

Agenda Item No 6

Planning and Development Board

11 July 2016

Planning Applications

Report of the Head of Development Control

1 Subject

1.1 Town and Country Planning Act 1990 – applications presented for determination.

2 Purpose of Report

2.1 This report presents for the Board decision, a number of planning, listed building, advertisement, proposals, together with proposals for the works to, or the felling of trees covered by a Preservation Order and other miscellaneous items.

2.2 Minerals and Waste applications are determined by the County Council. Developments by Government Bodies and Statutory Undertakers are also determined by others. The recommendations in these cases are consultation responses to those bodies.

2.3 The proposals presented for decision are set out in the index at the front of the attached report.

2.4 Significant Applications are presented first, followed in succession by General Development Applications; the Council's own development proposals; and finally Minerals and Waste Disposal Applications. .

3 Implications

3.1 Should there be any implications in respect of:

Finance; Crime and Disorder; Sustainability; Human Rights Act; or other relevant legislation, associated with a particular application then that issue will be covered either in the body of the report, or if raised at the meeting, in discussion.

4 Site Visits

4.1 Members are encouraged to view sites in advance of the Board Meeting. Most can be seen from public land. They should however not enter private land. If they would like to see the plans whilst on site, then they should always contact the Case Officer who will accompany them. Formal site visits can only be agreed by the Board and reasons for the request for such a visit need to be given.

4.2 Members are reminded of the "Planning Protocol for Members and Officers dealing with Planning Matters", in respect of Site Visits, whether they see a site alone, or as part of a Board visit.

5 **Availability**

- 5.1 The report is made available to press and public at least five working days before the meeting is held in accordance with statutory requirements. It is also possible to view the papers on the Council's web site: www.northwarks.gov.uk.
- 5.2 The next meeting at which planning applications will be considered following this meeting, is due to be held on Monday, 8 August 2016 at 6.30pm in the Council Chamber at the Council House.

6 **Public Speaking**

- 6.1 Information relating to public speaking at Planning and Development Board meetings can be found at: www.northwarks.gov.uk/downloads/file/4037/.
- 6.2 If you wish to speak at a meeting of the Planning and Development Board, you may either:
- e-mail democraticservices@northwarks.gov.uk;
 - telephone (01827) 719222; or
 - write to the Democratic Services Section, The Council House, South Street, Atherstone, Warwickshire, CV9 1DE enclosing a completed form.

General Development Applications

(1) Application No: PAP/2015/0253

Land North Of, Eastlang Road, Fillongley,

Residential development comprising of 27 no: affordable 2, 3 and 4 bedroom houses and 2 bedroom bungalows including associated highways, external works, landscaping and boundary treatments, for

Mr James Cassidy - Cassidy Group UK

Introduction

The receipt of this application was referred to the Board for information in February. A copy of that report is attached at Appendix A for convenience. It describes the site and the proposal as submitted along with summarising its supporting documentation. Relevant Development Plan policies are also included.

As outlined in the February report, if the Council considers that the proposed development here is inappropriate development, but is still minded to support the scheme because it considers that there are material planning considerations of such weight that amount to the very special circumstances sufficient to outweigh the harm caused by that inappropriateness, then the case will need referral to the Secretary of State under the 2009 Direction. If the Board finds the proposal to be inappropriate development, but resolves to refuse, then no referral is necessary. If the Board finds the development to be appropriate development and resolves to support it, then again no referral is necessary.

The Proposals

The previous report outlined the substance of the proposals. The applicant has been asked to set out his argument for the change in the proposal from the case that was dismissed at appeal in October 2015. That proposal was for 27 dwellings, 21 of which would be affordable and 6 open market properties. The current proposal is for 27 affordable units. The applicant acknowledges that no further housing needs survey has been undertaken since June 2014, but he advises that he is giving weight to the Council's own housing list requirements of November 2015. He refers to this in his supporting Planning Statement – reproduced here at Appendix B. He argues that this provides evidence of the quantum, the tenure split and the size of the accommodation required. He argues that this supplements and supports the conclusions of the earlier surveys.

In terms of delivering the proposal he says that the development would be constructed by the Cassidy Group on behalf of a Housing Association approved by the Council. The Association would ensure that the dwellings were maintained as affordable and in perpetuity together with them being occupied through a locality clause in favour of people with local connections. This would be the subject of a Section 106 Agreement.

The maintenance of the public open space throughout the development and the balancing pond would be undertaken by through a residents' management agreement.

Background

As members are aware the recent appeal decision is a material planning consideration in this case. A copy of that decision is included as one of the Appendices in Appendix A to this report. Advice on the weight to be given to that decision will be highlighted in the report below.

Consultations

Warwickshire County Council as Highway Authority –No objection subject to standard conditions

Warwickshire County Council as Lead Local Flood Authority – The Authority has verbally confirmed that it has no objection subject to conditions. The Board will be brought up to date at the meeting.

Severn Trent Water Ltd - No objection subject to a standard condition

Warwickshire County Council (Public Footpaths) – No objection

Warwickshire Museum – No objection subject to a standard condition

Warwickshire Fire Services - No objection subject to a standard condition

Environmental Health Officer – No objection

National Grid – No objection

AD (Housing) – Confirms that the figures quoted in the report are correct and that all of the contacts have been verified and fully assessed.

The Council's Landscape Manager – Given that there is open amenity and recreational space adjoining this site the Council would not be recommended to maintain the on-site proposed provision.

Representations

Fourteen objections have been received along with two representations and the grounds referred to include:

- This is Green Belt land
- There is no need for additional housing
- The adverse impact on the junction of the road with Coventry Road
- The existing drainage infrastructure doesn't have the capacity
- Lack of local facilities and inadequate facilities
- The School is full
- Not in keeping with the village
- The local community is not in support despite the applicant's claims
- Increased traffic on Eastlang Road with significant existing on-street car parking

- There are vacant properties in the village
- Non-compliance with National Planning Policy and the Development Plan
- There is uncertainty about the housing evidence base
- The recent refusal reasons are not overcome
- Infringement of privacy
- There are brown field sites in the village
- Concern about the maintenance of the balancing pond.

The Fillongley Parish Council has objected. Its objection is attached in full at Appendix C. In summary the general themes running through the letter are that it considers that the housing evidence base is not trustworthy and should only be given limited weight; no weight should be given to the pre-application consultation carried out by the applicant and that there are a number of factual errors and inconsistencies in the applicant's documentation. In short the Council does not consider that the case for the development has been made and thus Green Belt land should not be developed and the recent appeal decision upheld.

Observations

There are a number of issues to deal with here. It is first proposed to look at the main planning policy matter – that of the Green Belt, before exploring the other considerations. In doing so there are several stages to follow. It is not a matter of saying that there is an automatic refusal because new development is being proposed here. These stages are set out in the National Planning Policy Framework 2012 – (the “NPPF”).

a) The Green Belt

i) Appropriate or Not Appropriate Development

The site is in the Green Belt. Members will be fully aware that the first step is for the Board to establish whether the proposed development is appropriate or not appropriate development in the Green Belt. The NPPF states that the erection of new buildings in the Green Belt is not appropriate development. Therefore this proposal is not appropriate development. It is thus by definition harmful to the Green Belt and as a consequence there is a presumption of refusal. However this does not automatically translate into an actual refusal, as the NPPF contains a number of exceptions whereby the erection of new buildings can be treated as appropriate development. It is thus necessary to assess the application against any of these exceptions that might be relevant.

Only one of these exceptions would apply to this proposal, namely that of when development is, “limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan”. It should be noted that the exception here contains two elements – limited infilling and secondly, limited affordable housing. Either might therefore apply.

ii) The Exception – Infilling

It is not agreed that the proposal represents limited infilling in a village. The site is outside of the development boundary as defined by the Development Plan and is thus outside of the village not within it. Moreover the development is not “limited”. It amounts

to 27 new houses and bungalows throughout a 1.3 hectare site. Additionally there would still be open land around two of its three sides if it were developed. It should more properly be described by fact and by degree as an extension to the village. This part of the exception is not therefore satisfied. This conclusion is given added weight by the recent appeal decision letter – paragraph 6 – where the Inspector concludes that the site “is located within the countryside”.

iii) The Exception – Housing Needs

The second part of the definition is however applicable here. The applicant is arguing that the proposal is wholly for affordable housing; that it is for community needs as evidenced from the Housing Needs Surveys and the Council’s Waiting List data and that the development is limited as it reflects just that need and no other. There is weight to his argument. The issue here is whether that weight fully amounts to the terms of the exception being satisfied.

There are several aspects to the wording of this exception, but they are all subject to “policies set out in the Local Plan”. This is the starting point. There are two relevant policies. Firstly NW2 of the Core Strategy says that in relation to housing growth in general that this should be directed to named settlements. In respect of sites outside of these settlements then affordable housing will be permitted but “only where there is a proven local need; it is small in scale and is located adjacent to a village”. This application site is adjacent to the village. The “proven local need” and “small in scale” conditions will be looked later. The second relevant policy is NW5 of the Core Strategy which directly refers to affordable housing. This allows for small scale affordable housing schemes outside of development boundaries providing that there is a proven local need and that important environmental assets are not compromised. The conditions here are similar to those in policy NW2. It is considered that in overall terms, neither of these policies would in principle stand in the way of this proposal satisfying the terms of this exception. The conditions need to be explored further, but they at the outset do add weight to the applicant’s case. Moreover as there have been no planning applications submitted for affordable housing inside the development boundary of the village there appears to be little prospect of such provision coming forward soon to meet any such need. This again adds weight to the applicant’s case. However the key issues in establishing the matter of whether the exception is fully satisfied are to do with the evidence base for showing a “proven” local need for this amount and type of affordable housing provision; that the proposal is small in scale and that environmental considerations are not compromised. These will now be explored further.

The applicant is basing his case on the cumulative evidence base of the 2009 Housing Needs Survey; the two 2014 Surveys and the current Council’s Waiting List. In summary, the earliest identified a need for ten dwellings comprising both rented and shared ownership units. The January 2014 survey also identified a need for ten units based on respondents who left contact details. A “potential need” was also identified, although this could not be verified as respondents did not leave contact details. Due to the size of this “potential need” a further survey was undertaken with the appeal site identified as a possible site. The applicant delivered the survey forms although responses were sent to the Council’s Housing Officers. This resulted in over 40 respondents leaving details and the Housing officers translated this in June 2014 to there being a need for 27 new homes. The Council’s own Waiting List of late 2015 has 17 cases looking for provision in Fillongley.

The Parish Council and several of the objectors have issues with this evidence base. They doubt the robustness of the second 2014 survey in particular and also query the current Housing List of November 2015. In summary it is said that the evidence does not provide the “proven local need” required by Core Strategy policy NW5. It is thus necessary to explore this criticism.

Firstly, the Parish says that some households did not receive questionnaires at the time of the second 2014 survey. It is accepted that this might well have been the case, but the key factor is that the Parish Council has not provided evidence, or indeed has there been a case from objectors, that this amounted to a substantial omission which would have invalidated the overall conclusions. Members are directed to the findings of the first 2014 survey which gave rise to an explicit need for ten units but that up to a further 40 contacts were unknown. If those 40 were then identified, it would be likely that the figure of ten would increase. This is what happened in the second survey. Housing Officers were able to contact individual people and to discuss housing need, resulting in an explicit increased need for 27 units. If there were serious delivery omissions, the second survey would have been unlikely to show that explicit increase which was only generally recorded with the first 2014 survey.

Secondly, the Parish Council is concerned that questionnaires were freely available at the 2014 public consultation event and that there might therefore be “double counting” in the final returns in that some people may have filled out more than one form, or that the figures might be exaggerated because people just accepted a form. It is acknowledged that some households may have filled out more than one form, but again there is no evidence from the Parish Council to suggest that this was of such a scale to invalidate the overall findings. Moreover there is one other fundamental reason. All of the returns with contact details were followed through by the Councils’ housing officers. Double counting would thus have been spotted and avoided and any claims of little substance would have been dismissed. Moreover it is the nature of housing need that sometimes it is the case that there are two different “needs” arising in the same household – parents wishing to move to a bungalow and younger adults wanting a smaller dwelling than that of their parents.

Thirdly, there is concern that the second 2014 survey forms were delivered by the applicant. This is true but the circulation was overseen by Housing Officers. Referring back to the first point above – there is no evidence that there were substantial omissions and secondly that all residents had further opportunities to request forms because of the later public consultation event held in the village if they felt that had been “missed”.

Fourthly, there is concern that there are already vacant Council properties in the village that could be used. These properties in short do not match the nature and type of all of the housing needs arising from the survey. Housing Officers would not allocate property that doesn’t match housing needs. As can be seen from the surveys the need in Fillongley is not necessarily for rented accommodation and that cannot be met by the Council’s own stock. The Housing Needs Surveys address overall housing needs – low cost home ownership as well as rented accommodation.

Fifthly, there is concern that by referencing the application site in the second survey, there was a presumption that a planning permission would be forthcoming regardless of the Green Belt designation. However the whole focus of the questions in that survey was to do with “need”. The one question about the site asks whether the application site is a “suitable location” to accommodate identified housing needs. There is no reference

to the Green Belt. In other words the survey was a housing survey not a planning policy survey and does not pre-empt an approval. This is perhaps best answered by the response to the question referred to above. 57% said it was a suitable site and 43% said not. In other words there was still a strong degree of opposition to the site, thus not lending weight to the Parish Council's view.

These five matters reflect the Parish Council's concerns about the weight to be attributed to the housing needs evidence base. Whilst they repeat the case made at the time of the last application they still remain valid with the current case as the applicant has not undertaken a further Housing Needs Survey. However from the responses to these concerns as set out above, officers do not consider either individually or collectively, that they are of sufficient weight to defend a refusal based on there being no "proven local need". This is because these concerns were considered in full by the Inspector dealing with the recent appeal following the refusal of the last case.

The reason for the refusal of the application in April 2015 was that there was no trustworthy proven local need and thus the proposal was inappropriate development not meeting the NPPF exception the subject of this section of the report. The Parish Council forwarded its full case to the Inspector dealing with the appeal. That case contained much of the content of the current objection either within the letter or its accompanying appendices – Appendix C. The Inspector acknowledged that the "validity" of the most recent survey was called into question because it was said to "lack independence" and because of the identification of a specific site raising "expectations". The Inspector was thus fully aware of the case for this argument. However the conclusion was that it was the Council who contacted the respondents of the survey in order to establish the housing need and that the Council had already accepted a similar developer partnership elsewhere in the Borough. The Inspector's conclusion was that there was "no reason to doubt that the findings of the most recent survey lack independence". It was found that the results "confirm the potential need that was identified within the January 2014 survey". The overall conclusion was that, "on the basis of the evidence before me, I am satisfied that it has been demonstrated that there is a local community need for affordable housing in the area". It is not considered that the Parish Council or the objectors to the current proposal have shown on the balance of probability, that the Inspector's conclusions are misplaced. As such the independent conclusion found by the Inspector adds significant weight to the applicant's case.

The applicant acknowledges that the July 2014 survey has not been updated or a new one commissioned. In order therefore to strengthen his case by bringing it up to date, he has chosen to supplement his case by using current data held by the Council itself. In this respect he refers to the Housing Officers data base which now shows a requirement for 32 dwellings. Additionally he refers to the Council's own Housing Waiting List data which shows 17 applicants – Appendix B.

The Parish Council and objectors are also concerned about this supplementary information. The Parish Council says that it was not aware of how and when the figure of 32 has been arrived at given that the last application was for 27. Additionally the waiting list data has only one Fillongley resident on it, yet the need is said to be for 17.

In respect of the first matter then Housing Officers have confirmed that since the last Housing Needs Survey they have been contacted by other residents who did not make contact originally and that following the same assessment procedure as undertaken for that last survey, the numbers can be said to have increased.

Housing Officers advise that there are indeed 17 applicants wishing to be accommodated in Council housing in Fillongley – 16 of whom live in the Borough. All of these have been assessed by Housing Officers as being in need.

Whilst the Parish Council has correctly raised questions on this supplementary information, it is not considered that there is sufficient cause here for it to weaken the support that it lends to the 2014 survey results. The reason for this is best given in response to a further question by the Parish Council. It has asked the question of just what is “housing need” and how is it assessed? Members are fully aware of the Council manages a waiting list for its own stock – the waiting list. This stock is socially rented accommodation of different types. To be on this list applicants have to undergo a rigorous process which is to establish their needs and individual situation. This process is set out in the Council’s Lettings Policy. However as Members are aware housing needs are much wider than this. In particular people may seek private rented accommodation and increasingly others are seeking low cost home ownership options and starter homes. It is the purpose of the Housing Needs Surveys to obtain information on these wider and more general needs. The responses from these Surveys are then verified and tested by the Council’s own professional housing officers. In planning terms the NPPF defines affordable housing as “ Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market“. Hence it can be seen why the results from the Housing Needs Surveys are given significant weight as they address the wider definition set out in the NPPF. Significantly too that definition refers to “eligible households”. This is precisely why the Board should have confidence in the conclusions from the surveys as that eligibility has been assessed by professional housing officers. All of the evidence submitted by the applicant to support his case has again been verified by those officers. This point was given substantial weight by the Inspector in the recent appeal.

The Board therefore is now asked to consider all of the evidence that it has before it in order to conclude whether or not the current proposals amount to “limited affordable housing for local community needs” and thus whether the terms of the NPPF exception are satisfied. It is considered that it does. There are several reasons for this.

Firstly, significant weight is to be given above to the findings of the Inspector that the evidence base was sound. This was an independent assessment of the robustness of the housing needs surveys against the challenges made by the very thorough case made by the Parish Council and the Borough Council in its refusal.

Secondly, Housing Officers confirm that there has been no reduction in the size or nature of that housing need since the refusal, indeed it has increased.

Thirdly as explained above, affordable housing provision has to be treated in the context of the NPPF. The definition therein was set out above. It is a wider definition than just social rented accommodation. This is why the figures arising from the 2014 housing surveys are greater than that of the Council’s own waiting list – they include those needing low cost ownership tenures. Indeed as an aside, Members will be aware of the current Government proposals to add “starter homes” to the NPPF definition.

Fourthly the applicant has elected not to increase the number of dwellings on this site to reflect the additional numbers as set out above but rather to retain the 27 that was the subject of the previous application and appeal decision.

It is therefore concluded that there is sufficient weight here to confirm that the evidence base is sound and that as a consequence the proposals do satisfy the NPPF exception.

Member's attention is now drawn to the delivery of the proposals. In other words if a planning permission is granted here, it should solely be for the identified need and that it should not follow that any subsequent application for non-affordable housing provision would benefit from the permission. It after all satisfies one of the exceptions set out in Green Belt policy. Members are familiar with Section 106 Agreements and this is the proper course to adopt here.

iv) The Exception – Other Matters

Turning now to the second condition it is necessary to look at whether the proposed development would be small in scale. There is no guidance in the NPPF as to the comparator to be used here to assess "small". In terms of the % increase in houses within the Parish of Fillongley then this would be around 4%. This is considered to be "small". Interestingly, the Inspector in considering the recent planning appeal did not directly address it, as she considered that as her central conclusion was that there was a proven local need and thus it had to be accommodated. In other words the weight lay with the delivery of that provision. There is no reference in the appeal letter indicating that the dismissal was due to the proposal not being "small in scale". As the number of proposed houses has not increased since that appeal decision, that conclusion should remain as being a material consideration of significant weight.

The final condition concerning environmental considerations will be dealt with in the next section as this really relates to whether there would be "other harm" arising from the proposal. However its conclusion is that there would not be.

At this stage therefore in this report, the conclusion is that the proposal is appropriate development in the Green Belt.

b) Other Harm

The Board still has to consider whether the development as proposed would cause "other harm" in the terms of the NPPF which might be of sufficient weight to override the conclusion on the appropriateness of the development as reached above. Also, Policy NW5 of the Core Strategy as outlined above included reference to important environmental considerations not being compromised. These matters can be dealt with together as set out in the following paragraphs.

i) Highway Issues

The County Council as Highway Authority has been consulted. It has no objection in principle and following the receipt an amended layout, is satisfied that its space and engineering standards can be achieved. This is not surprising given that it did not object to the previous case. The main highway concern as expressed by the objections is the capacity and adequacy of Eastlang Road itself. This is due to both its width but also to existing on-street car parking. These matters were drawn to the attention of the Highway Authority and visits were made at different times of the day. However that Authority does not wish to alter its view. It says that the junction of Eastlang Road and Coventry Road meets standards; that traffic speeds in Eastlang Road are low, that on-street car parking does not affect flow – accepting that it might be interrupted from time to time - that traffic generation will not be significant and that parking provision is at

200%. The County Councils position as the statutory highway authority carries substantial weight here. In this respect the Inspector in dealing with this issue, noted that there were no “technical objections to the scheme”. This situation has not changed with the current application. A highway reason for refusal now would thus be likely to find no support at a second appeal.

ii) Drainage

The County Council as Local Lead Authority has confirmed verbally that there is no objection as the proposals include on-site attenuation measures. A written response is expected at the time of this meeting. That Authority is very aware of the flooding issues in the village and is actively involved with the community and all of the other relevant Agencies through the Fillongley Flood Group. The fact that it has not objected is significant, as the technical expertise behind that conclusion is based on local detailed knowledge and understanding.

Severn Trent Water has not objected continuing its position as set out in the earlier application. As expressed above Severn Trent has been pressed on this issue given the on-going concerns in the village as raised through the Flood Group. It maintains its position asking to see details by way of condition for the disposal of foul water from the site.

These responses carry significant weight as they are from statutory agencies both of whom are heavily involved with the local community through the local Flood Group. In other words they understand the local situation. Moreover the conditions as they recommend are pre-commencement conditions such that no work can start on site until the details are approved.

iii) Sustainability

Whilst there has been some criticism of the appellant’s description of local facilities and services, the overall thrust of his argument is supported. This is a sustainable development located on the edge of the village but close to the centre of the village. It is agreed that there is not the range of services available here as there were a few years ago but the School, church, recreational facilities, garage, public houses and bus services remain. Additional development should enhance their viability and improve the likelihood of the shop re-opening. It is noticeable that there has been no objection from the Education Authority or other service providers. This reflects the conclusion too of the Inspector from the appeal where it is said that, “the proximity of the site to local services and facilities, including the recreation ground weighs in the scheme’s favour and attracts moderate weight”.

iv) Design and Appearance

The design and appearance of the development reflects a rural character and there is a general perception of low density and low rise development. The buildings are sufficiently distant from existing residential property to not lead to a material adverse impact on amenity through overlooking, loss of light or loss of privacy. There is very little difference between this scheme and that refused earlier and that refusal was not founded on design matters.

v) Other Impacts

No other matters were raised at the time of the last application and the appeal decision too does not raise any such matter.

c) Other Matters

The applicant's pre-application consultation event has drawn some criticism from the local community either in respect of the questions asked or the validity of the subsequent analysis. It is not considered that any weight should be given to either position here. The Board's consideration of the application should rest on its assessment against Development Plan policy with the benefit of consultation responses and the actual representations submitted following submission of the application as recorded in the background papers to this report.

d) Conclusions

This assessment therefore concludes that the proposed development is appropriate development in the Green Belt and that there is no other adverse impact. As a consequence there is not a requirement to refer the matter to the Secretary of State under the 2009 Direction. If members are to conclude that the proposed development is not appropriate development then it should explicitly give reasons for that conclusion and identify the evidence for those reasons. In consideration of this, Members are asked to assess their reasons against the findings set out in the recent appeal decision.

Recommendation

That planning permission be **GRANTED** subject to the following conditions and any others as recommended by the Lead Local Flood Authority:

Standard Conditions

1. Standard Three year condition
2. Standard Plan Numbers condition – 7006/01A; 7006/18A and 6662/52H

Defining Condition

3. No development shall commence on site until such time as the measures to be implemented to ensure that all of the dwellings hereby approved are affordable houses in line with the type of house and tenure as shown on the approved plan; that they remain affordable in perpetuity and that the measures include a locality clause, have first been submitted to and approved in writing by the Local Planning Authority. Only the approved measures shall then be implemented on site and these shall remain in force in perpetuity.

REASON

In order to meet the requirements of the Development Plan and to ensure that the development remains as appropriate development within the Green Belt.

Pre-Commencement Conditions

4. No development shall commence on site until such time as drainage plans for the disposal of surface and foul water have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall then be implemented on site.

REASON

In order to reduce the risks of pollution and flooding

5. No work shall commence on site until a Phase 1 intrusive site investigation has been undertaken and the findings from that work have been submitted in writing to the Local Planning Authority. The findings shall also include measures to mitigate any contamination found as part of the investigation.

REASON

In the interests of reducing the risk of pollution

6. No work shall commence on site until such time as any remediation and mitigation measures as may be approved under condition (5) above have first been completed to the written satisfaction of the Local Planning Authority through the submission of a written Verification Report. Development shall only proceed after written confirmation from the Local Planning Authority that the Verification Report is accepted.

REASON

In the interests of reducing the risk of pollution.

7. In the event of contamination being found on site during construction which was not identified in the survey required in condition (5), all work shall cease and then only re-commence when agreed in writing by the Local Planning Authority

REASON

In the interests of reducing the risk of pollution

8. No work shall commence on site until such time as a protocol has been submitted to and approved in writing for the management, during the construction period, of the run-off from the site into the unnamed water course running along the length of the northern boundary to the site, in order that this does not become a source of pollution to the water course. The protocol so approved shall remain in force until construction is complete.

REASON

In the interests of reducing the risk of pollution

9. No development shall commence on the construction of any dwelling hereby approved until such time as details of the source of imported materials for the development have first been submitted to and approved in writing by the Local Planning Authority. Only soils so approved shall then be used on site.

REASON

In the interests of reducing the risk of pollution

10. No development shall commence on site until such time as detailed designs of the outfall pipe to the water course running along the north boundary of the site, from the balancing pond have first been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall then be implemented on site.

REASON

In the interests of reducing the risk of flooding.

11. No development shall commence on site until such time as full details of the maintenance regime for the balancing pond and its associated pipe-work and outfall together with the areas of open space shown on the approved plan have first been submitted to and approved in writing by the Local Planning Authority. The maintenance regime thus approved shall remain in force at all times.

REASON

In the interests of reducing the risk of flooding

12. No development shall commence on site until details of the boundary between the water course along the northern boundary and the proposed dwellings that back onto it have first been submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of reducing the risk of flooding

13. No development shall commence on site until such time as full landscaping details together with the measures to be introduced to enhance bio-diversity on the site, have first been submitted to and approved in writing by the Local Planning Authority. Only the approved measures shall then be implemented on site

REASON

In the interests of the visual amenities of the area

14. No development shall commence on site until full details of the facing, roofing and surface materials to be used on site have first been submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall then be used.

REASON

In the interests of the visual amenities of the area.

15. No development shall commence on site until full details of the provision for adequate water supplies and fire hydrants necessary for fire-fighting purposes has first been submitted to and approved in writing by the Local Planning Authority. Only the approved measures shall then the provided on site.

REASON

In the interests of fire safety

Pre-Occupation Conditions

16. No dwelling hereby approved shall be occupied until the whole of the road layout and all of the access arrangements as shown on the approved plan have been completed in full to the written satisfaction of the Local Planning Authority.

REASON

In the interests of highway safety.

17. Within one month of the new access being formed to Eastlang Road the existing vehicular access into the site shall be permanently closed off and the public highway verge re-instated to the written satisfaction of the Local Planning Authority.

REASON

In the interests of highway safety

18. No dwelling hereby approved shall be occupied until such time as the line of the public footpath M349 has been provided in full as shown on the approved plan.

REASON

In the interests of pedestrian connectivity

19. No dwelling hereby approved shall not be occupied until such time as the drainage measures approved under conditions (4), (8), (10), (11), (12) and (15) have all been implemented on site and approved in writing by the Local Planning Authority.

REASON

In the interests of reducing the risk of flooding.

On-Going Conditions

20. Visibility splays measuring 2.4 by 25 metres shall be maintained at all times to the vehicular access into the site.

REASON

In the interests of highway safety

21. No ground levels shall be raised nor material stockpiled within the flood plain on site

REASON

In the interests of reducing the risk of flooding

22. All site levels shall be set so as to direct water flows away from the properties hereby approved.

REASON

In the interests of reducing the risk of flooding

23. Finished floor levels of all of the properties hereby approved shall be set a minimum of 600mm above floodplain levels and a minimum 150mm above the immediate surrounding ground

REASON

In the interests of reducing the risk of flooding

24. Each dwelling hereby approved shall retain two functional car parking spaces at all times

REASON

In the interests of highway safety

Notes

1. The Local Planning Authority has met the requirements of the NPPF in this case through pre-application discussion; discussion on the content of consultation responses resulting in amended plans and full consideration given to the planning issues arising.
2. Attention is drawn to Sections 38, 149, 151 and 163 of the Highways Act 1980; the Traffic Management Act 2004, the New Roads and Street Works Act 1991 and all relevant Codes of Practice. The County Council can advise on these matters.
3. Attention is drawn to the Water Resources Act 1991 and to the Midlands Drainage bye-laws. Any works which affect the water course running along the northern site boundary will require separate consent from the Lead Local Flood Authority under the Land Drainage Act 1991 and the Flood Water Management Act 2010. Advice should be sought from Warwickshire County Council.
4. Attention is drawn to the potential for Invasive Plants being on the site. If found precautions should be taken in consultation with the Local Planning Authority.
5. Western Power Distribution can advise on safe working together with safeguarding distances close to the overhead line that passes across the site.
6. Severn Trent Water advises that there is a public sewer located within the site. Public sewers have statutory protection under the Water Industry Act 1991 as amended but the Water Act 2003. There should be no development close to the sewer without the consent of Severn Trent Water.
7. Attention is drawn to the need to secure the lawful diversion of public footpath M348 which crosses the site and to retain its safe unobstructed route during construction.

BACKGROUND PAPERS

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

Planning Application No: PAP/2015/0253

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	4/1/16
2	Warwickshire Museum	Consultation	28/1/16
3	WCC Footpaths	Consultation	28/1/16
4	WCC Highways	Consultation	10/3/16
5	WCC Flooding	Consultation	22/3/16
6	WCC Flooding	Consultation	
7	Mr & Mrs Savage	Objection	12/1/16
8	L Moore	Objection	13/1/16
9	F Pope	Objection	7/1/16
10	M Fennell	Objection	14/1/16
11	P Spain	Representation	18/1/16
12	L Moore	Objection	18/1/16
13	C Tracey	Objection	18/1/16
14	A Culley	Objection	19/1/16
15	Mrs Jensen	Objection	20/1/16
16	S Whiting	Representation	20/1/16
17	Warwickshire Fire Services	Consultation	20/1/16
18	G Beards	Objection	25/1/16
19	Fillongley Parish Council	Objection	28/1/16
20	S Bullock	Objection	26/1/16
21	Mrs Winterburn	Objection	26/1/16
22	Mr & Mrs Cowdrey	Objection	24/1/16
23	S Bullock	Objection	26/1/16
24	N Wright	Objection	27/1/16

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

General Development Applications

(#) Application No: PAP/2015/0253

Land North Of, Eastlang Road, Fillongley,

Residential development comprising of 27 no: affordable 2, 3 and 4 bedroom houses and 2 bedroom bungalows including associated highways, external works, landscaping and boundary treatments, for

The Cassidy Group UK

Introduction

The receipt of this application is reported to the Planning Board in view of its past interest in this site. The application site and proposal will be described below together with the relevant Development Plan policies that will apply. A determination report will be prepared for a later meeting once consultation is completed.

The Site

This is on the east side of Eastlang Road and extends to some 1.3 hectares of open green pasture presently used as a paddock on the north eastern side of Fillongley.

