2015 ctd

- **Of those responding, 112 residents or 71 households (99%) voted “Yes”, demonstrating widespread support for the Neighbourhood Plan**
- It should be noted that the one resident who voted “No” had submitted a planning application for 10 houses on Warton Lane which is not supported by the Neighbourhood Plan. This application had been included in the earlier version of the Neighbourhood Plan which was unanimously rejected at the public meeting on November 5, 2014

- It was also stated that it was important to restrict the numbers in order to retain the sense of community and identity that Austrey enjoys today
- Two residents expressed their support for the Neighbourhood Plan, feeling that it meets the government’s requirements for additional housing whilst protecting the village character
- Another was frustrated that the process was taking so long
- The one resident who did not support the Plan queried the legality of having a non-elected Parish Council drawing up a Neighbourhood Plan

Residents were also invited to provide feedback on the Neighbourhood Plan. Around 10% of those responding submitted written comments. These can be summarised as follows:

- There were two written comments and one verbal comment highlighting the need to ensure that the necessary infrastructure is in place to cope with the burden of additional housing, particularly at the north western end of the village, along Warton Lane where surface water and sewerage are of particular concern
- There were four written comments stressing that no further housing should be permitted other than that supported by the Neighbourhood Plan
- One resident commented that the development of additional small sites within the settlement boundary should also be controlled
- Another suggested that development be staggered to enable infrastructure

Given that 99% of the residents who responded expressed strong support for Version 2 of the draft Neighbourhood Plan, it can be concluded that the consultation with the community has been completed successfully.

EXTERNAL STAKEHOLDER CONSULTATION

FEEDBACK FROM EXTERNAL STAKEHOLDERS

1. PLANNING AID ENGLAND : In January, 2015, the pre-submission draft of the Neighbourhood Plan was sent to Planning Aid England for their comments. Bob Keith, Adviser with Planning Aid replied, saying that the revised Plan *“reads well, is well structured, and is much improved on previous versions“*, but recommended that the policies be highlighted in such a way that they stand out from the other text, and that they be worded in a more positive rather than a restrictive way. *This was done by members of the Steering Group before the draft Plan was more widely distributed.*

2. NWBC FORWARD PLANNING A copy of the pre-submission draft was also sent to NWBC’s Forward Planning department. Detailed feedback, requesting a number of changes, was received from Sue Wilson in February 2015, as follows:

- Maps to have Austrey PC’s own licence number
- Paragraphs to be numbered
- Remove covering letter as this should not form part of the Plan itself
- Move references to the examination and referendum to the section “Next Steps”
- Explain the leaf motif used throughout the document
- Reword the first bullet on page 7 regarding the NPPF
- Update to show that the Core Strategy has now been adopted
- Name the fields forming the “green ring” on page 8

- Reword to say that the children’s play areas are “not centrally located”
- Remove reference to the village hall as an “asset of community interest” as this has not been submitted to NWBC
- Provide evidence that statutory permission is required for the removal of hedgerows
- The paragraph below AP3 does not relate to AP3. Needs clarification
- Show the location of listed buildings on the map on page 11
- Swap pages 12 and 13 for a better flow
- The wall around The Elms should be included as a listed building
- Can we provide evidence that the hedges were established “prior to 1850”? If not, remove this statement
- Include the Paragraph number alongside the quote from the NPPF
- Re-word Objective 2.3 to avoid any conflict
- Re-word AP6
- Remove the word “historically” from AP10 as proposals can only comply with current, adopted or saved policies
- The Core Strategy runs to 2029, not 2028 as stated
- Objective 3.5 does not relate to housing and should be moved to the relevant section
- Remove the reference to the 9 planning applications in the Criteria for Selection of Sites as this is not relevant
- The date should be changed in AP11 to read 2029
- The Plan cannot limit development to only three sites so AP11 should be re-worded
- The shortfall of housing only takes into account the 500 houses for Tamworth and not the other neighbouring authorities, so page 18 should be re-worded accordingly

EXTERNAL STAKEHOLDER CONSULTATION

2. NWBC FORWARD PLANNING, ctd

- Include Site Allocation Plan references on page 18
- Ensure that AP13 does not conflict with the proposals submitted
- Update to reflect that permission has already been granted for Hollybank Farm
- ENV11 should be replaced with NW10
- Remove references to section 106 contributions
- Explain why the plan submitted for Crisps Farm is different from that included in the Site Allocations Plan
- Introduce Sustainability as a separate section
- Insert Basic Conditions at the start of the document where referenced
- Show the next steps in the form of a table
- Note that the Parish Council will choose the examiner, together with the Local Authority
- Need to check that all the web links are working

The requested amendments were made.

3. AUSTREY RESIDENTS' ASSOCIATION

In March, 2015, Austrey Residents' Association published the results of its survey of local housing needs.

