

CCLT Affordable Housing Proposal

(Rear Of Brick Kiln Close, Curlieu Lane, Norton Lindsey)

Community Survey Number One – Results
9th July 2019
Version 1

Norton Lindsey Parish Council and Wolverton Parish Council



- Current Claverdon Community Land Trust proposals, along with associated maps were made available on the Norton Lindsey Parish Council website at <https://www.nortonlindseypc.org/cclt>
 - Electronic survey to garner views was accessible from this URL
 - Printed versions of the survey were also made available at the bus stop in Main Street, Norton Lindsey
- Request for views 'poster' was;
 - Posted on official Parish Council noticeboards in Norton Lindsey and Wolverton
 - Published in July edition of Wolverton, Langley & Norton Lindsey Church/Parish magazine
 - Posted on telegraph poles in key areas of Norton Lindsey 'village' (School, playing field entrances, Blacon circuit, Brick Kiln Close)
- Leaflets were distributed;
 - By Norton Lindsey Parish Council to all homes bounding the proposed development ('north' Wolverton Road, Red Horse Corner, Morgan Close, Brick Kiln Close, Curlieu Lane)
 - By unknown party to other areas
- Survey was available 26th June → 7th July 2019
- Open Survey

**Norton Lindsey
Parish Council**

**Wolverton
Parish Council**

PUBLIC CONSULTATION

**Proposal To Build 12 Affordable Houses behind
Brick Kiln Close, Curlieu Lane, Norton Lindsey**



Wolverton Parish Council and Norton Lindsey Parish Council are seeking your views on the proposed development of 12 houses at the rear of Brick Kiln Close, Curlieu Lane, Norton Lindsey.

Whilst the land concerned is actually located in the Parish of Claverdon, as it is surrounded by land/homes in both Wolverton Parish and Norton Lindsey Parish, we recognise that our residents will have views on this proposal. We are also keen to take into account the views of Claverdon Parish residents who live in Brick-Kiln/Morgan Close and Gannaway.

The answers provided to this survey will be taken into account by both Parish Councils when they make representations to Stratford District Council on the proposed development.

**View the plans / complete a survey at
www.nortonlindseypc.org/cclt
by the 7th July 2019**

(printed copies of the survey / the plans are available from the bus stop in Main Street, Norton Lindsey)

