

Austrey  
Neighbourhood  
Plan  
2014-2029

**Consultation  
Statement**

# CONTENTS

<b>TIMELINE</b> .....	2
 <b>COMMUNITY CONSULTATION</b>	
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
 <b>EXTERNAL STAKEHOLDER CONSULTATION</b>	
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
 <b>LIST OF CONSULTEES</b> .....	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. <b>FEEDBACK RECEIVED.</b>	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. <b>FEEDBACK RECEIVED.</b>	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. <b>FEEDBACK RECEIVED.</b>	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. <b>FEEDBACK RECEIVED.</b>	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. <b>FEEDBACK RECEIVED.</b>	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. <b>FEEDBACK RECEIVED.</b>	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. <b>FEEDBACK RECEIVED.</b>	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. <b>FEEDBACK RECEIVED.</b>	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. <b>FEEDBACK RECEIVED.</b>	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. <b>FEEDBACK RECEIVED</b>	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

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

- 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

**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	<a href="mailto:robert.keith@planningaid.rtpi.org.uk">robert.keith@planningaid.rtpi.org.uk</a>	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)