- 50% responded saying that they wanted no more than 40 new houses in Austrey. The remainder wanted fewer than 70
- Key concerns were poor public transport links, limited amenities, narrow lanes, flooding issues
- Preferred sites were Crisps Farm, Applegarth/The Croft, rear of 4 Warton Lane. Least preferred were land adjacent to the Headlands and land north of Manor Barns

- Residents want to see the centre of the village close to the local amenities and away from the proposed HS2 line and poor drainage along Warton Lane

In July 2015, the draft pre-submission Plan was sent by email to a number of other external stakeholders, inviting their views. See list on page 15.

Feedback was received from a number of these external bodies, as follows:

4. NATURAL ENGLAND: Stephanie Jones of the Sustainable Development Team responded, saying that “there are unlikely to be significant environmental effects from the proposed plan.”

She requested that the wording of AP1 be strengthened from seeking to “protect existing hedgerows, ditches and trees” to “protect and enhance” them.

She is supportive of AP2, believing that an open space policy such as this can help to enhance character and local distinctiveness as well as providing residents with access to nature.

She also supports AP3 in its protection of important views of the landscape, referring the Parish Council to the work carried out on the characterisation of National Character Areas (NCAs). England is divided into 159 distinct natural areas, each defined by a unique combination of landscape, biodiversity, history and cultural and economic activity.

Austrey lies at the heart of the NCA known as the Mease/Sence Lowlands, and as such is characterised by its “rural, remote character, with small villages and red brick farmsteads” and “contains areas of archaeological interest, including ridge and furrow.”

EXTERNAL STAKEHOLDER CONSULTATION

4. NATURAL ENGLAND, ctd

Natural England mention in their Statement of Environmental Opportunity SEO3 for this area that it is important to “protect and appropriately manage the historic character, settlement pattern and features of the landscape” and “protect the character of villages, considering the visual impact of any new development”.

SEO4 seeks to protect the “overall strong, rural, open and tranquil nature of this well-ordered lowland agricultural landscape”, where “red brick buildings and spired churches are often prominent landscape features.” It notes that “The settlement pattern is dominated by villages with low densities of dispersed settlements and large towns”, and highlights the fact that hedgerows and drainage ditches enhance the historic landscape value and facilitate their key function, which is to reduce surface water flows and soil erosion. SEO4 also stresses the importance of “conserving the enclosed small-scale field pattern by protecting and enhancing the hedgerow network.

It is considered that by protecting and enhancing local hedgerows (AP1), including a provision for public access to open spaces (AP2), protecting the views of the surrounding landscape (AP3), and avoiding development adjacent to listed buildings (AP10), the Austrey Neighbourhood Plan is fully aligned with the objectives set out by Natural England for the Mease/Sence Lowlands.

5. WARWICKSHIRE COUNTY COUNCIL:

Jasbir Kaur, Strategic Planning and Development Manager advised the inclusion of an indicative infra-structure project list for the use of Community Infrastructure Levy monies, as this could support the growth of the village. *This has been done.*

She supports the fact that planning obligations have been included, making development acceptable to the community.

She welcomes the protection of local wildlife habitat in Section 1, and that of hedgerows and bio-diversity in Section 3.

6. PUBLIC HEALTH WARWICKSHIRE

supports the provision of green space as it relates to environmental and health benefits, and recommended that reference be made to the national standards of green space provision as set out by Fields in Trust and Natural England. *This has been included.*

They support the inclusion of Building for Life guidelines (BfL), and recommend that new housing should meet “Lifetime Home Standards”, ensuring that it is flexible and allows people to grow in their homes. They support AP10, and suggest that specific reference be made to sustainable, active travel, as new developments should minimise the need to travel by private car. *This has been done.*

They welcome the proposed mix of housing type and the fact that affordable housing is integrated with market housing, supporting integration and social inclusion. They welcome the fact that the proposed housing would bring new families to Austrey, supporting the long-term viability of the school.

EXTERNAL STAKEHOLDER CONSULTATION

7. SEVERN TRENT WATER: Growth and Water Efficient Analyst Dawn Williams wrote to say that she had no specific comments to make on the Austrey Neighbourhood Plan. She reported that Severn Trent will make any necessary improvements to provide additional capacity, once it has been confirmed that a given development will go ahead.

8. THE COAL AUTHORITY: Rachel Bust, Chief Planner, confirmed that the Neighbourhood Plan Area lies outside the defined surface coalfield area, and that The Coal Authority therefore has no specific comments to make, and does not require copies of future drafts or updates to the Plan.

In response to the revised, pre-submission draft Neighbourhood Plan being posted on the Austrey website, feedback was received from two other stakeholders:

9. CT PLANNING (on behalf of Maplevale Development Ltd): On March 30, 2015, a letter was received from CT Planning, raising issues with the draft Neighbourhood Plan as follows:

- The Plan appears to be seeking to restrict development to three sites, and that no guarantee can be given that those three sites will be developed
- There is a need for greater transparency relating to the criteria behind the selection of sites supported by the Neighbourhood Plan

10. CRISPS FARM LTD: On August 27, 2015, the Parish Council was contacted by Eaton Walker, representing Crisps Farm Ltd. He requested the following:

- An explanation of the logic behind the selection of fields making up the “green ring”
- A review of the views highlighted in the Neighbourhood Plan as being those that InSpires seeks to protect, as there are some discrepancies

The issues raised were discussed and where appropriate, amendments subsequently made.

