

Austrey Local Green Space Assessment Table

Local Green Space	<i>a) in reasonably close proximity to the community</i>	<i>b) demonstrably special</i>	<i>c) local in character</i>	<i>Include in NDP?</i>
Austrey Playing Fields	Easy walking distance from the village, with pavements all the way.	Very special to the village – dog walkers, football teams, annual Bonfire Night fireworks display, Austrey and Newton Regis Schools Gala, children’s playground, and the Annual Memorial football match. The ground is also used by Tamworth FC youth/second team games, for which they pay a small rent and also maintain the pitches. The playing fields also give access to the Hazel Meadows allotments for which there is great demand and a long waiting list.	Large area but fully enclosed by hedges so meets this criterion.	Yes
Bishops Field	‘Heart of the village’ with unique views of the Grade 2 listed St Nicholas Church. Very close to the Grade 2 listed pub and the village shop/PO, used by all.	Links residential areas into open space, links also to new houses on Wulfric Ave and the new village green. Possible archaeological significance. Includes a wood and a stream known locally as ‘the swamp’, with great diversity of wildlife including bats, barn owls, adders, grass snakes, voles, nesting kestrels, and other birds of prey	This is a well defined area with hedge boundaries.	Yes

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		including buzzards. Hugely valuable as a friendly social and exercise space. Dog walkers meet every day, and other walkers use the paths which connect one side of the village to the other, or to connect with other public footpaths through to Cinder Lane and beyond. Held in great affection and hugely valued by the village community. Views to the church in one direction, with sweeping extensive views towards neighbouring Warton Village in the other direction.		
Land behind Holly Bank	Easy walking distance from the village. Adjacent to houses on the east side of the village.	Unparalleled views of the village. Public footpaths provide lovely area for dog walkers and other users alike. Has ridge and furrow features which are historically and agriculturally important.	Enclosed by houses and fences.	Yes
Old Cricket Ground	In the centre of the village, behind Charity House and the Grade 2 listed Baptist Church.	Historic sporting significance, was used for many years by the village cricket teams. Views of the Grade 2 listed Baptist Church, also has public footpath which is very well used.	Is enclosed, and not extensive.	Yes
All green space around Newton Lane, especially area highlighted for HS2	Area not subject to access as belongs to HS2	Not demonstrably special	Extensive	No
Land north of Newton Lane		Not demonstrably special	Extensive	No
All fields surrounding the village		Not demonstrably special	Extensive	No



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Small plot of land at Orchard and Newborough Close	Is proximate to the village, situated to the side of a pedestrian walkway (known as a 'jitty') between Orchard/ Newborough Closes	Ripe for improvement as a Local Green Space with the addition of apple trees to make a small orchard, as suggested in public consultation. Funding for trees has been applied for.	Not extensive, bordered by houses and fences.	Yes
Green space between Warton Lane/Newton Lane and motorway	Not proximate	Not demonstrably special	Extensive	No
Woodlands off Cinder Lane (Fairy Woods)	Very proximate	Very special. Used by generations of walkers, children and village residents with great affection. Known as the Fairy Woods and with views of Bishops Field and the Grade 2 listed St Nicholas Church spire.	Not extensive	Yes
Windmill Hill Lane	Long track, under control of Highways		Extensive	No
Fields NW/SW/NW of the village			Extensive	No
Fields to the right (N/E) of Hollybank	Already in table (see above)			Yes
Fields behind St Nicholas School			Extensive	No
Fields adjacent to The Headlands		Not demonstrably special	Extensive	No
All fields outside the village boundary			Extensive	No
Field behind Glebe Rise	Yes	Not demonstrably special	Not extensive	No
Fields between Mt Pleasant Farm and Glebe Rise		Not demonstrably special	Extensive	No



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Fields behind back gardens on Main Rd, looking up towards Mt Pleasant farm		Not demonstrably special		
Fields on either side of Orton Hill		Not demonstrably special	Extensive	No
Fields to the right of Millview Gardens		Not demonstrably special		No
Field to the E and N of Baptist Church	Already in table as Old Cricket Ground, see above			Yes
Small parcel of land in Bishops Cleeve cul de sac	Yes	Unique situation with unobstructed views towards Grade 2 listed St Nicholas Church, which would be protected, and access to Bishops Field (see above).	Not extensive. Ownership unknown.	Yes
Area around church and pub	Yes	Valuable, but hard to define and no obvious area that would be vulnerable to development. However this area has Grade 2 listed St Nicholas Church and churchyard, also the Grade 2 listed thatched pub, the Bird in Hand.	Extensive, also too vague and not obviously vulnerable to development.	No
Village Green area on Wulfric Ave	Yes	This new addition to the village's open spaces was created in 2021 when new houses were built. Has lovely views and is immediately adjacent to Grade 2 listed St Nicholas Church. Also has extensive sweeping views towards Warton Village and beyond. There is great potential for many village events to be held here.	Not extensive	Yes