It is triangular in shape, generally flat but with a slight fall from east to west. To the north the boundary is marked by mature trees and hedgerows, beyond which, lies an unnamed stream/brook and the Fillongley park/recreation ground in which there is a car park, changing facilities and a children's play area. To the east, the boundary is also a hedge line with trees and pasture land beyond. To the south are the Fillongley Community Centre, a collection of older persons bungalows as well as residential development fronting both sides of Eastlang Road before its junction with the Coventry Road some 150 metres away. To the west is Church Lane which again has residential properties fronting either side of the road. There are some high voltage overhead lines running through the southern tip of the site.

It is more particularly illustrated at Appendix A.

The Proposals

It is proposed to construct 27 dwellings on the site with all vehicular access off Eastlang Road.

These dwellings would all be affordable houses - defined by the applicant as being low cost ownership and for affordable renting. They would comprise eight rented units (3 two bedroom bungalows, one three bedroom house and four two-bedroom houses) with the remaining shared ownership units being four two bedroom bungalows, four three bed houses, two four bed houses and nine two bedroom houses. The parking provision is 200% - two spaces for each unit. All of the houses would be two storey.

The access is proposed off Eastlang Road leading into a cul-de-sac with two arms. There would be a mix of houses and bungalows throughout the site. Two areas of public open space are proposed; one in the southern corner and the other alongside the

drainage balancing pond to the north-west. The line of an existing public footpath would be retained across the site and there is a safeguarded area beneath the overheads line.

The overall layout is shown at Appendix B with street scenes at Appendix C

There is a significant amount of supporting documentation submitted with the application and these various reports are summarised below.

A Protected Species Survey describes the site and existing habitats. There are no national, regional, local or potential wildlife designations affecting the site or its locality. Survey work shows no signs of amphibians, water voles, otters or reptiles but the habitat to the north – particularly along the stream and its banks – has potential and should be retained. No evidence of bats or badgers was found but further survey work is needed for the presence of great crested newts. The report recommends that the northern boundary is retained in as natural form as possible so protecting trees, hedgerows and the stream banks. Further landscaping should be considered within the site to enhance bio-diversity.

A Flood Risk Assessment from a previous application for 27 dwellings here concludes that there is no overall objection subject to sustainable drainage measures being incorporated into the layout and the design. Appendix D is a copy of the conclusions.

A Utilities and Infrastructure Assessment attaches a number of responses from a variety of infrastructure providers. Severn Trent Water say that there should not be an issue with use of the existing drainage infrastructure to accommodate both foul and surface water drainage as well as provision for water supply, provided that sustainable drainage measures are incorporated into the design. No objections are included from gas and electricity providers.

A Sustainability Assessment reviews a number of relevant factors concluding that the site is sustainable given its location on the edge of Fillongley which is said to have a range of services within walking distance. The assessment also concludes that the development would help the local economy as well as providing a wide range of quality homes that are well-designed and that would meet at least the former Code level 3 for sustainable homes as well as providing sustainable drainage measures.

A Transport Assessment describes the site and the surrounding highway network pointing out that Eastlang Road is an adopted road with street lighting and footpaths. The report calculates that over a twelve hour day the development would generate some 126 movements with most occurring during peak hours – up to 16 movements. It is said that in pre-application discussions, the Highway Authority had no objection.

A Fillongley Housing Needs Survey dated June 2014 has been submitted which is said to evidence the need for the number of units being proposed as well as the tenure.

A Design and Access Statement describes the location and setting of the site and shows how these matters have influenced the proposed layout and appearance of the houses.

A Public Consultation Report describes a public exhibition/consultation event held in Fillongley in late November 2015. Twenty responses were received to a questionnaire at the event. These indicate that of those twenty, sixteen agreed that homes should be built to meet the specific needs of Fillongley residents to enable them to remain in the

local community. Similar numbers agreed that the application site was centrally located; with good access to the road network and local amenities, in the right location for both older persons housing and family housing.

A Planning Statement draws on the conclusions from all of the above documentation and puts it into a planning policy context. The National Planning Policy Framework is outlined in full with the conclusion that the proposal is consistent with the overall planning principles set out therein. The applicant identifies those Core Strategy policies which he thinks are relevant. The site is in the Green Belt and he considers that the development is appropriate as it falls within one of the National Planning Policy Framework exceptions for new dwellings here – namely that it provides affordable housing for local community needs. The overall conclusion is that because of this and the location, the development is sustainable development thus attracting a presumption of support. The Statement refers to the recent appeal decision here and to the conclusions of the Inspector with particular reference to the Housing Needs Surveys undertaken.

Development Plan

The Core Strategy 2014 – NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW3 (Green Belt), NW5 (Split of Housing Numbers), NW6 (Affordable Housing Provision), NW10 (Development Considerations) and NW12 (Quality of Development)

Saved Policies of the North Warwickshire Local Plan 2006 – Core Policy 3 (Natural and Historic Environment); policies ENV1 (Protection and Enhancement of the Natural Landscape), ENV4 (Trees and Hedgerows), ENV6 (Land Resources), ENV8 (Water Resources), ENV11 (Neighbour Amenity), NW12 (Urban Design), ENV13 (Building Design), ENV14 (Access Design), HSG2 (Affordable Housing), HSG3 (Housing Outside of Development Boundaries) and TPT6 (Vehicle Parking)

Other Material Planning Considerations

The National Planning Policy Framework 2012 – (the “NPPF”)

The National Planning Practice Guidance 2014

Background

Members will be aware that a planning application for 27 houses on this site was refused planning permission in 2014. A subsequent appeal was dismissed. The decision letter is attached at Appendix E. Although for the same number of houses and for the same layout, that refused scheme was for 21 affordable houses and 6 open market houses. The applicant considers that this “split” was the cause of the dismissed appeal and thus he considers that this revised application now overcomes that cause through the proposal to have all 27 units as affordable houses.

The central issue with the current application will be for the Board to establish whether the proposal is appropriate or not appropriate development in the Green Belt. The 2009 Direction will apply if the Board considers that this is not appropriate development, but is still mindful to support the scheme. In other words it will be referred to the Secretary of State. If the Board finds that it is appropriate development and is supportive, then there

will be no referral. Any refusal will not require referral. Members will be guided again on this issue in the later determination report.

A Section 106 Agreement will be necessary in order to manage the affordable housing provision here in order to ensure that it remains as such in perpetuity and that occupation is prioritised for the local community.

Observations

The site is wholly within the Green Belt. The Board will first have to establish whether the proposal is appropriate or not appropriate development here by using the definitions in the National Planning Policy Framework. If it is found to be appropriate development then the presumption will be one of support. The Board will also have to consider whether the proposal is sustainable in terms of its location and overall content. Consideration of any adverse impacts will also have to be identified so that they can be weighed in the final balance or assessment of the proposals.

Recommendation

That the application be noted at this time.



APPENDIX A.

- 1. Title
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- 3. The drawing number (not to scale)
- 4. The drawing date (not to scale)
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PAP/2015/0253

NORTH WARRINGBOROUGH
 BOROUGH COUNCIL
RECEIVED
 15/12/2015
 PLANNING & DEVELOPMENT
 DIVISION

A. Red line revised 14.12.15

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APPENDIX C.



NOTES:
 1. The proposed residential development is shown in red.
 2. The proposed residential development is shown in red.
 3. The proposed residential development is shown in red.
 4. The proposed residential development is shown in red.

PA/2015/0230

RECEIVED
 15/12/2015
 TECHNICAL SERVICES
 SECTION

<p>Standard to match layout 020. 1/2015</p> <p>REVISIONS</p> <p>NO. DESCRIPTION</p> <p>1. PRELIMINARY</p> <p>2. FOR CONSTRUCTION</p> <p>3. FOR CONSTRUCTION</p> <p>4. FOR CONSTRUCTION</p> <p>5. FOR CONSTRUCTION</p> <p>6. FOR CONSTRUCTION</p> <p>7. FOR CONSTRUCTION</p> <p>8. FOR CONSTRUCTION</p> <p>9. FOR CONSTRUCTION</p> <p>10. FOR CONSTRUCTION</p>	<p>Client: GARDNER CONSTRUCTION LTD</p> <p>Project Name: WINDY HILL DEVELOPMENT</p> <p>Project Location: WINDY HILL DEVELOPMENT</p> <p>Project Address: WINDY HILL DEVELOPMENT</p> <p>Project Postcode: WINDY HILL DEVELOPMENT</p> <p>Project Contact: WINDY HILL DEVELOPMENT</p> <p>Project Phone: WINDY HILL DEVELOPMENT</p> <p>Project Email: WINDY HILL DEVELOPMENT</p> <p>Project Website: WINDY HILL DEVELOPMENT</p>
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8 CONCLUSIONS OF DESK STUDY / PREVIOUS REPORTS & RECOMMENDATIONS

8.1 Conclusions

The desk study has identified that:

- The site is underlain by the Keresley Member. No superficial deposits are denoted.
- No development has been denoted at the site, however it is known that a stable block has been constructed in the north of the site.
- Heavy metals and hydrocarbons associated with limited Made Ground materials may be present in the northern part of the site.
- Radon gas protection is not required;
- The northern corner of the site is located within a Flood Zone 3 (1% chance of flooding in any year);

Based on information contained within desk study work it is the opinion of **jnp group** that the potential site conditions provide a **LOW** environmental risk and hence basic investigation and assessment is required

8.2 Recommendations

Based on the conclusions from the desk study and the intended redevelopment of the site (as indicated on the proposed redevelopment plan included in Appendix B **jnp group** recommend that the following intrusive works be undertaken:

- Chemical testing of Made Ground and natural soils beneath the site. This testing should comprise a general screen for metals and hydrocarbons. Where Made Ground is encountered, it is recommended that leachate testing for metals is undertaken. Additionally, it is recommended that soils in proximity to the stables in the north of the site, and any imported materials are screened for asbestos.
- Testing of the soils to identify volume change potential of any cohesive material, concrete classification and predicted CBR values;
- The installation of gas monitoring standpipes should significant thicknesses of putrescible material be encountered,



Appeal Decision

Site visit made on 8 September 2015

by **R C Kirby BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 15 October 2015

Appeal Ref: APP/R3705/W/15/3087232
Eastlang Road, Fillongley CV7 8EQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr James Cassidy, Cassidy Group (UK) Limited against the decision of North Warwickshire Borough Council.
 - The application Ref PAP/2014/0520, dated 30 September 2014, was refused by notice dated 14 April 2015.
 - The development proposed is described as 2 No 4b6p houses, 2 No 3b5p houses, 11 No 2b4p houses, 9 No 2b4p bungalows, 3 No 3b5p bungalows including associated highways, external works, landscaping and boundary treatments.
-

Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Cassidy Group (UK) Limited against North Warwickshire Borough Council. This application is the subject of a separate Decision.

Procedural Matter

3. During the course of the planning application the scheme was amended, and it is the amended scheme that the Council determined. It is on this basis that I have determined the appeal.

Main Issues

4. The appeal site is located within the West Midlands Green Belt. Accordingly the main issues are:
 - whether the proposal would constitute inappropriate development within the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies;
 - the effect on the openness of the Green Belt and its purpose; and
 - if the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

Reasons

Whether inappropriate development?

5. The appeal site comprises a grassed field that is roughly triangular in shape, enclosed on 2 sides by mature landscaping, beyond which is a recreation ground and playground to the north and agricultural fields to the east. To the south and west is residential development in Church Lane and Eastlang Road. The appeal site extends to 1.31 hectares and the proposal is for 27 dwellings, comprising 21 affordable homes and 6 market homes. Access would be from Eastlang Road and public open space would be provided upon the site.
6. The Framework establishes that new buildings within the Green Belt are inappropriate unless, amongst other things, it involves limited infilling in villages. Whilst there is no definition within the Framework of 'limited', 'infilling' or 'village', it is clear from the inset map within the North Warwickshire Borough Council Local Plan that the appeal site is located outside of, but adjacent to the development boundary for Fillongley. Accordingly, for planning policy purposes the site is located within the countryside.
7. Having regard to the above, the relationship of the site to existing residential development and the size of the appeal site relative to neighbouring development, I do not concur with the appellant that the scheme would result in limited infilling in the village. Although Policy NW3 of the North Warwickshire Local Plan Core Strategy (Core Strategy) establishes that infill boundaries in the Green Belt will be brought forward to indicate where limited infill and redevelopment would be permitted, I have not been provided with evidence that this is applicable to Fillongley at this time.
8. However, the Framework makes it clear that limited affordable housing for local community needs under policies set out in the Local Plan is not inappropriate development in the Green Belt. This is supported by Core Strategy Policy NW5 which allows for small scale affordable housing schemes outside of development boundaries, providing that there is a proven local need and that important environmental assets are not compromised.
9. There have been a number of Housing Needs Surveys (HNS) within Fillongley; the first published in April 2009 identified a need for 10 dwellings comprising both rented and shared ownership units. A survey published in January 2014 also identified a need for 10 units of accommodation based on respondents who left contact details. A 'potential need' was also identified, although this could not be verified as respondents did not leave their contact details. Due to the size of this 'potential need', a further survey was undertaken with the appeal site identified as a possible site. The appellant undertook this second survey, although the responses were sent to the Council so that it could identify the housing need for the Parish. This time over 40 respondents left their contact details and the Council translated the survey results in June 2014 as there being a need for 27 new homes in the Parish.
10. I note that the appellant has undertaken similar HNS with the support of the Council in different Parishes and that the results have been accepted. Be that as it may, it is clear from the Council's decision notice that it did not consider that a proven local need for the housing had been demonstrated in this case. The Council and Parish Council question the validity of the most recent survey, considering that it lacked independence as the appellant's details were included on the questionnaire. Also, as a specific site was identified, this could have raised respondents' expectations. Moreover, the Council questions the increased housing need that this survey

identified in the space of a few months, and consider that this casts doubt on whether there is a proven local need.

11. Whilst noting these concerns, I understand that it was the Council who contacted the respondents of the survey to establish the housing need for the Parish. The Council have accepted a similar developer partnership approach in HNS elsewhere and I have no reason to doubt that the findings of the most recent survey lack independence. Indeed I find that the results confirm the 'potential need' that was identified within the January 2014 survey. On the basis of the evidence before me, I am therefore satisfied that it has been demonstrated that there is a local community need for affordable housing in the area.
12. However, the proposed scheme is not exclusively for affordable housing. It includes 6 market units. There is no provision within development plan policies for this housing mix within the countryside, nor is there provision within Green Belt policy within the Framework. There would therefore be conflict with the objectives of Policy NW5 of the Core Strategy and the Framework. Given my findings and the nature of the proposal it is not necessary for me to establish whether the scheme would be 'small in scale' or result in 'limited affordable housing'.
13. In light of my findings above, as the proposal is not exclusively for affordable housing, the scheme would result in inappropriate development in the Green Belt. Inappropriate development is, by definition harmful to the Green Belt and should not be approved except in very special circumstances.

Openness and purpose

14. Openness is an essential characteristic of Green Belts, as is their permanence. Green Belts serve five purposes, one of which is to assist in safeguarding the countryside from encroachment. The addition of built development on the existing undeveloped site would have an effect on openness, in that it would be significantly reduced. The proposal would also extend the built development of Fillongley into the countryside which would conflict with the purpose of including land within the Green Belt. These matters would be harmful to the Green Belt and carry significant weight in my overall decision.
15. The proposal would be harmful to the openness of the Green Belt and would conflict with the purpose of including land within it. This brings the scheme into conflict with the environmental asset objective of Policy NW5 of the Core Strategy, and national Green Belt policy. Whilst the existing mature landscaping would contain the site, this would not mitigate the harm identified.

Other considerations

16. The Framework establishes that substantial weight should be given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm is clearly outweighed by other considerations.
17. There is dispute between the main parties as to whether the Council can demonstrate a 5 year supply of deliverable housing sites. The Council have produced evidence that there was a 7.6 years supply of housing land in March 2015. I have not been provided with substantive evidence to cast doubt upon this figure, and accordingly I find that the Council's policies for the supply of housing are up-to-date.

18. Notwithstanding my findings above, the proposal would provide much needed affordable housing in a Borough which has identified the provision of affordable housing as one of its main priorities for the future. I have no reason to doubt the appellant's submission that the scheme can be delivered. I note that there are no technical objections to the scheme. These matters carry considerable weight in favour of the proposal. The proximity of the site to local services and facilities, including the recreation ground weighs in the scheme's favour, and attracts moderate weight in my overall decision.
19. The provision of 6 market houses would make a contribution, albeit small, to the Government's objective of significantly boosting the supply of housing. However, given my findings above in respect of housing land supply, this number of dwellings could be constructed upon sites where there would be no conflict with development plan policies. Accordingly this matter only attracts limited weight in my decision.
20. I acknowledge that Paragraph 54 of the Framework supports local planning authorities considering whether to allow some market housing to facilitate the provision of significant additional affordable housing to meet local needs. However, there are currently no development plan policies to support this approach, nor is such an approach supported as an exception to new buildings in the Green Belt. Whilst noting that the appellant considers that the scheme would not be viable if the 6 units of market housing were not provided, I have not been provided with evidence to demonstrate this. I am therefore only able to attach limited weight to these matters.
21. There would clearly be economic benefits associated with the scheme, including the support future occupiers would give to local businesses and services. However this would be so regardless of where the new houses were built and thus this carries limited weight.
22. I do not doubt that the proposed scheme would be of a high quality design or that renewable energy features would be incorporated, which would make a positive contribution to the environmental and social roles of sustainability. Again, such benefits could be achieved regardless of where the housing was built and as such these matters are only neutral in my decision. I attach similar weight to the retention of mature trees/hedgerows and the proposed landscaping contributing to biodiversity on the site, as it is likely that the undeveloped nature of the site would have a similar effect.

Conclusion

23. I have considered the matters cited in support of the proposal, including Officer support for the scheme. However, I conclude that even when taken together, these matters do not outweigh the totality of the harm to the Green Belt, which is the test they have to meet. Consequently very special circumstances do not exist to justify inappropriate development in the Green Belt. The release of a site within the countryside and the Green Belt for new housing is not justified in this case.
24. For the above reasons, and having regard to all other matters raised, the appeal is dismissed.

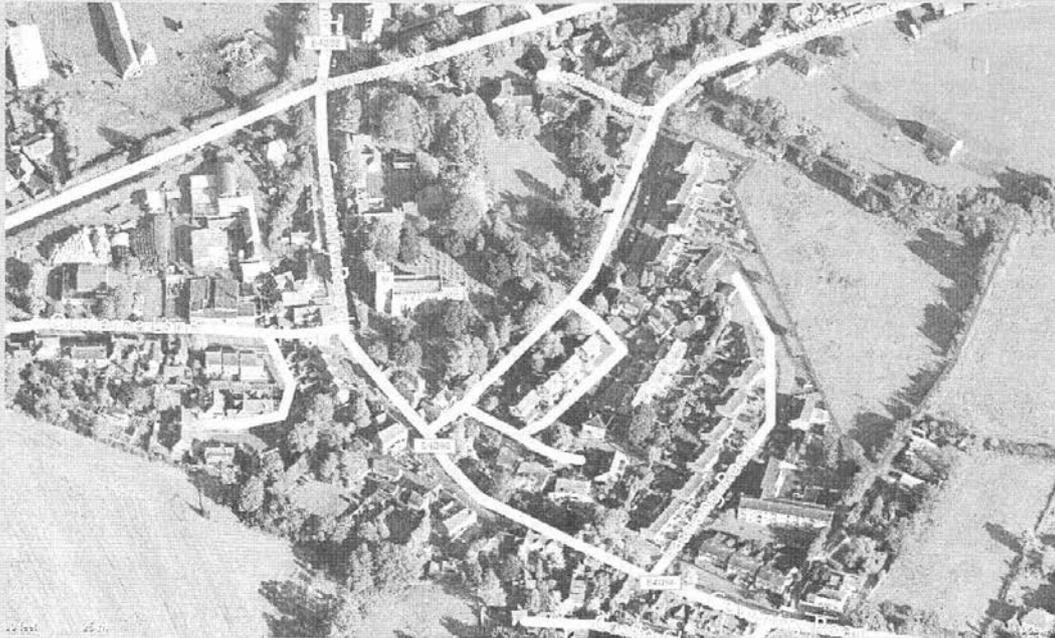
R. C Kirby

INSPECTOR

PLANNING STATEMENT

EASTLANG ROAD

FILLONGLEY, CV7 8EW



PROPOSED DEVELOPMENT OF 27 RURAL AFFORDABLE
HOMES BASED ON THE SPECIFIC IDENTIFIED HOUSING
NEEDS OF THE PARISH OF FILLONGLEY
(FILLONGLEY HOUSING NEEDS SURVEY JUNE 2014 –
UPDATED NOVEMBER 2015)



Eastlang Road

Planning Statement

Contact:

Paul Thurlby
Gordon White & Hood
Beresford House
1 Newtown Street
Leicester
LE1 6WH

Date: November 2015

Contents

- Section 1 **Site and Surroundings**
- Section 2 **Background**
- Section 3 **The Proposal**
- Section 4 **Planning Policy**
- Section 5 **Pre-Application Consultation & Community
Engagement**
- Section 6 **Conclusion**

Section 1 Site and Surroundings

The Eastlang Road site is located to the east side of the centre of Fillongley village in North Warwickshire. The site extends to 3.239 acres (1.31 ha). The land is identified within the North Warwickshire local plan as Green Belt.

The site is triangular in shape, flat with a fall from east to west. To the north the boundary of the site is entirely covered with mature trees and hedgerows at circa 12m in height. Beyond this tree line lies a brook and the Fillongley park / recreation ground in which there are car parking and changing facilities and children's play areas all within 75m of the northern boundary of the site. To the east the boundary again consists of a dense row of mature trees and hedgerows at a height of between 5m – 12m in height with private pasture land beyond. To the south is Fillongley Community Centre and a collection of older persons apartments. To the south is Eastlang Road which is a fully adopted public carriageway, fronting Eastlang Road are houses and bungalows. To the west of the site is Church Lane and is a residential road.

Beyond Eastlang Road and Church Lane and within 200m are various village facilities such as village store (currently closed), St Mary & All Saints Church, Bournebrook CofE School, Manor House Public House, Park Leys Medical Practice, Village Hall and Recreation Ground which includes a childrens play area, sports pitches, changing facilities and a scouts & guides hall.

The village of Fillongley has good transport links being located on the crossroads of the B4102 (which connects Solihull to Nuneaton) and the B4098 (which connects Coventry to Kingsbury and Tamworth).

Section 2 Background

The NWBC local plan 2006 and the core strategy draft sites allocation plan has identified Fillongley as requiring a minimum of 30 homes to contribute towards meeting the Borough wide housing shortage. A housing needs survey was undertaken by Warwickshire Rural Community Council in 2009 for the Parish of Fillongley. This identified a need for 10 affordable homes, being 5 rented and 5 shared ownership.

Due to the recession and changes in house prices and mortgage availability the need for affordable homes has become acute within North Warwickshire. Within North Warwickshire's own development plan, summary of needs and opportunities, it states:

'the overarching issues for North Warwickshire are promotion and delivery of affordable housing'

Cassidy Group specialise in the development of affordable and rural housing. Working with local Councils and community groups we carry out housing needs surveys to establish the specific housing need within an area. Based on the identified housing need we seek to procure suitable land on which to apply for planning permission to meet the housing need and upon approval construct and deliver the much needed affordable homes.

In April 2013 Cassidy Group approached Fillongley Parish Council advising them that they wished to work with both the Parish Council and NWBC to undertake an updated housing needs survey as they were aware that values within Fillongley Parish for sale and rent were high and as a result this excluded many younger people from the village being able to stay within the community and purchase a property. There was also a known need for older persons accommodation and affordable rental units due to the high rents and property availability within Fillongley.

In May 2013 Cassidy Group presented to the Parish Council indicative plans of a potential development on land at Eastlang Road stating our opinion this was the most suitable site in the village to accommodate any housing need that was identified within an updated housing needs survey. At the meeting brochures were circulated which showed two layouts, one for 34 units and one for 55 units, it was however made clear that these were schematic and not fixed proposals but were simply examples of layouts on the land at Eastlang Road and any firm proposal would have to be designed to meet any specific housing needs identified.

The Fillongley Parish Council did not respond to Cassidy Group with regards to their proposal to work with them to undertake a housing needs survey. However, in late 2013 the Parish Council, working with NWBC Housing Team, undertook a housing needs survey. This was published in January 2014, there were 43 returns which expressed a housing need, unfortunately they did not leave their contact details on the forms so NWBC Housing Officer was unable to verify their needs.

As clearly a housing need was identified but could not be verified, Cassidy Group working in conjunction with NWBC Housing Strategy department, carried out a further housing need survey, this was published in June 2014 under the heading 'Fillongley Housing Need Questionnaire'.

In carrying out this survey Cassidy Group distributed 646 questionnaires to all homes within Fillongley Parish and NWBC received 71 completed housing survey forms. Accompanying the housing questionnaire was an invitation by Cassidy Group to a public consultation event to be held at Fillongley Social Club on Ousterne Lane on 7th & 8th May 2014.

The public consultation invites clearly detailed Cassidy Group's proposals to develop affordable rural housing on land at Eastlang Road based on the specific housing need identified as a result of the housing needs questionnaire being undertaken.

At the event Cassidy Group staff were on hand to fully explain our development proposals for the land at Eastlang Road, there were plans and visuals available. The plans showed 37 number of units as an indicative layout with the final plan to be based on the outcome of the housing needs questionnaire. 86 local residents attended the public consultation event over a 2 day period which equates to 13% of the Parish.

Various questions were asked relating to the proposed development of Eastlang Road to meet the specific housing requirements within Fillongley, of the answers received between 73% - 92% of respondents answered yes in support of the development.

One of the questions within the housing questionnaire was the suitability of the Eastlang Road site in terms of its location within the village, 71% of respondents thought that the Eastlang Road site was suitable to meet an identified housing need within the village based on the results of the housing needs survey currently being undertaken.

In June 2014 NWBC Housing Strategy & Development Officer, Paul Roberts, collated all of the returned housing needs questionnaires. There were 71 responses with a return rate of 11%. In some cases there was more than one housing option given as some residents had answered on behalf of family that could also be living in the property or who had moved away from the area due to issues of affordability.

Within the completed Fillongley housing need survey June 2014 published by NWBC it stated clearly the following:

“what has become apparent from the questionnaire is that there is a real demand within Fillongley to get on the home ownership ladder, with open market and low cost home ownership being the top two choices that were coming through in regards to tenure needed within the village” Other housing needs identified were affordable rent for families and older persons. There was especially a requirement for older persons bungalows within the village.

After further close scrutiny of the completed housing need questionnaire forms, NWBC Housing Officer, Paul Roberts, identified 21 affordable homes being required to meet the specific housing needs of families and residents within Fillongley Parish. There was also identified a need for outright sale housing by residents of Fillongley, mainly for older persons bungalows. Based on these results Cassidy Group proposed to develop 27 homes on the land at Eastlang Road being 21 (78%) affordable as identified by NWBC and 6 (22%) outright sale.

The outright sale homes were required for viability as financially without large Government subsidies through grant affordable housing on its own cannot be delivered. The NPPF para 54 clearly states that Councils in rural areas ‘should’ in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs. Currently the approved Housing Associations working within North Warwickshire have limited funds and therefore are unable to offer values for completed properties that cover land and build, as a result, without Government subsidy which has been cut in recent years, the only way to ensure the delivery is through allowing some market housing in accordance with para 54 of the NPPF.

Based on the identified housing need within the Fillongley housing needs survey June 2014, Cassidy Group re-designed their development proposals and held a further public consultation event on 20th August. This was as previously explained to local residents at the previous consultation event. Preceding this 646 public consultation invites were delivered to each household within Fillongley Parish. At the event Cassidy Group staff were again on hand to fully explain their development proposals for the Eastlang Road site. The proposals were based solely on the results of the recently published Fillongley Housing Needs Survey. The development plans show 27 homes being a mixture of starter & family homes and older persons bungalows, accessed off Eastlang Road and constructed around a new adoptable road. There were also three public green spaces and pedestrian connections to Fillongley recreation ground and Church Lane.

At the event 29 local residents attended and 11 public consultation forms were completed, the results showed that the majority of residents are in support of the proposed development of affordable and outright sale homes to meet the specific identified housing need within the Fillongley Parish. Key consultation results in brief were:

- Do you believe that homes should be built to meet the specific needs of residents of Fillongley Parish? – 100% of respondents supported
- Do you support the development of older persons bungalows for residents within Fillongley? – 82% supported
- Do you support the development of low cost home ownership properties which especially helps younger residents to purchase a property within the village – 91% supported
- Is the land in the right position for older persons housing? – 82% of respondents agreed that it is
- Is the land in the right location for family housing? – 82% of respondents agreed that it is
- Is the land at Eastlang Road centrally located within the village of Fillongley? – 91% agreed that it is
- Does the site have good access to local amenities? – 91% agreed that it does

In summary, Cassidy Group are committed to the development of affordable housing. We have undertaken a housing needs survey of all residents within Fillongley Parish working closely with NWBC who verified and independently substantiated all results. We have presented to the Parish Council and updated Ward Councillors throughout the consultation process including undertaking three full public consultation events over a total of 4 days.

Based on the results of the housing needs survey dated June 2014 which identified 21 affordable homes and 6 outright sale homes being required, and the support we have received over the three public consultation events, Cassidy Group submitted a detailed planning application to meet Fillongley Parish's identified housing need on land at Eastlang Road.

Throughout the planning application period, despite the majority of residents within Fillongley parish supporting the proposed development, the Parish Council continually raised objections on a range of issues to do with the application ranging from the delivery of consultation leaflets was haphazard, the involvement of Cassidy Group in delivering housing questionnaires within the Parish meant the results lacked independence, they also claimed that on the Housing Needs Register (as published by NWBC) there were multiple homes for the same person. All of these claims were completely unfounded as all consultation forms, public consultation invitations and housing need questionnaires were all delivered professionally either by Cassidy Group staff or by Royal Mail, along with being advertised on posters around the village and on Cassidy Group's website. The Housing Needs Survey June 2014 results (as published by NWBC) were independently verified by Housing Officers who we are advised contacted each person who expressed a housing need to qualify their eligibility and housing need prior to putting them onto the Housing Needs Register.

The application went before NWBC's planning committee on 13th April 2015 with a full recommendation for approval by Mr Jeff Brown supported by his fellow Officers including Mr Paul Roberts, Housing Officer. The Parish Council made representations to members raising the issues as stated above in terms of independence and claiming that the housing need was unproven. The Planning Committee subsequently refused the application on the grounds that there was an unproven affordable housing need.

As a result of the refusal Cassidy Group subsequently appealed this decision with the Planning Inspectorate (appeal reference APP/R3705/W/15/3087232). Cassidy Group's appeal case was that the housing need is proven, is not biased and is completely independent as it was prepared and published independently by NWBC. The appeal officer, R C Kirby, dismissed Cassidy Group's appeal. Within the appeal documentation the Planning Inspector within section 11 clearly supports the fact that there is a proven need and it has been independently verified by NWBC, stating "**I am therefore satisfied that it has been demonstrated that there is a local community need for affordable housing in the area**".

Extracted from Planning Inspectorate Appeal Decision (APP/R3705/W/15/3087232) – SECTION 11

11. Whilst noting these concerns, I understand that it was the Council who contacted the respondents of the survey to establish the housing need for the Parish. The Council have accepted a similar developer partnership approach in HNS elsewhere and I have no reason to doubt that the findings of the most recent survey lack independence. Indeed I find that the results confirm the 'potential need' that was identified within the January 2014 survey. On the basis of the evidence before me, I am therefore satisfied that it has been demonstrated that there is a local community need for affordable housing in the area.