11. NWBC PLANNING CONTROL: In August 2015, Sue Wilson contacted the Parish Council with further requested changes, following a discussion with her colleagues in Planning Control, as detailed below:

- Maps to have Austrey PC’s own licence number
- Paragraphs to be numbered
- Avoid the use of “so-called”
- Avoid sensational language, such as “spiralling out of control”
- Clarify that it is the draft Site Allocations Plan, not the Core Strategy which allocates sites
- Provide logic behind the selection of fields making up the “green ring”
- Avoid restricting development, particularly where there are benefits in terms of sustainability

EXTERNAL STAKEHOLDER CONSULTATION

11. NWBC PLANNING CONTROL, ctd

- Provide evidence that the hedgerows are “historic and important” or remove this.
- Change the statement that “statutory permission from the Local Authority” is required for the removal of hedgerows as there are different criteria
- Remove reference to RIBA standards, as this is not consistent with the Core Strategy or the emerging Development Management Plan and there is no evidence that this is relevant for Austrey
- The Code for Sustainable Homes has been withdrawn. Reference to be removed
- Reword the reference to the use of renewable sources of energy to clarify what is required
- Remove from the criteria for selection the reference to 9 planning applications as this is not relevant
- Include as an Appendix the scoring scheme used when selecting preferred sites for development
- Update the Plan to show which sites have already had planning permission granted
- Remove the reference to 5 houses in AP12 as this is contrary to the Core Strategy
- Re-word AP13 to ensure that it does not make development unviable
- Re-word AP14 to set criteria for where lower levels of affordable housing would be accepted, in line with Policy NW6 of the Core Strategy
- Note that Planning Policy Guidance on starter homes states that section 106 contributions should not be required from developments of starter homes
- PAP/2014/0296 relates to houses not bungalows
- Remove AP15 as this planning application will already have been determined
- Re-word “Existing hedgerows to be retained” as the permission allows the translocation of the hedgerow
- Remove AP16-20 as planning permission is already in place
- Remove references to section 106 monies relating to specific developments
- Table on page 28 to be re-worked to show supported sites first and rejected sites separately
- Reword the process to clarify that the process does not need to start from the very beginning again if the Plan is rejected at referendum
- Replace the word “must” with “should” in several of the policies

Further changes were made accordingly, and the revised Plan was returned to NWBC for approval.

On November 9, 2015, Sue Wilson confirmed that NWBC had no further comments or requested changes.

The Parish Council believes that both the community and external stakeholder consultation has now been successfully concluded and that there are no further issues.

LIST OF CONSULTEES

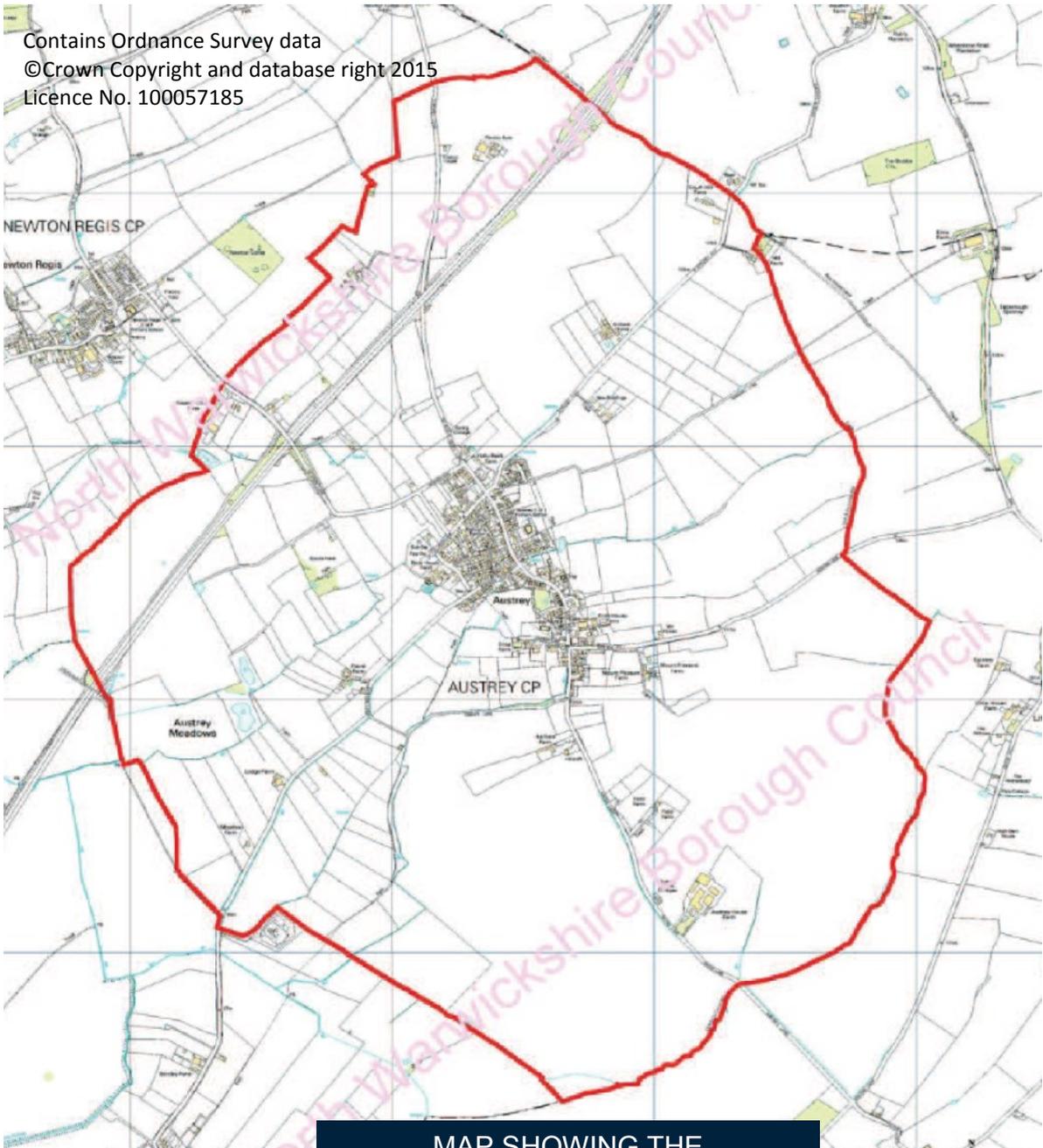
In addition to contacting every household in the Parish, posting a copy of the draft Neighbourhood Plan on the Austrey website, and making hard copies available in Austrey's shop, the following public bodies have been consulted during the development of this Neighbourhood Plan:

ORGANISATION	CONTACT PERSON	CONTACT DETAILS	FEEDBACK
Appleby Magna Parish Council		applebymagnapc@hotmail.co.uk	No
Austrey Rangers Football Club	Warren Keeley	warren@rivetwise.co.uk	No
Austrey Residents' Association	David Rowse	davidwrowse@btinternet.com	Yes (page 3)
Church of England (Vicar of Austrey)	Stephen Banks	stephenbanks132@btinternet	No
Coal Authority	Rachel Bust	planningconsultation@coal.gov.uk	Yes (page 13)
Crisps Farm Ltd	Eaton Walker	eaton@eatonwalker.com	Yes (page 13)
CT Planning on behalf of Maplevale Development Ltd	Philippa Kreuser	philippa.kreuser@ctplanning.co.uk	Yes (page 13)
Environment Agency		enquiries@environment-agency.gov.uk	No
Highways Authority	Lisa Maric	lisa.maric@highways.gsi.gov.uk	No
Hinckley-Bosworth Borough Council		planningpolicy@hinckley-bosworth.gov.uk	No
Historic England		e-wmids@historicengland.org.uk	No
Homes & Communities Agency	Nicola Marshall	nicola.marshall@hca.gsi.gov.uk	No
Leicestershire County Council		chiefexecs@leics.gov.uk	No
N Warwickshire Borough Council (Forward Planning; Planning Control; local Councillors)	Sue Wilson; David Humphreys; Patrick Davey	susanwilson@northwarks.gov.uk davidhumphreys@northwarks.gov.uk patrickdavey@northwarks.gov.uk	Yes (page 10; page 13)
Natural England	Stephanie Jones		Yes (page 4)
Network Rail		townplanningLNW@networkrail.co.uk	No
Newton Regis, Seckington and No Man's Heath Parish Council		nrsandnmh.clerk@gmail.com	No
NW Leicestershire Borough Council		customer.services @nwleicestershire.gov.uk	No
Planning Aid England	Bob Keith	robert.keith@planningaid.rtpi.org.uk	Yes (page 10)
Polesworth Parish Council		mail@polesworthparish.co.uk	No
Public Health Warwickshire	Jasbir Kaur	jasbirkaur@warwickshire.gov.uk	Yes (page 12)
Severn Trent		growth.development@severntrent.co.uk	Yes (page 13)
Shuttington and Alvecote Parish Council	Anita Allsopp	aaefficiency1@btinternet.com	No
Twycross Parish Council		twycrossparishcouncil@gmail.com	No
Warwickshire County Council	Jasbir Kaur	jasbirkaur@warwickshire.gov.uk	Yes (page 12)

Austrey
Neighbourhood
Plan
2014-2029

**Environmental
Report**

Contains Ordnance Survey data
© Crown Copyright and database right 2015
Licence No. 100057185



MAP SHOWING THE
NEIGHBOURHOOD AREA COVERED
BY THIS PLAN: THE PARISH OF
AUSTREY

Introduction

This Environmental Report should be read in conjunction with the Austrey Neighbourhood Plan and associated Consultation and Basic Conditions Statements.

The requirement for a Strategic Environmental Assessment (SEA) to be carried out on development plans likely to have a significant environmental impact is outlined in European Union Directive 200142/EC.