Geography Of Responses

92 responses were received

Claverdon 19

'Boundary' Postcodes 18

Other Postcodes 1

Norton Lindsey 45

Claverdon CP

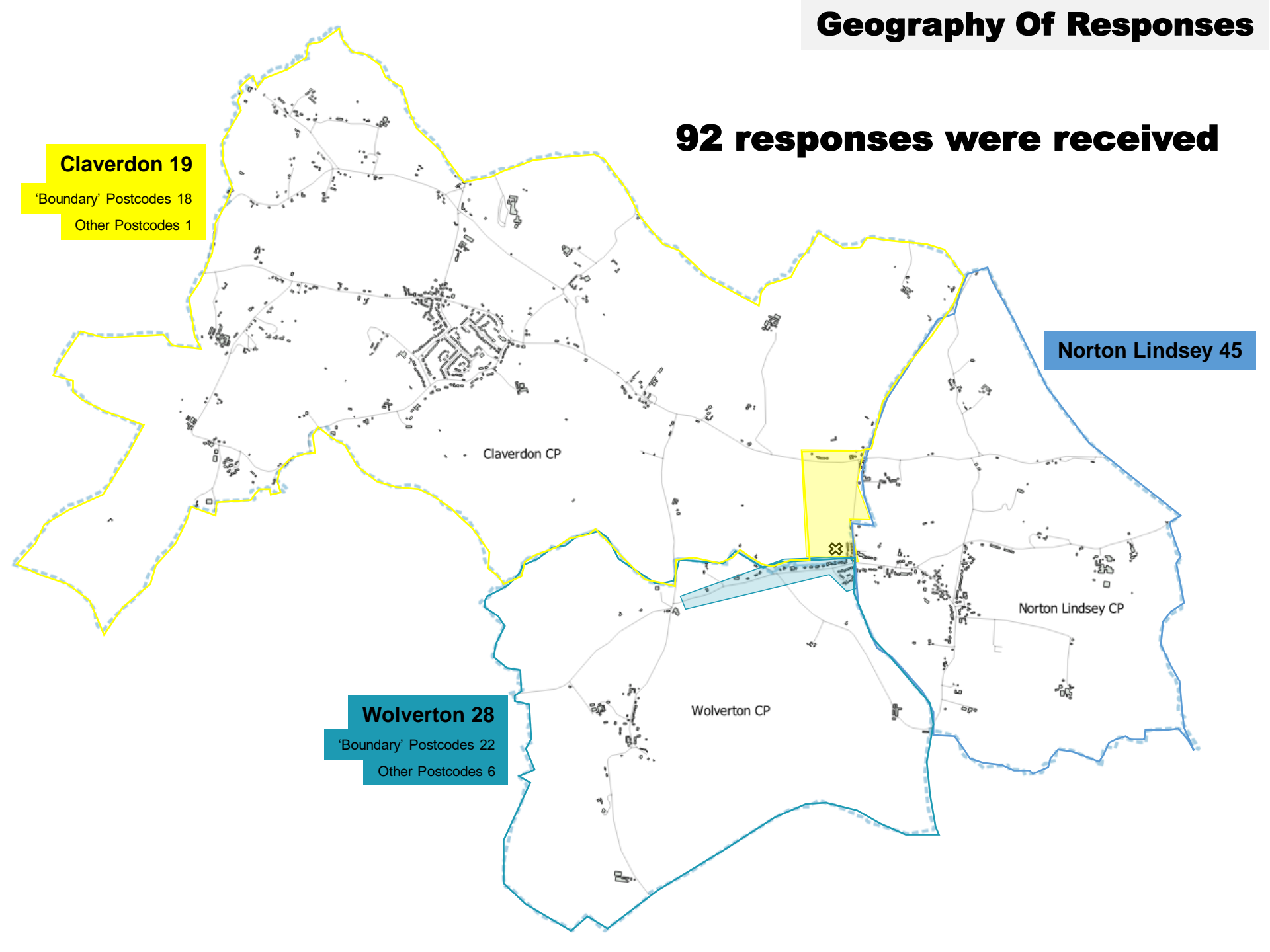
Norton Lindsey CP

Wolverton CP

Wolverton 28

'Boundary' Postcodes 22

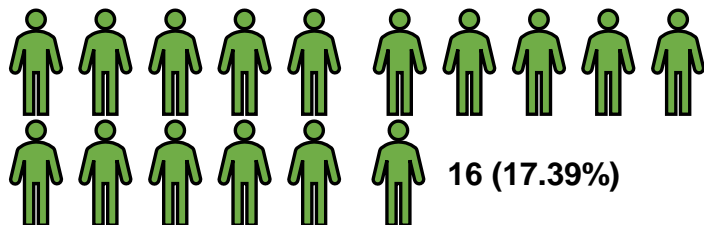
Other Postcodes 6



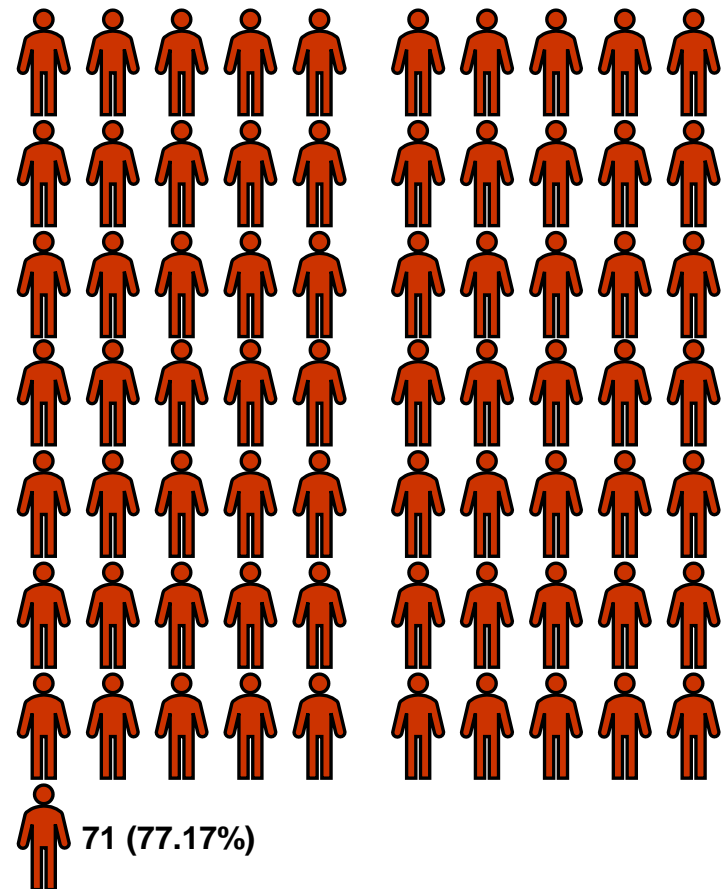
NEUTRAL



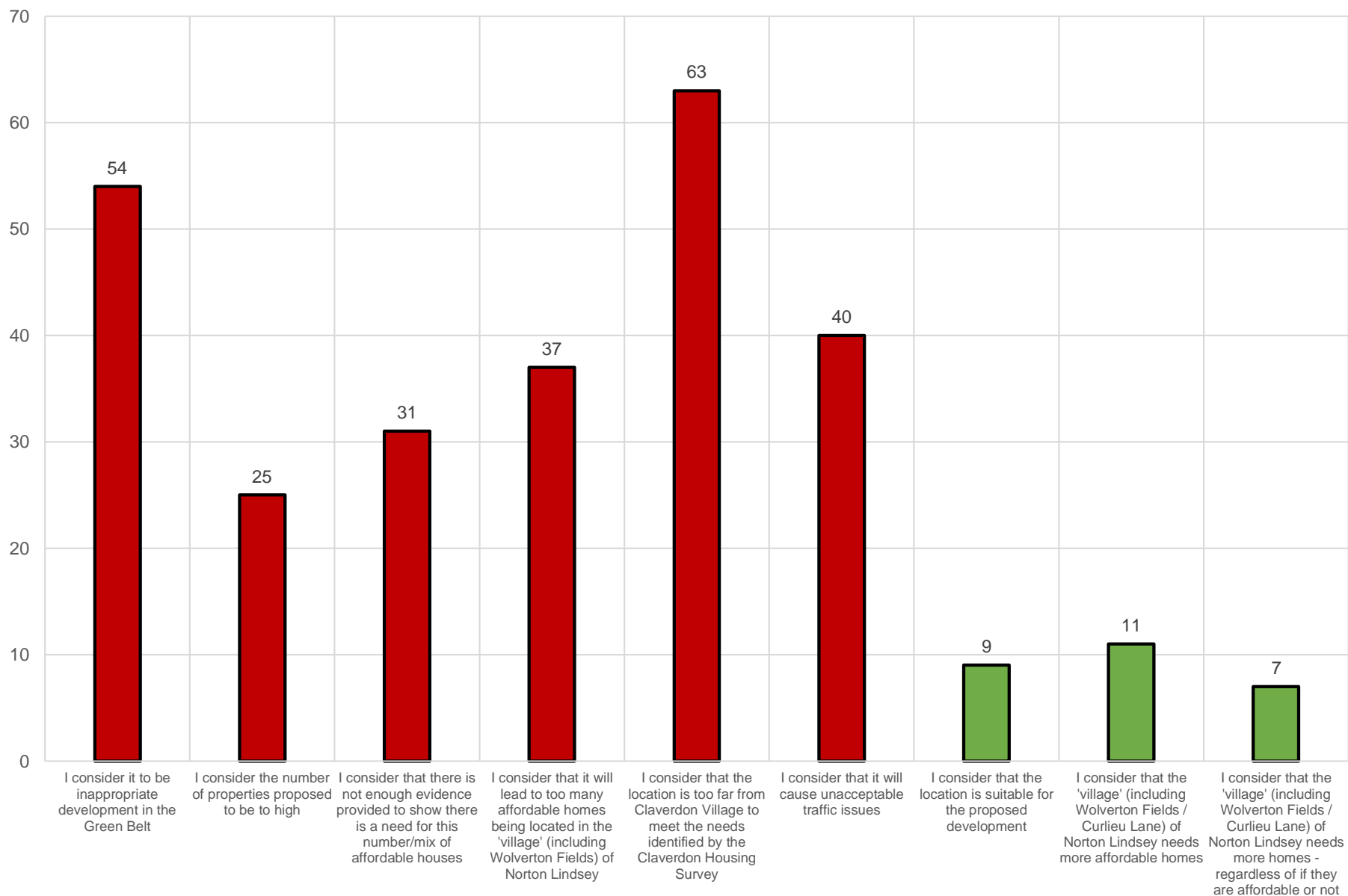
SUPPORT



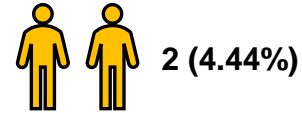
DO NOT SUPPORT



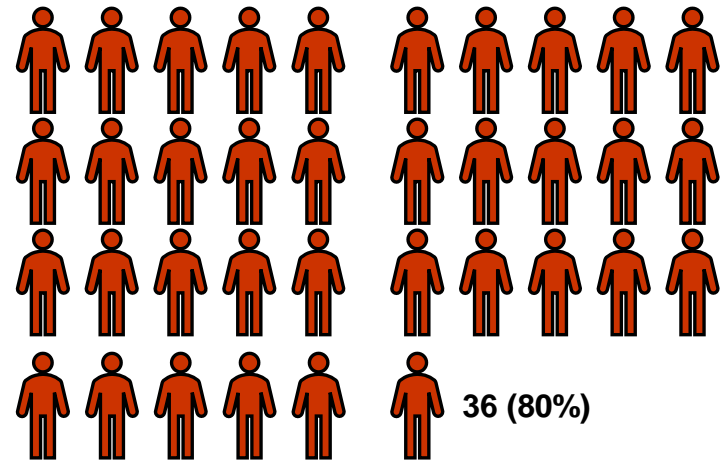
Reasons For Supporting Proposal / Not Supporting Proposal
(More than one reason could be selected)