The Planning Inspector accepted there is a proven housing need which was the reason that NWBC's Committee Members refused the application and supports the development of affordable housing on Green Belt within Section 8 of the appeal decision (as below) as this complies with both the NPPF and Local Plan NW5.

Extracted from Planning Inspectorate Appeal Decision (APP/R3705/W/15/3087232) – SECTION 8

8. However, the Framework makes it clear that limited affordable housing for local community needs under policies set out in the Local Plan is not inappropriate development in the Green Belt. This is supported by Core Strategy Policy NW5 which allows for small scale affordable housing schemes outside of development boundaries, providing that there is a proven local need and that important environmental assets are not compromised.

However, the Planning Inspector went on to further analyse the application and not solely the reason for the refusal which was being appealed against. Within Section 6 of the appeal decision the Inspector raises issue with the 6 market sale units which were proposed in line with Para 54 of the NPPF for reasons of financial viability. The Inspector raises issue in Sections 12 through to 20 with the market sale homes, the main issue that the Inspector raised was the fact that Cassidy Group had not provided detailed financial viability statements to support why the 6 market sale properties were required in terms of the financial viability of the delivery of the 21 affordable homes. We believe that the Inspector should have asked both NWBC and Cassidy Group to supply more information with regard to viability as the only reason there was not detailed viability statements was NWBC had not requested these from Cassidy Group as they were happy with the principle and are fully aware of the difficulties of delivering affordable housing on its own and therefore at no time had asked Cassidy Group to supply this level of detail.

As a result of the fact that Cassidy Group had not supplied viability evidence to demonstrate the financial need for this, the Inspector could only attach limited weight to the 6 market sale homes, concluding "consequently very special circumstances do not exist to justify inappropriate development in the Green Belt". Extracts of the Inspectors' comments on the market sale homes are below.

Extracted from Planning Inspectorate Appeal Decision (APP/R3705/W/15/3087232) – SECTIONS 12, 13, 19, 20 & Conclusion

12. However, the proposed scheme is not exclusively for affordable housing. It includes 6 market units. There is no provision within development plan policies for this housing mix within the countryside, nor is there provision within Green Belt policy within the Framework. There would therefore be conflict with the objectives of Policy NW5 of the Core Strategy and the Framework. Given my findings and the nature of the proposal it is not necessary for me to establish whether the scheme would be 'small in scale' or result in 'limited affordable housing'.

13. In light of my findings above, as the proposal is not exclusively for affordable housing, the scheme would result in inappropriate development in the Green Belt. Inappropriate development is, by definition harmful to the Green Belt and should not be approved except in very special circumstances.

19. The provision of 6 market houses would make a contribution, albeit small, to the Government's objective of significantly boosting the supply of housing. However, given my findings above in respect of housing land supply, this number of dwellings could be constructed upon sites where there would be no conflict with development plan policies. Accordingly this matter only attracts limited weight in my decision.
20. I acknowledge that Paragraph 54 of the Framework supports local planning authorities considering whether to allow some market housing to facilitate the provision of significant additional affordable housing to meet local needs. However, there are currently no development plan policies to support this approach, nor is such an approach supported as an exception to new buildings in the Green Belt. Whilst noting that the appellant considers that the scheme would not be viable if the 6 units of market housing were not provided, I have not been provided with evidence to demonstrate this. I am therefore only able to attach limited weight to these matters.

Conclusion

23. I have considered the matters cited in support of the proposal, including Officer support for the scheme. However, I conclude that even when taken together, these matters do not outweigh the totality of the harm to the Green Belt, which is the test they have to meet. Consequently very special circumstances do not exist to justify inappropriate development in the Green Belt. The release of a site within the countryside and the Green Belt for new housing is not justified in this case.
24. For the above reasons, and having regard to all other matters raised, the appeal is dismissed.

R C Kirby

INSPECTOR

Planning Inspector support for affordable housing

Despite the Planning Inspector dismissing the application which was as a result of there being 6 market sale homes included within the application for which there was insufficient financial viability statements for the Inspector to comment on in accordance with Para 54 of the NPPF, the Inspector did support the development of 100% affordable housing.

The Inspector, within Section 11 clearly states there is a proven affordable housing need within Fillongley Parish, stating "**on the basis of the evidence before me, I am therefore satisfied that it has been demonstrated that there is a local community need for affordable housing in the area**", therefore this would meet the requirements of Para 89 of the NPPF as it would be classed as very special circumstances and would then be a rural exceptions site.

The Inspector, within Section 18 further states that "**the proposal would provide much needed affordable housing in a Borough which has identified the provision of affordable housing as one of its main priorities for the future**" the Inspector also states "**I note that there are no technical objections to the scheme. These matters carry considerable weight in favour of the proposal**" concluding that "**the proximity of the site to local services and facilities, including the recreation ground wighs in the scheme's favour**"

18. Notwithstanding my findings above, the proposal would provide much needed affordable housing in a Borough which has identified the provision of affordable housing as one of its main priorities for the future. I have no reason to doubt the appellant's submission that the scheme can be delivered. I note that there are no technical objections to the scheme. These matters carry considerable weight in favour of the proposal. The proximity of the site to local services and facilities, including the recreation ground weighs in the scheme's favour, and attracts moderate weight in my overall decision.

The Inspector in Section 13 states "as the proposal is not exclusively for affordable housing the scheme would result in inappropriate development in the Green Belt" further stating "inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances".

As a result of these comments in Section 13, previous comments in Section 11 and Section 18, it is clearly apparent that the application that was refused at Committee on 13th April and subsequently appealed against was for 100% affordable housing and had it not included 6 market sale homes this would have met the very special circumstances as set out in Para's 88 & 89 of the NPPF and would have been supported by the Appeal Officer.

Cassidy Group's revised planning application for 100% affordable housing consisting of 27 affordable homes

As a result of NWBC's Planning Committee refusal of the original application in April 2015 and the subsequent dismissal of our appeal dated 15th October 2015, Cassidy Group have studied the appeal decision which fully supports 100% affordable housing in line with both local and national policy. Based on the Inspector supporting 100% affordable housing Cassidy Group have now submitted a revised planning application for 27 affordable homes in line with the latest housing need survey information as held by NWBC's Housing Team. The housing types and tenures have been supplied by NWBC's Housing Team, Mr Paul Roberts, for clarity this does not include personal details.

The application now submitted meets an identified rural affordable housing need, meeting the exact requirements of Fillongley Parish as per the housing needs information supplied by NWBC. The application is for 100% affordable housing, meets both national and local policies and is further supported by the appeal decision dated 15th October 2015 by appeal officer R C Kirby and therefore should be supported by NWBC's planning officers and approved without delay.

Within the following pages are copies of the following:

- Fillongley Housing Needs Questionnaire – distributed April 2014
- Notice of Public Consultation – 7th & 8th May 2014
- Public Consultation Questionnaire – 7th & 8th May 2014 (contained within the notice above)
- Notice of Public Consultation – 20th August 2014
- Public Consultation Questionnaire – 20th August 2014
- NWBC's Housing Strategy Team confirmation of Fillongley Housing Needs Register – November 2015

FILLONGLEY PARISH COUNCIL



Clerk to the Council: Mrs Heather Badham, The Crooked Stile, St Mary's Road,
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Telephone 01676 549193 fillongleypc@indigoriver.co.uk

Jeff Brown
Senior Planning Officer
NWBC

By email

28th January 2016

Dear Jeff

Re: PAP/2015/0253

This application is an amendment of the previous application (of the same number) that was refused by the Board, and whose decision was upheld on Appeal. Essentially the application has substituted affordable homes for market housing.

The Parish Council wish the Board to be aware that they are informed of the "cocksure" attitude of the applicant, who has told local elderly residents that he already has a start date for building to commence. Whilst this may be seen as "playing the game" it is viewed by the Parish Council to be a way of intimidating the residents into not objecting to the application by believing that it is already a "done deal".

The Parish Council OBJECT to this application. This letter is intended to inform the Board of the full, unbiased, facts of the matter in a format that is easy to read. To this end, there are a number of appendices that evidence the letter. Many details have already been included in the FPC responses to the original applications; these letters have also been included in the appendices as material facts within these letters have not changed.

1. Statement regarding application
2. Correct Summary of Events and dates relating to the Housing Needs Survey
3. Correction of a selection of inaccuracies in the applicants planning statement
4. Other items; Scale of proposal & process/procedures
5. Appendices; Contemporaneous E-mails, Article from Parish Magazine June 2014, NP Survey results.

1. Statement regarding application

FPC understand that both the NWBC Local Plan and also NPPF protect the Greenbelt and can only permit building if there are certain "special circumstances" which would include proving a local "Need" for housing.

There are numerous errors, both of opinion and of fact in the applicants planning statement.

The various reasons for refusing the application (with regard to the Housing Needs Survey/evidence of Special Circumstance) is most clearly set out in a continuous and truthful timeline which is backed up by email evidence (Appendices). If you consider there to be any gaps then please contact The Clerk to the Parish Council so that further information can be provided.

2. Correct Summary Timeline of Events.

Mr Cassidy approached the Council for a private meeting with Councillors which was refused as the Parish Council are open and transparent and would not enter, and has not entered, into negotiations with any developer. He was told that, as any other member of the public, he would be able to attend a meeting and speak in the "Public Discussion" time that is on every Agenda.

Mr Cassidy came to a Parish Council meeting, as Minuted, in May 2013

"12749 AGENDA ITEM 5 PUBLIC DISCUSSION"

The meeting was closed for Public Discussion. Mr Cassidy introduced himself and the proposal that he intends to promote building on Greenbelt land off Eastlang Road. Meeting reopened."

He was told, that as and when he put an application in to NWBC, the Council would comment on it. The statements attributed to the Chairman are defamatory and further comment which would develop into a "he said, she said" argument which is childish, undignified and fulfils no purpose.

Then it all went quiet. It could be said from information contained within the applicants statement to the Planning Inspectorate, that he was in discussion with NWBC to find ways to build on his clients Greenbelt field.

Over this time period the Parish Council, in conjunction with a number of residents had been preparing a Neighbourhood Plan (NP).

The first part of the public consultation for the NP was a very open questionnaire to residents which was personally distributed by members of the group to local people groups (such as Golden Years, History Group, Scouts etc) and also the local school, local farmers, pubs, shop and local businesses. It was felt by the Group that personal delivery to a wide range of ages and interests in the Village would gain more responses than posting them and waiting for

them to be returned. It would also mean that the recipient of the questionnaire could ask questions of the group member regarding the Neighbourhood Plan if they wished.

The results are attached as Appendix 1. As it was such an open question, there are many names for a similar thing, but it shows a large desire to protect the "village community", a significant desire to protect the Greenbelt/rural nature/natural environment /wildlife/etc. This in itself, we understand holds significant planning "weight" as it is the untainted and uninfluenced desire of local people.

The NP group also were told that it would be constructive to produce a Housing Needs Survey as the last one was done by NWBC in 2009. (Appendix 2 and 2a) The NP group were told that it would be advisable to have a timeline that ran alongside the NWBC Local Plan and given some model and suggested questionnaires by Mr Paul Roberts from NWBC. Subject to slight tweaking, one was agreed. It is worth noting at this point that some questions were aimed at current status and Need, and some were estimation of future requirements. The NP Group had no further input. The survey was posted by NWBC to all addresses on the Electoral Roll and returned to Paul Roberts for analysis. No specific sites were mentioned in a deliberate effort to remain neutral (though there had been discussion with regard to the draft NWBC Site Allocation Plan) and gain an honest and full response.

The responses were published by Paul Roberts and NWBC in January 2014. (Appendix 3)

Next, on 25th April 2014 FPC were told that Cassidy Group would be doing a Housing Needs Survey as Cassidy Group did not consider the NWBC survey to be conclusive.

The Council were made aware of contents of the Survey by residents calling the Clerk and asking what was going on. Some of the Councillors received surveys and some did not. It was done very cleverly. There were 2 A5 booklet documents fastened together with an elastic band or paper clip. The first clearly had the NWBC logo on the front and contained the Housing Needs Survey as compiled by Cassidy Group. The Second was a document entitled "CONSULTATION REGARDING THE SUITABILITY OF THE LAND AT EASTLANG ROAD TO MEET THE RURAL HOUSING NEEDS OF THE PARISH OF FILLONGLEY."

I am sure you would agree that many of the questions on the Applicants Survey were not to determine opinion, but merely a statement of fact or not. It is worth noting at this point that it also included a question regarding the local shop and post office, neither of which existed (the shop had recently closed but the Post Office closed down much earlier, before the survey was sent out). The Clerk received complaints from some Parishioners who had received several copies of this survey and some who had heard about it but not received one. This included almost half of the Councillors. It also had an invitation to a "Public Consultation" event.

Following a lengthy email conversation together with comment from Parishioners, it was discovered that Paul Roberts had supplied Cassidy Group with a copy of their list of

addresses, Mr Cassidy's son and a young lady hand delivered the surveys/leaflets. This accounts for the uneven distribution. (Appendix 4)

The Council had huge concerns about the validity of the survey. Parishioners felt misled as they had understandably thought that NWBC supported the proposal and therefore it was a "done deal" and did not respond. Some residents thought the whole thing so preposterous that they discarded the leaflet without responding. Very early on, the Parish Councillors instructed the Clerk to contact the Solicitor to NWBC, together with the Ward Members expressing their concerns. The summary response email (following a phone call) discussion is also attached. (within Appendix 5) The PC were, at that time, pacified as **the Solicitor to the Council stated that if the results to the Cassidy survey were drastically different to the one completed by NWBC a mere 6 months earlier then "questions as to methodology etc" would be asked and this would be examined.** It would appear the only questioning on these results and how they were achieved is the PC and then the Planning Board who took on board the PC comments and found the Cassidy survey wanting, refusing the application.

There was a public consultation event in May 2014 where people were urged to sign in when they arrived. There were more of the Housing Needs Surveys and also the site survey document at the event. Councillors witnessed members of Cassidy group staff encouraging people to complete as many forms as they like, if they agreed with it. Various promises were made to existing residents of Eastlang Road such as dropped kerbs and off road parking, flood prevention measures etc, all of which were because of the existing issues that the developers are aware of and are keen to nullify local concerns.

Emails were received from local people some of which are included for additional information. (appendices 8 and 9) Also, article published in Parish Magazine in June 2014 (appendix 10).

The Council continued to email Officers of NWBC expressing their concern and concerns on behalf of Parishioners. When the report was published (confirmed by email from P Roberts on 5th August 2014 – Appendix 5) **the results were as dubious as it was suspected they would be. The Council trusted that the results would be examined, as stated by the Solicitor.**

Cassidy Group we understand, were advised that there had been serious concerns raised across the board regarding the validity of their survey and consultation event and that to provide more evidence the consultation should be repeated. This was done in exactly the same manner on 20th August 2014 (middle of the school summer holidays). The same method of distribution was used, but this time a young man was sent round to look through letterboxes to check if members of the Council had received notification. Minutes of September 2014 (Appendix 6) record that again there were grave concerns. Again, as before, residents were made promises by the Developers and members of the Council were denigrated by the staff representing Cassidy Group.

Neither survey (Cassidy Housing Needs or Site Specific Survey) can be validated so neither can be said to be an accurate response of local people.

The PC would agree that the Planning Board Members did not wish to debate their decision on the original application, and would suggest that the evidence the Board were presented with on the day, rebutted the Officers original recommendation so overwhelmingly that they all wished to refuse the application and the need for discussion/debate/trying to encourage other Members to their own opinion, was unnecessary.

In advance of the current application, Cassidy Group sent out another notice of Public Consultation Event by post. This gave approximately 10 days notice of an event on 26th November 2015 between 3 and 8pm. Once again the questionnaire was leading to say the least, inaccurate, and not telling the full truth of the matter, but the truth according to Cassidy Group. (page 18 of the applicants planning statement (PS)). The applicant states within their application that 11 people attended the event and 20 responses were posted. We are all aware comments made verbally without witnesses are inadmissible, so it is not for us to say if all those who attended were for, against, or a mixture of both. The written responses are far more telling. If you examine these the first thing that you will notice is that 96.9% of questionnaires were not returned. The Council have had various representations, from "thought the questions were a load of rubbish", to, "you couldn't write the answers you wanted to the questions because of the way they were written so we didn't bother", to incensed Parishioners who were furious that Cassidy Group were again invading their homes and time with rhetorical questions.

- The first question asks " Do you believe that homes should be built to meet the specific needs of residents of Fillongley Parish to enable them to stay within their community? The majority said "yes" – wouldn't you? But then ask yourself – "where have these people materialised from? when the impartial HNS was carried out by FPC/NWBC there were 10, when Cassidy Group asked 6 months later there were 27. Who would decide who should be able to stay in their community? and who will fill the homes when it is suddenly found that there aren't enough people in Fillongley to fill them?
- The second question gains the answer yes, in principle, the majority support older persons bungalows for residents in Fillongley Parish.
- The third question, again, in principle, people support the low cost home ownership. The questionnaire did not explain if that was "cheap houses to buy", part-owned or fully owned. The reality is that there have been 1, 2 and 3 bedroom houses and bungalows available to buy in the last year in Fillongley.
- Question 4 is ridiculous and a more of a statement than a question
- Question 5 is also a statement – of course it is connected to a road!
- Question 6 does not mention the fact that the land is in Green Belt. It is akin to asking someone on a diet if they would like some cakes without mentioning they are fattening!
- As above, Question 7 does not mention the fact that the land is in the Green Belt.

- Again, Question 8 is a statement which also fails to mention that the Social Club is on the NWBC preferred site allocations for building.
- Question 9 states a proposed new footpath without mentioning the fact that it already exists and is a permanent right of way across the site – Cassidy Group are not doing anyone any favours!

The comments recorded are also interesting. They could be summarised as follows;

From 20 responses, 8 made no comments and one is recorded as commenting but the comments are not recorded– however one respondent disagreed with every question! Another respondent is the perfect example of the comments above *“I am not certain of the suitability of the questions overleaf. The development seems fine but I am concerned that the development does not encroach onto Green Belt and would like properties for Fillongley people only. I am concerned there is a lack of amenities in the village.* What would the response have been if they had known this was Green Belt land? In summary most written comments were against the development, despite the Applicants assurance that most people at the public consultation events support the proposals (Applicants Public Consultation and Community Engagement Report).

The Council wonder why it took almost another month to add the above report to the application? Is this the “evidence of Need” that the applicant was asked to provide?

Following on from the consultation document, the application was received by FPC, discussed and determined to OBJECT.

The Clerk, in her private capacity, sent a request under the Freedom of Information Act to find how NWBC determine Need. The email strings are Appendices 13 and 14. You are of course able to see as the PC now can, the information given by Officers of the Council. It would appear that there are 2 “Needs” that which enables Council Housing, and that which is a “Need” to enable building. “The local housing needs surveys are both expressed need and assessed need – one process feeding from the other” The Clerk has now asked 4 times, under the FOI Act, when a “need” is indicated how officers validate/determine that someone has a Need which would place them on the list (of which the numbers are currently disputed).

Officers appear to be asking each other as none appear to be able to answer in a straightforward manner. There appears to be no assessment form; **perhaps members of the Board could find out how the numbers are decided?**

3. Correction of a selection of inaccuracies in the applicants Planning Statement

Section 1 Site and Surroundings

1. It is not questioned that the site is in the Greenbelt and as such can only be legally built on with proven “special circumstances”. It should also be noted that it is close to the Fillongley Conservation Area and the historic sites of medieval fishponds. It is

not located within several miles of a shop or Post Office. Though the Parish Council has been actively trying to assist the Post Office to re-open, it is extremely unlikely that any Post Office will re-open in the Village and certainly not in its previous location.

2. The distances suggested in the applicants planning statement are disputed, it is certainly not a 200m walk, on public footpath or land, to either the Doctors Surgery (part time hours) or the Village Hall. It may be possible as a flying crow.
3. There is a limited bus service that serves the village. The village does have roads that connect it to Solihull/Tamworth/Nuneaton/Coventry and all points beyond as does any other location.

Section 2 Background

4. This is most quickly dealt with by referring to the first part of this letter as the accurate time-line of events. It is odd that as Cassidy Group have found "especially a requirement for older persons bungalows within the village" that less than 1/5 of their proposal would fulfil this alleged requirement.
5. Alternative extracts from the Planning Inspectors comments;

Point 10. *"I note that the Appellant has undertaken similar HNS with the support of the Council in different Parishes and that the results have been accepted. Be that as it may, it is clear from the Councils decision notice that it did not consider that a proven local need for the housing had been demonstrated in this case".* FPC would request that the Planning Board act on their initial judgement and have a clear and transparent investigation into how this occurred and how many of the respondents have a current housing NEED according to planning practice guidance.

The Planning Inspector also concludes that *"The proposal would be harmful to the openness of the Green Belt and would conflict with the purpose of including land in it. This brings the scheme into conflict with the environmental asset objective of Policy NW5 of the Core Strategy, and national Green Belt policy. Whilst the existing mature landscaping would contain the site, this would not mitigate the harm identified."*

A summary of points from the inspector relating to weighting of each area of argument;

Limited "weight" was attached to the all applicants arguments of;

- *Economic benefits (these would be the same wherever houses were built)*
- *Sustainable building methods (these would be the same wherever houses were built)*
- *Retention of trees/hedgerows contributing to biodiversity (would have a similar effect if left undeveloped)*

"When taken together, the matters do not outweigh the totality of harm to the Green Belt, which is the test they have to meet. Consequently very special circumstances do not exist to justify inappropriate development in the Green Belt. The release of a site within the countryside and Green Belt for new housing is not justified in this case"

Section 3 The Proposal

6. Why was Mr Paul Roberts (NWBC Housing Officer) advising the applicant that the Housing Need had increased as at November 2015, especially, in light of the fact that the PC are NOT given this information or other information requested. Indeed, he states "I hope this is helpful in going forward with your application" (page 22 of applicants planning statement).
7. The current proposal has not gone forward to the appeal officer as far as we are aware. FPC understood that procedure dictates that the proposal is considered by NWBC first?
8. Based on the results of 3 separate consultation reports, the proposed development is NOT supported by the majority of residents. FPC would remind you that the last survey had a response of 20 (3.1%) of which most disagreed with either the whole proposal or elements of it.
9. The Inspector has already clarified that this proposal is not "in-fill".
10. The residents of Eastlang Road would dispute that the site has good access and egress. One resident had an NWBC employee knocking on her door in recent weeks to ask whose cars were obstructing the road so much that they couldn't get the dustcart down the road? It was not her!
11. The Board have visited the site and seen that the access onto Coventry Road is uphill, just off a bend and often traffic does not go at 30mph. This is where pedestrians have to cross to visit the Club, pub or village hall.
12. There is already a public footpath crossing the site to the Recreation Ground in Church Lane. It is popular with walkers and dog walkers and has never been tarmacked and does not need to be; it is a field path.
13. The applicants measurements must be from different points within the site and the inclusion of the post office and shop which have now been closed for years is deliberately misleading. It should be noted that the "Community Centre" was the subject of an NWBC application several years ago and the size dramatically reduced "you could get a dozen people in there if you're lucky" quotes one resident. Cassidy Group repeatedly state within different documents that facilities are within 200m of the site. This is clearly contradicting itself and still incorrect.
14. Severn Trent have previously advised the Parish Council of modelling work being carried out to ascertain if further plans can be drawn up for assessment of investment worth as **the current system is already over capacity**. FPC are informed that Severn Trent are not permitted to object to planning applications such as this but must provide connection. It is a sad fact that departments within Severn Trent do not communicate, and the one that responds to planning applications is based in another city and has no local knowledge.
15. WCC Highways are statutory consultees. They would not have local knowledge that cars are parked on both sides of the road most times in the day. They would not know that the dustcart couldn't get down, not to mention the possibility of getting any emergency vehicles during most of the day or evening. Modelling has been done on a

clear road which it never is. The photographs supplied are taken halfway down the road and possibly around 11.30 am.

16. There is a statement that additional parking is allowed for visitor parking. This is not visible on the plans that we have. There are also numerous statements regarding 200% parking – FPC were under the impression that homes are supposed to have a minimum of 2 parking spaces. Some of these proposed are 3 bedroom homes – are they only to have 2 vehicles? no works vans? No deliveries? No visitors? There is already a lack of parking in the road and the lay by is fully utilised.
17. The suggestion that building homes is better for the environment than a green field with mature hedging in the Green Belt is ridiculous.
18. The proposal in terms of layout and house appearance is not in-keeping. There is a varied mix of housing indeed in the Parish, and the emerging NP has shown a desire to keep the character of the village. There has recently been a development just over the border into Solihull MBC which ensured the houses complied with the Arden Guidelines to maintain and enhance the character of the local area and we would request that IF the Board see fit to consider an application here, that they should be quality housing, in keeping with the historic roots of the village and wider area.
19. As previously advised to NWBC Planning Dept, the land is noted by the Land Registry as being in a flood plain; this means that it has a high chance of flooding which means that the chance of flooding each year is greater than or equal to.. 1 in 30. This takes into account any flood defences that may be in this area.

Section 4 Planning Policy

This section repeats many of the arguments already put forward – FPC will not waste your time by rebutting them all again.

20. It should be noted that NPPF states that “Very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness and any other harm, is clearly outweighed by other considerations.” This cannot be said to apply here. As such the over-riding issue should be that Need has not been proven and therefore there is no question that the Green Belt should remain protected.
21. It contravenes both Planning Policy Guidance and also the NPPF as it is defined as inappropriate development in the Green Belt. As such it is right that the application be refused.
22. The proposal, as already stated is in direct contravention of both local policies NW3 and NW5.
23. The proposal is contrary to the Arden Guidelines for housing in our area which thereby does not comply with Paragraph 58 of NPPF.
24. Please refer to earlier Inspectors comments (page....)FPC were delighted that the evidence spoke for itself on the day of the Planning Board meeting and would ask that you allow for it to speak again and maintain refusal of this application in the Green belt.

Section 4 Other items; Scale of Proposal and process/procedures

The proposals are too high density for this specific village. Fillongley is made up of scattered hamlets and this would add to the disparity of a larger population in the village centre and lesser populations throughout the Parish.

Housing Needs Survey Process

1. According to the Planning Practice Guidance, types of household considered in affordable housing NEED are;
 - a. Homeless households or insecure tenure (eg housing that is too expensive compared to disposable income).
 - b. Households where there is a mismatch between the housing needed and the actual dwelling (ie overcrowded households)
 - c. Households containing people with social or physical impairment or other specific needs living in unsuitable dwellings (eg accessed via steps) which cannot be made suitable in situ
 - d. Households that lack basic facilities (eg a bathroom or kitchen) and those subject to major disrepair or that are unfit for habitation
 - e. Households containing people with particular social needs (eg escaping harassment) which cannot be resolved except through a move.

It would appear that NONE of the questions on the Cassidy Group Surveys were aimed at ascertaining any answers to any of the above questions. How can a Need then be determined?

Bearing this in mind, the 2011 census for Fillongley ward shows an average household size of 2.4 residents per household.

Summary

With all the evidence above, please take a few minutes to review the appendices. Fillongley Parish Council urge the Planning Board to REJECT this application that is unnecessary for Fillongley, will ruin our precious Green Belt and set a precedent for the rest of the Borough.