The Environmental Assessment of Plans and Programmes Regulations of 2004 state that such impact should be determined by a screening process which follows a specified set of criteria, as detailed in Schedule 1 of the Regulations. The outcome of this screening process must be set out in a Strategic Environmental Assessment Screening Statement, and this Statement is to be made public.

As the responsible authority under Regulation 9 of the SEA Regulations 2004, North Warwickshire Borough Council (NWBC) has carried out this screening process. Having assessed the contents of the draft Austrey Neighbourhood Plan against the criteria provided under Schedule 1 of the Regulations, NWBC has concluded that the Austrey Neighbourhood Plan in its current form will not have any significant impact on the environment and that a full environmental assessment is not necessary.

This Environmental Report has been prepared in accordance with the Neighbourhood Planning (General) Amendment Regulations 2015 (SI 2015 No. 20) that state “where it has been determined under regulation 9 of those Regulations that the plan proposal is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination” should be provided.

This report explains why NWBC and its statutory consultees do not consider that the Austrey Neighbourhood Plan will have any significant environmental impact or that a full environmental assessment is required.

Consultation

On October 17, 2014, NWBC informed Austrey Parish Council by email (see Appendix 1) that “the government’s current advice is that **there is no legal requirement for a neighbourhood plan to have a sustainability appraisal** as set out in Section 19 of the Planning and Compulsory Purchase Act, 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development”. The contribution to sustainable development made by the Austrey Neighbourhood Plan is clearly laid out in pages 12, 15 and 26 of the Plan, and pages 10-13 of the associated Basic Conditions Statement.

NWBC went on to point out that “as the Neighbourhood Plan is proposing to include sites already allocated in the Site Allocations Plan, **much of the information needed to address any sustainability issues raised, queries or impact assessment in a Strategic Assessment or Strategic Assessment Review/Summary is already available.**”

NWBC concludes, saying “**There is nothing in the Plan I can see that will be significant enough to require a Strategic Environmental Assessment** as set out in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations, 2004”.

Nevertheless, NWBC decided to carry out a screening process and on October 23, 2014, sent out an SEA screening request to the main statutory consultees: English Heritage, English Nature and the Environment Agency (Appendix 2).

Consultation continued

NWBC received the following responses:

English Heritage

In a letter dated November 11, 2014 (Appendix 3), English Heritage responded, saying “English Heritage concurs with the Council that **the preparation of a Strategic Environmental Assessment is currently unlikely to be necessary**” .

Natural England

In their letter dated November 27, 2014 (Appendix 4), Natural England replied, saying “Natural England welcomes the production of an SEA Screening Report and is satisfied that the Local Planning Authority’s conclusion that **an SEA is not required** is appropriate” .

Environment Agency

As the Environment Agency did not respond to NWBC’s screening request, it is assumed that they do not consider it necessary for Austrey to conduct a full SEA.

Criteria for determining the likely significance of environmental impact (Annex II, SEA Directive)	Will the Austrey Neighbourhood Plan have a significant environmental	Details
<p>1a The degree to which the Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources.</p>	<p>No</p>	<p>The Austrey Neighbourhood Plan sets out a vision for the parish of Austrey and provides a framework for development. It seeks to protect and enhance the environment, encourage a strong sense of community, give priority to high quality housing that meets local needs, improve village infrastructure, protect village assets and facilities, and improve employment opportunities.</p> <p>The Austrey Plan conforms with NWBC's Core Strategy and with the National Planning Policy Framework (NPPF). See Plan for details.</p>
<p>1b The degree to which the Plan influences other plans and programmes, including those in a hierarchy</p>	<p>No</p>	<p>The Austrey Neighbourhood Plan, where possible, will respond to rather than influence other plans and programmes. It only provides policies that affect the designated area. None of the policies in the Austrey Neighbourhood Plan have a direct impact on other plans in neighbouring areas.</p>
<p>1c The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>No</p>	<p>The Austrey Neighbourhood Plan promotes sustainable development within the designated area, while balancing environmental, social and economic needs. Residents have expressed the desire to retain the rural character of the village but support the development of appropriate housing.</p> <p>The Austrey Plan will have a positive impact on the local environment and community assets valued by the residents. Its policies seek to protect, enhance and improve the local environment and quality of life, and to drive sustainable development for the benefit of future generations.</p>