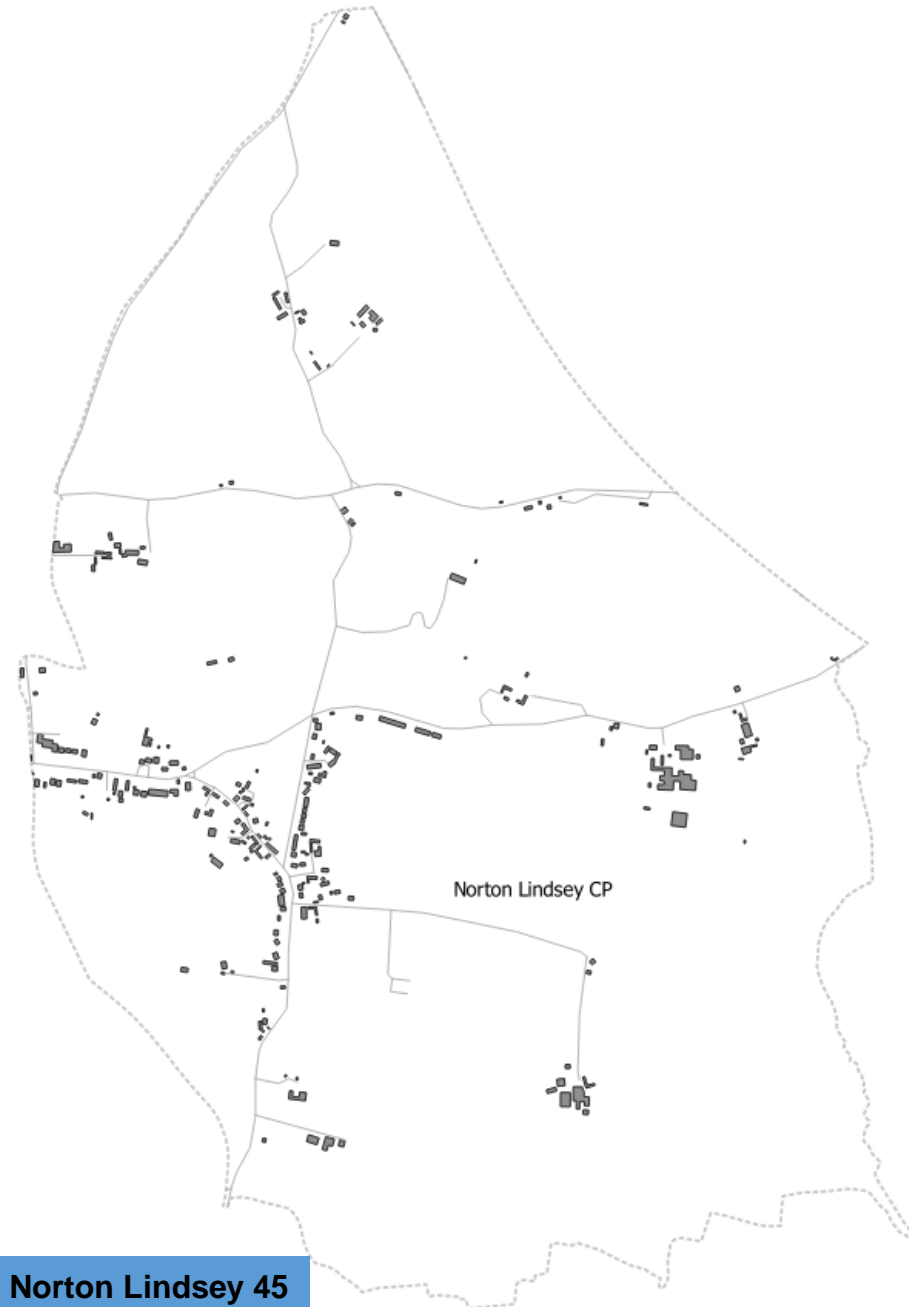
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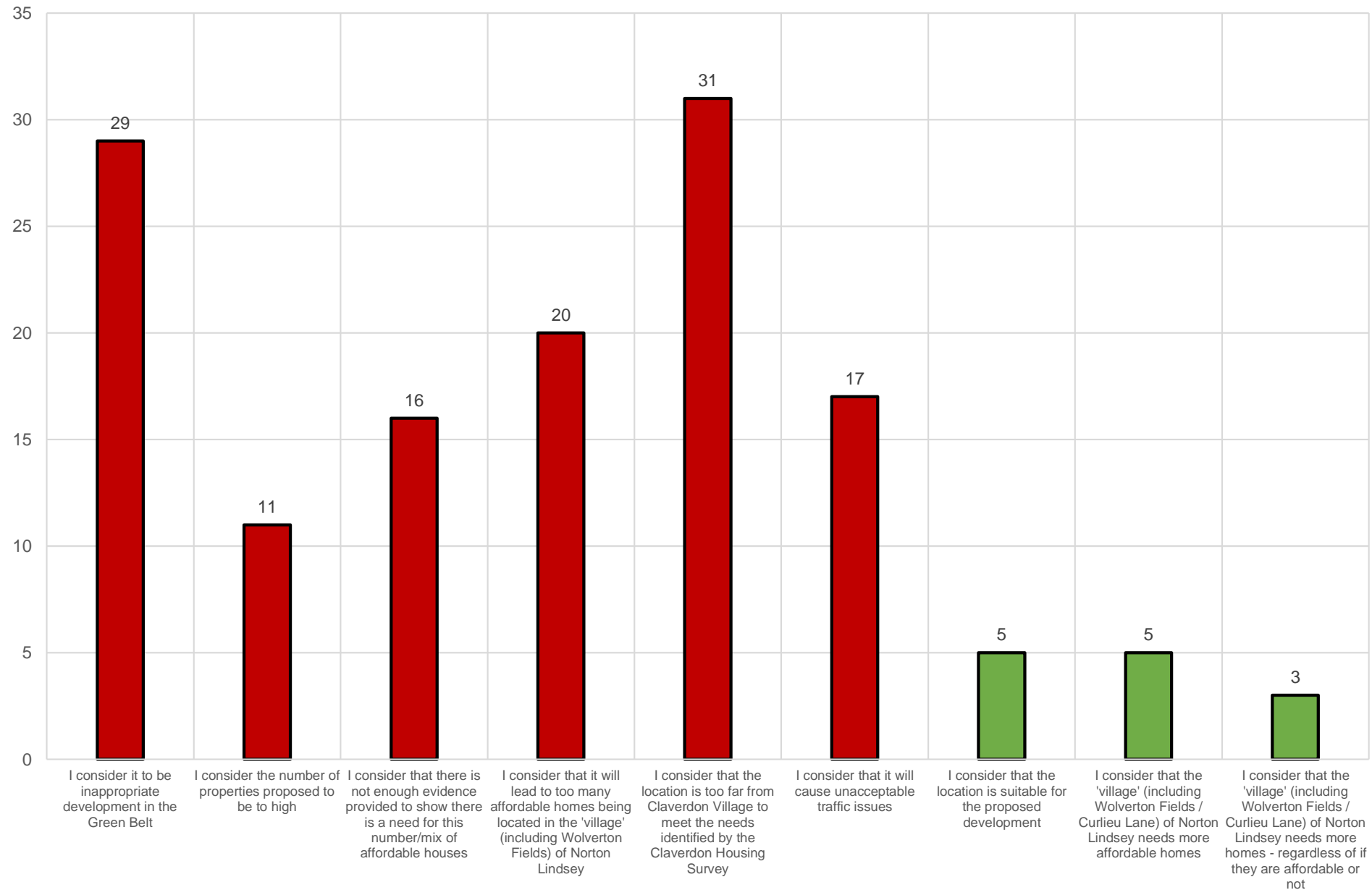
DO NOT SUPPORT



SUPPORT



Reasons For Supporting / Not Supporting Proposal
(More than one reason could be selected)



Norton Lindsey Commentary

We realise housing needs to be built, but the access we feel is very inappropriate, and is going to turn us into a small estate.