Yours sincerely

H Badham

Mrs Heather Badham

Clerk to Fillongley Parish Council

Appendices

1. Summary of NP Survey Results
2. Housing Needs Survey 2009
 - a. Email from Paul Roberts re HNS
3. Housing Needs Survey 2014 FPC/NWBC
4. Email from Paul Roberts 30/04/14
5. Email from Paul Roberts 05/08/14 re publishing survey
 - a. Email string from S Maxey 10/04/15
6. Minutes of FPC September 2014
7. Email from A Culley 06/05/14 re Cassidy survey
8. Email from B Jensen 25/06/14
9. Further Email from B Jensen 28/08/14
10. Parish Statement Article from Parish Magazine June 2014 with regard to circulating information
11. Email from P Roberts 27/06/14
12. Email from P Roberts 22/10/13
13. Email string from Clerk attempting to find out how Need is determined.
14. Email string from Clerk attempting to find out how Need is determined.
15. Objection letters from FPC for earlier application
16. Planning Inspectors Decision Notice
17. Fillongley Census 2011 Population information

THINGS YOU LIKE ABOUT FILLONGLEY

Community spirit	5
lots of activities in village	6
church at the heart of things	2
rural location	14
ideal location for children to grow up	2
people/friendly	13
transport links	3
reliable bus service	
village life	4
doctors surgery in village	2
allotments0	2
school/shops/pub (facilities)	
family connections	
good water source	

THINGS YOU DON'T LIKE ABOUT FILLONGLEY

No post office	6
Narrow path alongside church	
poor bus service	5
crossroads	
lack of winter road gritting	3
poor road surfaces	2
traffic/speeding	14
flooding	2
no mobile library stop	
lighting being turned off	3
too much driving/not stopping & chatting	
electronic gates/isolationist mentality	
robberies	3
graffiti	2
no Secondary School	
no motocross track	
planning constraints	
objections to business changes	

THINGS YOU WOULD LIKE IMPROVED

more public transport	4
flood defences	4
crossroads traffic management	2
pot holes	4
speeding motorists	5
bypass	
parking on footpath by Weavers Arms	
more shops/post office	2
parking in centre of village	2
police camera mobile sign	
lighting	2
the lane in the bend Fill end of Shawbury Lane	

security/police	
litter picking	3
traffic lights at Church Lane	
floral displays	
board advertising the castle	
create a walking for health group	
more attendance at local events	
more use of church & village Hall	
young people more active in community	
getting rid of Japanese Knotweed	
more frequent verge cutting	
ditches to be cleared out by farmers	
increase number of milkmen	
improve park	2
Animal rehoming centre	
more walks	
more Fairs	
The Social Club	
support for more sustainable operating practices	
recognition that residents and businesses need to be considered together	
flexibility to encourage employment creating businesses	
things you would like to protect	
speed restrictions	3
decent grass verges	
oak tree in castle close	
heritage	2
wildlife	6
greenbelt/countryside	18
ditches to be cleared out	
decent grass verges	2
limited development	2
village atmosphere	5
pubs	3
dr surgery	
footpaths/bridleways	
agricultural nature of parish	2
community	2
transport links	2
OTHER THINGS TO INCLUDE IN NP	
speed bumps	
grit bins on hills	2
20mph speed limit through village	
re-opening the railway station with car parking facilities	
provide homes for retired people & young families	3
more busses	2
post office	
protection for footpaths	
plant trees	

good sympathetic leadership focussed on true interests of the village	
more park adventure trails	
have the toy shop back	2
milkmen	
no mining	
business support policies	
planning flexibility	
policies to encourage sustainable development and renewable energy	
policing and security	
FILLONGLEYS ASPIRATIONS	
keep the community feel	6
look after the elderly	
safe & friendly space for families & businesses to thrive	3
being a village not coming under coventry	5
an upmarket dormer village allowing residents easy access to B'ham/Cov	
be different and don't follow others	
provide homes for young and old	
showcase talents of creative local people	
flower village	
To be a Community of active & interactive people	2
broadband and internet connection for businesses	2
centre for rural business	
MOST IMPORTANT THING	
post office	4
greenbelt	5
protect the local pubs	
speed of traffic	
repair road surface	
security	2
transport	2
dr surgery	
lighting	
environmental	
communication about local events	
community	
my own space in a sound parish environment	
to stay as it is	
planning flexibility and sustainable policies to encourage viable renewable solutions	
water taken from a rural environment	

Residents	totals	46	26	123
		Greenbelt and Natural Environment	Traffic	Amenities
THINGS YOU LIKE ABOUT FILLONGLEY				
Nice church	5			5
Burial Ground				
Situation	4			
Peaceful surroundings	9			
Great community	7			
Friendly people	12			
Small village	7			
Lots of clubs	2			2
Rural	9			
~Its independence from big commercial/business enterprises				
The School	9			9
Shops	7			7
Park	11			11
Cubs				
Home	3			
pubs	3			3
village life				
accessibility to main arterial roads	2			
THINGS YOU DON'T LIKE ABOUT FILLONGLEY				
Some of the people	3			
no amenities	5			5
Flooding				
Noise from M6	2	2		
BMX track is always waterlogged				
Litter				
bullying	2			
environment (litter)	2	2		
Robberies				
Graffiti				
Speeding traffic	8		8	
Feeder schools not particularly good				
youths hanging round shop				
Traffic through village	2		2	
Lack of public transport	4			
Tractors smell not nice				
Not many children living in my street (lane)				
Worn inscriptions on graves in churchyard				
No post office	4			4
Pubs closing				
new build housing not in keeping				
Loud rock festivals late at night in Summer				
THINGS YOU WOULD LIKE IMPROVED				
Post Office	5			5

Better Shop/more shops	4		4
Improved road/bypass			
BMX track			
More swings/play equipment	3		3
Environment/litter	5	5	
bullying			
Speed cameras/restrictions	5		5
speed ramps/traffic calming	2		2
Road past Manor House Pub	2		2
Crossroads junction	5		5
Bus services	6		
Park	8		8
Scout Hut			
Tidy Churchyard			
make the village look special			
Houses			
Football goals			
Pubs			
Access/drop off for school			
better flood systems	2		
keep drains clear	2		
New village hall to help create a central hub			
footpath access from Ousterne Lane to school			
bus shelter at Crossroads			
greenbelt			
Proper road crossings especially opposite school			
Improve Pre-school			
things you would like to protect			
Keep as a village	5		
footpath from Eastland Road to playing field to have a gate so that elderly people can use the path			
Peacocks			
Peacefulness of village			
My house and peaceful street	3		
Church/shop/pub	18		18
fields - public rights of way	3		3
trees	3	3	
Scout Hut			
Park	8		3
Houses	4		
Clubs			
Greenbelt	6	6	
People	2		
School	12		12
Oak tree corner of Castle Close/Cov. Rd			
Village Hall	2		2
Its own freedom & integrity to decide its own future	3		
animals			
nature	6	6	
wildlife	6	6	
Castle Ruins	3		

Public transport that we have			
open spaces			
buildings			
OTHER THINGS TO INCLUDE IN NP			
New houses	4		
BMX track - pump track			
Litter pickers			
phone boxes			
internet access			
Schools			
SMALL land plots for homes not large areas			
Small family run shops not multi-nationals			
A bar with celebrations			
A club fair once a year so there are options for kids to go to			
Another park	3		3
Fruit trees			
More trees and plants	3	3	
Wider footpath on the way to school			
Bigger field at the school			
make it more exciting			
protection of the village			
more kindness			
more decorations			
Forest			
some provision of affordable housing			
Footpath in church lane to Nuneaton Road			
Flood prevention in village	2		
Roundabout at crossroads			
Awareness of areas earmarked for new build housing			
Planned additional housing in terms of updating/increasing facilities			
new village hall			
traffic improvements	2		2
more wildlife	3	3	
a river	3	3	
toucan crossing			
less houses			
wildlife reserve			
Restore the castle			
housing for young people			
safeguards for the community			
toy shop			
sweet shop			
bigger medical centre			
Post office			
FILLONGLEYS ASPIRATIONS			
Getting bigger with new housing development	2		
The same with less litter			
A more friendly, safer place to live	7		
Remain a small, tidy, quaint village			
To be an all inclusive independent community	2		

Safest place in Warwickshire	4		
Should have more kindness			
become a highly sought after place to live			
Safer roads/crossroads			
attenuation ponds near the M6			
build on its potential to be a productive, open minded welcoming & secure place to live			
keeping village life whilst understanding the need for new houses			
Community spirit			
beautiful countryside			
the most environmental village	3	3	
steam train on outskirts of village	2		2
old fashioned toy shop			
to be nature friendly			
room for animals			
MOST IMPORTANT THING			
To maximise any development in and around the village			
fields			
BMX track			
litter	2	2	
A safer place to live			
Rural village			
To be an all inclusive independent community			
The history of the village			
The Church	5		5
The School	3		3
the road			
Castle ruins			
Protect park/church/school	3		3
family			
Nature			
Post office	3		3
Buses	2		
address flooding issues in centre of village	2		
traffic improvement	2	2	
Protect greenbelt			
wildlife			
the people			
traffic lights at crossroads			
to be nature friendly			
environmentally friendly			
traffic speed			

	37	14	42	10	8	3
Character of the Village						
Public Transport						
Community						
Housing						
Flooding						
Heritage						
	4		7			
	9		12			
	7					
	9					
			3			
		2				
			3			
			2			
		4				

Non-residents				
	totals	45	15	97
		Greenbelt and Natural Environment	Traffic	Amenities
THINGS YOU LIKE ABOUT FILLONGLEY				
Scouts etc	9			9
shops	5			9
Pubs	3			3
environment				
friendly people/good community	9			
houses	2			
eco-friendly				
wildlife				
Recreation Ground	14			14
Church/yard	4			4
School	9			9
my teacher	2			
Castle ruins	3			
Lots of space				
Lots of activities/social groups				
peaceful				
Amenities				
sculpture at crossroads				
THINGS YOU DON'T LIKE ABOUT FILLONGLEY	2?			
houses	?			
post boxes	?			
pubs				
litter				
Street lights turning off at night				
no senior school				
not enough houses	2			
not enough pubs				
not enough parks				
speed cameras	3		3	
Crossroad				
Parking	3			3
lack of amenities (butchers/PO/Bank)				
no sweet shop				
smells				
view				
not enough trees				
main roads	9		9	
flooding				
no post office				
THINGS YOU WOULD LIKE IMPROVED				

Parks				
Speed Cameras				
Broad band connection	4			
mobile Phone signal				
more shops	3			3
street lights to stay on at night	2			
more houses	4			
more pubs				
more parks				
no speed cameras	3		3	
more eco-friendly	2	2		
Bournebrook School	5			5
Parking				
Road				
Church				
An airport that can take airbus A380s	3			3
The Manor House				
More trees	2	2		
Post office	2			2
Traffic calming bumps				
Scout hut				
Crossroads				
more wildlife				
more flowers				
Wider path on coventry road				
Hedges cut more frequently on Coventry Road adj to footpaths				
Litter				
castle ruins				
noise				
More Community Family Events				
things you would like to protect	9			
Wildlife				
Parks	3			3
Skate ramps	4			4
pubs	3			4
trees	3	3		
living things/nature	12	12		
people	9			
church	2			2
school	2			2
plants				
Fillongley Garage	3			3
Sculpture at Crossroad	4			
Fields	5	5		
Shop				
castle ruins	2			
Old houses				
homes				
Brownies				

Bus service			
Brook			
Village Hall			
OTHER THINGS TO INCLUDE IN NP			
Orchard	4	4	
Pond			
Wildlife spaces	3	3	
Litter picking			
shops			
post office			
speedway track/grass track	2		2
Forest	3	3	
Less Houses			
Sweet shop			
Market			
A University			
Farms			
Florist	2		2
Football Ground			
Trees	2	2	
Wider road			
More rivers			
More houses	3		
Lots of statues			
Bigger classrooms			
more classes at school			
Safety measures on main road			
bigger park			
safer environment	2		2
planning of where future housing should be			
FILLONGLEYS ASPIRATIONS	2		
To look after the local wildlife	2	2	
Be an eco-friendly place			
shops			
more parks and shops			
more "out there"	4		
Best town in Britain			
being safe	2		
More people			
the friendliest/best school ever			
more fun	4		
small	2		
friendliest place	2		
more inclusive community events/functions			
bigger community			
cater to all age groups & not become a retirement village			
bigger park			
MOST IMPORTANT THING			
Birds			

Eco-friendly place	7	7	
litter picking			
The Church	5		5
Scout group			
wildlife			
speedway track/grass track			
Best Town in Britain	2		
A University	2		2
Protect the school	2		2
the park			
Castle ruins			
Being the safest village			
Road safety			
Trees/plants			
more shops			

Character of the Village	10	0	22	13	0	5
Public Transport						
Community						
Housing						
Flooding						
Heritage						

9

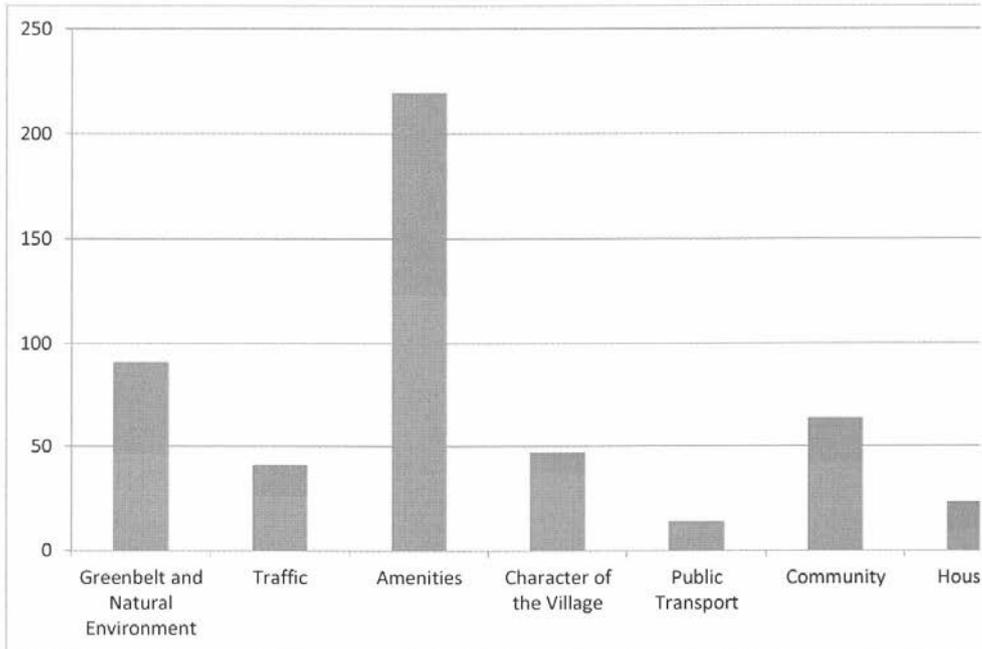
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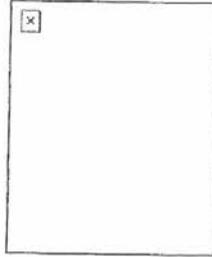
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	Greenbelt and Natural Environment	Traffic	Amenities	Character of the Village	Public Transport	Community	Housing	Flooding
Residents	46	26	123	37	14	42	10	8
Non-residents	45	15	97	10	0	22	13	0







**FILLONGLEY
HOUSING NEEDS SURVEY**

**Survey commissioned by
Fillongley Parish Council
in partnership with
Warwickshire Rural Community Council and
Warwickshire Rural Housing Association**

**Analysis by Phil Ward
Rural Housing Enabler for
Warwickshire Rural Community Council**

April 2009

CONTENTS

1. Summary of Results
 2. Introduction
 3. Planning Context
 4. Results – Contextual Information
 - i) Age Profile
 - ii) Household Size Profile
 - iii) Dwelling Tenure Profile
 - iv) Dwelling Type Profile
 - v) Dwelling Size Profile
 - vi) Dwelling Type and Size Profiles Cross Referenced
 - vii) Life in the Parish ; Facilities and Housing
 - viii) People Leaving the Parish in Last 5 Years
 - ix) Support for One or More Small Housing Schemes
 5. Results - Housing Needs Information
 - i) Reason(s) for Housing Needs - Breakdown
 - ii) Local Connection – Breakdown
 - iii) Waiting List - Breakdown
 - iv) Preferred Tenure - Breakdown
 - v) Preferred Type and Size - Breakdown
 6. Determination of Specific Housing Needs
 7. Conclusions
 8. Recommendations
 9. Acknowledgements
 10. Contact information
- Appendices A, B, C and D

1. Summary of Results.

Approximately 600 Housing Needs Survey forms were distributed and 140 forms were returned. This equates to a response rate of 23%, a rate considered to be good for a survey of this type.

13 respondents expressed a need for alternative housing.

However, three of these housing needs were discounted from the final analysis because the respondents appeared to be able to meet their own housing requirements.

The specific needs are ;

Rented.

5 x 2 bedroom houses

Shared Ownership.

2 x 2 bedroom houses

3 x 2 bedroom bungalows

2. Introduction.

Fillongley Parish Council commissioned a local Housing Needs Survey in January and February 2009.

The aim of the survey was to collect accurate, up-to-date housing needs information relating to the Parish. This information can be used in a number of ways, but perhaps the most relevant is to help justify a small scale housing scheme to meet local needs, as specified in North Warwickshire Borough Council's Local Plan.

The survey form was essentially a standard document used in Parishes across Warwickshire. A survey form was delivered to every home in the Parish. A copy can be seen as Appendix A of this report.

All households were invited to fill out the first part of the survey form with the aim of producing a demographic picture of household composition, tenure, property type and size. The opinions of respondents towards facilities, housing and a small housing scheme based on the needs of local people were sought.

Only households with, or containing, a specific housing need were asked to complete the second part of the survey form. This part of the form asked for respondents' names and addresses and other sensitive information in confidence, e.g. information relating to income.

Completed survey forms were posted directly to the Rural Housing Enabler for Warwickshire Rural Community Council via a 'Freepost' envelope. Analysis of the completed forms took place in March and April 2009.

3. Planning Context.

North Warwickshire Borough Council's Local Plan adopted in July 2006 sets out a Settlement Hierarchy that identifies, among others, Other Settlements with a Development Boundary (such as Fillongley).

Although planning policy at all levels (national, regional and local) imposes considerable restraint on new housing development in rural areas, the Local Plan sets out the circumstances under which new housing development will be permitted.

In Other Settlements with a Development Boundary (such as Fillongley), housing development will be limited to that for which a local affordable housing need has been identified. Such development will be small scale, of no more than 10 units.

There is further capacity for this restraint to be relaxed in exceptional circumstances where new housing would meet an identified local need and the Local Plan also deals with the provision of Rural Exception Sites as an important source of affordable housing within or adjacent to existing villages.

In exceptional circumstances, Councils can provide sites for affordable housing where market housing would be refused. Sites that are released for this type of development will be small in nature and remain affordable in perpetuity.

When making applications for such sites it is expected that evidence will be provided of local need based on research within the settlement and its hinterland.

This report will be provided as evidence of local need in Fillongley as an Other Settlement with a Development Boundary.

Any housing that may be provided as a result of this survey would be subject to a planning obligation, known as a Section 106 agreement, being placed on the development. This would limit occupation of the homes to people with a local connection. In the first place, priority will be given to those who currently live or work where the development is taking place.

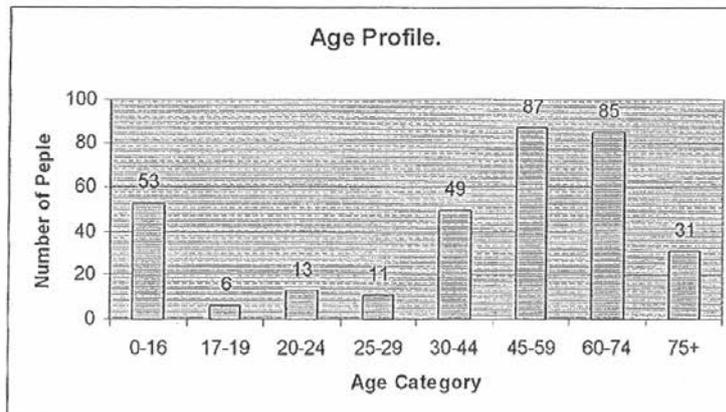
4. Results – Contextual Information.

A total of 140 survey forms were returned equating to a response rate of 23%. A response rate of 23% is considered to be good for a survey of this type because people generally only respond for one of three reasons ;

- To express a housing need.
- To offer support in principle to the idea of a small housing scheme for local needs.
- To state opposition to the idea of a housing scheme.

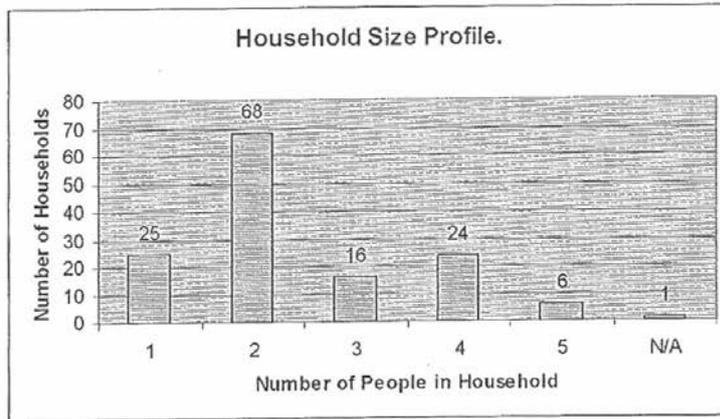
i) Age Profile (140 responses, 335 people).

The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 203 out of the 335 people aged 45 and above, but with 53 people aged 0-16. It is noticeable that the age groups 17-19 years, 20-24 years and 25-29 years are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the village.



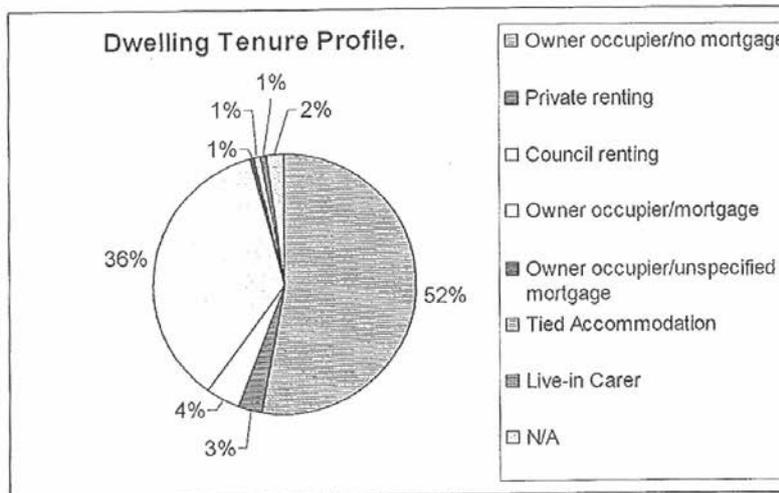
ii) Household Size Profile (140 responses).

The data collected from the age question can be used to create a profile of household size as shown in the following chart. The chart shows a dominance of 2 person households, as indeed do the majority of Parish Housing Needs Surveys. The mean average household size is 2.39 people, slightly lower than the Census 2001 figure for the Parish of 2.49.



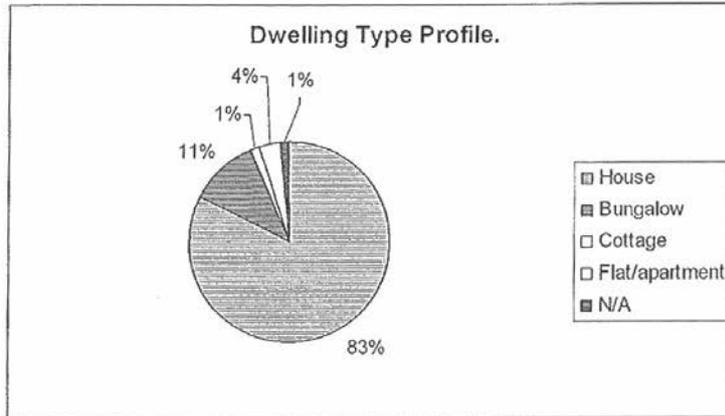
iii) Dwelling Tenure Profile (140 responses).

The following chart shows the dwelling tenure profile for survey respondents. In a pattern typical for villages across Warwickshire, owner-occupiers represent 89% of the total. Tenures traditionally considered to be within the 'social sector' represent just 4% of the total.



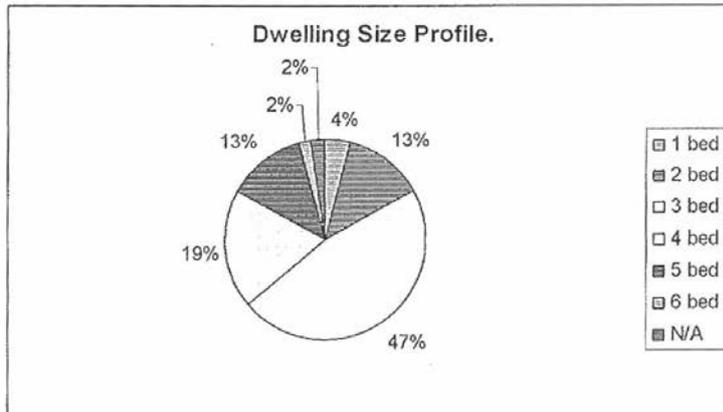
iv) Dwelling Type Profile (140 responses).

The following chart shows the types of dwellings that the survey respondents live in. Perhaps unsurprisingly houses represent the largest factor.



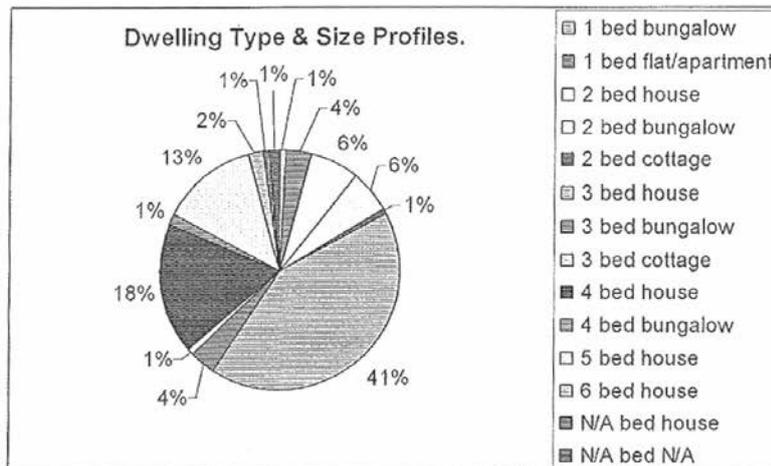
v) Dwelling Size Profile (140 responses).

The following chart shows the sizes of dwellings that the survey respondents live in.



vi) Dwelling Type and Size Profiles Cross Referenced (140 responses).

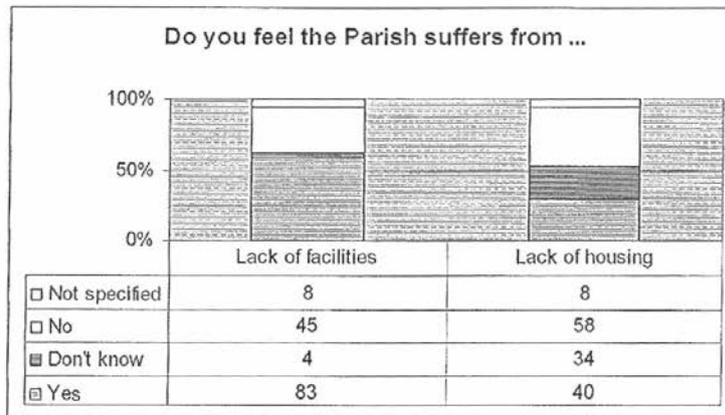
Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. This can be seen in the following chart. 3 bedroom houses emerge as the largest single factor. When compared to 4.ii above, i.e. a dominance of 2 person households, these results may suggest an issue of dwelling under-occupation in the Parish.



vii) Life in the Parish ; Facilities and Housing (140 responses).

The survey respondents were asked questions relating to their perceptions about facilities and housing in Fillongley Parish. This was done to build-up a picture of life in the Parish by identifying any issues/problems which could threaten the long-term sustainability of the Parish.

There were a variety of opinions in respect of the issues. The majority of respondents thought there was a lack of facilities. The largest group of respondents didn't think that there was a lack of housing.



As part of the survey, respondents were invited to elaborate on their views regarding a lack of facilities and a lack of housing. Certain key issues emerged, as specified in the following tables ;

Lack of Facilities – Main Comments ;

Key Issue	Number of Respondents' Comments
Transport links including bus routes, bus frequency & bus shelters	53
Shops	36
Parking	35
Play facilities	7
Facilities, activities & meeting place for youths & teenagers	5
Health care	3
Sports centre/facilities	3
Library	2

With 38%, 26% and 25% of all respondents requesting transport links, shops and parking respectively these may be considered to be issues.

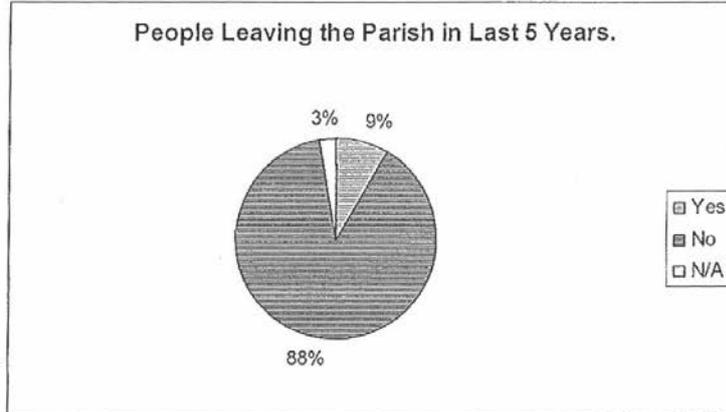
Lack of Adequate Housing – Main Comments ;

Given the range of comments received it seems more appropriate to reproduce them below, whole and verbatim. Their order attempts to reflect emerging themes.

Comments
• Affordable.
• Affordable houses.
• Affordable housing.
• Affordable housing for local people.
• Affordable housing for young people.
• Affordable housing for younger people. Please explain what affordable housing means?
• Affordable housing for young people starting on the ladder.
• Affordable for young and retirement for old.
• Affordable 2 / 3 beds.
• Affordable housing for first time buyers.
• Affordable for 1st time buyers.
• Affordable housing for first time buyers.
• Affordable first time buyer houses. Houses for younger people / local people.
• Affordable for 1st time buyers or retiring people.
• Affordable bungalows for elderly private home owners - there are none to buy in the village.
• Definitely a severe lack of affordable housing for first time buyers, also letting companies buy many affordable properties.
• First house for young couples / small family.
• For the young people of the village.
• Cheap rented housing particularly for newly weds.
• Renting accommodation.
• Council housing / shared ownership.
• 1st time buyers.
• 1st time buyers.
• For 1st time buyers.
• First time buyers.
• First time buyers and young families.
• First time buyers houses are needed. All new houses seem to be way too expensive.
• There are houses for sale but they are too expensive for 1st time buyers.
• Starter.
• Starter homes.
• Lack of starter homes / social housing.
• Small units, houses or bungalows, low cost flats.
• Small / cheap housing for young people.
• Bungalows - 1 / 2 bedroom apartments.
• Bungalows. 1 - 2 bedroomed flats.
• Bungalows. Council houses for rent.
• Bungalows.
• OAP bungalows.
• Low cost 3 bed houses.
• There are adequate houses in Fillongley.
• Current mix of housing types is about right. Expanding village is undesirable as it would impose strain on facilities. Surplus sheltered accommodation could be used for young first timers.

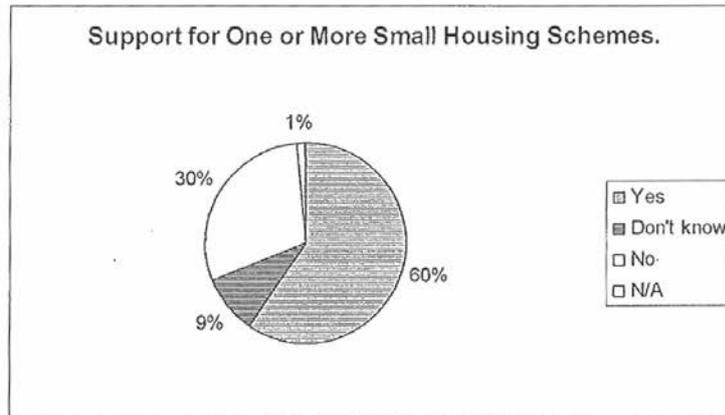
viii) People Leaving the Parish in Last 5 Years (140 responses).

The chart below shows the number of households where someone has had to leave the Parish in the last 5 years because no affordable or suitable housing was available. The chart shows that this has occurred in 9% of respondents' households.



viii) Support for One or More Small Housing Schemes (140 responses).

The chart below shows the level of support within the community for one or more small housing schemes to meet the needs of local people being built in the Parish. The chart shows there is a high level of support, 60%, amongst the survey respondents for a small-scale affordable housing scheme. Only 30% of respondents were against such a scheme. Comments received from the respondents with regard to the development of such a scheme are shown in Appendix B of this report.



5. Results – Housing Needs Information.

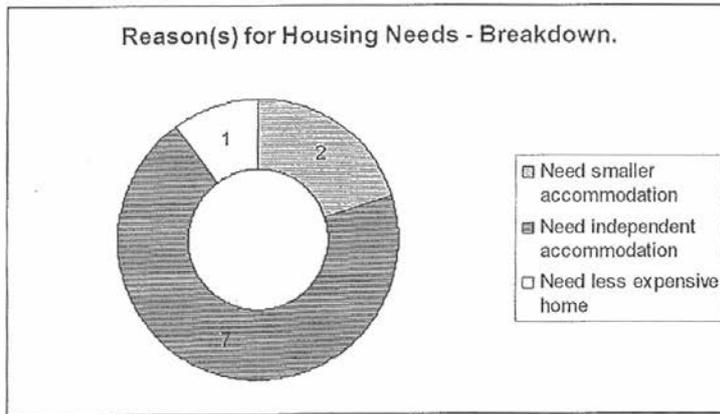
Out of the 140 responses to the survey, 13 individuals / households expressed a need for alternative housing.

However, three of these housing needs were discounted from the final analysis because the respondents appeared to be able to meet their own housing requirements.

Section 5 provides a breakdown of information from the remaining 10 respondents.

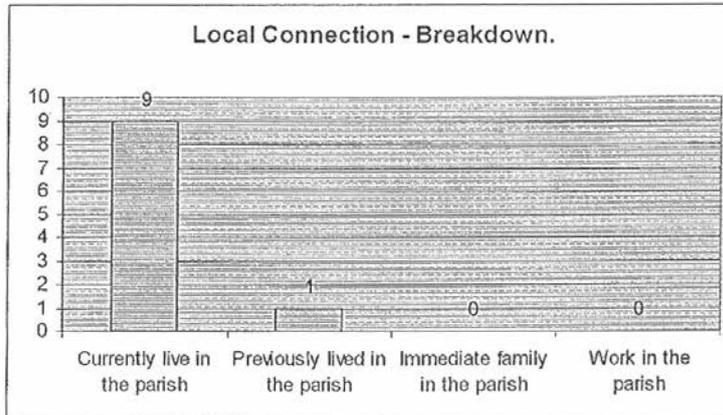
i) Reason(s) for Housing Needs – Breakdown (10 responses).

The following chart shows the reasons for the 10 respondents' housing needs. Where more than one reason was specified, the first reason shown on the survey form was counted.



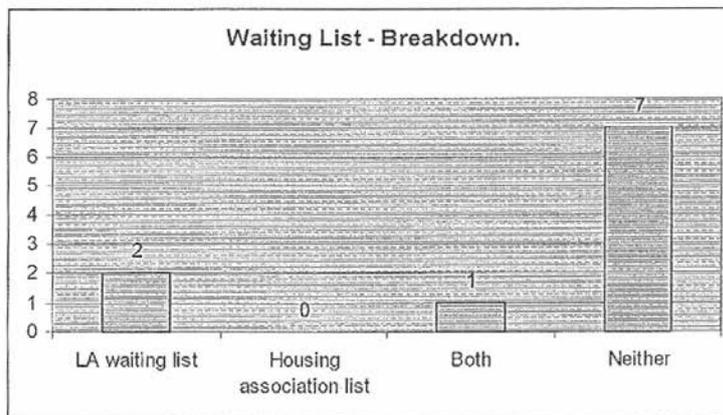
iii) Local Connection – Breakdown (10 responses).