<p>1d Environmental problems relevant to the Plan.</p>	<p>No</p>	<p>Any impact the Austrey Neighbourhood Plan has on the environment will be positive. The policies seek to protect and enhance environmental assets through careful management and the promotion of sustainable development.</p>
<p>1e The relevance of the Plan for the implementation of Community legislation on the environment.</p>	<p>No</p>	<p>The Austrey Neighbourhood Plan fully supports and is fully aligned with the Local Plan which, in turn, has taken into account existing any European or national legislation relating to environmental protection. It will therefore have no detrimental effect on the implementation of such legislation.</p>
<p>2a The probability, duration, frequency and reversibility of the effects.</p>	<p>No</p>	<p>It is not anticipated that there will be any irreversible or damaging environmental impact resulting from the Austrey Neighbourhood Plan. Its policies seek to ensure any new development is carried out in a sustainable way, in the interests of protecting and enhancing the environment and quality of life for new and existing residents.</p> <p>The Plan will be reviewed on a regular basis by the qualifying body and any unforeseen impact will be addressed and corrected during such reviews.</p>
<p>2b The cumulative nature of the effects</p>	<p>No</p>	<p>It is anticipated that the policies laid out in the Austrey Neighbourhood Plan will bring only positive effects on the environment, and that all impact will be at a local level.</p>
<p>2c The trans-boundary nature of the effects</p>	<p>No</p>	<p>It is not anticipated that the policies laid out in the Austrey Neighbourhood Plan will have any impact on neighbouring areas outside the parish of Austrey.</p>

<p>2d The risks to human health or the environment (for example, due to accidents).</p>	<p>No</p>	<p>No risks have been identified. The overall aim of the policies laid out in the Austrey Neighbourhood Plan is the enhancement and protection of environmental and heritage assets in the designated area, improving the quality of life and social well-being of residents.</p>
<p>2e The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).</p>	<p>No</p>	<p>The designated area is the parish of Austrey (see map on page 2) which has a population of around 928 (2011 Census).</p>
<p>2f The value and vulnerability of the area likely to be affected, due to:</p> <ul style="list-style-type: none"> i) special natural characteristics or cultural heritage; ii) exceeded environmental quality standards or limit values; or iii) intensive land use 	<p>No</p>	<p>The Austrey Neighbourhood Plan will have no adverse effect on the value or vulnerability of the area in relation to its natural or cultural heritage. It will support the setting, the rural character and the distinctiveness of the area by enhancing its heritage, environmental and community assets.</p> <p>The Plan provides guidance on the design of sustainable housing, ensuring that any new development improves existing residential areas. It is important to the residents that all new development is in keeping with the local character, and that it maintains the balance between the natural and the built environment.</p> <p>The Plan does not provide specific policies relating to intensive land use, but the density of any new housing development will reflect that seen in other parts of the designated area.</p>
<p>2g The effects on areas or landscapes that have a recognised national, Community or international protection status.</p>	<p>No</p>	<p>The Austrey Neighbourhood Plan will have no adverse impact on areas of landscape which have national, Community or international protection as it seeks to protect and enhance all local assets.</p>

CONCLUSIONS

A formal SEA has already been carried out by NWBC for the sites referenced in the Austrey Neighbourhood Plan, as they were highlighted as preferred sites for development in the Local Plan Site Allocations document. Much of the information needed to address any sustainability issues or impact assessment is therefore already available.

As a result of this, the assessment on pages 5-7 above, and the consultation carried out by NWBC, it is concluded that the Austrey Neighbourhood Plan will have no significant negative impact on the environment. A full SEA is therefore not considered necessary.

Appendix 1

COPY OF EMAIL SENT BY MIKE DITTMAN, NWBC, TO AUSTREY PARISH COUNCIL ON OCTOBER 17, 2014

From: Dittman, Mike [<mailto:MikeDittman@NorthWarks.gov.uk>]
Sent: 17 October 2014 17:24
To: 'pete@austrey.co.uk'; Barratt, Dorothy
Cc: planning@austrey.co.uk; 'Glen Baker'; Robert Keith; 'Louise Kirkup'; Brown, Jeff
Subject: RE: AustreyPlan Ready to Go

Hi again Pete

Further to your query and our brief conversation on the need or a sustainability appraisal or environmental audit for the Neighbourhood Plan I have had a chat with Jeff Brown our Development Management manager and earlier advice from Dorothy Barratt the Forward planning manager.

The current guidance from the localism Bill states/indicates that Neighbourhood Plans are **not required** to have a Sustainability Appraisal undertaken on them.

See weblink - http://www.google.co.uk/url?q=http://www.northlincs.gov.uk/EasySiteWeb/GatewayLink.aspx%3FallId%3D6091&sa=U&ei=oThBVJGCEoie7AaYi4D4Cw&ved=0CCUQFiAD&usq=AFQjCNEW5etarBdq8KHwf2QSPdyM05b_fQ

to another LA's guidance notes and specifically page 12, which notes as follows;

"Under the Localism Act 2011, Neighbourhood Plans are not classed as "local plans" or "development plan documents" like those prepared by the council.

What is advisable is a review of the sustainability impact of a neighbourhood development plan, which could be necessary and useful for a lot of neighbourhood plans that are being produced to meet the basic conditions checked at examination.

This does not mean that sustainability appraisals as used on local plans are required. It is nevertheless good planning practice to check what the potential impacts of a planning policy will be on an area, helping to advise which potential options might be best; and doing this against the topics of social, environmental and economic impacts would make a lot of sense."

I did note, however, that on the Derby Council guidance, page 10, the advice is that an SA is required? See - <http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Neighbourhood%20Planning%20Guide.pdf>

However, this may be out of date as the Government's **current advice** is that "There is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. A sustainability appraisal may be a useful approach for doing this and the guidance on sustainability appraisal of Local Plans should be referred to."