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Farm land between Norton Hill and No Mans Heath Lane			Extensive	No




Austrey Neighbourhood Plan Review – Draft Modified Plan 2025 - 2033




Table 1 Justification for Local Green Spaces



<u>Local Green Space</u>	<u>a) reasonably close proximity to the community</u>	<u>b) demonstrably special and holds a particular local significance</u>	<u>c) local in character and not an extensive tract of land</u>
<p>1. Newton Lane Playing Fields (Austrey Playing Fields)</p>  	<p>The playing fields are within easy walking distance from the village, with pavements all the way.</p>	<p>The playing fields have recreational value.</p> <p>The area is very special to the village and is used by dog walkers, football teams, for the annual bonfire, the schools Gala and children use the playground. There is an annual Memorial football match.</p> <p>The area also includes village allotments for which there is great demand and a waiting list.</p>	<p>Area: 0.33ha</p> <p>This is a large area, but it is fully enclosed by hedges and is not an extensive tract of land.</p>
<p>2. Old Cricket Ground</p>	<p>This area is located in the centre of the village, behind Charity House and the Baptist Church.</p>	<p>The Old Cricket Ground has historic significance and recreational value.</p>	<p>Area: 2.24ha.</p> <p>The area is enclosed and is not an extensive tract of land.</p>

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		<p>The Old Cricket Ground has historic sporting significance, and it was used for many years by the village cricket teams.</p> <p>There is also a public footpath which is well used.</p>	
<p>3. Bishops Field</p> 	<p>This is the 'Heart of the Village' It is close to the pub and village shop and is used by all.</p>	<p>Bishops Field has historic significance and recreational value and has richness of wildlife.</p> <p>The area forms part of the setting of the Church of St Nicholas which is a listed building, and offers unique views towards it. There is evidence of earthworks, old drainage systems and ditches.</p> <p>Warwickshire Historic Environment Record (HER) (Information for record number WA8885) notes: '<i>Earthworks in a field to the north of St Nicholas's Church could be the remains of</i></p>	<p>Area: 2.18ha.</p> <p>This is a well-defined area with hedge boundaries.</p>

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		<p><i>Medieval settlement indicating contraction or shifting in the village topology.'</i></p> <p>Bishops Field has recreational value as it provides the residential areas with accessible open space and links the older part of the village to the new houses on Wulfric Avenue and the new Village Green. It is hugely valuable as a friendly social and exercise space: dog walkers meet every day and other walkers use the paths which connect one side of the village to the other, or to connect with other public footpaths through to Cinder Lane and beyond. It is held in great affection and hugely valued by the village community.</p> <p>Bishops Field includes a wood, hedgerows and a stream and it supports a great diversity of wildlife including bats and barn owls.</p>	
4. Land behind Hollybank	This area is within easy walking distance from the village. It is adjacent to houses on the east side of the village.	<p>The area has historic significance and recreational value.</p> <p>The land behind Hollybank offers unparalleled views of the village. The public footpaths provide a lovely area for dog walkers and other users alike.</p>	<p>Area: 0.5ha.</p> <p>This area is enclosed by houses and fences.</p>

<u>Local Green Space</u>	<u>a) reasonably close proximity to the community</u>	<u>b) demonstrably special and holds a particular local significance</u>	<u>c) local in character and not an extensive tract of land</u>
		<p>The area has ridge and furrow features which are historically important.</p>	
<p>5. Austrey Community Orchard</p>  	<p>This small area is in close proximity to the village community.</p>	<p>The area provides a small tranquil open space close to houses.</p> <p>This area is now the Austrey Community Orchard, following suggestions from the village during consultation and successful application for funding from the King's Coronation Fund. Community events are now planned in addition to volunteer gardening at the site – see Design for Austrey Community Orchard below.</p>	<p>Area: 0.03ha.</p> <p>The area is local in character and is not extensive. It is bordered by houses and fences.</p>
<p>6. Woodlands off Cinder Lane (Fairy Woods)</p>	<p>This small area is in close proximity to the village community.</p>	<p>The woodlands have recreational value.</p>	<p>Area: 0.27ha.</p>