The chart below shows the types of local connection that the respondents have.



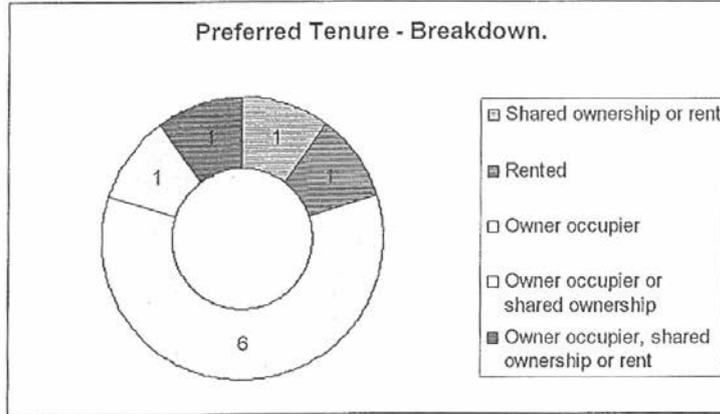
iv) Waiting List – Breakdown (10 responses).

The following chart shows the number of respondents registered on the local authority waiting list and/or a housing association waiting list.



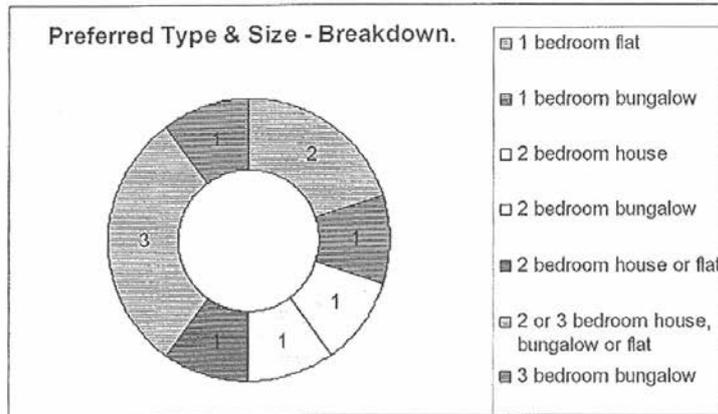
v) Preferred Tenure – Breakdown (10 responses).

The preferred tenures of the 10 respondents are shown in the chart below.



vi) Preferred Type and Size – Breakdown (10 responses).

The preferred types and sizes of accommodation expressed by the 10 respondents are shown in the following chart.



6. Determination of Specific Housing Needs.

The following table shows the specific housing needs of the 10 respondents. A number of rules were used to compile this table ;

- Respondents that indicated a preference for 1 bedroom accommodation were reclassified as being in need of a 2 bedroom home. In rural areas, the capacity for housing associations to develop 1 bedroom homes is very limited. In terms of occupancy, the flexibility of 2 bedroom homes is far greater than 1 bedroom homes.
- Where a respondent indicated a preference for shared ownership their ability to enter into a shared ownership arrangement was assessed. The mortgage the respondent could raise was compared against a 50% share (the usual starting % for shared ownership) of a comparable open market property. Research was carried out on property prices in and around Fillongley and can be seen as Appendix C of this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement, if they could not do so they were re-classified as being in need of rented accommodation from a housing association.
- Where a respondent indicated a preference for owner occupied housing, their financial ability to afford this was clarified using income and mortgage capacity information. If a respondent could not afford owner occupied housing they were reclassified as being in need of shared ownership housing under the terms described in the paragraph above.

Local Connection Verified	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
Yes	Owner occupier	2 or 3 bed house, bungalow or flat	Rent	2 bed house
Yes	Owner occupier	2 or 3 bed house, bungalow or flat	Rent	2 bed house
Yes	Owner occupier	2 or 3 bed house, bungalow or flat	Shared ownership	2 bed house
Yes	Owner occupier	2 bed house	Shared ownership	2 bed house
Yes	Owner occupier, shared ownership or rent	2 bed bungalow	Shared ownership	2 bed bungalow
Yes	Shared ownership or rent	2 bed house or flat	Rent	2 bed house
Yes	Owner occupier	3 bed bungalow	Shared ownership	2 bed bungalow
Yes	Rent	1 bed flat	Rent	2 bed house
Yes	Owner occupier or shared ownership	1 bed flat	Rent	2 bed house
Yes	Owner occupier	1 bed bungalow	Shared ownership	2 bed bungalow

A full breakdown of the needs can be seen as Appendix D of this report.

7. Conclusions.

There is a need for 10 new homes in Fillongley for local people.
The specific needs are ;

Rented.

5 x 2 bedroom houses

Shared Ownership.

2 x 2 bedroom houses

3 x 2 bedroom bungalows

8. Recommendations.

It is recommended that an exercise is carried out to identify a suitable piece of land to meet the 10 housing needs for rented and shared ownership property identified by this survey. Partners in this exercise should include ;

- The Parish Council
- North Warwickshire Borough Council
- Warwickshire Rural Housing Association
- Local landowners
- Rural Housing Enabler for Warwickshire Rural Community Council

Any housing that is intended to meet the needs described in Section 7 should be accompanied by an appropriate planning obligation to restrict occupancy of the homes to people with a local connection, as described in Section 3 of this report.

In arriving at the housing needs described in Section 7, the needs of 7 single people have been determined as being for a 2 bedroom home. It is therefore essential that any proposal to develop these new homes must be accompanied by an understanding on the part of the Housing Association that single people have priority of occupation over other household sizes. This understanding should be incorporated into any planning obligation relating to the new homes.

9. Acknowledgements.

Gratitude is expressed to Cllr Robert Pargetter, Chairman of Fillongley Parish Council.

10. Contact information.

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Warwickshire Rural Community Council
25 Stoneleigh Deer Park Business Centre
Abbey Park
Stareton
Kenilworth
CV8 2LY

Tel (024) 7621 7391
Email philw@wrccrural.org.uk

Mrs Heather A Badham
Parish Clerk
Fillongley Parish Council
The Crooked Stile
St Mary's Road
Fillongley
Warwickshire
CV7 8EY

Tel (01676) 549193
Email fillongleypc@indigoriver.co.uk

Appendix B.

Respondents were invited to provide any additional comments. Although intended to focus on housing issues, the comments relate to a range of subjects. The comments are reproduced below, whole and verbatim, except where a reference was made that could identify the individual concerned or in the case of defamatory remarks.

- I would be in favour of a small scheme of affordable housing for local people on the basis of housing association only and not for outright purchase. Affordable housing is available in nearby Arley and Keresley.
- I think 20 - 30 dwellings would be nearer the mark.
- I would like to see bungalows (with garages) available for rent / buy for older residents.
- Would like more information on what houses would be built and especially where in the village before answering this question.
- Please may I bring my dreams true in the future, I personally would like to develop the land in our family homes back yard. Maybe 3 small cottages for my children to care for me as much as I want to care for them.
- Naturally depends on necessity of building more houses and where the site would be.
- Location of development would need to be considered carefully.
- It depends where they are and how affordable you mean, any housing developments in the past have been expensive large properties.
- Bear in mind Fillongley centre is a conservation area which includes several Closes, also has 2 historic Norman & Saxon Castles / Mounds under English Heritage. Whilst building may not be permissible in the areas huge damage to the community & Britain's history may be done by building up to or around the area. NB Natural springs break out (even in the road) on the sandstone / clay on Castle Yard moated site. Family also builders so we take broad view on this. As a bee-keeper trees (important bee forage) are being cleared, affecting bees food supply. Any building should involve planting well established 'bee' trees & plants - before cutting. Bees needed for future food supply in UK - pollination. If there is to be building there are many ways in which to 'support' environmental impact. There are 2 council estates - but houses have been bought here in Fillongley. Affordable or social housing should remain so - guarantees given that they will.

- The location of any new development in the village must be fully discussed with village residents prior to any decisions being made. The last thing we need is new houses built in an inappropriate location to the detriment of existing residents, just to satisfy developers and government agencies etc.
- We had to rent a flat in Nuneaton for our special needs daughter because there was nowhere nearer. She needed to be independent, but close by and the other side of Nuneaton was the nearest and most affordable. We would have been interested in shared ownership flat or small house.
- In the last year 4 houses have gone by me up for sale all privately owned and they were all old council houses.
- I would only be in favour of this if there was no "Right to Buy" now or in the future. We used to have an adequate supply of council houses before "Right to Buy". It has been a disaster for rural communities.
- Good range of houses exist today, including flats and council houses.
- If council properties were not sold to tenants there would be sufficient housing. Some families in council accommodation earn more than enough to take on a mortgage within the Parish.
- Additional affordable housing is a good idea but the location is critical. It should not encroach into "green belt" land nor should it be adjacent to existing properties which are of an entirely different character. Ideally they should be walking distance (safe) from village centre.
- Fillongley has always been a sought after location. Having to move away when first married is nothing new. It took 10 years of marriage and 2 houses in Coventry to afford to move back and buy in this area. This was forty odd years ago. If cheap housing is introduced it will spoil the area. Young people need to save better deposits for new homes not expect everything to be provided without any effort. Interest rates are the lowest they have ever been. We had to contend with 15% mortgage rates. Let people put in the effort to live in such a special area. Bringing in housing associations will "open up the doors" and spoil what we have all strived to keep - a select village.
- Provided building is done with care and following consultation as to location and type.
- Small housing projects would keep family units in closer contact.
- Over 50's complex would be nice.
- How would you ensure any housing was only for local people ?
- But as everyone will say, not near us, please !

- May become a problem when the children are older and want to be independent. We may then contemplate a house move.
- There must be no additional development in the village until the flash flooding is sorted out - it comes from development. Solution must include sewage problem. This is fundamental.
- 6 dwellings as proposed would not be enough, however, there is the local environment to consider and most of the land is green belt. Houses around the £200,000 mark are being bought by letting companies whereas private ownership is at the forefront of a good housing system, not leasing. Even council owned would be better. Moreover, if Fillongley is to remain with its working heritage and reliability of local workmen / farmers, housing must be affordable. It is best to keep local businesses based in the local area. As is mine.
- For affordable housing (as above) for local people in the right location. However, don't believe planning regs should be flexed to accommodate affordable housing v private housing.
- Would not be in favour of any large housing developments being built.
- 1. Housing should be large enough for a family - as it is no good having 'starter' homes if there is nowhere to move into one or two years later when you have children. 2. Retirement - spacious - 2-3 bedroom bungalows for people to move 'down' to - would open up family homes in the village. 3. Village housing should be attractive and in keeping with environment.
- I have no idea where a small scheme of housing could be situated. As Fillongley village is very linear in shape, it would develop as an 'enclave' which would not be socially inclusive.
- If for rent.
- I would like to see possibly a mixture of housing mainly for over "55s" or people needing to downsize, or even young professionals who prefer to live outside the towns or cities.
- This was a reason we moved into the area - few houses and small community.
- I would be concerned if housing was built without links to travel and accessibility strategies. WE DO NOT NEED MORE TRAFFIC IN AND AROUND FILLONGLEY. I am also not convinced the housing would go to local people who cannot afford market rates.
- In principal I agree with the development concept above but I am not convinced of the demand. Most of the local "youth" profess to be desperate to leave the village at the earliest opportunity as there is "nothing to do" and it is "boring".

- I do have concerns that, once one building co. is able to build, more will follow and our lovely village will lose its character.
- Possibly - depending on location.
- We feel there is plenty of affordable and rented housing available ½ mile away in Keresley and Arley to warrant it being built in Fillongley. It's a fact of life people have to move away from where they were born. I couldn't afford to live in Solihull where I was born so I had to move to Tamworth and then here - its no hardship !
- It is my belief that housing association property would be a disaster for Fillongley, because it brings with it a large element of problem people.
- When additional houses are built, it goes without saying that other facilities have to be looked at to be sure extra people can be accommodated ie doctors, schools etc.
- Could use in-fill sites along main roads for eco-housing. Houses in Fillongley are relatively low cost anyway (especially now !) - much cheaper than Meriden or Coleshill for example. Even a small-scale development will stretch existing facilities, create traffic problems and devalue existing properties - then they'd all be affordable ! Please leave Fillongley alone.
- I do not currently have an unmet need for housing ; that may change if circumstances take a turn for the worse ! If transport to my work in Birmingham became too expensive, that might force me to move from the family home I've occupied for more than 70 years.
- The village is as it is - A VILLAGE and should remain so. Any bigger and it will become a small town and along with that will arrive all the town problems ie vandalism, gangs etc, which we do not want.
- We will have to leave in the near future. We need low cost bungalows for the elderly private homeowners. Though there are a few council owned in the village some of us want to retain "our house". We are being forced to look elsewhere.
- Fillongley is a village and should remain a village. It should not be developed out beyond a size that provides this environment and lose it's identity and close community spirit.
- The above scheme to be a one off only.
- Regular public transport eg Coleshill to Fillongley, Nuneaton to Fillongley.
- We need more than 6. A survey was done some years ago and my husband made land cheaply available but people in the village did not want this as they have mainly all bought their council houses and did not want any more. Young people are now in the position they were in when young.

- We do not want any more houses in the village.
- I don't think 6 dwellings would make enough of a difference.
- Would however like to know where such houses were going to be built ???
- It would depend where the houses are built, I do not agree with the use of rear gardens for house building.

Appendix C.

Property Search on 17 March 2009 (Fillongley, Arley & Corley excluding character properties, properties in need of repair, and properties over £300,000).

Agent	Street	Settlement	Bedrooms	Type	Price (£)
Atkinson Stilgoe	Meriden Road	Fillongley	2	Bungalow	295,000
Sel	Gun Hill	Arley	2	House	89,950
Hawkins	Gun Hill	Arley	2	House	89,950
Brian Holt	Hollick Crescent	Arley	2	House	89,995
Hawkins	Charles Street	Arley	2	House	92,500
Your Move	George Street	Arley	2	House	100,000
Alan Cooper Estates	Nuneaton Road	Fillongley	2	House	150,000
Howkins & Harrison	Rectory Road	Arley	2	House	179,950
Yeoman & Owen	Highfield Lane	Corley	2	House	190,000
Howkins & Harrison	Coventry Road	Fillongley	2	House	279,950
Bairstow Eves	Ryder Row	Arley	3	House	76,000
Hawkins	Gun Hill	Arley	3	House	94,950
Bairstow Eves	Fir Tree Lane	Arley	3	House	99,995
Shortland Horne	Hawthorne Avenue	Arley	3	House	104,950
Your Move	Ryder Row	Arley	3	House	109,950
Lewis Pointon	James Street	Arley	3	House	109,950
Your Move	Frederick Road	Arley	3	House	109,999
Bairstow Eves	Gun Hill	Arley	3	House	112,950
Alan Cooper Estates	Sycamore Crescent	Arley	3	House	119,995
Howkins & Harrison	Coventry Road	Fillongley	3	House	139,950
Lewis Pointon	Ash Grove	Arley	3	House	154,950
Lewis Pointon	Oak Avenue	Arley	3	House	159,000
Newmans	Lichfield Close	Arley	3	House	169,950
Your Move	Eastlang Road	Fillongley	3	House	170,000
Bairstow Eves	Spinney Close	Arley	3	House	175,000
Elephant & Castle	Rectory Road	Arley	3	House	184,950
Brian Holt	Coventry Road	Fillongley	3	House	184,995
Your Move	Eastlang Road	Fillongley	3	House	189,950
Shortland Horne	Bennetts Road North	Corley	3	House	195,000
Howkins & Harrison	Highfield Lane	Corley Ash	3	House	225,000
Yeoman & Owen	Kingswood Avenue	Corley	3	House	225,000
Hawkins	Breach Oak Lane	Corley	3	House	239,950
Loveitts	Meriden Road	Fillongley	3	House	250,000
Loveitts	Tamworth Road	Corley	3	House	275,000
Your Move	Tremelling Way	Arley	4	House	225,000
Howkins & Harrison	Morgan Close	Arley	4	House	239,950

Type	Average (£)	Average - 5% (£)
2 bedroom bungalows	295,000	280,250
2 bedroom houses	140,255	133,242
3 bedroom houses	161,560	153,482
4 bedroom houses	232,475	220,851

Heather Badham

From: Roberts, Paul <PaulRoberts@NorthWarks.gov.uk>
Sent: 12 June 2013 13:40
To: fillongleypc@indigoriver.co.uk
Subject: Re: Housing Needs Survey
Attachments: Wood End Housing Needs Survey.doc

Hi Heather

Please see attached a copy of the template that we currently use for Housing Needs Surveys. We are aware that you may want something a little more involved than this as it would be going alongside your Neighbourhood Plan and that it would aid the process for your Neighbourhood Plan as your last survey would be considered out of date at this stage.

In regards to ownership and cost, the Borough Council would be doing the survey and would be paying the cost of the publishing and the survey would be about housing needs in general and not site specific as we would need to have some impartiality.

Hope that this is of assistance to you, but if you have any queries, please feel free to contact me.

Regards

**Paul Roberts
Housing Strategy and Development Officer
North Warwickshire Borough Council
Housing Services
The Council House
South Street
Atherstone
CV9 1DE**

**Tel: 01827 719459
Fax: 01827 719225
paulroberts@northwarks.gov.uk**



North Warwickshire Borough Council

FILLONGLEY HOUSING NEEDS SURVEY

Prepared in partnership between Fillongley
Parish Council, Fillongley Neighbourhood
Planning Committee and North Warwickshire
Borough Council

January 2014

Contents	Page No
Summary of Results	3
Planning Context	6
Survey Results	7
Appendix A – Residents Comments	18
Appendix B – Properties for sale and rent	28
Contact Details	29

Summary of Results

648 forms were distributed throughout the village and we received a return rate of 120 forms. This equates to a response rate of 18.5%.

This is the second housing needs survey that has been completed in the village and the results of the last survey that was carried out in 2009 by Warwickshire Rural Community Council showed a need for 13 properties, although 3 of the responses were discounted and the rest were broken down as follows:

Rented

5 x 2 bed houses

Shared Ownership

2 x 2 bed houses

3 x 2 bed bungalows

This housing needs survey is vastly different to the last one that was carried out as this has been done as part of a Neighbourhood Plan which not only looks at the here and now, but also at what may be needed within the next 20 years within the village.

43 returns have expressed the following needs, but have not left any contact details on their forms, so I am unable to verify their needs. When looking at the figures, we need to bear in mind that people will have multiple needs:

Question	Answer
Your home is not the right size for your current needs	4
Your home is not the right size for	18

your future needs	
You will need smaller accommodation within the next 20 years	34
You will need smaller accommodation for a relative within the next 20 years	2
You have family/dependents who need housing	6
You know of someone who works in Fillongley, but cannot afford to live there.	7

Housing data that has come through as a result of the survey is as follows:

- Would like to purchase a 4 bed large detached house with a double garage
- Has a son who would like to get on the housing ladder. He would like a 2 bed house on a low cost home ownership basis.
- Has an employee who would like to live within the village and would like a 3 bed house.
- Elderly couple looking to downsize, would like a 2-3 bed cottage
- 3 bed house with land/outbuildings to support business. Either Low Cost Home Ownership, Shared Ownership or Rent, but would really like to buy.
- Elderly parent looking for 2 bed bungalow
- Brother looking to buy 2-3 bed house under Low Cost Home Ownership
- 2 bed bungalow to buy or rent

- Would like to buy a 2 bed house with a large garage/workshop.
- Would like to downsize to a 2 bed house/bungalow which they would like to buy.
- 2 bed bungalow to rent with on-site parking for 1 car.
- Would like to buy a bungalow with 2/3 bedrooms
- Looking to buy a 2 bed bungalow with possible warden support.
- Have a teenager who is unlikely to be able to afford to live in Fillongley in the future due to the cost of housing and transport.
- Would like a smaller property with 2 bedrooms with a small low maintenance garden.
- I have a stepson and his family who need a starter home to buy to help them get on the housing ladder.
- Need to downsize from a 4 bed house within the next 20 years. Also have parents who would like to live nearer to us and they would need a small 2 bed property.
- Husband and I are in our low 70's and I was born in Fillongley, but our house is getting too big for us. Like a lot of other elderly people, I would now like to buy a 2 bed bungalow in the area with warden assistance if possible and release a larger house for a younger family. I would also be prepared to rent.

Whilst there is some real need within the data supplied, we also have to be aware that some of the data is a desire rather than a need as the housing market in Fillongley is not catering for all housing aspirations within the village.

Planning Context

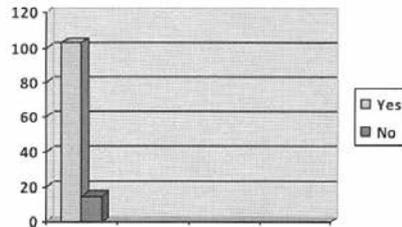
Fillongley village is centred on the crossroads of the B4102 (which connects Solihull to Nuneaton) and the B4098 (connecting Coventry to Kingsbury) and Tamworth. The village includes post war ribbon development to the north and south, but three or four houses in the village show remains of 17th century timber framing; and the Butchers Arms, west of the Church, though largely rebuilt, has late 16th century timber framing. This central area is covered by a Conservation Area. There are a number of ancient earthworks and historic buildings within the surrounding countryside, some of which are included within the Conservation Area. It has reasonable services including surgery, public house, village hall and a junior school with infrequent public transport services through to Coventry. Although the village is tightly constrained by surrounding Green Belt, there has been some recent development within the village and there is some capacity to accommodate limited redevelopment and infill.

The Core Strategy identifies Fillongley as a smaller Green Belt settlement in the settlement hierarchy with a housing requirement of 30 units, which includes both open market and affordable housing. The strategy notes that “*Development will be limited to that identified in this Plan or has been identified through a Neighbourhood or other locality plan. In Green Belt settlements, development will not be supported outside the current development boundaries*”.

Affordable housing can nevertheless potentially come forward outside of the development boundary and within the Green Belt, where a need has been evidenced and justified as an exception to the Core Strategy enabled by the National Planning Policy Framework.

Survey Results

Do you own your own home (with or without a mortgage?)



Yes – 103 (87.3%)

No – 15 (12.7%)

If you rent your home, which of the following do you rent your property from?



Private Landlord – 3 (20%)

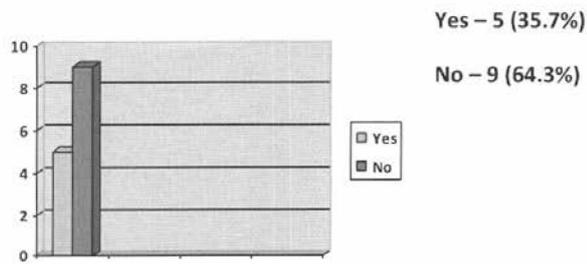
Housing Association – 1 (6.7%)

Local Authority – 10 (66.7%)

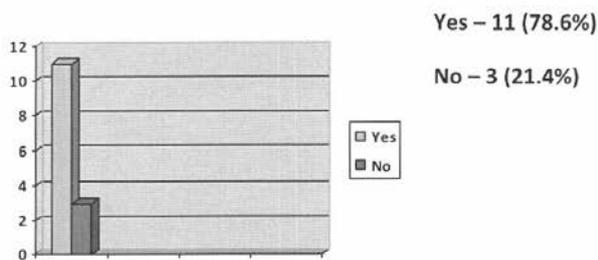
Employer – 0 (0.0%)

Other – 1 (6.7%)

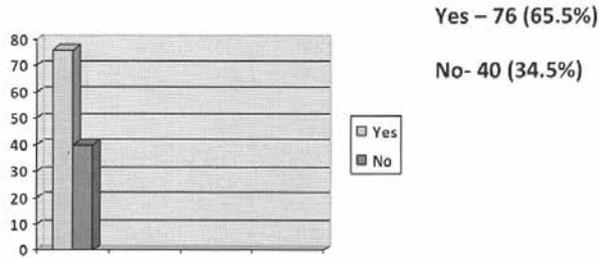
Would you like to own your own home, but cannot buy one in Fillongley that suits your needs?



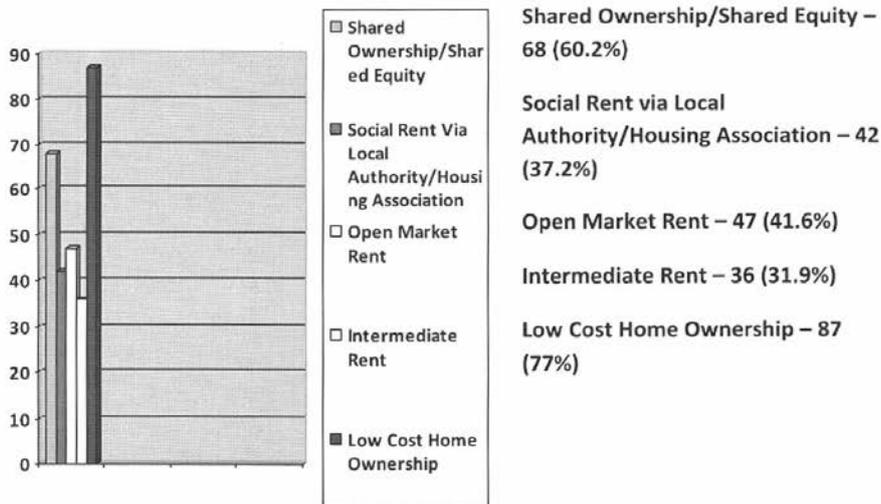
Would you be happy to continue to rent your home or consider moving to another form of rental agreement?



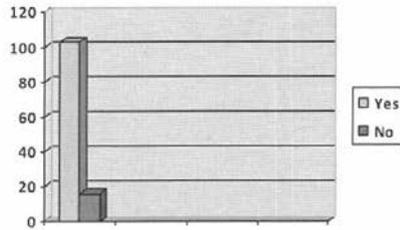
From the list of definitions earlier, are you aware of the range of housing options available for local people?



At the beginning of this survey, you were given explanations about the five key housing tenure options that could be available to local people unable to purchase a home outright. If new housing stock is developed, which of these do you think will be appropriate for Fillongley?



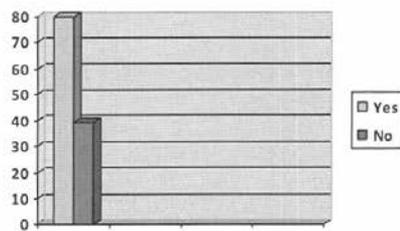
Is your home the right size for your current needs?



Yes – 103 (86.6%)

No – 16 (13.4%)

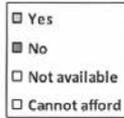
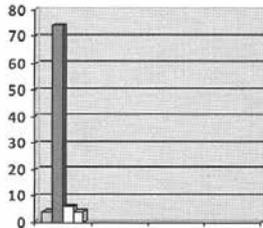
Is your home the right size for your future needs?



Yes – 80 (67.2%)

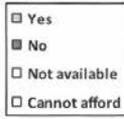
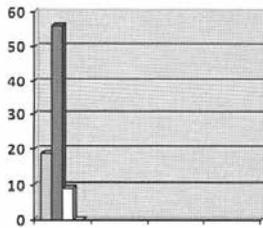
No – 39 (32.8%)

Do you need to move to larger accommodation, either now or in the foreseeable future, but are unable to do so because no suitable property is available or you cannot afford a suitable property?



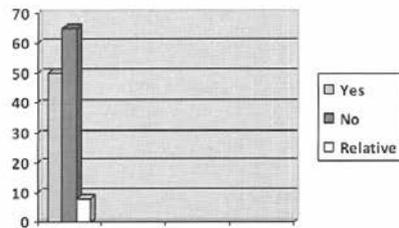
Yes – 4 (4.8%)
 No – 74 (89.2%)
 Not available – 6 (7.2%)
 Cannot afford – 4 (4.8%)

Do you need to move to smaller accommodation, either now or in the foreseeable future, but are unable to do so because no suitable property is available or you cannot afford a suitable property?



Yes – 19 (23.5%)
 No – 56 (69.1%)
 Not available – 9 (11.1%)
 Cannot afford – 0 (0%)

In the next 20 years, do you think you will see it desirable to move to a smaller or easier to maintain house/bungalow in Fillongley? Do you have older relatives who would like to live near your family who would find such an alternative attractive?

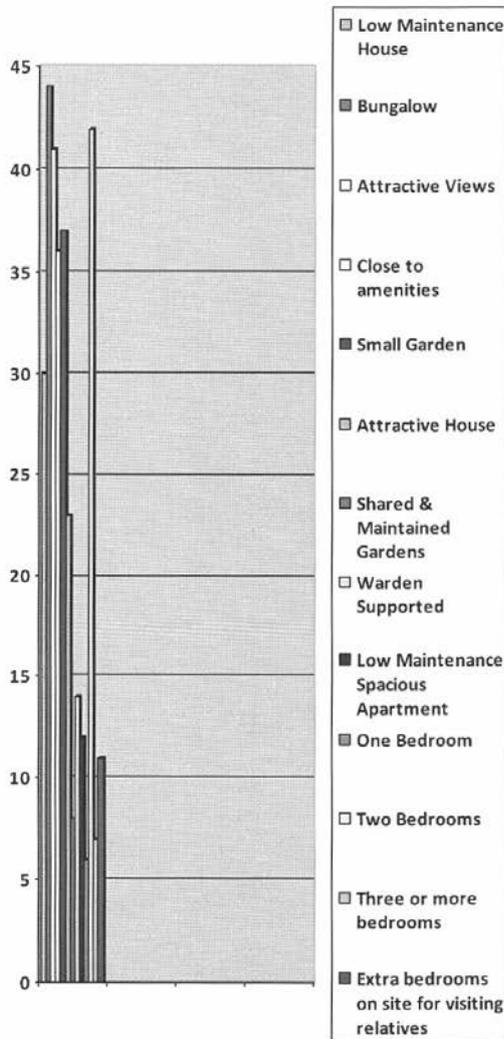


Yes – 50 (42.4%)

No – 65 (55.1%)

Relative – 8 (6.8%)

If you have answered yes for yourself or a relative, can you indicate the factors that would make such an alternative attractive?