See link as follows;

<http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>

As the neighbourhood plan is proposing to include sites already allocated in the Site Allocations Plan, and two additional sites which have been assessed in the Site Allocations Plan Sustainability Appraisal as reasonable alternatives, much of the information needed to address any sustainability issues raised, queries or impact assessment in an SA or SA Review/Summary is already available and can be linked to via the links below;

- [Sustainability Appraisal Main Report - Sustainability Appraisal Report - Non Technical Summary](#)
- [Sustainability Appraisal Annex 1 and Associated Maps/Figures - Sustainability Appraisal Annex 1 and Associated Maps/Figures](#)
- [Sustainability Appraisal Report - Non Technical Summary - Sustainability Appraisal Report - Non Technical Summary](#)
- [Reasonable Alternatives Maps June 2014 - http://www.northwarks.gov.uk/download/downloads/id/5430/site_allocations_reasonable_alternatives_june_2014](http://www.northwarks.gov.uk/download/downloads/id/5430/site_allocations_reasonable_alternatives_june_2014)

You may need to put this information into context and provide your own SA review summary, and it might be useful to get your consultants views on this, and how to do it?

Nevertheless, as your consultants are fairly comfortable with not including a separate specific Sustainability Appraisal and you have included throughout the

Neighbourhood plan an indicator of Sustainability for the issue/objective proposal being discussed – e.g.  sustainability benefits of the policies indicated by leaf motif and included a section on Sustainability in Chapter/Section 5 this should be sufficient to address the Localism Bill and regulations. The Local Authority is unlikely to be in a situation of insisting on a SA in view of the lack of clarity in the guidance, Bill and Regs and the support we have for delivering/producing Neighbourhood Plans. The only caveat I would add is that there may be the opportunity for competing sites to make challenges at the examination stage, but hopefully these will have been addressed by the work already undertaken in the Site Allocations Plan SA and in the relevant section of the Neighbourhood Plan (Section 5).

There is also nothing in the plan I can see that will be significant enough to require a "strategic environmental assessment" set out in Schedule 1 to the [Environmental Assessment of Plans and Programmes Regulations 2004](#).

I hope the above information is helpful but if you require any further clarification to the above please do not hesitate to call or e-mail me.

Regards,

Mike Dittman

Forward planning team

North Warwickshire Borough Council

Appendix 2

COPY OF EMAIL SENT BY MIKE DITTMAN, NWBC, TO STATUTORY CONSULTEES ON OCTOBER 23, 2014

From: MikeDittman@NorthWarks.gov.uk
To: clare.saint@english-heritage.org.uk; consultations@naturalengland.org.uk.; paul.gethins@environment-agency.gov.uk; enquiries@environment-agency.gov.uk.
CC: SteveMaxey@NorthWarks.gov.uk; SusanWilson@NorthWarks.gov.uk
Subject: Austrey Draft Neighbourhood Plan. Scoping requirement for Assessment of need for an SEA prior to formal consultation on the Draft Austrey Neighbourhood Plan
Date: Thu, 23 Oct 2014 16:47:27 +0100

Dear Sir/Madam,

For the attention of the Planning Liaison officer/Neighbourhood planning Consultations at English Heritage, Natural England and the Environment agency for the West Midlands/North Warwickshire Borough area

I am contacting you on behalf of the Borough Council in order to obtain your views and comments as to whether the Austrey Draft Neighbourhood Plan (see attached Draft of the Plan) covering the Parish of Austrey within the North Warwickshire Borough Council area will require a formal Strategic Environmental Assessment (SEA), prior to the Borough Council forming a view.

As you are aware, Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 makes provision in relation to the Habitats Directive. The Directive requires that any plan or project likely to have a significant effect on a European site must be subject to an Appropriate Assessment. To achieve this, paragraph 1 prescribes a basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a European site. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood development orders and neighbourhood plans. In particular, paragraph 4 inserts new regulation 78A which provides that a neighbourhood development order may not grant planning permission for development which is likely to have a significant effect on a European site.

Schedule 3 of the Neighbourhood Planning (General) Regulations 2012 makes provision in relation to the Environmental Impact Assessment (EIA) Directive. The Directive requires that EIA development must be subject to a development consent process. To enable this, Schedule 3 prescribes a basic condition that applies where development which is the subject of a proposal for a neighbourhood development order is of a type caught by the EIA Directive, and applies to the relevant provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011(3) ("the EIA Regulations") with appropriate modifications (regulation 33 and paragraphs 1 to 4 and 6 of Schedule 3). Paragraphs 5 and 7 to 13 of Schedule 3 correct errors in the EIA regulations.