Although these houses may not be truly affordable I feel they contribute to an increase in the housing stock in NL.

I am not happy this development is proposed in our village when it comes under the banner of Claverdon Parish. Claverdon itself has plenty of land to accommodate more housing. It is unfair to our village and infrastructure and particularly the residents nearest to the proposed site. I strongly object

I would like to see the development proposals include a foot/cycle link from the development site to Claverdon Village. This will give the future residents better connectivity to the community and amenities within Claverdon (e.g train station, doctors surgery, community shop etc) and also provide a benefit to the Norton Lindsey residents who will have experienced the disruption and negative impacts of the development.

It seems perverse that Claverdon Parish Council want to build its starter homes in an area it omits as part of Claverdon in the "CASE" APNR Crime prevention programme. These houses need to be built within Claverdon Village and not in what is really Norton Lindsey/Wolverton Fields

there is a need for more affordable housing but this should be part of Norton housing needs allocation not Claverdon again!!!!

Is this the 3rd time claverdon have build thier housing quota essentially in Norton?

There is a need for more housing across the UK and we should shoulder our share. More houses should increase the supply and ultimately assist in reducing the demand and hence the costs.

We only have a 2 car parking facility for visitors, where do they park ?, most of the tenants have 2 or more vehicles, so the close is pretty full most of the time. The new access leading onto the new property's is going to become even busier than it is now. My final point being the animals, mainly cats, are no longer going to be safe.

This convoluted application smacks of desperation on behalf of the Developer as evidenced by the preposterous notion that houses built in Norton Lindsey should fall under Claverdon's curtilage.

This does appear to be a relatively low impact plan to provide much needed additional housing in the area.

We feel the proposal is completely inappropriate in this local area, due to the above concerns.

This proposed development is a long way from Claverdon and its residents and is being attached to existing affordable housing. It is unclear what the term "affordable" means and whether those wishing to purchase could indeed afford to. The design is very different to any of the existing and as a result out of keeping. Being attached to current homes makes it a big block

It is agricultural land - our food comes from the land.

other affordable housing in the area has been given planning permission to extend to larger properties, suggesting the council don't consider there is a long term need for properties of this type

The overall design for the proposal is engaging and would provide a desirable place to live. However, the location does not support those looking to remain within Claverdon Parish as geographically there is no way to access the village of Claverdon and its facilities safely, save from driving which contradicts the current trend towards a cleaner, safer environment. The proposal itself cites the importance of lower carbon emissions but then fails to deliver. The lack of transport links makes the new development untenable for anyone who is unable to own, have access to, or cannot drive a car. As a non-driver I am familiar with the difficulties of travelling to and from NL and the issues that arise when living in a village with no public transport available. The suggestion of a pavement being laid from the entrance of the new development to the edge of the A4189 is laughable given that when you get to the A4189 there is no safe passage in either direction when on foot. If the proposal was to go ahead it is essential that there is a direct link to Claverdon - either an official footpath or cycle path set back from the main road or a pavement along the A4189 which links to the pavement that runs out of Claverdon towards NL but stops short at Saddlebow Lane. This would ensure residents could at least have access to the services, including the invaluable train station, that Claverdon offers. Such a link would be beneficial to residents from all three parishes affected by the proposal if it is to go ahead.

I believe the housing needs for Norton Lindsey are more in the mid-price range, for second-time buyers who want to upsize from their first home but stay in the village.

In addition, the location will not meet the requirements of the Claverdon housing needs, as it is located too far from the village to use the amenities or be part of the community.

I believe this proposed development was the least favoured option in the Claverdon housing survey.

As Norton Lindsey is unable to progress with any developments because of green belt issues, this should also apply to this area of Stratford District Council/Claverdon parish which is right bang on our doorstep.

The height of the land on which the proposed houses will sit, is higher than the land where the existing houses are, and will therefore certainly not fit well with the surrounding area.

The proposed design is not in keeping with other nearby developments

Norton Lindsey Commentary

It is becoming clear that Claverdon Parish Council are only willing to support proposals that place affordable housing as far from the centre of Claverdon Village as possible - 'out of sight, out of mind' - the council is happy to call the residents of Morgan Close, Brick Kiln Close and this proposed development 'Claverdon Residents' for the purposes of the Council Tax, but are unwilling to support these residents with even the basics of infrastructure, such as a footpath to Claverdon (or street lighting in the case of Morgan Close). How are they meant to be a key part of Claverdon village if they can't get there without a significant drive? Claverdon Parish is huge, it can't be the case that the only place is this crowded corner of Norton Lindsey.

The Council want Norton Lindsey to look after these residents and pay for the services (village hall, playing fields etc) without making any contribution to the costs of these facilities.

CCLT seem to be concerned more about building the houses than actually being concerned as to whether they are actually building a cohesive 'Claverdon' community.

In planning terms, if this proposal goes ahead CCLT should be forced to make a large contribution to community activities within Norton Lindsey, they should also be forced to build connections with Claverdon Village, as a minimum a footpath/cycle path.

Also the school situation is somewhat misleading - most of the new properties will be Bungalow's - unlikely to have primary school age children.

All in all the other proposal for the centre of Claverdon (the one by the School) make more sense than this proposal.

Affordable housing has already been developed in the Green Belt on the fringe of Claverdon Parish at Morgan Close and Brick Kiln Close thus extending Norton Lindsey village into the Green Belt. If this is added to the affordable housing of Mill Close and part of Hawkes Hill Close, arguably Norton Lindsey has sufficient affordable housing for its size.

The push for more affordable housing appears to be driven by Claverdon needs. The area of Claverdon parish is 2,754 acres, 4 and a half times the area of Norton Lindsey parish and 2 and a half times the area of Wolverton parish. Surely, it makes more sense to satisfy the need on a site in or close to Claverdon village where there is a greater concentration of services than are available in either Wolverton or Norton Lindsey.

The proposed development behind Brick Kiln close would be backland development deeper into the Green Belt that would create a dangerous precedent for developers seeking potential sites in Wolverton and Norton Lindsey.

The proposed Development would be at a considerably higher level than existing properties in Brick Kiln Close and would therefore certainly compromise the privacy of Brick Kiln Close residents.

The properties on the north side of Wolverton Fields Road from the Cottage westwards to Old Thatch and White Cottage would certainly suffer a reduction in value due to the loss of their open views to the north.

We trust that Warwick District council will be invited to submit its views after consideration of the representations made by Norton Lindsey parish council and individual residents.

As Norton Lindsey is unable to progress with any developments because of green belt issues, this should also apply to this area of Stratford District Council/Claverdon parish which is right bang on our doorstep.

As long as there is adequate screening of the houses and gardens on Wolverton Road where the projected development backs on to, then no real concerns given affordable housing is in need.

I am concerned about the impartiality of Claverdon Parish Council when one of its members is a director of the Claverdon Community Land Trust

The current developments are close to the existing roads, this is an encroachment onto virgin farmland not near a road, and could lead to the obliteration of the whole field by incremental development.

We don't seem to be able to develop in Norton Lindsey for ourselves, so why should we for Claverdon. Claverdon houses should be in Claverdon village.