Low Maintenance House – 30 (51.7%)

Bungalow – 44 (75.9%)

Attractive Views – 41 (70.7%)

Close to amenities – 36 (62.1%)

Small Garden – 37 (63.8%)

Attractive House – 23 (39.7%)

Shared & Maintained Gardens – 8 (13.8%)

Warden Supported 14 (24.1%)

Low Maintenance Spacious Apartment – 12 (20.7%)

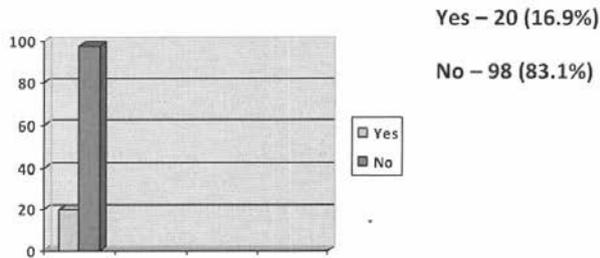
One Bedroom – 6 (10.3%)

Two Bedrooms – 42 – (72.4%)

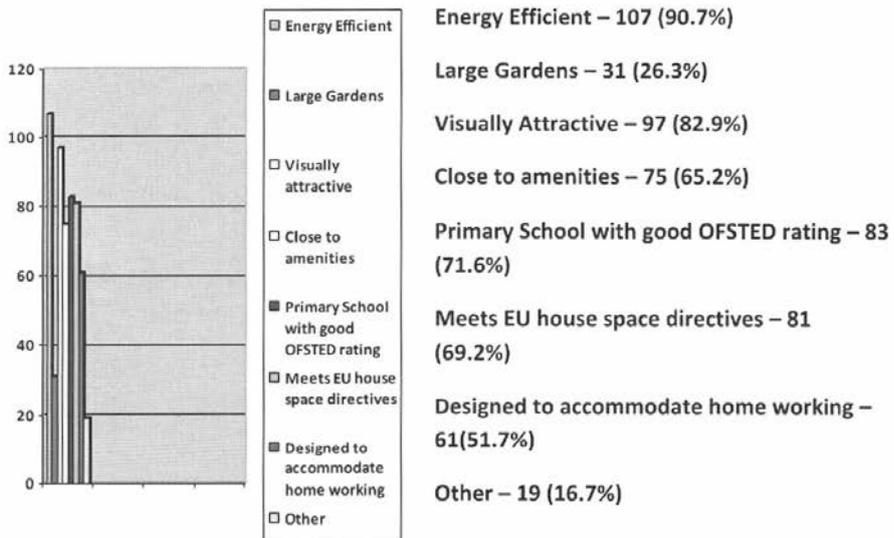
Three or more bedrooms – 7 (12.1%)

Extra bedrooms on site for visiting relatives – 11 (19%)

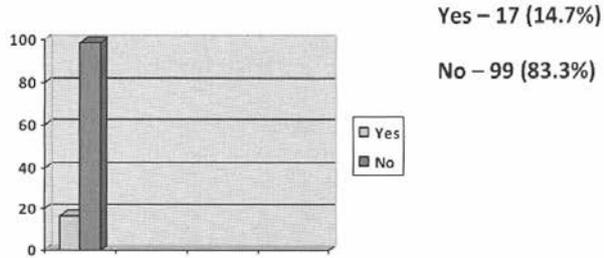
Do you have any family or dependents (either living with you or elsewhere) who wish to purchase their own home in Fillongley, but cannot afford to buy in the open market?



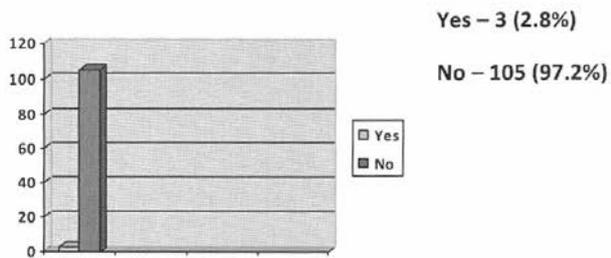
If new housing stock is developed in Fillongley (whether affordable or market priced), what are the factors that will make this housing acceptable or desirable to current residents?



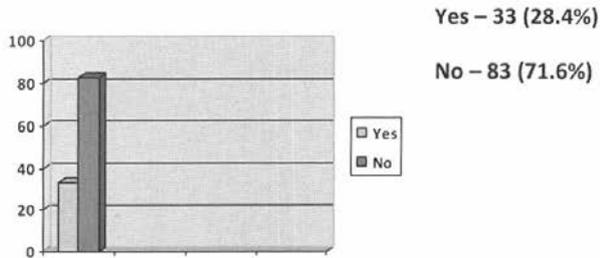
Do you know of anyone who works in Fillongley, but who cannot afford to live in the village?



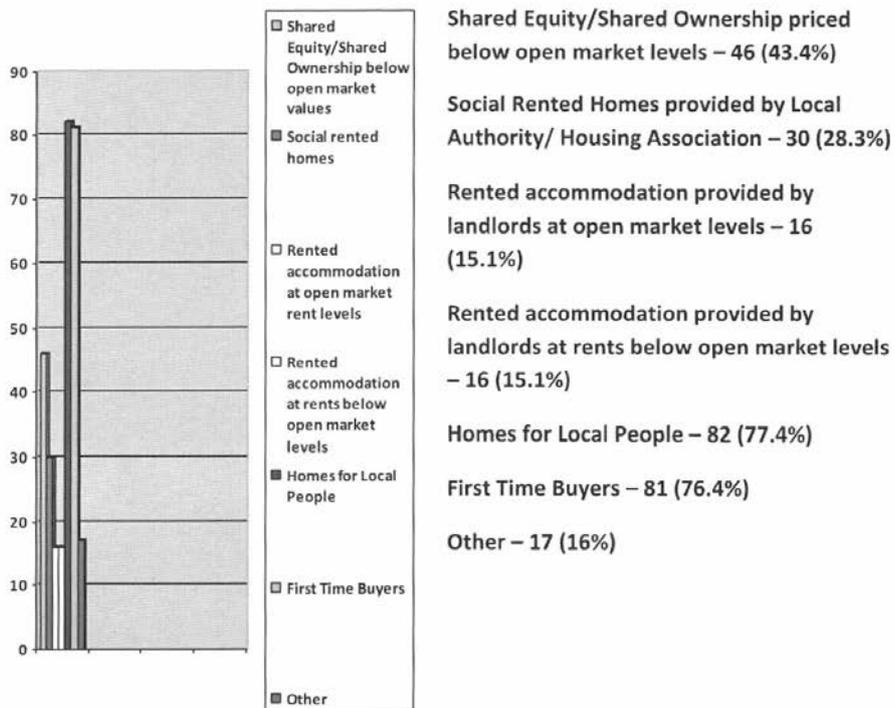
To your knowledge have you, or any of those indicated as being unable to afford a suitable home in Fillongley, registered this need with North Warwickshire Borough Council?



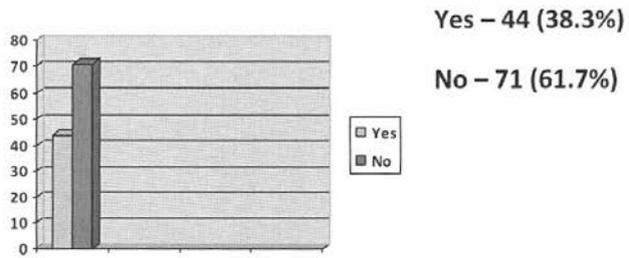
In your opinion, do you think Fillongley suffers from the wrong type of housing provision for local people and their families?



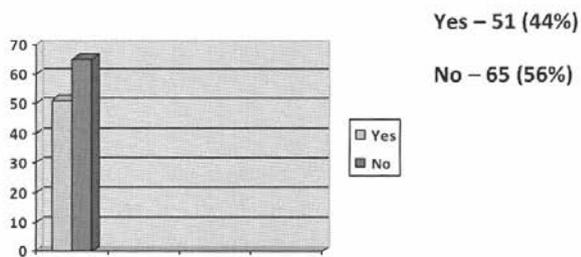
Do you think that it is desirable that any of the following should be built in Fillongley over the next 20 years?



Do you think that in the next 20 years, that it is desirable for affordable homes to be built in Fillongley that are for people, who do not live, work or have a family connection to the village?



Do you think that it is desirable for live/work units to be built within Fillongley ?



Appendix A

Resident's Comments

- Should consider retirement village
- I love living in the village and moved to my current home over 30 years ago. As I get older (now 61 years) my main need will be to downsize to a low maintenance home with a small garden. The other main criteria for a move would be to be closer to more amenities and regular, reliable public transport services. My family moved away from the village some years ago as there was no affordable housing in the village at the time, so first time buyers would seem to be a priority, especially for people with connections to the village. Opportunities to work from home sounds a really good option.
- The village needs housing at all levels to ensure expansion is desirable and the village itself would benefit from being enlarged. Final destination housing would add value, as would some intermediate higher quality smaller properties that might suit both older people on the way down and starters on the way up! More attractive housing is also needed which would enhance the village.
- There is nothing in Fillongley of an affordable nature for young people starting out.
- Lack of first time buyer property
- Live in/work units – Depends on commercial use – paper use ok, anything involving noise not.
- The village lacks affordable housing. It has social housing. Affordable housing available on the open market would be snapped up by landlords defeating the object.
- There needs to be a mixture of housing to suit all types of family – young, old, couples. Suitable accommodation for older people especially single households
- There is no point in building a village without village amenities, shops, P.O. etc. A village without shops is not a village. If you are going to build more homes – do not build little estates of little tacky boxes
- The housing situation is fine, it's the lack of public transport is a huge problem, to get to and from work, shopping etc. No public transport to go for an evening out or theatre. Taxi's from City £25 plus one way – on a pension – I think not. No post office or shops – not very good for young people or families without transport. Buses – 3 a day it's very off putting for anyone thinking of moving in to Fillongley.

- Bungalows for O.A.P. homes for 1st time buyers
- We are of a certain age and would like the chance to downsize to a 2 bedroom bungalow which is easy to maintain of which there are not any within walking distance to Fillongley.
- Carbon low/zero dwellings
- People choose to live in Fillongley as a lifestyle choice to be in a village setting. I do not foresee much employment opportunities in the next 20 years. Commuting costs will only rise as oil and alternatives become more costly to extract. Therefore I foresee those requiring social type housing preferring to be in a town urban setting where there are better amenities and close employment. There is a lack of housing in Fillongley that is small, well insulated, low maintenance, low/zero carbon. There is no provision for super-fast broadband, this could allow people to work from home.
- Should be built to at least Code 5, preferably Code 6 standards.
- Properties should be built away from the road.
- There are quite a few people in family homes where the children have fled the nest. This will become greater in future years. Some of these, myself included, would like to downsize and not leave Fillongley, but there are very few houses that are suitable for this i.e. modern but pleasant, easily maintained apartments, bungalows, two bedroomed houses in quiet areas away from the main road. The village's small population and its top heavy age structure means that it is a dying community, hence the shrinking number of services/facilities. New, young blood is required and since most of these people will not be able to afford present house prices, more shared equity/shared ownership and rented homes provided by the Local Authority or Housing Associations is required.
- More housing will turn the village into a town. Green belt must be preserved.
- Good quality housing for elderly people
- The recent council documents that put forward preferred development sites are completely unsuitable for addressing the stated number of houses to be built in Fillongley. The site next to the Working Men's Club is the best – but even here access and parking would be a major issue. The most eminently suitable site on all fronts is actually a brown field site but it lies just outside the declared parish development area – namely Courts Coaches site on the Coventry Road/Wood End Lane junction. The complete housing requirement could be built here with excellent road access, no parking issues, close to the village amenities and with the possibility

of ensuring no further impact on the villages flooding issues that none of the other possibilities can offer. To us it is a complete no brainer – over to you!

- Being 78 years old I don't think that this issue will bother me too much and I also live out of the village at Green End – BUT the last time a survey was completed it finished off with very expensive houses being built. Obviously the Council sanctioned the plans, so are you really concerned or will big money hold sway again.
- We need more Middle Range houses not Council Houses which are usually sold within 5 years. We do not need more large houses, which local people cannot afford. Outsiders buy these and then move on.
- Nice smaller bungalows.
- If new houses are built the following considerations should be taken into account – 1) Design – in keeping with surrounding buildings and environs – 2) Materials used for building of a traditional nature – 3) Are the present infrastructures adequate – e.g. roads, parking – 4) Are there enough local amenities to serve new housing e.g. shops, post office etc – 5) The village does have traffic issues at the moment, will new houses exacerbate this.
- 05.12.2013 – House available from the internet. Prices range from:

£1950,000
£1395,000
£700,000
£625,000
£550,000
£539,000
£450,000
£450,000
£435,000
£355,000
£349,950
£329,950

There appears to be no suitable properties for people on lower incomes to purchase, or for First Time Buyers. In the village of Fillongley we have lost one supermarket, one butchers, one bank and a post office/small hobby shop. Nearest post office is either Meriden or Keresley Coventry. To get there your own transport is needed. Where we live your own transport is a necessary requirement.

- The social housing availability in Fillongley is non-existent. The housing that does exist is old; poorly insulated and unsuitable. It is also ugly – save for new bungalows at old Arley – which is not Fillongley. Flats are totally unsuitable for every category of resident i.e. those with children, the elderly and disabled and those younger couples wanting a family. More consideration should be given to off road parking, not only for residents, but for visitors; doctors, carers and delivery vehicles (who use walkways and obstruct access)! It costs no more to build attractive well planned housing than it does ugly badly planned and thought about developments. Many elderly/retired residents are active and cycle. Where do such couples store their bikes? In the lounge? More elderly would cycle if they could accommodate their bikes securely at home!
- Could benefit from more affordable bungalows being built to accommodate older generations who wish to downsize, but remain in the area.
- I know that there is an interest for affordable housing everywhere but I'm not sure Fillongley can meet the needs. As mentioned earlier, we've lived here for 30+ years now and in this time all facilities have reduced: PO closed, butchers closed. In addition travel costs have increased and I'm not aware of new job opportunities in the area. We are very happy here and enjoy the walking opportunities available. I don't think it's a village that needs large numbers of houses.
- Property owners in village to have more flexible planning in regard to Eco Sustainable housing, releasing smaller property for aging population of village and making a greener village in relation to climate change and pollution levels. More affordable housing for working younger couples and suitable housing for older people (bungalow). Planning boundaries reviewed to broaden scope of suitable development sites.
- More lower priced properties are needed in Fillongley.
- More larger (3-4 bed) houses for families with large gardens and parking.
- There are a number of brownfield sites, spaces where houses for 1st time buyers could be built in Fillongley.

- I think that North Warwickshire Council is very inflexible in their approach to assisting local people who wish to extend their home to enable them to stay in the lovely location of Fillongley. The Government has made clear its intentions to make home extensions easier and more sensible in its approach to these extensions, yet North Warwickshire Council have not taken these guidelines on board and are notoriously difficult to work with and negotiate plans with. They make it intentionally difficult for pre-existing residents of Fillongley to remain in their homes if they wish to extend, due to their Green Belt rules or their interpretations of those rules. It seems that the Government say one thing and North Warwickshire Planning Committee say another!! Yet we have been unsuccessful on 2 occasions in obtaining planning permission for a small scale side extension, yet other home owners in Fillongley appear to have been more successful. It has left us very disappointed and disillusioned with North Warwickshire Borough Council to be honest.
- Housing in Fillongley is adequate. If new homes are to be built, they should not be built on the main roads leading into the village.
- Larger 4 bed homes for families for owner occupier – you can't just add in cheap housing – a community needs a mix of housing. I've lived in Fillongley for 7 years now – no previous connections to the village. My children now attend the village school. Whilst I understand the struggles of families wanting to live in the same village and the need for affordable housing, I do not expect my children to look for houses in the village in 20 years' time. Following higher education, I believe that most young people don't return home, but look for accommodation near their chosen place of study. Families are much more widespread now. Therefore, sadly, those young people wanting to stay in the area will need cheaper, possibly part rental housing as due to the fact they probably didn't receive a higher education, their income is likely to be lower.
- The rural environment which characterises Fillongley should be maintained, it is my opinion that further housing development is not necessary to meet the requirements of the local community and that if imposed on the village, will be for the movement of people out of surrounding communities such as Coventry and Solihull. This would I feel, adversely affect the village, to minimise this any development would need to be sympathetic to the existing environment, fit in with existing buildings (some of which are listed), respect local preservation areas and amenities and preserve existing local landscapes, topology and views across the countryside and village. To meet these requirements, any development whether large or small should be closely monitored and controlled for their design and materials used so that fit with existing buildings can be assured. Main concern is to

preserve and protect the current rural environment and atmosphere the village enjoys while meeting the real/confirmed need (if any) of the true local community.

- The village is big enough and does not need any more social housing. Stop trying to make people accept others when they have paid for more expensive properties to be outside of city life and culture. Build housing on brown field sites and put an infrastructure for travel in place, i.e. supply a bus route both to Coventry and Birmingham, that is regular and well-priced (affordable).
- I would like to see more bungalows with garage and smaller gardens built within the village and if possible better local shopping/post office facilities.
- Second stage homes so that those in terraces don't have to move away. The village lacks the smaller 3/4 bed houses for people to move into from the terraces or small semi-detached properties when children increase in number/size. Many of the larger 4 bed houses have been extended to such a large size that their cost is generally in the region of £300 - £350k +, far outside the reach of someone moving from a £200k house. Many families have to move away as children come along because their home become too small and they cannot afford the leap in cost. Garden size is important too even though there is a park and fields. Safety on the roads is also a huge problem in the village.
- Whatever type of housing is required; it needs to blend in with the landscape with high quality design. Development should be well spaced out on a site with established boundaries using existing slopes, hedgerows, trees and buildings. Not to concentrate building in one area which will change the local character. Should not spoil the views from surrounding countryside and spread out development outside the village centre which will increase traffic to the village centre amenities such as school/medical centre etc.
- More bungalows or option for ground floor accommodation for disabled, or flats on Eastlang Road to be provided with a lift activated by a key for those who live there.
- Owner Occupier Properties
- No, if you cannot afford to live in Fillongley, move out to Coventry "it is what it is". You do not have a right to live anywhere you feel like it. You should live to your means.
- I do not think there is a need for housing development in Fillongley.
- Social/Affordable housing would be desirable for both residents within Fillongley and outside. But this extra housing would also need extra amenities, post office etc.

- Fillongley is an attractive village because it is small with no road chaos/traffic problems. We recently moved to this village to enjoy the peace and quiet of country life, why spoil it with newly built homes which in turn brings ugliness to our beautiful countryside. There is no need to increase population in our area as there are not any jobs/factories/offices here. The trouble with this country now is the overcrowded cities already, so don't be caught up in this political madness that insist on more greenbelt land and countryside being eaten up for more housing needs, keep Fillongley as it is already, a nice peaceful village as village life was intended. I for one would look to move away from here if more houses were to be built. Keep our countryside as it is!!
- Even when low cost housing is built it quickly becomes high cost simply because the area is desirable. The only resolution would be to build enough that it becomes undesirable! As someone who has struggled to buy a house here, I would be opposed to large scale building of cheap houses.
- Lot of properties available. Community retirement homes with social and medical help required. Most locals retire to Beade Village, Exhall who provide excellent service.
- Smaller properties for the over 55's to purchase. No point in building new homes when no commercial businesses e.g. post office, banking. Village has only one shop (which is a god send on occasions). There is a high percentage of retired folk and with limited transportation i.e. public transport limited/non-existent makes life difficult for some folk especially during winter months. We feel the properties built at the end of Eastlang Road are not very attractive and not in keeping with other properties in the village.
- Smaller houses, apartments, bungalows, flats that are built to green values.
- There is a semi in Fillongley that has been empty for over a year. Surely it would be easy to fill from the waiting list. Also there is a 4 bedroom property occupied by one person – totally unfair – should be moved to a smaller property.
- Please protect the green belt. It would be better for new homes for 1st time buyers to be near a city centre where there is more to do and would involve less commuting. For local elderly people, accessible housing on ground floor and better bus routes or local transport will be needed for the elderly over a long period of time in the future as our population is getting older and people live longer.
- Existing properties/buildings should be considered for redevelopment before new housing is considered. Also brownfield areas should be considered for homes if necessary.

- Any new homes should replace, not add to the amount/type homes currently within the village. The only needed commercial business not currently in the village is a post office and any further commercial building or additional housing will destroy greenbelt land and change forever the atmosphere of our peaceful village, which is worth fighting for!!
- I think that there is no huge need – people have always had to move away and then come back later in life. Perhaps a good idea to build some houses suitable for disabled people or ones that could be easily adapted if the need arose as there have been people in the community who have become disabled and then faced difficulties with housing. Definitely no development on green belt unless it is already a legally developed brownfield site.
- Too many properties being built around Shawbury Lane (Two in peoples back gardens and one huge house laughably got planning as an outhouse). Get a grip planning.
- Obviously no houses can be built in Fillongley unless the drainage system is updated – it does not meet current needs never mind additional housing needs. The main sewer down Coventry Road is just too small and the culverts under Coventry and Nuneaton roads are too small to cope with the run off from the M6.
- Three generations of family live together in our home; only way our daughter and son in law could afford to live in Fillongley area!
- Housing suitable for the elderly which enables them to maintain a measure of independence. We have resided in Fillongley for the past 41 years in the same property. Having reached the age of 70, there are no appropriate dwellings within the village for us to move to.
- Needs to be on a good public transport network. I live outside of Fillongley in the neighbouring lanes of Shawbury. There is nothing there for first time buyer, but a number of sites that might accommodate small such housing units – ex farms and old light industrial areas. Conversion of these to housing would be a good idea if re-using existing buildings and maintaining openness. My parents would like to move to a smaller house from Furnace End, but would not consider Fillongley due to inadequate public transport links. (by contrast, Coleshill has very good bus connections).
- Young people can't afford to buy. Low cost affordable homes to buy for local people/families
- Self build development, zero carbon homes, homes with assisted living packages.

- Fillongley is not a thriving community. There are no local job opportunities and people with no car or unable to drive are totally dependent on very poor public transport. This isn't about housing; it's about how people live. New housing needs to be linked to new jobs. We need places for people to start new businesses or to access farming. We need better amenities so people don't have to travel. We need housing development that ensures people have more money in their pockets and for less to pay for energy, water and maintenance. We also need housing developments that don't just make profits for a few of Fillongley's land owners but offer the chance for people to learn new skills. We could have a new factory at Daw Mill which builds housing for Fillongley and the UK as modular housing. However, based on this questionnaire I guess we'll end up with a few more executive houses and a sprinkling of council flats. I'm happy to be moving away from the area.
- None its fine
- Must not contribute to flooding or off road parking
- It is not appropriate to consider building when the current flood risk has not been eliminated. It is also not appropriate to consider building when currently car parking has not been addressed and excessive numbers of cars are parked on roads in the village which are dangerous and spoil the look of the village.
- Fillongley is an unique village. Housing in this area has always been sold at a premium; this is why it has remained a very desirable place to live. It has never been a place for first time buyers, it took us two previous homes to buy and sell to build up our equity. If cheap housing was introduced, it would no longer be a desirable village to save and strive to live in. Everyone needs to set their own targets and save for the good things in life – housing being the largest purchase in anyone life. It never comes easy – we had to pay 15% interest at times on our mortgage. Cheap housing would spoil the whole area.
- We need regular public transport.
- This area is countryside – therefore no further estates or large volumes of homes should be built.
- A village is a community, currently the Fillongley community consists of many hard working, pro social people. I would not like to think that an influx of unemployed people would be given housing in this area. I am happy for sustained housing – co – ownership for working people. Any social housing should be robustly supervised by the housing provider with any negative behaviours – ill kept properties being addressed immediately.

- Warden bungalows – affordable shop incorporated
- Just because you are born in the village doesn't give you the right to live in the village. If it isn't affordable then you move to where it is like Coventry, Nuneaton, Bedworth etc. and then work hard and strive to move back when you can afford it like we did. Keep the village a village, not another suburb of the expanding city. This is what makes village life attractive.
- The lack of community transport needs to be addressed in Fillongley – additional homes for young or elderly is futile without this.
- The village has nothing to offer to attract residents. More thought should be given to housing away from village centre in attractive rural locations, well away from the main roads.
- People who bought council houses at discounted prices years ago are now the people taking advantage of OAP bungalows, having sold their council houses at a profit. They get all/some of their rent paid in the bungalows and have therefore benefitted twice in the system. Lacking is more affordable housing in rural locations.
- Have recently moved here and am very happy, but not in a position to speak on behalf of local people who have lived here for many years.
- A need for new housing for 1st time buyers to enter community. Revitalise the village, more younger people creates long term future village communities.
- Fillongley is a most attractive village. It is a hidden and underutilised gem. It needs an influx of young new people, ideally young couples with small children. Such a development would allow many local enterprises – nurseries, shops, the village hall to become more viable. Maybe we would even get a second pub and the church would have a higher attendance.
- More homes for older residents
- Need more housing for pensioner's not small one bedroom bungalow but with two or three bedrooms. Would like more transport to outer areas, maybe even a railway link. More leisure facilities, dentist and more doctor's surgery. Would also like more access to gas in more homes that are in rural areas and better broadband facilities instead of B T having monopoly.
- I personally do not want any housing estates built in Fillongley besides individual new houses built for locals which might work.

Appendix B

Properties for sale and rent within Fillongley on 20th January 2014.

For sale

Estate Agents	Area	House Type	Bedrooms	Price
Burchell Edwards Atkinson Stilgoe	Berryfields	Cottage	1	115,000
Shortland Horne	Tamworth Road	Cottage	2	179,950
John Shepherd Atkinson Stilgoe Bartleys Estate Agents	Green End Road	Semi Detached	5	1,395,000
Loveitts	Eastlang Road	Terraced	2	167,500
John Shepherd	Ousterne Lane	Detached	4	450,000
Howkins and Harrison	Newhall Green	Farmhouse	6	1,950,000
Knight Frank	Newhall Green	Farmhouse	7	1,950,000
John Shepherd	Wood End Lane	Detached	3	450,000
John Shepherd	Tippers Hill Lane	Detached	4	625,000
Fine Country	Tippers Hill Lane	Bungalow	4	750,000
Atkinson Stilgoe	Coventry Road	Detached	4	355,000
Payne Associates	Park Lane	Detached	3	425,000
Matthew James	Castle View	Terraced	10	349,950
First Choice	Eastlang Road	Semi Detached	2	169,950
Howkins & Harrison	Tamworth Road	Semi Detached	4	495,000
Loveitts	Crossways Cottages	Cottage	3	159,950
Brian Holt	Coventry Road	Semi Detached	3	299,950

For Rent

Estate Agent	Area	House Type	Bedrooms	Price (pcm)	Price (pw)
Atkinson Stilgoe	Meriden Road	Detached	3	850	196
John Shepherd	Tippers Hill Lane	Cottage	4	1895	437

This Housing Needs Survey has been done in partnership with Fillongley Parish Council as part of their Neighbourhood Plan.

If you have any queries in regards to the results of the survey, please feel free to contact:

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Warwickshire
CV9 1DE

Tel: 01827 719459
Fax : 01827 719225

E mail: paulroberts@northwarks.gov.uk

Brown, Jeff

From: Roberts, Paul <PaulRoberts@NorthWarks.gov.uk>
Sent: 30 April 2014 11:57
To: 'Heather Badham'
Subject: RE: Cassidy Group and Eastlang Road

Hi Heather

I had already received a call about more than one questionnaire being dropped off and had already called Cassidy Group to enquire about the logic behind this, following the call.

They are coming back to me with what has happened and I can inform you that questionnaires are still being delivered, so you may get one in the next batch of deliveries that they do.

In regards to the format, this is not a full housing needs survey and is quite specific in regards to their questions. I did read through it before it went out and they have been upfront about their interest in Eastlang Road, although I think that it was common knowledge around the village anyway.

The questionnaire also only deals with current housing needs and not future needs which were needed for your Neighbourhood Plan.

I can confirm that I have also received a call about the sewerage system in Fillongley, so the questionnaire is certainly bringing people out of the woodwork. I have advised them of the planning procedure and consultation.

I hope that this helps to resolve some of the issues.

Regards

Paul Roberts
Housing Strategy & Development Officer
North Warwickshire Borough Council
Housing Services
P.O. Box 7, The Council House
South Street
Atherstone, Warwickshire
CV9 1DE

Tel: 01827 719459
Fax: 01827 719225
Email: paulroberts@northwarks.gov.uk

From: Heather Badham [mailto:Fillongleypc@indigoriver.co.uk]
Sent: 30 April 2014 10:45
To: Roberts, Paul
Cc: Brown, Jeff; Dittman, Mike
Subject: RE: Cassidy Group and Eastlang Road

Thanks Paul.

Whilst it helps for information, unfortunately when this is returned to you there will be no validity to any result – whether for or against the site, as I have been informed by a resident that they have received multiple questionnaires (which of course they can return with or without their name and address) and I can state that I have not received one at all, so the responses will not be a true picture of the opinion of the village. I must say that to date I have only been contacted by one person however I can certainly ask around and see if this pattern is repeated. I would appreciate it if you do not speak to Cassidy's for a while so that I can find out about the distribution.

Furthermore could I ask who formulated the questions and who decided if they were impartial or not? I recall that both our previous HNS needed to follow set formats and wondered if this will be following the same format?

Thank you for your help

Heather Badham

From: Roberts, Paul [<mailto:PaulRoberts@NorthWarks.gov.uk>]
Sent: 30 April 2014 08:30
To: 'Heather Badham'
Subject: RE: Cassidy Group and Eastlang Road

Hi Heather

The Cassidy Group are distributing the questionnaire themselves. My only involvement in this is to collate the responses so that it is independent as I have now stepped out of the equation as it becomes a planning issue and for the planning board to decide. Cassidy's at the moment are trying to prove the actual housing need within Fillongley, which they are entitled to do, but it does not mean that they will get to develop their own site, as stated above, that will be decided at the stage when the planning application goes in and the planning department will then consult the immediate community near to the site.

Hope that this helps

Regards

Paul Roberts
Housing Strategy & Development Officer
North Warwickshire Borough Council
Housing Services
P.O. Box 7, The Council House
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CV9 1DE

Tel: 01827 719459
Fax: 01827 719225
Email: paulroberts@northwarks.gov.uk

From: Heather Badham [<mailto:Fillongleypc@indigoriver.co.uk>]
Sent: 29 April 2014 19:22
To: Roberts, Paul
Subject: RE: Cassidy Group and Eastlang Road

Hi Paul

Can you tell me who is distributing this HNS please? I have been told something very concerning.

Kind regards

Heather

From: Roberts, Paul [<mailto:PaulRoberts@NorthWarks.gov.uk>]

Sent: 25 April 2014 10:45

To: fillongleypc@indigoriver.co.uk

Cc: Brown, Jeff

Subject: Re: Cassidy Group and Eastlang Road

Hi Heather

I am writing to inform you that Cassidy Group have approached North Warwickshire Borough Council to inform us that they are going to send out a housing needs questionnaire to the residents of Fillongley, specifically in connection with the Eastlang Road site.

They have looked at the Housing Needs Survey done as part of the Neighbourhood Plan and decided that it is inconclusive due to the amount of need that we were unable to identify due to residents not leaving their contact details, although they expressed a need.

They have requested that the Local Authority collate the results, so that it is an independent count and we have agreed to this so that we can ensure that the figures are correct in case of any queries.

To be clear, this does not mean that we are supporting or opposing the site as this will be placed with the Planning Division as and when a planning application gets submitted for them to make a decision along with NWBC councillors. Therefore, my only role will be an administrative role.

Due to the work that we have recently done, I thought it was only fair that the Parish Council are advised of the intentions of Cassidy Group to move this site forward.

Regards

Paul Roberts
Housing Strategy & Development Officer
North Warwickshire Borough Council
Housing Services
P.O. Box 7, The Council House
South Street
Atherstone, Warwickshire
CV9 1DE

Tel: 01827 719459

Fax: 01827 719225

Email: paulroberts@northwarks.gov.uk

Brown, Jeff

From: Roberts, Paul <PaulRoberts@NorthWarks.gov.uk>
Sent: 05 August 2013 11:39
To: fillongleypc@indigoriver.co.uk
Subject: Re: Housing Needs Survey

Hi Heather

As I have been away for the last couple of weeks, I was just wondering how the Parish Council and the Neighbourhood Planning Committee were getting on with the collation of your Housing Needs Survey.

I look forward to hearing from you.