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		<p>The area is very special and is used by different generations of walkers, children, village residents with great affection.</p>	<p>It is local in character and not an extensive tract of land.</p>
<p>7. Small parcel of land in Bishops Cleeve cul-de-sac</p>  	<p>This small area is in close proximity to the village community.</p>	<p>The area has recreational value as a small informal open space.</p> <p>It provides unique and unobstructed views towards the church, which would be protected.</p>	<p>Area: 0.01ha.</p> <p>The area is local in character and is a small parcel of land.</p>
<p>8. Wulfric Avenue Village Green</p>	<p>This area lies very close to the Church and Bishop's Field and is</p>	<p>The area has recreational value as a small informal open space.</p>	<p>Area: 0.02ha</p>

<u>Local Green Space</u>	<u>a) reasonably close proximity to the community</u>	<u>b) demonstrably special and holds a particular local significance</u>	<u>c) local in character and not an extensive tract of land</u>
	<p>part of the new development at Wulfric Avenue, Access is from Wulfric Avenue, or from Church Lane.</p>	<p>This new addition to the village's open spaces was created in 2021 when new houses were built. It is immediately adjacent to Grade II listed St Nicholas Church and forms part of the open setting around this historic landmark and has lovely views.</p> <p>It also has extensive sweeping views towards Warton Village and beyond.</p> <p>This area offers the potential for Village wide events such as a Fete or other community events, and provides recreational space which is unique in the area.</p>	<p>This area is not extensive, and is local in character, being closely located to the church, pub and shop as well as accessed from Wulfric Avenue.</p>
<p>9. Wulfric Avenue Play Area</p> 	<p>This small play area is immediately adjacent to the village green.</p>	<p>The area has recreational value as a small play area and open space.</p> <p>This playground is especially valuable as it is the only play area at this end of the village and is adjacent to the new development on Wulfric Avenue where lots of young families have settled.</p>	<p>Area: 0.01 acres – too small to measure in hectares</p> <p>This area is not extensive and is local in character, being immediately adjacent to the village green.</p>



Dear Landowner

Austrey Neighbourhood Plan Review - Local Green Spaces

As you may be aware, Austrey Parish Council is reviewing the former made Neighbourhood Development Plan (NDP). The Modified Plan will be a statutory planning document and, once made (adopted), will replace the former made Plan and used in the determination of planning applications by North Warwickshire Borough Council. The Draft Modified Plan will continue to have a strong focus on protecting and enhancing the natural and built environment of the Parish.

Work on the Draft Plan Review has been progressing and is being led by a steering group of Parish Councillors and local residents. In May 2023 the steering group held a launch event and informal consultation which included asking residents about open spaces and features of local landscape character which they value in Austrey.

The Plan Review process includes consideration of the 4 areas which formed a 'green ring' around the village in the made Austrey Neighbourhood Plan (<https://www.austrey.co.uk/copy-of-neighbourhood-plan>) and other areas suggested by residents in response to the informal consultation in May.

The National Planning Policy Framework (NPPF) September 2023 allows local communities to protect from development important small-scale open spaces which have a particular significance. These are called 'Local Green Spaces'.

In order to qualify for such protection, Local Green Spaces have to comply with a set of criteria set out in the NPPF. Paragraph 102 of the NPPF explains the criteria which have to be met:

'The Local Green Space designation should only be used where the green space is:
a) in reasonably close proximity to the community it serves;
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
c) local in character and is not an extensive tract of land.'

Paragraph 103 goes on to say *'Policies for managing development within a Local Green Space should be consistent with those for Green Belts.'*

The steering group has assessed each of the proposed Local Green Spaces against these criteria and those that are considered to meet the NPPF criteria are:

1. Newton Lane Playing Fields
2. Old Cricket Ground
3. Bishops Field
4. Land behind Hollybank Estate

5. Austrey Community Orchard
6. Woodland off Cinder Lane (Fairy Woods)
7. Small parcel of land in Bishops Cleeve cul-de-sac
8. Wulfric Avenue Village Green
9. Wulfric Avenue Playground

The Assessment Table can be found on the Parish Council website under Planning/NDP 2022-2025/Local Green Space Assessment Table.