If Claverdon builds these houses in Norton Lindsey, it is hardly helping Claverdon residents stay in the Claverdon community. They are the furthest they could be from the Claverdon community such as the school, church centre, shop, pubs, etc. They will have to get in their cars and drive to Claverdon. There's no footpath and it's over 2 miles.

Development doesn't appear to address the needs of Claverdon residents as from the 77 responses to the July 2017 Claverdon Housing Needs Survey:

36 were in favour of development within the village of Claverdon - not outside their village and not in the green belt.

11 were opposed to any further development.

29 did not specify a location.

1 only suggested Morgan Close should be extended

These responses raise the question whether a development in Norton Lindsey satisfies the needs of Claverdon residents.

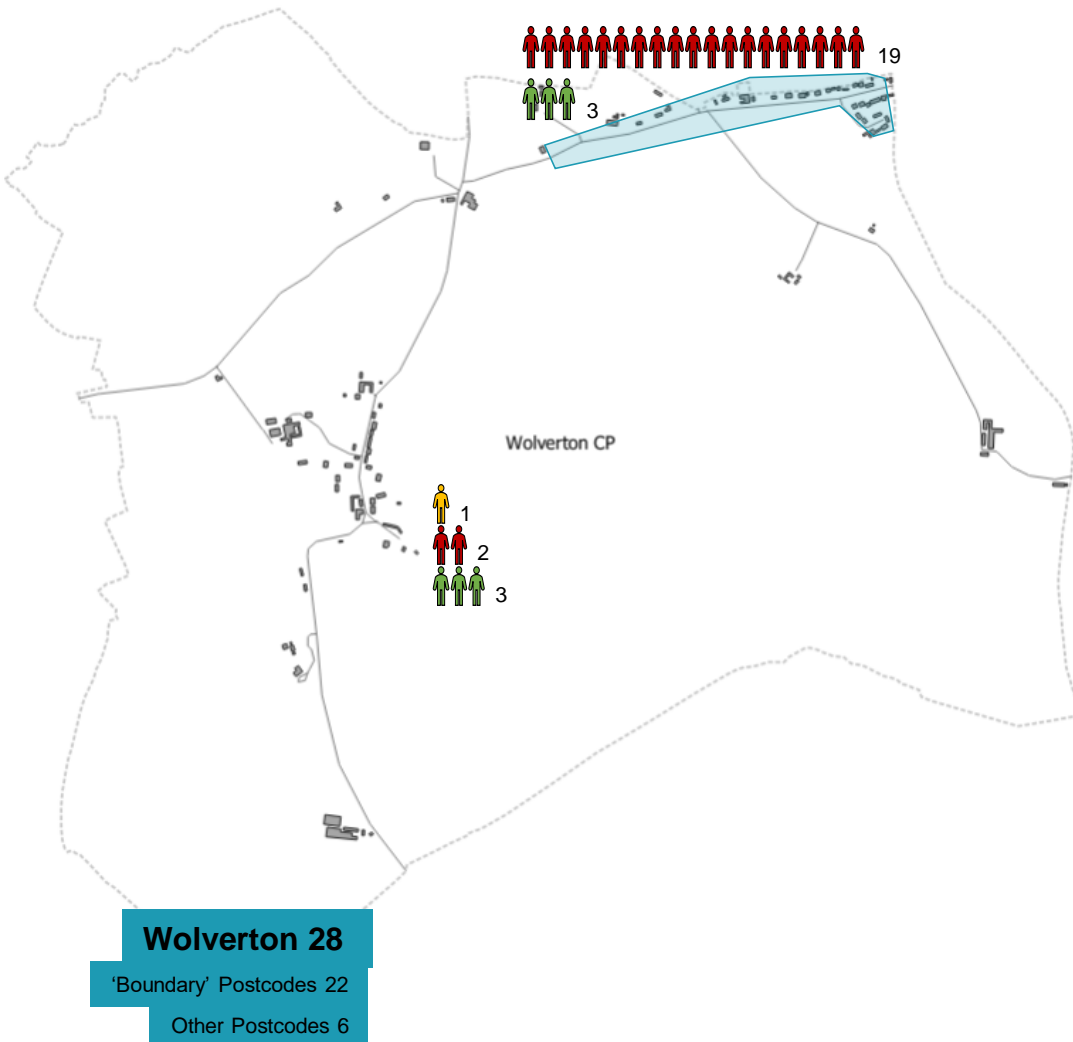
If any development is allowed then the affordable houses required by Claverdon residents should be built in the much larger village of Claverdon.

The proposed development will add 12 affordable dwellings to the existing 22 making a total of 34 in Norton Lindsey. This then represents 17% of the total dwellings in Norton Lindsey. By contrast, Claverdon, which is approximately three times the size of Norton Lindsey has only 15 affordable dwellings which represents 3% of the Claverdon village properties.

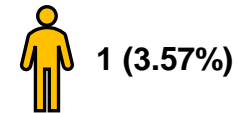
Other Comments:

The proposed development only appears to try to address the needs of Claverdon residents and not the Norton Lindsey residents.

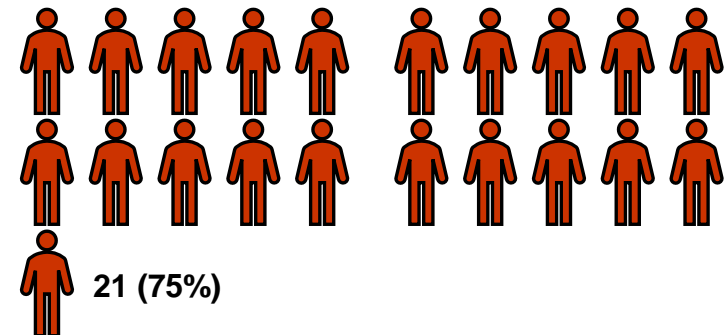
We suggest the Parish Councillors object to the proposed development and then revisit both the Norton Lindsey & Claverdon recent housing surveys to ensure they are satisfying the real needs of the residents. Once revisited they could then explore all available & non-controversial sites in each village.