For information the Neighbourhood Plan does include a number of site allocations for Housing development, which reflect those **already** identified and Allocated in the Borough Councils Site Allocations Plan **or** are identified as reasonable Alternatives, both have which have already undergone formal Sustainability Appraisal addressing issues affecting the SEA Directive. See link to Site Allocations SA -

http://www.northwarks.gov.uk/download/downloads/id/5428/sustainability_appraisal_for_site_allocations_plan_june_2014

And consultation page with documents for download -

http://www.northwarks.gov.uk/info/200297/forward_planning/965/planning_consultations

(See documents at bottom of page for Site Allocations Plan)

However, current guidance also indicates it is not necessary for a Neighbourhood Plan to undertake a full SA. Nevertheless, the Neighbourhood Plan has been drafted using the guidance in the DIY guide -

<http://www.levett-therivel.co.uk/DIYSA.pdf> to may help address the issues of Sustainability in drafting the Plan.

It would therefore be appreciated if you can provide your screening comments and views as to whether a full SEA assessment is needed in light of the Draft Neighbourhood Plan information above,

the Borough council's own SA on the Core Strategy and Site Allocations Plan previously undertaken and noted above and the work undertaken and noted in chapter 5 of the Plan during the preparation of the Neighbourhood Plan (see weblink to Plan page- <http://www.austrey.co.uk/NeighbourhoodPlan>).

If this e-mail has not been received by the appropriate relevant officer it would be appreciated if you can forward the e-mail and its attachments to the relevant officer for their comments/consideration
thanks.

Best regards,

Mike Dittman

Forward planning team

North Warwickshire Borough Council

Appendix 3

COPY OF LETTER FROM ENGLISH HERITAGE TO NWBC DATED NOVEMBER 11, 2014



ENGLISH HERITAGE
WEST MIDLANDS

Mr Mike Dittman
Forward Planning Team
North Warwickshire District Council
The Council House
South Street
Atherstone
Warwickshire
CV9 1DE

Our ref: 1225
Your ref:
Telephone 0121 625 6887
Email

11 November 2014

Dear Sir

AUSTREY NEIGHBOURHOOD PLAN- SEA/HRA ASSESSMENT CONSULTATION

Thank you for the above consultation.

For the purposes of consultations on SEA, English Heritage confines its advice to the question, "Is the Plan or proposal 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 by the LPA in their consultation to us.

On the basis of the information supplied, including that set out in the draft plan, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], English Heritage concurs with the Council that the preparation of a Strategic Environmental Assessment is currently unlikely to be necessary, but we would advise that you ensure that any recommendations from the overarching Sustainability Appraisal are carried through into the Neighbourhood Plan.

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 English Heritage has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at: <http://www.english-heritage.org.uk/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/>.



Appendix 3 continued

COPY OF LETTER FROM ENGLISH HERITAGE TO NWBC DATED NOVEMBER 11, 2014

As regards the HRA Assessment English Heritage does not wish to comment in detail and would defer to Natural England and other statutory consultees, however, we have no adverse comments to make on the report.

I hope this is helpful.

Yours faithfully



Pete Boland
Historic Places Adviser
E-mail: peter.boland@english-heritage.org.uk

Appendix 4

COPY OF LETTER FROM NATURAL ENGLAND TO NWBC DATED NOVEMBER 27, 2014

Date: 27th November 2014
Our ref: 135400 Austrey NP SEA Screening
Your ref:



Mike Dittman - Forward Planning Team,
North Warwickshire Borough Council,
South St, Atherstone,
Warwickshire,
CV9 1DE
By email only: MikeDittman@NorthWarks.gov.uk

Customer Services
Hombeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Mr Dittman,

Austrey Neighbourhood Plan: Strategic Environmental Assessment and Habitats Regulation Assessment Screening

Thank you for your consultation on the above dated the 23rd October 2014.

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.

Strategic Environmental Assessment

Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004. Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance at:

<http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/does-a-neighbourhood-plan-require-a-sustainability-appraisal/>

Natural England welcomes the production of an SEA Screening Report and is satisfied that the Local Planning Authorities conclusion that **an SEA is not required** is appropriate.

Habitat Regulations Assessment

Where a Neighbourhood Plan could potentially lead to significant environmental effects it will be necessary to screen the Plan in relation to the Habitats and Species Regulations (2010), as amended (the 'Habitats Regulations'). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive.

In relation to the Habitats Regulations, a Neighbourhood Plan cannot progress if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out (see Schedule 2, The Neighbourhood Planning (General) Regulations 2012). Therefore measures may need to be incorporated into the Neighbourhood Plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. A screening exercise should be undertaken if there is any doubt about the possible effects of the Plan on European protected sites. This will be particularly important if a Neighbourhood Plan is to progress before a Local Plan has been adopted and/or the Neighbourhood Plan proposes development which has not been assessed and/or included in the

Appendix 4 continued

COPY OF LETTER FROM NATURAL ENGLAND TO NWBC DATED NOVEMBER 27, 2014

Habitats Regulations Assessment for the Local Plan.

Natural England welcomes the consideration given to the Habitats Regulations. We are satisfied that the conclusion of the Local Planning Authority (as competent authority) that there are no likely significant effects on European sites is appropriate, and therefore advise that **further Habitats Regulations Assessment is not required.**

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Jamie Melvin on 2497. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Mr Jamie Melvin
Planning Adviser
South Mercia Team