Regards

**Paul Roberts
Housing Strategy and Development Officer
North Warwickshire Borough Council
Housing Services
The Council House
South Street
Atherstone
CV9 1DE**

**Tel: 01827 719459
Fax: 01827 719225
paulroberts@northwarks.gov.uk**

Brown, Jeff

From: Heather Badham <Fillongleypc@indigoriver.co.uk>
Sent: 10 April 2015 16:03
To: Maxey, Steve
Subject: FW: Cassidy Group

Dear Steve

I have just read the email from Jeff and recalling the email below, am utterly gobsmacked that he can take this line. I have great trust in you, and would say that, as I and the PC feared from the outset, we are now in a case of the third scenario that we discussed. It would appear that despite the obvious contradictions of the evidence (as I sent out, and that at least Jeff nor Paul have had the nerve to challenge), Jeff is still recommending approval. No questions are being asked. Jeff has not said that my evidence is incorrect, merely that he will not change his position and leave it to the planning board to decide. This is morally wrong and I cannot but think that it is legally wrong too. How can he be recommending this for approval when it is clearly against the NPPF? How, and perhaps more importantly why, is he pushing this forward? I can understand that you have budgets to protect against Appeals, but this is a completely clear case and he has not denied the validity of the evidence.

I would welcome the opportunity to discuss this if you are able to give me a call..

Kind regards

Heather Badham

From: Maxey, Steve [mailto:SteveMaxey@NorthWarks.gov.uk]
Sent: 03 June 2014 15:15
To: 'Heather Badham'; Roberts, Paul
Cc: Smith, Les J; Hayfield, Colin; Barratt, Dorothy; Brown, Jeff
Subject: RE: Cassidy Group

Heather

Just a short note to confirm our telephone conversation a couple of minutes ago.

As discussed, I'm not aware of all of the details of the survey and therefore won't comment on how it has been carried out. The key point is what information or evidence will be produced for a planning application about the housing needs of the area.

We discussed three scenarios. Firstly, if this survey produces similar results to the one you carried out in January then 'no harm done'. Secondly, if these results are substantially different then that still may not be significant in terms of the decision on a planning application. In short if national and local planning policy suggests that planning permission should not be granted then local need may not be decisive (and of course vice versa).

Thirdly, if local need is decisive and the results of this survey are substantially different then I'm sure that this will be a material issue when considering the planning application. Issues of methodology and practice will no doubt then be discussed when considering whether to accept this survey over the one you did in January.

I hope that captures the points we discussed. I've copied in Jeff Brown and Dorothy Barratt in case I've got the issue of the value of housing needs surveys wrong! Jeff/Dot - I can let you have more details if needed.

Please give me a ring if you need anything else.

Regards

Steve Maxey

Assistant Chief Executive and Solicitor to the Council

01827 719438

www.northwarks.gov.uk

-----Original Message-----

From: Heather Badham [Fillongleypc@indigoriver.co.uk]
Sent: Tuesday, June 03, 2014 11:01 AM GMT Standard Time
To: Roberts, Paul; Maxey, Steve
Cc: Smith, Les J; Hayfield, Colin
Subject: RE: Cassidy Group

Dear Paul

Thank you for your response. The reason that I contacted Steve was to answer specific questions on the **legality** of what was done by Cassidys. The Council did say at their last meeting that they would like the answers to these questions. Whilst you have been very clear with me and answered all the questions regarding process etc, the question of where this now stands legally given all the issues that I highlighted to Steve is still unclear and can probably only be answered by a Solicitor. As to whether the Councillors are happy to have been misrepresented by Cassidys can only be answered by them.

I would be grateful if the legal position can be clarified.

Kind regards

Heather

From: Roberts, Paul [<mailto:PaulRoberts@NorthWarks.gov.uk>]
Sent: 03 June 2014 09:12
To: fillongleypc@indigoriver.co.uk
Cc: Smith, Les J; Hayfield, Colin
Subject: Re: Cassidy Group

Dear Heather

Your email to Steve Maxey has been passed to me to answer your enquiries.

Whilst I cannot comment on the alleged comments of the Cassidy Group at their consultation as I was not present, I can inform you that at no time have I ever stated that North Warwickshire Borough Council have not accepted the Housing Needs Survey that we completed with yourselves. I have stated publicly that it was inconclusive due to people not giving name and address details for me to check their need and that a lot of the replies were aspirational, rather than need, but that is incorporated into the report that the Parish Council accepted.

I can also confirm that NWBC did supply the addresses for distribution based on the drop for the survey that was done in partnership with yourselves. However we only provided what is publically available elsewhere and at no time did we provide resident's personal details. The information that was sent by myself only listed house numbers and street names.

I have received a couple of calls from residents stating that they had not received a questionnaire and that no one in their street received one. I checked the database at the time and confirmed that they were on the list and they were going to talk to their neighbours and get back to me, so that I could investigate further, no further calls were placed through to me.

In regards to NWBC's involvement in this matter, I have replied to emails in regards to this to explain this situation and cannot see that I can expand any further (I have attached the emails to remind you of the replies).

I hope that this helps to clarify matters and as advised before, although this questionnaire has been done by Cassidy Group, the housing need coming from it can be used for other potential sites within Fillongley and is no guarantee that the Eastlang Road site will get planning permission.

Regards

Paul Roberts
Housing Strategy & Development Officer
North Warwickshire Borough Council
Housing Services
P.O. Box 7, The Council House
South Street
Atherstone, Warwickshire
CV9 1DE

Tel: 01827 719459
Fax: 01827 719225
Email: paulroberts@northwarks.gov.uk

**Minutes of the Meeting of Fillongley Parish Council
at Fillongley Village Hall on Thursday 18th September 2014 at 7.30pm**

Present: Cllr A Robert Pargetter (Chairman), Cllr J Hooke and Cllr A White. Clerk: Mrs H Badham.

There were 6 members of the public in attendance.

12901 AGENDA ITEM 1 APOLOGIES

There were Apologies received from Cllr R Brown, Cllr C W Antrobus, Cllr S Onions and Cllr S Taylor.

12902 AGENDA ITEM 2 DECLARATIONS OF INTEREST

The Chairman invited members who wished to do so to make declaration of pecuniary and non-pecuniary interest in respect of items on the agenda. None were declared.

12903 AGENDA ITEM 3 MINUTES OF THE PREVIOUS MEETING

Minutes of the previous meeting held on 17th July 2014, having been previously circulated and read, were approved on the proposition of Cllr White and seconded by Cllr Hooke. All were in favour.

12904 AGENDA ITEM 4 PROGRESS REPORTS

- a. **Registration of Land.** Clerk has not received further communication from Mr Dumbleton. Clerk to write and urge him to Register War Memorial and Common Land separately and as swiftly as possible.
- b. **Lych Gate Progress.** Clerk reported further donations, notably from the Greenaway family who asked for donations in lieu of flowers, following the death of Mr Bill Greenaway, to be given for the Lych Gate appeal. Over £1000 was raised and donated. The current total is £3740.97 Clerk has also put a thank you note, and named donors to date, in the next Parish Magazine.
- c. **Cemetery Drainage.** The ditch has been dug and no drain from the ditch to the drainage system found. WCC have agreed to insert this and this is expected to be done around October. Nearby resident has expressed concern that the drainage may cause problems to his property if the "link" is not completed first. It was agreed to request the contractor (Fillongley Renovations) to complete the drainage mid/end October.
- d. **Neighbourhood Planning/ NDO/Grant application.** Nothing further to report, next NP meeting is 24th September.
- e. **Neighbourhood Planning Ecology Report update.** Noted.
- f. **Cassidy Group Housing Needs Survey.** Clerk to respond from FPC regarding several issues
 - i. Factually inaccurate statistics of responses (as per email)
 - ii. Post Office is listed as community facility and it has long since closed.
 - iii. Phone number of respondent unredacted
 - iv. Don't believe responses came from residents (especially considering the nature of the distribution).
- g. **Silver Sunday.** Clerk showed draft invitation (kindly designed by Mr Mark Fennell) and outlined plans for the day as so far decided. Mr Martin Peebles is to provide a "green room" for parents to wait in whilst the children entertain the guests. Clerk suggested that if successful with the grant application, the money allocated for entertainment should be donated to the Scout

Group who will be part of the entertainers. Clerk has checked Electoral Roll and found approximately 300 "over 60's" in the Parish who will all receive personal invitations.

- h. **Recreation Ground (Rota/repairs)** Clerk reported that a notice has been made at the cost of £30. Clerk also went through the requirements for repairs from the safety report and some other suggested maintenance jobs. These were all listed as separate jobs and priced by two separate contractors. Cllr Hooke offered that Mr Hooke would try and source a replacement seat for the zip wire. Following discussion and comparisons of the quotes, Cllr White proposed to commence complete works as discussed and to accept the quote from Mr D Nock, seconded by Cllr Hooke. All in favour. Within the quote was the provision for FPC to obtain parts, Cllr White proposed to accept the quote from Wicksteed for the parts, Seconded by Cllr Hooke. Cllr Brown was not in attendance to report regarding the lighting. Clerk reported that an erroneous lock was found at the Recreation Ground and the chain had been cut, necessitating a new piece of chain which has now been replaced. Keys, padlock and chain had all been bought within previously agreed cost.
- i. **Table tennis tables progress** Nothing to report as yet.
- j. **Support of allowing Councils to sell electricity.** Following discussion, it was resolved not to progress this further.
- k. **Lord Lieutenants Service of Commemoration.** Cllr Pargetter attended what he described as a "very memorable event", and had been pleased to attend.
- l. **Daw Mill.** All Councillors present had attended the Public Meeting at Over Whitacre and Cllr White had also attended one at Coleshill. Following much discussion, the Chairman proposed to Objection to the proposals from Haworth Estates. The Proposal was that the area should return to green fields in the greenbelt as per the Conditions in the granting of the original planning permission. However, if NWBC wish to grant some industrial use, FPC would consider supporting B1 and possibly B2 use but definitely not B8. Councillors have great concern regarding the impact of noise, traffic, light, 24 hr 7 day a week operation, and also concerns regarding the possibility of water pollution. Seconded by Cllr Hooke. All in favour
- m. **Corley Moor (trees/insurance claim)** Clerk reported letter from Zurich denying liability for damage to Mr Litchfields car – Mr Litchfield was present and this was discussed. No further action required.
- n. **Keresley Development.** Chairman noted that a march is planned through Coventry City Centre on 11th October to highlight opposition to CCC Local Plan. Meeting closed. Dr Milner (Keresley PC) spoke to Cllrs and members of the public regarding the Coventry Local Plan, the plan of CCC to move the greenbelt boundary, and the housing requirement statistics. Meeting re-opened. Cllr Pargetter proposed that FPC should Object to the current application from Pegasus and also the Local Plan, and to maintain the Greenbelt boundary as there is insufficient demonstration of need/evidence to remove the Greenbelt boundary. Seconded by Cllr White, all in favour.
- o. **Mayors Civic Service.** Cllr Pargetter had attended the service which had happened to coincide with the Mayor and Mayoress' 57th wedding anniversary.

12905 AGENDA ITEM 6 PUBLIC DISCUSSION

The meeting was closed for Public Discussion. There was brief discussion regarding the Neighbourhood Plan. Council were informed that the Historic Environment Record and Historic Environment Record Assessments are material documents and have weight in planning applications. It

was reported that the hedge on the right hand side of the entrance onto Tamworth Road from Station Road, Arley is overgrown. Meeting re-opened.

12906 AGENDA ITEM 7 CORRESPONDENCE

- WALC AGM 4th November- *put onto next months Agenda*
- WALC newsletter – flooding reporting – *Clerk has passed to Ms Kenrick of Fillongley Flood Group who has agreed to take on responsibility.*
- WALC guidance on new rights of filming. *Noted*
- WALC consultation on making changes to make NDP easier. *Chairman proposed that FPC would welcome simplification and also to note that it is currently too easy to challenge. Seconded by Cllr White. All in favour*
- WALC E-bulletin. *Noted.*
- Electoral review of Warwickshire Consultation. *Some County Councillors will be lost, Clerk to ascertain if Cllr Hayfield is happy with the proposals and report to next meeting.*
- Warwickshire Health & Wellbeing Strategy consultation. *Noted.*
- NWBC Consultation on Hartshill designation of Neighbourhood Area. *Noted.*
- Email re Eastlang Road proposal. *Clerk has sent on to NWBC. Noted.*
- Email re Ousterne Lane. *Clerk has passed on to WCC Road Safety Dept. Noted*
- WCC Temporary Road Closure. *Noted*
- NWBC Photographic competition. *Clerk to post on Notice Boards.*
- Quote for hedge cutting at recreation ground. *Cllr White proposed acceptance of quote from Heritages, Seconded by Cllr Hooke. All in favour.*
- Email re sales of defibrillator. *Noted.*
- Volunteer Centre AGM – *noted, none available to attend.*
- Flood Meeting update- print off from the presentation regarding flooding received from Ms Kenrick. *Noted.*
- Crossroads – incident reported to Clerk from Mrs Kelsey – continued concern from Councillors. Recent surveying at the Crossroads is regarding improvements in road safety that will be reported back to Council once conclusions have been reached.

Planning applications considered by email and responses by delegated powers;

- **PAP/2014/0364 Whitehouse Farm, Newhall Green Lane, Fillongley.** Change of use of a modern barn from agricultural to B1 and B2 use. Objections.
- **PAP/2014/0325 Heart of England, Meriden Road, Fillongley.** Recladding north and west elevations, new window in west elevation. New timber doors to mask roller shutter. Cllr Hooke took no part in email discussions. No objections.
- **PAP/2014/0372 Birchley Hall Farm, Windmill Lane, Corley.** Prior approval for conversion to dwelling. No objections.
- **PAP/2014/0396 25 Eastlang Road, Fillongley.** Single storey rear extension. No objections.

To consider the following **Planning Applications**;

PAP/2014/0406 Land Adj to Hickstead, Windmill Lane, Corley. Certificate of lawfulness for the existing foundations which have made a material start to the dwellinghouse. *No further evidence available.*

PAP/2014/0441 Castle Farm House, Coventry Road, Fillongley. Single storey extension. *No objections, however FPC request that NWBC check the original conditions relating to the conversion of this building, and also the Historic Environment Record Assessment which is of material importance.*

PAP/2014/0471 Walnut Cottage, Meriden Road, Fillongley. Change of use of cattery outbuilding to an incidental curtilage building and bringing the whole site into planning use class C3. *No objection providing that the dogs to be kennelled are domestic dogs and it is not for Commercial use.*

PAP/2014/0469 Big House Farm, Breach Oak Lane, Fillongley. Listed Building Consent for the repair and renovation of the farmhouse to include the installation of bathrooms at first and second floor level. *No objections.*

To receive the following **Planning Determinations**;

PAP/2014/0364 Whitehouse Farm, Newhall Green Lane, Fillongley. Change of use of a modern barn from agricultural to B1 and B2 use. *Granted*

PAP/2013/0230 Heart of England, Meriden Road, Fillongley. Creation of Reed Bed Wastewater Treatment System, consisting of four reed bed ponds of varying sizes, dosing and distribution chamber, secondary solids collection tank and water control/sampling chamber. *Granted.*

PAP/2014/0372 Birchley Hall Farm, Windmill Lane, Corley. Prior approval for conversion to dwelling. *Further details not required. (Granted)*

PAP/2014/0396 25 Eastlang Road, Fillongley Single storey rear extension. *Granted.*

PAP/2014/0431 Village Farm, Fillongley. Erection of agricultural general purpose building. *Granted.*

12907 AGENDA ITEM 8 FINANCE TO APPROVE PAYMENTS

H Badham	SCP22 August	Cheque	100154	
H Badham	Keys, paper, stamps	Cheque	100155	23.97
Pearmans	Padlock & chain (incl VAT)	Cheque	100156	18.60
NWBC	Grounds maintenance	Cheque	100157	1727.35
Fillongley Renovations	Ditch clearance/hedge cutting/sign	Cheque	100158	910.00
Wicksteed Leisure	Decks for climbing frames	Cheque	100159	749.95
HMRC	PAYE	Cheque	100160	35.40
B T	Phone	D/D	100161	103.45

All approved on the proposition of Cllr Hooke, seconded by Cllr White. All in favour.

- It was noted that keys to the gate are held by Fillongley FC, Mr & Mrs Price, NWBC and Clerk.
- Clerk reported receipt of confirmation from HSBC of another account held in the name of FPC. Clerk to ascertain if it is the old account number which was closed by FPC some years ago.
- Clerk reported Audit return. Several points were reported from the new Auditors which were duly noted.

12908 AGENDA ITEM 9 COUNCILLORS REPORTS

- Cemetery hedge needs cutting; Council expressed concern that the gentlemen agreement of hay in exchange for hedgecutting appears to have lapsed. Clerk to write to Mr Goolding requiring

that the hedge is re-instated to the traditional hedge line, inside and out and at the top, before the end of October, with the cutting date to be arranged around funeral dates.

- Renewal of Gas & Electricity contracts; Clerk to find new supplier for changing rooms to replace Npower though Scottish Power contract to continue.
- Cllr White reported attendance at training course which had been useful.
- Cllr Hooke reported more fly tipping on Wall Hill Road
- Cllr Pargetter noted residents parking at rear of Springfield House. .

12909 *AGENDA ITEM 10 DATE OF NEXT MEETING*

The next meeting is to be on **Thursday 16th October**. There being no other public Parish Council business the meeting closed at 10.15 pm.

12910 *AGENDA ITEM 11 VILLAGE HALL BUSINESS*

G Dunn	Manpower	Cheque	100606	94.65
H Badham	Stamps	Cheque	100607	6.36

Approved on the proposition of Councillor Hooke and seconded by Councillor White. All in favour.

Brown, Jeff

From: Abi culley <windywellies@hotmail.com>
Sent: 06 May 2014 22:18
To: paul.roberts@northwarks.gov.uk
Subject: Cassidy group - fillongley development

Dear Mr P Roberts

I am contacting you regarding the recent 'housing needs questionnaire' which you appeared to send out in conjunction with Cassidy group.

Firstly this looks very misleading, in that it gives the impression the development has NWBC approval/ endorsement. Because of this reason I/ we are unwilling to complete the questionnaire.

The questionnaire from cassidy group are all leading questions and give no consideration to the local issues faced in fillongley, so I have highlighted just a few below;

Flooding in Church lane/ village centre:-

If you cover this green field with tarmac it will cause even more surface run off into Church lane. Although the new properties will not directly suffer flooding it will worsen the effect on other residents. Indirectly the new residents may not be able to leave or gain access to their property if the village centre is flooded. There is no village post office/ shop because of the flooding.

School: -It is already over subscribed. living in Fillongley is no guarantee of a place there because they are so short of space and have no capacity to expand. When we moved to fillongley, my children had to continue at coleshill until a space became available. This was also the same for my neighbour.

Older people's community centre:- This had recently been converted to a flat and now you want to encourage more people to access/ use it. What a waste of tax payers money!!!

We did complete the housing needs survey last year and we know you have our contact details because you have emailed us, so it is a complete lie to say you do not have those contact details.

We are fortunate to live in 1 of NWBC most recently built homes and therefore do realise if there is need for local affordable housing within Fillongley then we should try to help keep families together. However Fillongley have identified the need an additional 15 houses over the next 20 years, so that certainly does not warrant this development of 37 properties.

The Parish council have identified brown field sites for housing development, so I can't believe NWBC is endorsing an application on green field/ belt. If you need developments of this size why not consider Daw Mill colliery site!!!

Finally if you really are insistant on this development you will need to install;

A balancing lake/ pond to cope with all the additional surface run off from the development as a minium you could consider a capacity to deal with some additional storm water. I would sugges this be positioned where you currently propose to build a 4 bed detached on church lane.

Additional parking Residents already parallel park along eastlang road, which makes it extremely dangerous (as a driver and pedestrian) and it simply is not wide enough to cope with (potentially) another 70 cars utilising it. The lay-by which you propose to use as the estate entrance is always fully utilised at night (I can provide evidence if need be) So NWBC / Casidy group will need to provide a fair amount of additional parking. The lay-by is also used for the mobile library service and refuse wagon to turn around.

Mini roundabout would be required on the main coventry rd, in order to make access into and out of Eastlang road safe.

I'm sure you will agree that just to cover these few issues, the section 106/ CIL's funds will be spent!!!

Please can you acknowledge the receipt of this email. I will also put a hard copy letter in the post just to ensure it reaches you.

Kind regards

Abi Culley

Brown, Jeff

From: RAY JENSEN <rayjensen@btinternet.com>
Sent: 06 June 2014 18:42
To: HeatherBadham; HeatherBadham
Subject: Re: Cassidy Group

From: RAY JENSEN <rayjensen@btinternet.com>
To: HeatherBadham <Fillongleypc@indigoriver.co.uk>
Sent: Thursday, 5 June 2014, 14:45
Subject: Cassidy Group

Dear Heather

I am writing to you in your capacity as Clerk to the Parish Council and in response to the Parish Council article in the June/June 2014 Church and Parish Newsletter.

I filled in the questionnaire from the Cassidy Group in the belief that NWBC and Fillongley PC were involved in negotiations at a primary level re providing housing for Fillongley residents.

Your report obviously counters the impression given by the questionnaire.

When filling in the questionnaire, my feelings were that the questions were loaded to give the answers that the Cassidy Group required to justify their future planning application. Nevertheless, I did fill in the survey because I believed that I was being a responsible resident of Fillongley.

My real feelings are that there should not be a one off development of 10+ homes to cover our housing requirement, as suggested by the Neighbourhood Planning Committee/Parish Council. I feel this would be detrimental to the cohesion of the residents of the Village. This opinion I have stated on several occasions to different people in various capacities regarding the Neighbourhood Plans, so it is not an off the cuff remark because of the Cassidy Group survey.

The Cassidy Group Survey was misleading in its authority to issue the survey and the questions were written in such a way that replies would not reflect the true opinion of the person filling in the survey.

I would like to withdraw my survey replies and I do not wish to have them included in any type of data/statistics collated by or on behalf of the Cassidy Group.

I would appreciate it if this information could be passed onto the NWBC/Parish Council /Cassidy Group and any other group involved in this matter

Thank you
Barbara Jensen

Brown, Jeff

From: Mr & Mrs Jensen <rayjensen@btinternet.com>
Sent: 02 September 2014 09:41
To: Heather Badham
Subject: Re: Cassidy Group

----- Original Message -----

From: [Mr & Mrs Jensen](#)
To: [Heather Badham](#)
Sent: Monday, August 25, 2014 5:22 PM
Subject: Cassidy Group

Dear Mrs Badham

With reference to the Eastland Road Development proposed by the Cassidy Group

I would like to enter an objection to the development of this land as it is green belt and should not be built on.

As I understand it, NWBC has informed the Fillongley PC of a housing requirement of 30 dwellings over the next 20 years and three dwellings have now been allocated at Castle Close

Cassidy Group proposal far exceeds this requirement and it is not the prerogative of the Cassidy Group to identify land for development in Fillongley. That is the duty of the Neighbourhood Plan and Parish Council to identify land for building and development requirements

The proposal will not satisfy the NWBC requirement unless the Cassidy Group are prepared to 'drip feed' the properties onto the market as they are required. In fact this proposal will exacerbate our housing requirement by building more houses than are required. Assuming that of the 51 dwellings at least 30 will have at least one child therefore we will have a housing need of probably 30 dwellings over the next 20 years in excess of the current NWBC requirement. Where will they be allocated?

As I also understand it, the current Neighbourhood Plan has found only a need for 6 retirement homes for which, I believe, the PC has been approached with an offer of a very suitable site.

I would appreciate it if my objection could be brought to the Parish Council when this matter is discussed.

Barbara Jensen

It is with regret that the Parish Council (PC) feel the necessity to release a statement with regard to the recent information that some of you have received and discussed regarding the proposed development by Cassidy Group at Eastlang Road. There are several points to note.

In May 2013 Cassidy Group approached the PC as they wished to have private negotiations regarding this proposal. The PC replied that **all business is conducted in public** and if Cassidy Group wished to speak they could come to an open PC Meeting and speak as a member of the Public, they could. Mr James Cassidy then attended the meeting on 23rd May 2013 and stated a wish to put 56 houses on the land at Eastlang Road. Councillors responded that this was a green field in Green Belt land, and if or when an application was formally made they would respond.

No further correspondence from Cassidy Group has been received by the Parish Council.

In December 2013 the PC, in conjunction with the Neighbourhood Planning Group and North Warwickshire Borough Council conducted a Housing Needs Survey. As this is part of a 20 year plan, it asked what people think that their needs may be within the next 20 years. As a Parish, we will be required by NWBC to have a certain number of houses built here within the next 20 years. This number is still being finalised by NWBC, but given existing permissions etc, **at the time of writing, NWBC state this as 11 properties in the next 20 years. They also state that they think 5 of these will be "windfall" leaving a possible need to locate sites for 6 houses.**

The purpose of the Housing Needs Survey that the PC and NWBC did, was to find **what sort of homes** (that we have to have) are needed in the village. And indeed, if there was a need for these homes for local people or whether they would be available to anyone. **The results showed that there may be a Need over 20 years for possibly 18 properties, mainly 2 bedroom houses or bungalows.**

Cassidy Group are developers. They are aware that the land in Eastlang Road is in the Green Belt. It is more difficult to build on Green Belt and as part of complicated planning laws they have to prove a Need. This is why they produced their Housing Needs Survey. The PC are assured by NWBC that their logo and return address was only given to ensure that the results can be independently counted. The PC are aware that some people received multiple surveys and some didn't receive any at all. Three out of seven of your Parish Councillors did not receive the literature.

NWBC are investigating the legality of the implications of Cassidy Groups literature; the suggestion (by being sent out with a Housing Needs Survey) that their proposal has come from NWBC and the implication that there is a need for this number of houses. Also the implication that the Borough Council are supporting this proposed development which they have assured the PC they are not.

Parish Councillors share concerns that have already been expressed regarding ANY future developments; that they should not exacerbate existing issues with regard to flooding, traffic or sewerage problems and environmental impact.

Last year the Neighbourhood Planning Group conducted a "Scoping Survey". This was to ascertain what is important to you: What you would like to protect and what you would like to improve about our Parish. 40% of respondents specifically said, in an open question, that they would like to protect Greenbelt/countryside.

Some time ago, owners of a Brown Field site came to a PC meeting and expressed a desire to use their existing commercial land for possible future development of housing and thus avoid the use for construction on green field and Green Belt. The PC feel that this would be a better proposition for the village. The PC expect, at some point that the owner will submit a Planning Application to NWBC and at that point, as with other planning applications, the PC will consider its merits and comment accordingly.

The Parish Council would like to stress that, at the time of writing, there **IS NO DEFINITIVE REQUIREMENT FROM NWBC, NO DEFINITIVE LOCAL NEED AND NO PLANNING APPLICATIONS SUBMITTED.**

Brown, Jeff

From: Heather Badham <Fillongleypc@indigoriver.co.uk>
Sent: 06 January 2016 13:36
To: FOI_Requests
Cc: Dittman, Mike; Maxey, Steve
Subject: RE: TRIM: FW: Message from Heather Badham Case CE204336

Dear Robert

Thank you for this but this does not answer my question - or at least answer what I wish to know.

I would like to know the criteria that someone is assessed on by NWBC to tick the box that states that they have a Housing Need. I am sure that Steve and Mike will be well aware why I am asking this, and I would be grateful if you can send me perhaps a blank form together with the assessment criteria that MUST have been used in order for someone to decide that 27 people in my parish have a housing NEED. This must be a document that is ready to hand, as and when someone contacts the Council and says that they have a Need.

Regards

Heather Badham

-----Original Message-----

From: Beggs, Robert [mailto:RobertBeggs@NorthWarks.gov.uk] On Behalf Of FOI_Requests
Sent: 04 January 2016 10:36
To: Heather Badham (Fillongleypc@indigoriver.co.uk)
Cc: FOI_Requests
Subject: FW: TRIM: FW: Message from Heather Badham Case CE204336

Dear Heather , please see below a response to your request prepared by Mike Dittman from the Forward Planning Team. Yours sincerely Robert Beggs

Robert Beggs
 Policy Support Manager
 North Warwickshire Borough Council
 Telephone 01827 719238
 Email robertbeggs@northwarks.gov.uk

If you have any complaints about the information supplied, you should write to:

Steve Maxey
 The Assistant Chief Executive & Solicitor to the Council North Warwickshire Borough Council The Council House
 South Street Atherstone
 CV9 1DE
 Email stevemaxey@northwarks.gov.uk

Further to the FOI query below please see the following responses:

In terms of assessing Housing Need and what is affordable in planning terms these are determined through the Strategic Housing Market Area Assessments that all planning authorities undertake to establish both our market need and the social/affordable and intermediate (shared ownership/shared equity) needs for housing . The Joint SHMA that informed the current Core Strategy, as part of the planning evidence for both housing need and affordable housing policies, is available via the following weblink -

https://www.northwarks.gov.uk/download/downloads/id/5063/cd915_coventry_and_warwickshire_joint_strategic_housing_market_assessment_november_2013.pdf

The planning Policy NW6 was developed using this information/evidence, see Core Strategy -
https://www.northwarks.gov.uk/download/downloads/id/5892/core_strategy_adopted_2014.pdf

And the Inquiry Hearings that dealt with affordable housing and housing needs issues -
https://www.northwarks.gov.uk/download/downloads/id/5097/ws-26-m3_nwbc_response_hearing_3_affordable_housing.pdf
and https://www.northwarks.gov.uk/download/downloads/id/5096/ws-26-m2_nwbc_response_hearing_2_housing.pdf

This SHMA covered the Warwickshire and Coventry authorities and updates to the Joint SHMA (September 2015) have recently been considered and noted at recent Boards/Sub Committee (Local Development Framework Sub-committee on 28th September 2015, dealing with increases in housing needs/requirements) - The executive summary to the SHMA Review/Update is available via the following Board report link -
https://www.northwarks.gov.uk/download/meetings/id/1403/download_the_agenda_reports_and_appendices

Although not yet currently on our website the full document is available to view on adjoining authority websites at -
http://www.nuneatonandbedworth.gov.uk/download/downloads/id/2010/updated_assessment_of_housing_need-coventry_warwickshire_hma_sept_2015

and
https://www.rugby.gov.uk/download/downloads/id/194/strategic_housing_market_assessment_shma_joint_update.pdf

The definition of "affordable housing" in planning terms is determined by the National Planning Policy Framework (NPPF) in Annex 2: Glossary see -
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

and - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297007/geho0512buph-e-e.pdf

There is currently some Gov't consultation underway on further changes to what constitutes "affordable housing" in the NPPF and this may be widened to include new 'Starter Homes' for under 40 yr olds, at a reduced market price (up to 80% of full market value) with a threshold price of £250,000 outside London and £450,000 within London area as well as the current definition of Social and 'Affordable Rents' (up to 80% of full market rentals) and shared ownership/equity properties. See - <https://www.gov.uk/government/consultations/national-planning-policy-consultation-on-proposed-changes>

An early version of the Joint SHMA (2008) is accessible via the following link -
https://www.northwarks.gov.uk/download/downloads/id/4581/cd824_housing_market_assessment.pdf

Prior to the above SHMA assessments the Local; Authorities undertook specific Affordable Housing Needs Surveys and Supplementary Planning Guidance/Documents to provide the evidence for affordable housing need and to assess at what suitable level/percentage should planning policies attempt to address the need when determining planning applications.