NEUTRAL



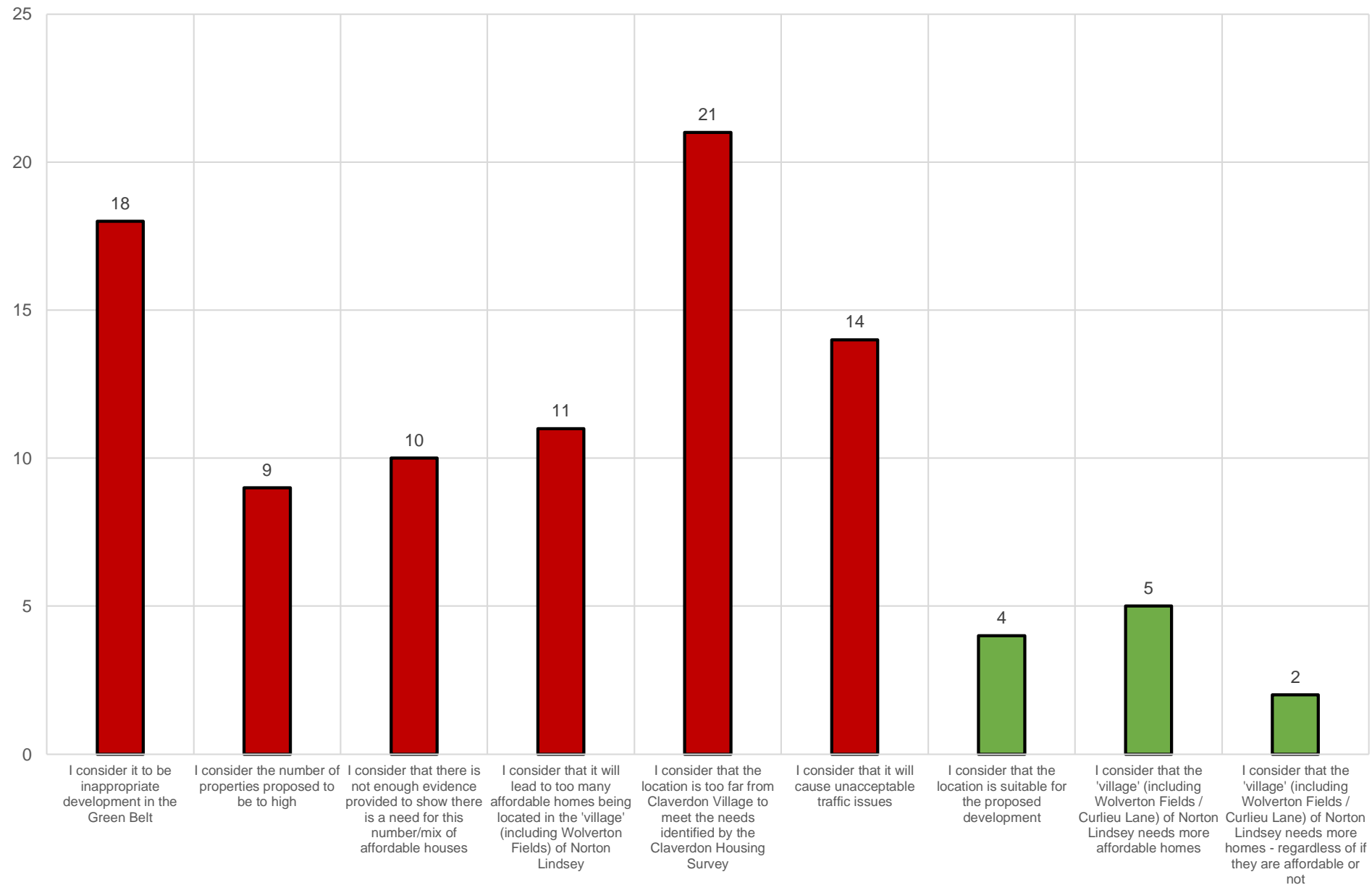
DO NOT SUPPORT



SUPPORT



Reasons For Supporting Proposal / Not Supporting Proposal
(More than one reason could be selected)



Wolverton Commentary

Norton cannot cope with the increased traffic & doesn't have infrastructure for more residents. These plans do not represent affordable homes. We value our green belt, please don't use it for more houses

I object to this application as the village is so small and with limited resources such as shops and schools to support more families on this scale.

The housing survey responses for Claverdon stated a not to build on green belt. There is currently another application for houses within Claverdon village where the site for affordable would be more suited.

A property in Morgan close has been on the Market since Mar 2019 and has still not sold. Is there any evidence that all the properties within Morgan Close and Brick Kiln are from or have links to Claverdon and Norton Lindsey ?

Norton Lindsey already has more affordable housing than Claverdon

There are far better places to build affordable housing than on green fields. Housing needs surveys are fundamentally flawed and do not provide appropriate justification to tear up the green belt.

The village needs more families to help fill the village school, support the pub and use the new village hall. We do not want to be in danger of losing any of these.

I am fundamentally against the principle of developing agricultural farmland for housing. There are other sites in the local area that could be better utilised for development e.g. the disused poultry farm in Norton Lindsey. I am not against the principle of there being more houses in Norton Lindsey. We need to keep local amenities such as the school and the pub going. This site is nowhere near Claverdon. If the Claverdon residents agree they need to provide more housing, why don't they find a site closer to Claverdon to develop?

These houses should be built in Claverdon village where the need for housing was requested and where there is a shop, doctors' practice, school and nursery..

Different levels of land, drainage

Extremely high ratio of affordable housing in this postcode

Norton Lindsey does not have the amenities to support additional Claverdon housing. The pub has only survived through private funding, there is no shop, the village hall is also privately owned as well as the playground. There has not been support by the council for Norton Lindsey but appear to be taking advantage of the private facilities.

Claverdon is designated as a service village and so has to build houses, it is completely against the need to reduce environmental impact for Claverdon to build houses at such a great distance from Claverdon centre and available services. This should be refused.

The land is much higher and I am concerned about risk of flooding to existing homes in cv35 8jn

There is no control over who would purchase these properties, so every time claverdon have a survey, they will expand this development without ever meeting their needs.

The village today has very limited amenities. no shop and a very small school. Thaverage house prices for these type of proposed dwellings would not be affordable houses so I do not understand why it is advertised as such.

not affordable housing, this will be the start of a slippery slope, norton doesn't have the infrastructure to cope with more houses, if Claverdon require affordable housing, build in Claverdon. these properties are not affordable a 4 bed detached will be at least £600k, 3 bed houses at least £400k. the affordable housing is being used as an excuse to build houses that are not required

There are other non-farmland sites in the local area that could be better utilised for development e.g. the disused poultry farm in Norton Lindsey.

If Claverdon Parish has identified they have a need for 12 affordable homes then I very strongly feel they must be built on a site closer to Claverdon village and not out on the very fringe of the parish boundary out of walking distance of all its amenities.

This not only places an unfair burden on the neighbouring village of Norton Lindsey - I strongly believe this is a cheeky sly cop out by Claverdon Parish to be seen to be contributing to housing development requirements while not having to actually endure the impact.

If this development should go ahead then these houses should contribute towards the future housing needs of Norton Lindsey Parish NOT Claverdon as it will be the amenities, services and residents in Norton Lindsey that will have to accomodate them.

Further, I expect if the development does go ahead the homes will be marketing and sold as being in Norton Lindsey - which further proves the point that this is a cop out by Claverdon PC to build homes which it knows are far enough away they won't impact Claverdon residents.

