

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.

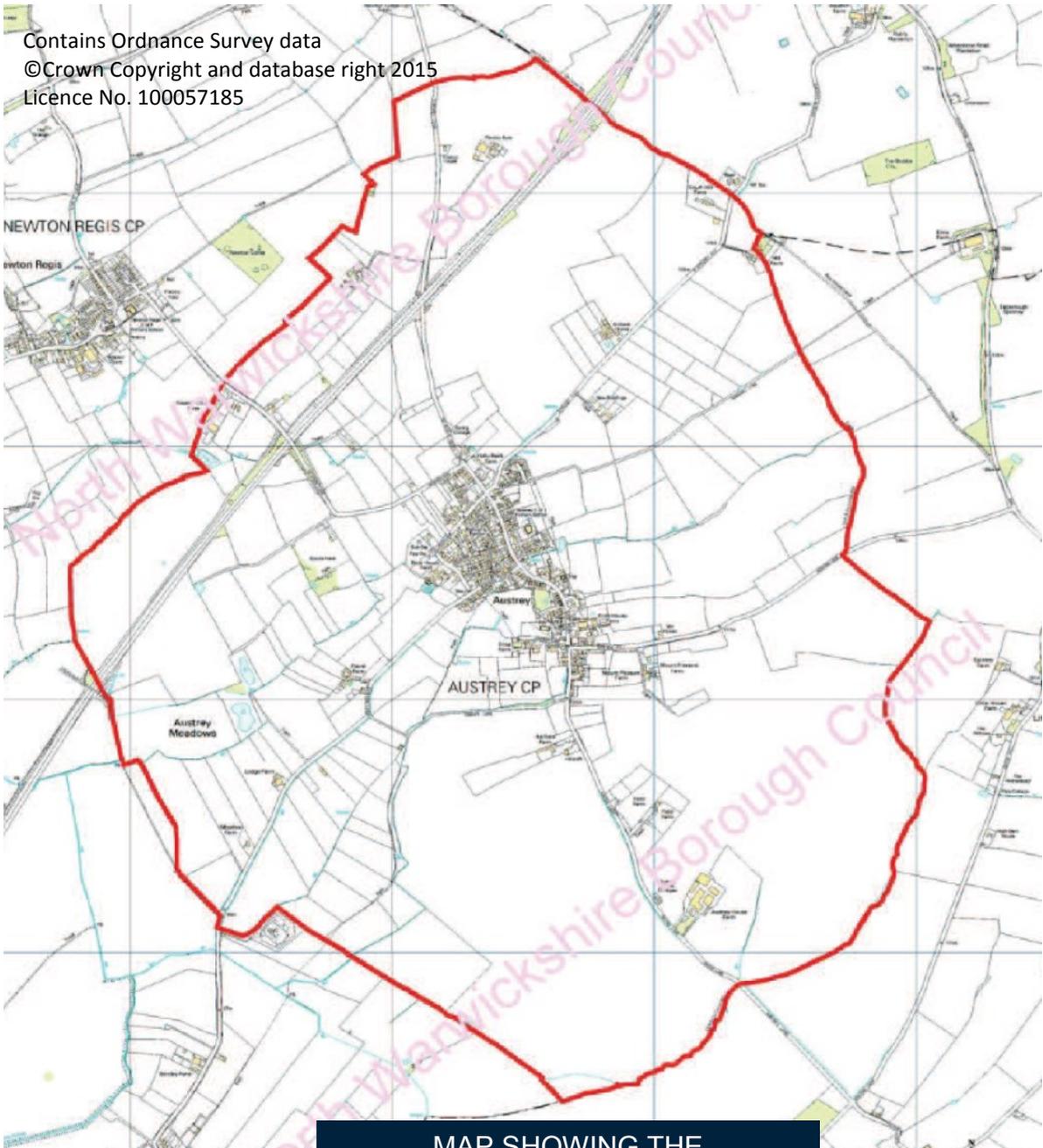
This Plan was developed in order to ensure that Austrey delivers the quota of new housing required by North Warwickshire's Core Strategy in a controlled and sustainable way, and takes into account the needs and wishes of the local community as expressed through an extensive programme of consultation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

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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><b>AP1:</b> 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><b>AP2:</b> 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><b>AP3:</b> 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><b>AP4:</b> 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><b>AP5:</b> 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><b>AP6:</b> 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><b>AP6 ctd:</b></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><b>AP7:</b> 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><b>AP8:</b> 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><b>AP9:</b> 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><b>AP10:</b> 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"> <li>• It relates to small scale development of no more than 10 houses within the plan period</li> </ul>	<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><b>AP10 ctd:</b></p> <ul style="list-style-type: none"> <li>• It relates to an “infill’ site within the settlement boundary</li> <li>• It helps businesses to create local employment without adverse impact on the rural landscape</li> <li>• The proposed site is not adjacent to that of an important listed building or its curtilage</li> <li>• It is within easy walking distance of the village centre and key amenities</li> <li>• It relates to renewable energy projects or new transport links that have no adverse impact on the landscape or residents</li> <li>• It meets the requirements of national and local building standards, and of this Plan</li> </ul>	<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><b>AP11:</b> 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><b>AP12:</b> 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><b>AP13:</b> 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><b>AP1:</b> 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><b>AP2:</b> 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><b>AP3:</b> 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><b>AP4:</b> 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><b>AP5:</b> 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><b>AP6:</b> 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><b>AP7:</b> 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><b>AP8:</b> 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><b>AP9:</b> 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><b>AP9 ctd:</b></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><b>AP10:</b> 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"> <li>• It relates to small scale development of no more than 10 houses within the plan period</li> <li>• It relates to an “infill’ site within the settlement boundary</li> <li>• It helps businesses to create local employment without adverse impact on the rural landscape</li> </ul>	<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><b>AP10 ctd:</b></p> <ul style="list-style-type: none"> <li>• The proposed site is not adjacent to that of an important listed building or its curtilage</li> <li>• It is within easy walking distance of the village centre and key amenities</li> <li>• It relates to renewable energy projects or new transport links that have no adverse impact on the landscape or residents</li> <li>• It meets the requirements of national and local building standards, and of this Plan</li> </ul>	<p>Supports renewable energy projects which have only positive impact.</p>
<p><b>AP11:</b> 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><b>AP12:</b> 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><b>AP13:</b> 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>