As a landowner of one or more of these areas, the Parish Council is inviting you to respond with any comments by January 31st 2025, before the list is finalised in the Draft Modified Plan.

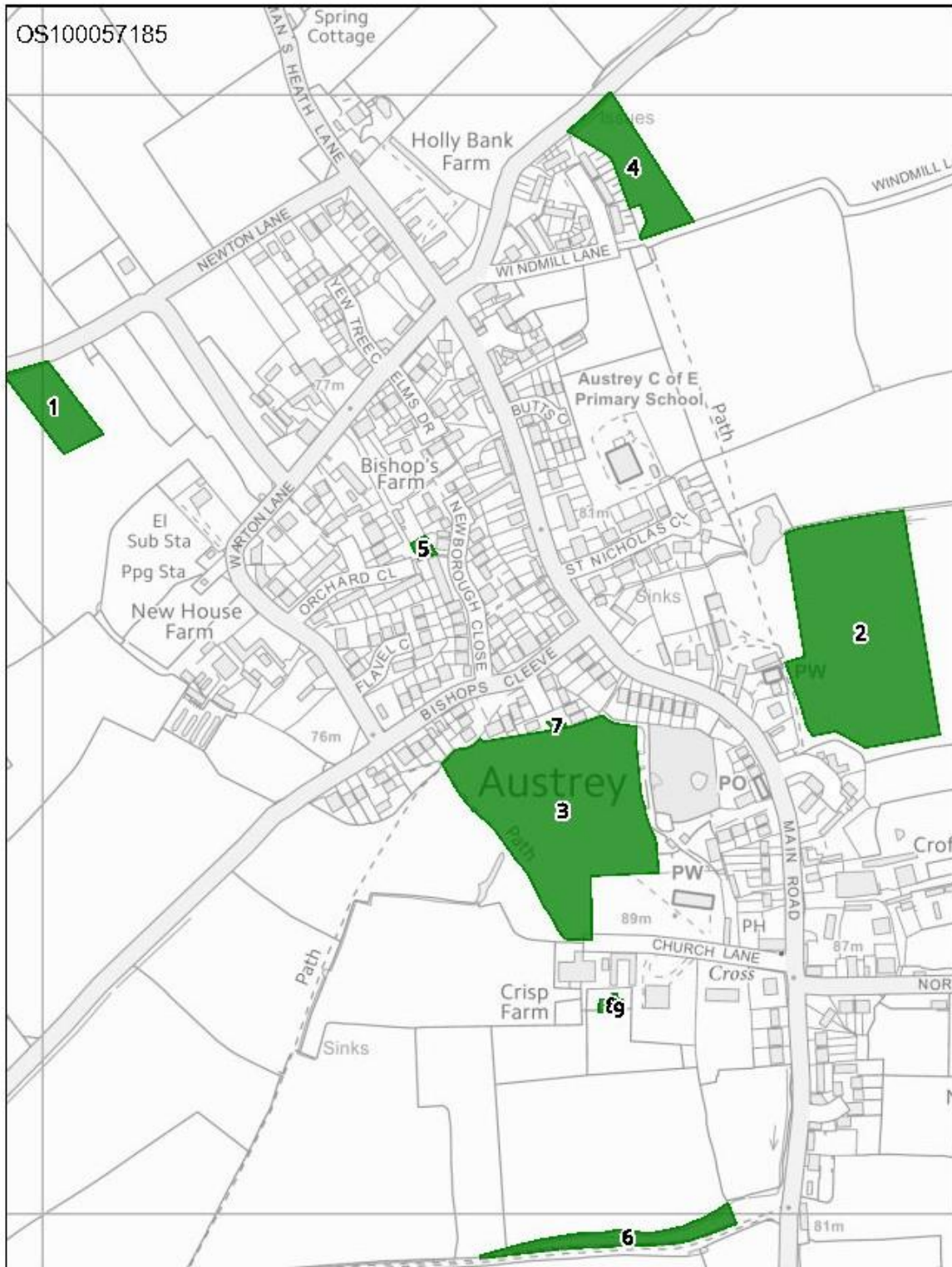
It is hoped that the Draft Plan will be completed and published for 6 weeks' formal consultation early in 2025.

Yours faithfully,

Lynsey Treadwell
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or c/o 71 Warton Lane, Austrey CV9 3EJ

Local Green Space



Local Green Space 8 & 9