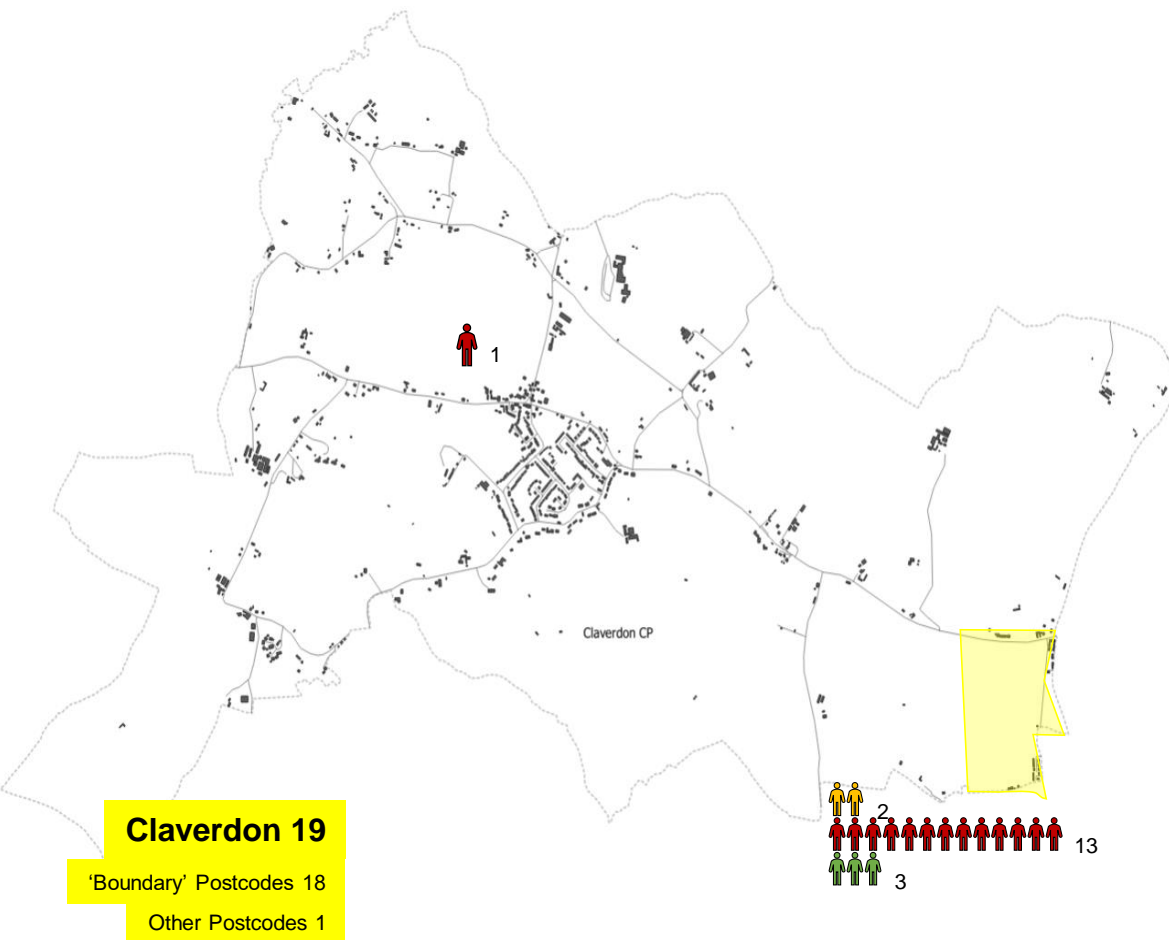
1. The development an unacceptable development in the green belt.

2. Developments such as this should be placed on brown field sites before other areas are developed. Such sites do exist (such as the chicken farm in Norton Lindsey) and the promoters of this scheme should seek to unlock development on sites such those before developing greenfield sites.

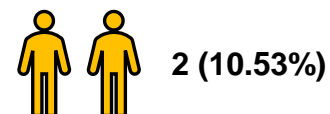
3. It is clear that affordable housing is needed in the local area from the housing needs survey outputs. However, this proposal does not address those needs effectively. For example, (i) it is too far from Claverdon to meet the housing needs of that village (being at the outer edge of Claverdon Parish) and (ii) It is not clear how the housing will be kept "affordable" for residents of the local area, rather than being sold at market value later on, thereby creating an unearned windfall for the initial owners when they come to sell. Without this, the proposed development does nothing for the long-term provision of affordable housing in Claverdon, Norton Lindsey, Wolverton or anywhere else.

4. Finally, the proposed design itself is not in keeping with the surrounding area. While the architects claim to have designed the proposal with an eye to the design of farm buildings, there are no design references in the proposed development that speak to any buildings in the area in which the development is proposed. As such, the design is "ill mannered" and would not fit into the sight lines to the village. That said, for the reasons at 1-3 above, the a re-designed scheme that met this design concern would not be acceptable.

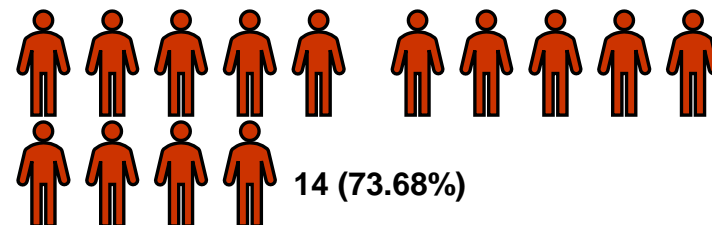
The area earmarked for development is known to be prone to flooding, possibly the reason an option for sale has been agreed and not the roadside land between Curlieu Cottages and the pond, which seem more viable but are not available from the landowner. The measures detailed by architects on managing storm water are not sufficient to alleviate residents concerns on this issue. Respondents to Claverdon Housing Needs Survey stated that they wished to live in the village of Claverdon, this is not Claverdon. Norton Lindsey typifies Warwickshire village design in housing following the main roads in and around the location. This development adds depth and ingress behind existing housing which destroys the natural feel for the village and community. Various villages within the Stratford area have been blighted by rampant second tier development to the detriment of the existing community (Welford on Avon would be an example). A clear attempt by developers / CCLT to suggest that this scheme helps build and create community values has no bearing. The existing community spirit within the Norton Lindsey / Wolverton Fields area does not need support in what has become a vibrant existing community without help from CCLT or others.