The former housing needs surveys for the Borough, undertaken as part of the evidence base for the Local plan documents are noted and the Supplementary Guidance (SPD) that details how this is addressed in Planning Policy is accessible via - https://www.northwarks.gov.uk/download/downloads/id/3476/affordable_housing_spd_2008.pdf

Most assessments take into account local or sub-regional incomes and a wide variety of other aspects such as local links and family circumstances, age and infirmity that help inform and determine the level of housing need,

affordable housing need or specialist housing need such as for elderly or disabled requirements/needs. These are referred to in the documents above and rely heavily on information available from the Census and National Health data and statistics via the County council and Warwickshire Observatory.
See Warwickshire Observatory at - <http://www.warwickshireobservatory.org/>

And the County Councils Quality of Life information and statistics at -
<http://www.warwickshireobservatory.org/quality-of-life-in-warwickshire-201314/>

And more Local profiles for North Warwickshire at - <http://www.warwickshireobservatory.org/quality-of-life-in-north-warwickshire-2014/> and <http://maps.warwickshire.gov.uk/IAS/bytheme?themeld=528&themeName=Quality+of+Life&type=DataViews>

And ONS data and statistics via - <http://www.ons.gov.uk/ons/index.html>

Neighbourhood statistics from the ONS are also available via -
<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadHome.do;jessionid=ac1f930b30d50417a590501045bc895fa4230d9298d9?m=0&s=1305799989671&enc=1&nsjs=true&nsck=true&nssvg=false&nswid=1131>

In addition to the SHMA documents noted above, our affordable housing need is also updated via individual Parish Housing Needs Surveys, which are undertaken on a case by case basis by Parish Councils and/or Developers and Housing Associations as specific planning applications are submitted that are specifically aimed at addressing the housing need established by the Parish survey. Such surveys are required as part of planning policy for all affordable housing 'exceptions' sites in locations outside settlement development boundaries in open countryside or green belt locations. The Housing strategy Officer normally undertakes an independent assessment of surveys to establish/assess the need based on the Parish Survey and information received. Information available to the Council through their Lettings systems and Housing waiting lists also informs these needs.

In summary the SHMA will indicate the Borough's needs for market and affordable housing based on the current National Planning Policy Framework definitions as they apply at the time of the assessment and these include eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Current affordable housing definitions includes properties for Social rented, affordable rented and intermediate housing for shared ownership/shared equity.

I hope the above information is helpful but if you require any further clarification of the above please do not hesitate to contact this office.

Regards,
Mike Dittman
Forward planning team
North Warwickshire Borough Council

Website - www.northwarks.gov.uk
Follow us on Twitter - [North_Warks_BC](https://twitter.com/North_Warks_BC)
Like us on Facebook - [northwarksbc](https://www.facebook.com/northwarksbc)

[Dry January]

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Brown, Jeff

From: Coates, Angela <AngelaCoates@NorthWarks.gov.uk>
Sent: 18 June 2015 18:04
To: fillongleypc@indigoriver.co.uk
Cc: Maxey, Steve
Subject: Fillongley Housing Needs Survey
Attachments: Letter to Fillongley Residents - Housing Needs Survey.DOC; Fillongley Housing Needs Survey - 2015.DOC

Hello,

The Housing Division has been asked to undertake a fresh housing needs survey for the Fillongley parish. Before we undertake the survey we thought that the Parish Council would appreciate having sight of the letter that we intend to send out and the survey itself.

I have attached the draft letter and survey for your consideration. The survey itself is a standard format that is generally used in Warwickshire. It would be helpful if I could have any feedback you may wish to give by 10th July if possible. However I am not sure how this fits in with your Parish Council meeting dates.

The Council does not currently have the capacity to undertake the survey in house. We have asked Warwickshire Rural Housing Association to do the administration and analysis for us. It will be a postal survey.

I hope that you will be able to provide any feedback that you have by e-mail or by telephone but if you would like to meet to discuss the survey please let me know.

Kind Regards

Angela Coates
Assistant Director (Housing)
01827 719369

Website - www.northwarks.gov.uk
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North Warwickshire
Borough Council

Angela Coates BA Hons MCIH
Assistant Director (Housing)
The Council House
South Street
Atherstone
Warwickshire
CV9 1DE

To All Residents of Fillongley

Switchboard : (01827) 715341
Fax : (01827) 719225
Website : www.northwarks.gov.uk

Date 6th July 2015

Dear Sir/Madam

Fillongley Housing Needs Survey

North Warwickshire Borough Council is currently considering housing needs within the Parish of Fillongley. We are seeking to find out views of residents about the need for affordable housing in the village.

We would like as many residents as possible to complete the survey so that we have comprehensive information. Please consider whether you or your family have a housing need. You may have family who cannot afford to buy or rent a property in the village who would otherwise want to live in Fillongley. You may be living in a property that is too big for you and finding that you have trouble heating it or your family may have outgrown the property that you currently live in and you need a larger property – both of these would mean that you have a housing need.

This is an opportunity for residents to influence any future development in Fillongley so that we can ensure it meets residents' needs. We are keen to use this information to help us determine not only what form of tenure is needed within the village but also the type of housing.

We would be grateful if you could spare ten minutes of your time to complete this questionnaire and return to us in the pre-paid envelope provided. The survey can also be completed on line if you would prefer to do this and it can be accessed via www.surveymonkey.com/s/fillongley. When we have analysed the returned surveys it will help inform the next stage of the process.

Some people think that these surveys are concerned with social rented properties only however affordable housing is not just about renting. Within the survey we have included definitions of tenures that could apply to affordable housing to assist you.

If you need to contact us or need assistance in completing the survey or have any questions, then please call us on

We would be grateful if you could complete and return the survey by ****

Yours sincerely

Assistant Director (Housing)

Deputy Chief Executive: Chris Brewer CPFA



North Warwickshire Borough Council

HOUSING NEEDS SURVEY

Commissioned by North Warwickshire Borough Council

Undertaken by Warwickshire Rural Housing Association

Q1. Details of Respondent

Please give the number of people in your household, including you, that fall into each of these categories. (Please enter a number in each box)	Child (0-16 years) <input type="checkbox"/>	Young Adult (17-24 years) <input type="checkbox"/>
	Adult (25-64 years) <input type="checkbox"/>	Pensioner (65 + years) <input type="checkbox"/>
Which category best describes your household? (Please circle)	One person household/Couple/Two parent family/Lone parent family/Other (Please specify) _____	

Q2. Housing Circumstances

What is your current housing situation? (Please tick)	Owner/Occupier – Mortgage <input type="checkbox"/> Owner/Occupier – No Mortgage <input type="checkbox"/> Private renting <input type="checkbox"/> Rented Council House <input type="checkbox"/> Housing Association renting <input type="checkbox"/> Housing Association Shared ownership <input type="checkbox"/> Living with parents <input type="checkbox"/> Accommodation tied to employment <input type="checkbox"/> Other <input type="checkbox"/> Please specify _____
Do you live in:- (Please tick)	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/Apartment <input type="checkbox"/> Mobile Home <input type="checkbox"/> No. of bedrooms 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5+ <input type="checkbox"/>
How long have you lived in the Parish? (Please tick)	0-1 year <input type="checkbox"/> 1-2 years <input type="checkbox"/> 3-5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years <input type="checkbox"/> 15 years + <input type="checkbox"/>
Into what tenure do you expect your next home move to be? (Please tick)	Private home ownership <input type="checkbox"/> Affordable/Social Rented <input type="checkbox"/> Open Market/Private rented <input type="checkbox"/> Shared ownership <input type="checkbox"/> No move expected <input type="checkbox"/> Retirement Housing <input type="checkbox"/> Other <input type="checkbox"/> Please specify _____
When do you anticipate your next home move will be? (Please tick)	0-1 year <input type="checkbox"/> 1-2 years <input type="checkbox"/> 3-5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years <input type="checkbox"/> 15 years + <input type="checkbox"/>

Q3. Life in the Parish

Do you feel that the Parish (Please circle)	Is a desirable place to live?	Yes	No	Don't know
	Has a balanced population?	Yes	No	Don't know
	Has a sense of community?	Yes	No	Don't know
	Has a suitable range of housing?	Yes	No	Don't know
Do you feel that the Parish suffers from..... (Please circle)	A lack of adequate housing?	Yes	No	Don't know
	If Yes, what sort? _____			
	A lack of facilities (e.g. shop/transport)	Yes	No	Don't know
	If Yes, in what way? _____			

Q4. Local Housing

Do you know of anyone who has had to leave the Parish in the last 5 years through lack of suitable affordable housing? (Please circle)	Yes	No
If Yes, how many people?	_____	
If the people referred to above would like to complete a Housing Needs Survey questionnaire, please ask them to contact North Warwickshire Borough Council on 01827 719459 to request a survey form.		
Additional comments:		

Would you be in favour of a scheme of new homes to meet the local housing needs? (Please circle).	Yes	No	Don't know
Do you think that the current mix of housing in the village fulfils your family's housing needs? (Please circle)	Yes	No	Don't know

Please complete Questions 5-12 if any of the following apply:-

- You are in need of local housing of any type.
- Someone in your household needs, or is likely to need local housing within the village
- You have a strong local connection to the village and require housing within it (this includes those who no longer live in the village).

The homes that may result from this survey could include:	• Affordable Shared Ownership Homes • Open Market/Private Rent Homes
• Affordable/Social Rented Homes • Open Market/Private Sale Homes	

If the above does not apply to you then please stop here and return the form in the freepost envelope provided.

Q5. Details of Person Requiring Housing

Name	Mr / Mrs / Miss / Ms	Date of Birth:-
Address:		
Telephone No:	Home:	Work:
When will you require alternative accommodation? (Please tick)	Immediately <input type="checkbox"/> Within 2 years <input type="checkbox"/> 2-5 years <input type="checkbox"/>	
How long do you think you will need this accommodation for? (please tick)	0-1 year <input type="checkbox"/> 1-2 years <input type="checkbox"/> 3-5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years <input type="checkbox"/> 15 years + <input type="checkbox"/>	
What is your current housing situation? (Please tick)	Owner occupier mortgage <input type="checkbox"/> Owner Occupier no mortgage <input type="checkbox"/> Local Authority Housing <input type="checkbox"/> Private renting <input type="checkbox"/> Housing Association renting <input type="checkbox"/> Living with parents <input type="checkbox"/> Accommodation tied to employment <input type="checkbox"/> Other <input type="checkbox"/> (Please specify) _____	
Do you live in:- (Please tick)	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/Apartment <input type="checkbox"/> Mobile Home <input type="checkbox"/> No. of bedrooms 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5+ <input type="checkbox"/>	

Q6. Housing Need

<p>Please indicate why you feel you will need alternative accommodation (please tick all boxes that apply)</p>	<p>Need larger accommodation <input type="checkbox"/></p> <p>Need smaller accommodation <input type="checkbox"/></p> <p>Need independent accommodation <input type="checkbox"/></p> <p>Need first home <input type="checkbox"/> Need to change tenure <input type="checkbox"/></p> <p>Need to be closer to employment <input type="checkbox"/></p> <p>Need to be closer to carer/dependent <input type="checkbox"/></p> <p>Need cheaper home <input type="checkbox"/> Need to avoid harassment <input type="checkbox"/></p> <p>Need to move to sheltered housing <input type="checkbox"/></p> <p>Need to change for physical reasons <input type="checkbox"/></p> <p>Need security of tenure <input type="checkbox"/></p> <p>Other <input type="checkbox"/> _____</p>
--	---

Q7. Local Connection

<p>Do you:- (Please tick all boxes that apply)</p>	<p>Currently live in the Parish <input type="checkbox"/> (If so, for _____ years)</p> <p>Have previously lived in the Parish <input type="checkbox"/> (If so, for _____ years)</p> <p>Have permanent work in the Parish <input type="checkbox"/> (If so, for _____ years)</p> <p>Have immediate family in the Parish <input type="checkbox"/> (If so, for _____ years)</p> <p>Have another strong connection to the Parish Please specify _____</p>
--	---

Q8. Family Details

Title	Surname	First Name	Relationship to you	Date of Birth

Q9. Special Requirements

<p>Please state if there are any specific housing needs (e.g. mobility/disability requirements including sensory, learning difficulties)</p>	
--	--

Q10. Housing Requirements

<p>What would be the most suitable type of housing for you? (Please tick)</p>	<p>Open market /private sale housing <input type="checkbox"/> Open market/private rented housing <input type="checkbox"/> Affordable/Social Rented housing <input type="checkbox"/> Affordable Shared Ownership housing <input type="checkbox"/> Retirement housing <input type="checkbox"/></p>																								
<p>What type/size of accommodation would be suitable? (Please tick all boxes that apply)</p>	<table border="1"><thead><tr><th></th><th>House</th><th>Bungalow</th><th>Flat</th></tr></thead><tbody><tr><td>1 bed</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td>2 bed</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td>3 bed</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td>4 bed</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td>5+ bed</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr></tbody></table>		House	Bungalow	Flat	1 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5+ bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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1 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
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3 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
4 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
5+ bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						

Q11. Financial Information (This information ensures that the housing is suitable/affordable)

<p>What is the basic annual household income (pre-tax)? (Please tick)</p>	<p>Below £14,999 <input type="checkbox"/> £15 - £19,999 <input type="checkbox"/> £20 – £24,999 <input type="checkbox"/> £25-£29,999 <input type="checkbox"/> £30 - £39,999 <input type="checkbox"/> £40-£49,999 <input type="checkbox"/> £50 - £59,999 <input type="checkbox"/> £60 - £69,999 <input type="checkbox"/> £70 - £79,999 <input type="checkbox"/> £80 - £89,999 <input type="checkbox"/> £90 - £99,999 <input type="checkbox"/> £100 - £125,999 <input type="checkbox"/> £126,000 - £150,000 <input type="checkbox"/> £151,000 - £175,000 <input type="checkbox"/> £176,000 - £200,000 <input type="checkbox"/> £201,000 - £225,000 <input type="checkbox"/> £226,000 - £250,000 <input type="checkbox"/> £251,000 + <input type="checkbox"/></p>
<p>How is the income earned? (Please tick all boxes that apply)</p>	<p>Salary <input type="checkbox"/> Means tested benefits <input type="checkbox"/></p>
<p>What savings do you have? (Please tick)</p>	<p>Below £1,000 <input type="checkbox"/> £1,000 - £4,999 <input type="checkbox"/> £5,000 - £9,999 <input type="checkbox"/> £10,000 - £19,999 <input type="checkbox"/> £20,000 - £29,999 <input type="checkbox"/> £30,000 + <input type="checkbox"/></p>
<p>If you require Shared Ownership or open market housing, what is the maximum amount you could afford? (Please complete)</p>	<p>Maximum Mortgage £ _____ (Assume 3 x joint income) Equity in existing property £ _____ Savings £ _____ Other £ _____ Total £ _____</p>
<p>If you require rented housing (social, market or private) what is the maximum rent you could afford each week? (Please tick)</p>	<p>£65-£69 <input type="checkbox"/> £70 - £74 <input type="checkbox"/> £75 - £79 <input type="checkbox"/> £80 - £84 <input type="checkbox"/> £85 - £89 <input type="checkbox"/> £90 - £94 <input type="checkbox"/> £95 - £99 <input type="checkbox"/> £100 - £109 <input type="checkbox"/> £110 - £119 <input type="checkbox"/> £120 - £129 <input type="checkbox"/> £130 - £139 <input type="checkbox"/> £140 - £149 <input type="checkbox"/> £150- £159 <input type="checkbox"/> £160 - £169 <input type="checkbox"/> £170+ <input type="checkbox"/></p>

Q12. Housing Register

Are you enlisted on Housing Registers? (Please tick all boxes that apply)	Yes <input type="checkbox"/> No <input type="checkbox"/> Local Authority Housing Register <input type="checkbox"/> Housing Association Register <input type="checkbox"/>
--	--

Thank you for taking the time to complete this form.
Please return it in the Freepost envelope provided by *****.

Additional Information on Property Types and Tenures

Any small scale housing scheme could include a mix of property sizes, types and tenures.
The following explains the various tenures.

Open market / private sale housing – is private housing where prices are set according to the open market.

Open market / private rent – are properties let on assured shorthold tenancies where the level of rent would be set according to the open market.

Affordable / social rented housing – properties are made available at an affordable rent (up to 80% of market rent) to those who cannot afford to rent or purchase on the open market and are considered to be in housing need by the Local Authority.

Shared ownership – is an alternative to renting or full ownership of a home. It is particularly suitable for people who have a regular income and want to buy their own home but cannot currently afford to do so. Shared owners can buy a share of their home and pay a small rent on the remaining share, but are not able to buy the property outright when it is in a rural area. If the property is sold, it would be valued and the shared owner would receive their proportion of the sale price. In this way they would benefit / suffer from any increase / decrease in the value of the property, should this occur.

Retirement housing – is for people over the age of 55 who do not require nursing care but whose day to day independent living would benefit from surroundings more capable of adapting to their needs and lifestyle. Retirement housing can be for sale, lease or rent.

If you have any questions regarding this survey, please contact *****

Frequently Asked Questions

Why is the Housing Needs Survey taking place?

There is a requirement to have up to date housing needs information for each village. This is necessary so the local housing needs are known and any planning applications that may come forward are able to be assessed against up to date evidence. Any housing that could be built would be judged against the evidence provided by a Housing Needs Survey which identifies local need. Housing Needs Survey findings are normally valid for 5 years however we have been asked to undertake this one to ensure we have comprehensive results to inform planning decisions.

This survey is trying to capture the current and future local housing need including those who may require open market or affordable housing in the next 5 years.

What type of land is suitable for affordable housing?

The Housing Needs Survey will provide details of local housing needs (affordable, intermediate and open market) for people with a strong local connection. This information will be used to either:

- positively influence the planned provision of any future affordable or open market development to ensure it meets local need
- inform any decision on planning applications that are submitted in the Parish to ensure they meet local needs.

In terms of affordable housing an "exception site policy" is part of the Council's Local Plan policies which exists to help rural communities meet local affordable housing needs. Exception sites are sites adjoining the settlement boundary of a village, or within villages with no settlement boundaries, where residential development is permitted as an exception to normal planning policy.

Because an exception site is located on land which cannot be released for purely open market development, it does not have as high a land value, thus making it viable to deliver affordable housing. In certain cases an element of open market housing can be developed to help fund any affordable housing that is required on the site.

Sites within the settlement boundary can provide affordable housing as part of a market housing development. Realistically this is possible in the larger rural settlements and any affordable housing would be restricted to people with a local connection to the Parish.

What is Affordable Housing and who is it for?

Housing that can either be rented or part bought for less money than it would cost on the open market. Affordable housing is only available for households whose incomes are not sufficient to be able to buy or rent a home on the open market (these households are known as "eligible households"). It is of course, important that affordable housing is provided at a price which eligible households can afford and this is determined with regard to local incomes and local house prices.

Social rented housing is owned and managed by local authorities and registered providers (Housing Associations). Intermediate housing is housing at prices and rents above those of social rent but below open market price/rent.

Affordable rural homes also have to remain affordable for future eligible households (in perpetuity). Any affordable homes that could result from this survey (if a proven need is identified and the Local Authority, and Housing Association agree to work together to meet the need) were built as an exception site, they could not be bought outright and would have to remain as affordable homes for local people in perpetuity.

Permission to develop an exception site (a small site on the edge of the village that will only contain homes based on local needs established on a Housing Needs Survey – usually 4–12 units, depending upon the village size) will usually only be granted if:-

- the need for affordable housing is established by the Council. Planning permission for rural exception sites can only be granted if there is clear evidence of local affordable housing needs such as a Housing Needs Survey.
- All housing developed on exception sites must be predominately affordable housing for local people and remain so in perpetuity. A legal agreement, known as a Section 106 Agreement must be entered into to ensure this.

What is a Section 106 Agreement and the Local Connection Policy?

A Section 106 Agreement (S106) is a list of planning conditions that must be fulfilled by someone wishing to develop anywhere. For example, a contribution towards local roads so that increased traffic flow can be supported, or a contribution towards open space provision.

For rural affordable housing schemes on exception sites, the S106 will include clauses to ensure that homes will remain affordable to meet future local households needs. Importantly, it will contain a local connection policy to ensure that they will be let to local people who are also on the Council's Housing Register.

The local connection policy consists of lettings criteria which follow the following pattern.

- ***Are resident in the Borough which means that they currently live, or have lived, within the area and have done for at least 6 out of the last 12 months or for not less than 3 years out of the last 5 years.***
- ***Have close family associations within the area with family members who have lived in the area for 5 years or more. This would normally be parents (including adoptive parents), adult children, bother or sisters provided there are sufficiently close links in the form of frequent contact, commitment or dependency. Other family and associations such as grandparents would also be considered if sufficiently close links are shown.***
- ***If they are working in the area and have a permanent contract of employment or of self employment.***
- ***If they have special circumstances which might include the need to be near special medical or support services which are only available in a particular district.***

The Council will work with the Registered Provider to publicise any affordable homes which become available to let or part own. This is to ensure that local people in need of an affordable home come forward to be considered for a property.

In the rare event that a property cannot be let to someone who either lives locally or who has a strong local connection, a cascade mechanism is put in place to ensure that an affordable property is not left empty. This opens up the letting of affordable homes to people who live outside the parish boundaries and enables people in need of an affordable home who live in neighbouring parishes to be considered before other people in the local authority area.

This local connection policy means that affordable housing in rural areas differs to affordable housing which is built as part of private developments in urban areas where such letting restrictions for local people are usually not applied.

Brown, Jeff

From: Coates, Angela <AngelaCoates@NorthWarks.gov.uk>
Sent: 21 January 2016 16:44
To: fillongleypc@indigoriver.co.uk
Cc: Beggs, Robert
Subject: FW: Fillongley Housing Needs Survey

Hello,

Further to the e-mail that you have sent me today please see below the response that I received when I sent the draft housing needs survey to the Parish Council last year.

With regard to our procedure when we do a housing needs survey there are two stages - finding out what people have to say about their housing need in accordance with the questions and then the assessment and checks that professional officers undertake when the returns have been received. The local housing needs surveys are both expressed need and assessed need - one process feeding into the other.

I hope that this information is of assistance.

Angela Coates

-----Original Message-----

From: Heather Badham [mailto:Fillongleypc@indigoriver.co.uk]
Sent: 17 July 2015 11:08
To: Coates, Angela; Maxey, Steve
Cc: Smith, Les J; Wright, David
Subject: Fillongley Housing Needs Survey

All

This was discussed at last night's PC meeting. The Council are firmly of the belief that the information is already available from the HNS that was completed in January 2014 by NWBC and FPC.

The Council have asked that IF you HAVE to go ahead with this, that it is delayed until the end of the school summer holidays so that more people are available to respond and it will hopefully be a more accurate response.

The Council have severe reservations though, that due to recent events, current and future applications, this survey will not be as true a reflection as the one in January 2014 which was done without reference to particular sites and indeed before site discussion was in the public eye.

regards

Heather Badham

Clerk to Fillongley Parish Council

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14.

Brown, Jeff

From: Coates, Angela <AngelaCoates@NorthWarks.gov.uk>
Sent: 25 January 2016 08:56
To: 'Heather Badham'; FOI_Requests
Cc: Beggs, Robert; Wright, David; Smith, Les J; Adrian White; jo Hooke; 'Richard Brown'; Robert Pargetter; Sheila Onions; 'Sue Taylor'; William Antrobus
Subject: RE: Fillongley Housing Needs Survey

Dear Heather,

Thank you for your e-mail.

Your request under the Freedom of Information Act dated 2nd December said:

"I am personally concerned with the ongoing proving of 'Need' for housing. I wish to ask, personally, under the Freedom of Information Act, what are the requirements that must be shown for a person to be judged to have a housing 'Need' by NWBC."

Officers of the Council have endeavoured to comply with this request and have sent you relevant documentation.

Your most recent e-mail states that you have asked for a form. I am not clear what this form is. I will seek further advice and the Council will respond to you in due course.

Kind Regards

Angela Coates

-----Original Message-----

From: Heather Badham [mailto:Fillongleypc@indigoriver.co.uk]
Sent: 21 January 2016 17:34
To: Coates, Angela; FOI_Requests
Cc: Beggs, Robert; Wright, David; Smith, Les J; Adrian White; jo Hooke; 'Richard Brown'; Robert Pargetter; Sheila Onions; 'Sue Taylor'; William Antrobus
Subject: RE: Fillongley Housing Needs Survey

Dear Angela

Thank you for your response however it does not really answer my questions- firstly it would appear that the document you sent me is indeed a draft that was not circulated and therefore is not current and not relevant.

Secondly, I was asking how you determine Housing Need. It would appear that there is Need when it comes to proposed building works and Need when it comes to the Council Housing stock and awarding thereof.

It would seem that the former bears no correlation to the latter and should be perhaps renamed "desire" or "aspiration". I have been brought up to work for my living. I could not have afforded to buy my first house where I grew up and nor would I have expected one to be built for me because that was where I wanted it. I bought my first house where I could afford and what I could afford, as I would imagine you did. To have a list based on phone calls or emails of what people want is not Need, not legally according to the first set of information, and not morally.

I have still not had the document which I have asked for under the Freedom of Information Act, ie, when someone states that they have a housing "Need"

that is the second one (desire/aspiration) which could apply in our case for example, to someone already living in the flats in Eastlang Road but wanting to buy their own house, how do they qualify to be one of the apparent 27 people who have this "Need"? How is it decided, that they belong in this

category of "Need". I do not believe that Housing Officers go through all the documentation that was listed on the first response I received. It is not possible that they would have that much time available. It is much more likely that they either use their discretion OR that there is a form which I have now asked for 3 times and have not had. This is not in the spirit of the FOI Act.

Furthermore, whilst I am trying to find information, I would also like to know, under the FOI Act, how Cassidys know of an increased "Need"?

I would be grateful if you can send this forthwith

Heather Badham

Clerk to Fillongley Parish Council

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Sent: 17 July 2015 11:08

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Subject: Fillongley Housing Needs Survey

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Heather Badham

Clerk to Fillongley Parish Council

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FILLONGLEY PARISH COUNCIL



Clerk to the Council: Mrs Heather Badham, The Crooked Stile, St Mary's Road,
Fillongley, Warwickshire, CV7 8EY

Telephone 01676 549193 fillongleypc@indigoriver.co.uk

Mr J Brown
Planning Dept
NWBC
By email

3rd November 2014

Dear Jeff

Ref: PAP/2014/0520

This application was recently discussed fully by Fillongley Parish Council.

As you are aware this land has been the subject of much discussion in Fillongley in recent months.

The Planning Board may or may not be aware of the legality or procedures that form part of this application (I refer to the "Public Consultation Event" and "Housing Need Questionnaire").

Whilst it may not be considered by some to be a planning matter, the **legality** of documents which allegedly identify a "Need" and argue "very special circumstances" to warrant building on the Green Belt, and are by their nature, the basis of the application, should, in the opinion of the Parish Council, be drawn to the attention of the Planning Board.

The first points to make are with regard to the Housing Needs Survey as noted in the Officers Report. It is wholly inaccurate to state that 648 questionnaires were delivered, when the Council know for a fact that some houses did not receive one and some received many. Also, these were freely available at the Public Consultation Event and Parishioners were encouraged to take more. From this we can deduce that whilst some may have been returned, it is impossible to calculate a percentage figure as there is no way of knowing how many were distributed. The Officers Report does not state how many responses were in favour of the proposal. If the report is looked at in more detail, you will see that 24 responses have particularly commented directly against the proposal. Some are for new housing in general but don't have a Need and a few state a preference for down-sizing or first time purchase.

One point from a response made by a resident is "Can you reassure the community that all the existing properties in Eastlang Road are let?" This leads to the next point. The Parish Council understand that there are currently 4 empty flats and also one tenant of a house has just given Notice to leave. This would indicate NO housing need whatsoever.

With regard to the Public Consultation, as this was only notified, in conjunction with the Housing Needs Survey, it should be noted that if residents did not receive the survey, then they were also unaware of the "Consultation Event".

The Council are aware of a number of residents who have said that they dismissed the whole literature as "ridiculous" and "a hoax" as they were disbelieving of the NWBC logo appearing on a document appearing to support building on the Green Belt.

With regard to the actual proposed application, the Transport Assessment and Officers Report state that there will be additional pedestrian access on to Church Lane. It should be noted by Board Members that this access point comes out not only onto a blind bend, but where there is no footpath either side, and nowhere that one can be created. It will inevitably cause accidents.

As previously stated in emails (cc'd to the NWBC Solicitor Mr Steve Maxey), FPC understand that Severn Trent are not legally able to object to a planning application. We are furthermore aware of recent modelling (report not yet available) of rainfall/existing flooding issues within the village. We are all aware that, as with many large organisations, the department responding to the enquiry regarding this application may not be aware that there is a separate department looking into this very issue. "Flood Risk Assessment" notwithstanding, it is the experience of local people that flash flooding, in particular, occurs, and any building on this Green Belt land is likely to have a detrimental effect further downstream within Parishioners homes. Do these homes have to be sacrificed, and the owners of these homes left unable to insure them because of a desire to build on Green Belt land?

The Officers report also states that "to the South are the Fillongley Community Centre". Board Members may recall a few years ago when the large room was altered to a much smaller room which can be filled by approximately 12 people. It would be inappropriate to put this forward as a positive facility that can be enjoyed by any increased numbers than already use it.

Fillongley Parish Council have directly received numerous written and verbal comment regarding the proposal, with only one being in support of the principal of building on this land. **The Council strongly OBJECT to the application and would encourage the Board to REFUSE the application outright.**

Yours sincerely

Mrs Heather Badham
Clerk to Fillongley Parish Council

FILLONGLEY PARISH COUNCIL



Clerk to the Council: Mrs Heather Badham, The Crooked Stile, St Mary's Road,
Fillongley, Warwickshire, CV7 8EY

Telephone 01676 549193 fillongleypc@indigoriver.co.uk

Mr J Brown
Planning Dept
NWBC
By email

4th December 2014

Dear Jeff

Ref; PAP/2014/0520

This application was again discussed at length by Fillongley Parish Council.

The Parish Council have instructed me to write once again. This letter is in **addition** to the previous objection to the original application, which the Council still wishes to apply to this revised application.

Firstly, there is an allocation in the Core Strategy of 30 houses in Fillongley Parish over the next 20 years, of which some are on sites already allocated in the draft Site Allocations Plan.

It is worth noting the following; out of the 30 that we are required to site, there have already been properties built on

1. Land adjacent to Brock Hall, Shawbury Lane (1)
2. Village Farm, Coventry Road (1)
3. Garage site, Eastlang Road (4)
4. Metlins Barns, Shawbury Lane (1)
5. 62 Eastlang Road (conversion of part of community centre) (1)
6. 7 Shawbury Cottages (nett 1 additional house)
7. Fillongley Mount (nett 1 additional property)

With further permission for properties at;

8. Birchley Hall Farm, Windmill Lane (Barn conversion – 1)
9. Land adjacent to Hickstead, Windmill Lane (1)
10. Castle Close (3)

This brings the total built and permitted to 15. The Draft Site Allocations plan has also highlighted another site (which would be brownfield) for 8 properties. This only leaves a requirement by yourselves (NWBC) for 7 houses. With the change in

planning policy, the Parish Council believe that it is quite conceivable for these to be found within permitted rights for barn conversions or other brown field sites in our rural Parish. There is no need to build on green fields within the Green Belt.

The Parish Council have previously pointed out the disgraceful way in which the Borough Council has been manipulated in the form of a "Housing Needs Survey". The previous unbiased Housing Needs Survey that was completed by NWBC in conjunction with FPC to run within our Neighbourhood Plan and your Core Strategy did not show a need as large as the allocation, but allegedly, so it was said by this Developer, could not be validated as contact details were not always be provided. The report that was commissioned by Cassidys, and distributed in a haphazard manner (as previously documented), does not appear to have this information either. Were the respondents who stated that they couldn't afford a suitable property in the area first time buyers or in NEED of a home? There is no way of telling. The questionnaire is flawed in every area and should be discarded with no weight.

A Parishioner at our last meeting was concerned that his letter of Objection to the proposals did not appear anywhere on record. This led to concerns that the total number of Objections to the proposal are not being correctly recorded.

The Parish Council, would also point out, that NWBC have recently adopted within the new Core Strategy a policy of not building on Green Belt land. To permit this development would directly contravene your own newly re-adopted Policy.

The Council strongly OBJECT to the application and would encourage the Board to REFUSE the application outright.

Yours sincerely

H Badham

Mrs Heather Badham
Clerk to Fillongley Parish Council