NEUTRAL



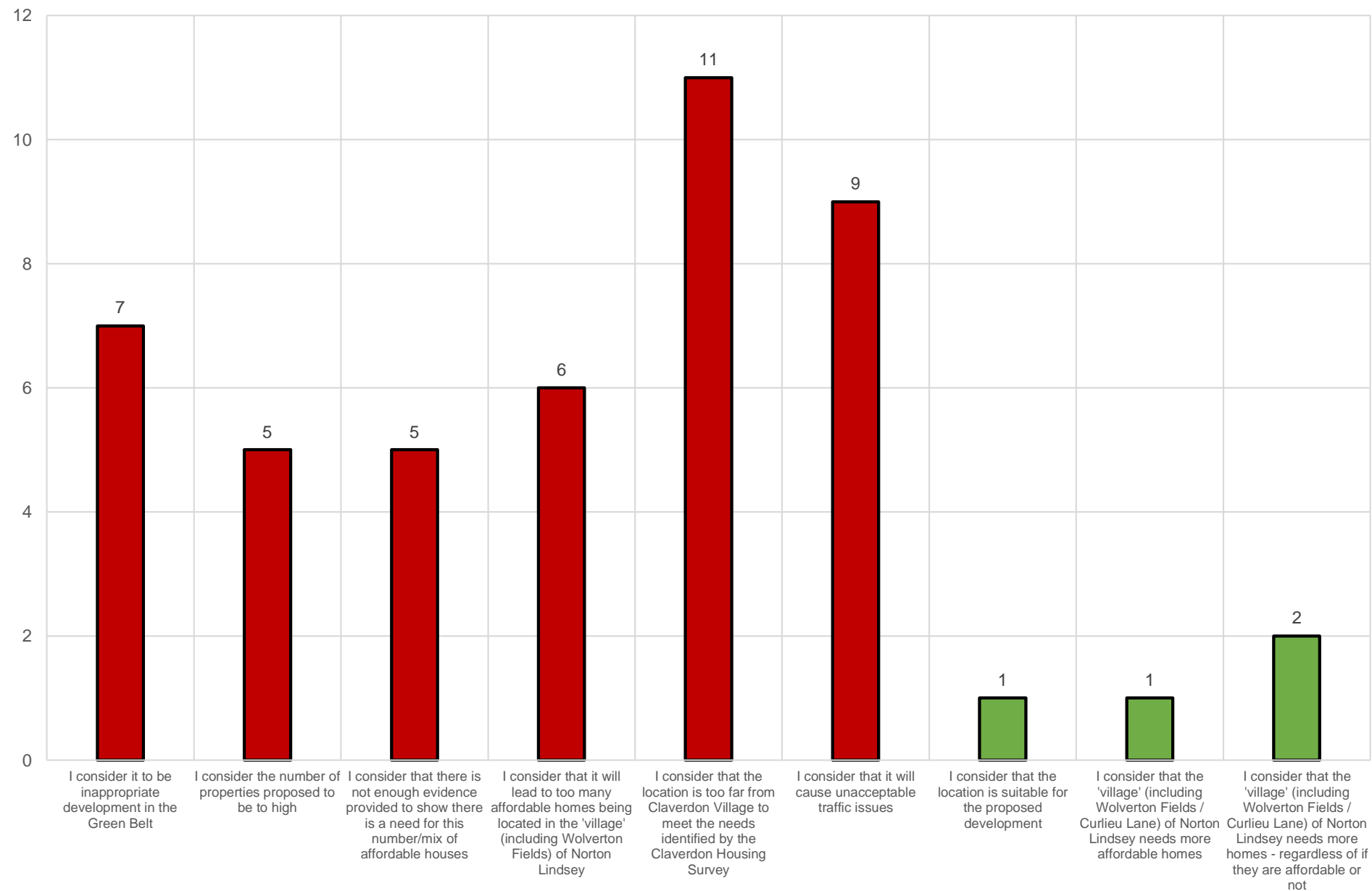
DO NOT SUPPORT



SUPPORT



Reasons For Supporting Proposal / Not Supporting Proposal
(More than one reason could be selected)



Claverdon Commentary

The traffic on Curlieu Lane is increasingly heavier and at unnecessary speed after the 30mph zone and adding this number of dwellings to Brick Kiln Close, each with provision for up to two parking spaces will add to this. There are no safe pathways after Brick Kiln Close down to Gannaway so the increased volume of traffic will impact safety of people walking / cycling along a large part of Curlieu Lane and those entering or leaving driveways along the length of the road. The junction with the A4189 is also a "near miss" spot, if not an official accident spot requiring attention for this development to be feasible, considering the safety of current and additional road users entering and leaving Curlieu Lane from the A4189.

I feel this is a step too far by Claverdon avoiding NIMBY issues by building in Norton Lindsey yet again. The development, which seems unwarranted by statistics, is on green belt land and encroaches on properties on Wolverton Road. The property designs do not reflect the local 'farmyard' architecture, which is brick built, they are just out of the box modern cladding houses given some 'spin' for the sale pitch. Norton Lindsey is being urbanised, we are losing our rural character, peace, dark skies and wildlife and gaining noise/air/light pollution, traffic.

This application must NOT be supported by parish or district councils as I believe the whole field will be developed and CCLT motivation must be challenged

Unsafe for children of brick kiln close to have the entrance through brick kiln increasing the traffic

Is there any land within the village of Claverdon that would meet this assumed need? Norton Lindsey does not have the infrastructure in terms of public transport, shop etc to support more development.

It would be useful to know whether there is an option for shared ownership. This would be more desirable to an affordable housing scheme in this area. Particularly for younger people who want to get into the housing market in an otherwise very expensive area.

Palming off Claverdon's housing need to others because "there is no land available in Claverdon" quote from Claverdon parish councillors! However Warwickshire rural housing has found a plot in Claverdon to build on!

light, noise and traffic pollution, loss of wildlife.

Coming so soon after the development of Brick Kiln Close, it appears that Claverdon do not wish to build social housing within the actual village of Claverdon! The proposed development is in Norton Lindsey and the residents will have no access to any of the amenities offered by Claverdon without the use of a car. This site has been chosen because it is offered at the right price and certainly not because it meets the affordable housing needs of residents wishing to remain in Claverdon. There is currently a shared ownership house (2 bed semi) for sale in Morgan Close (no forward chain) offered for sale since March 2019 - where is the demand for more to be built?

What about a foot/cycle path from Norton Lindsey to Claverdon train station included in the planning requirements to allow people the option of leaving the car at home?
As far as the design and layout of the new development is concerned, I think it looks good.

I believe that affordable housing within Claverdon parish should be closer to Claverdon's amenities.

Claverdon is not helping local people to stay in its community by building its affordable housing in the neighbouring village. In addition, this constant piggybacking of affordable housing, with each subsequent development being built next to the previous one, is eroding the rural nature of both the developments and Norton Lindsey, especially when you take into consideration the fact that CCLT are only building on a third of the land they have an option to buy. How long will it be before there is another development, and another?

I consider it will have a poor effect on wildlife in the area including an important site for BAT feeding and mating - a full survey must be undertaken. I also believe this has been located here as the people in Brick Kiln are in social housing and therefore less powerful and more vulnerable. It absolutely terrible that we should be subjecting this quiet community to this large a development.

i am unsure whose needs CCLT is serving as there seems to be a serious conflict of interest going on between the directorship and land owner. Is CCLT a builder? A land owner? A landlord?

no shop. lack of public transport, how will this help the school 8 of the 12 properties are bungalows and are presumably be allocated to old people.

The following major themes are common throughout the feedback received (this list is not exhaustive)

- The distance from Claverdon Village to proposed development
 - Does it really constitute a development that supports Claverdon Village and meets its identified housing needs?
 - Is CCLT / Claverdon Parish Council using the unusual parish boundary to continuously place the 'affordable' developments as far from Claverdon Village as possible rather than using closer sites
 - Lack of footpath / cycle path from proposed development to Claverdon Village
- Increase in traffic
 - Impact on local junctions
 - Large number of car journeys needed because of lack of transport infrastructure/public transport
 - Impact on Brick Kiln Close residents
- Is the development really going to be for 'local people' and is it really affordable?
- Worry about the effect on the openness of the Green Belt
- Whether this development will mark the slow 'infill' of the entire field in question
- The likely scale and height of the development causing significant impact on residents of Wolverton Road
- Lack of support by Claverdon / Stratford councils to Norton Lindsey community assets (Village Hall, Playing Fields etc)
- Amongst supporters of proposal – a belief that the 'Village' of Norton Lindsey needs more affordable housing.

<p>Claverdon Parish - Morgan Close (CV35 8JF), Brick Kiln Close (CV35 8DL), Curlieu Lane (CV35 8JR) or Gannaway Road (CV35 8JT)</p> <p>18</p>	<p>2 13 3</p>
<p>Claverdon Parish - Other Postcodes</p> <p>1</p>	<p>1</p>
<p>Norton Lindsey Parish - All Postcodes</p> <p>45</p>	<p>2 36 7</p>
<p>Wolverton Parish - Other Postcodes</p> <p>6</p>	<p>1 2 3</p>
<p>Wolverton Parish - Wolverton Road (CV35 8JN), Norton Lea (CV35 8JX) or Red Horse Corner (CV35 8JP)</p> <p>22</p>	<p>19 3</p>

All correspondence concerning this document should be addressed to the
Clerk of Norton Lindsey Parish Council

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Email : nortonlindseypc@outlook.com