

Open Letter - Growing Concern Regarding the Lack of a Five-Year Housing Land Supply and the Increasing Volume of Speculative Development Applications

05th June 2026

Dear Councillor Wright,

I am submitting this as an open letter because I believe the implications of the Borough's housing land supply position affect every resident of North Warwickshire and deserve wider public scrutiny and discussion.

I write as a resident of Arley for the past fourteen years and as Chair of the Arley Rural Protection Group (ARPG).

Like many residents across Arley, New Arley and other communities within the Borough, I am becoming increasingly concerned about the volume of housing applications now being submitted and promoted across our rural areas.

Recent correspondence from the Council's planning department confirms that North Warwickshire Borough Council remains unable to demonstrate a five-year housing land supply. I understand that following the Warton appeal decision, the Inspector concluded that the Borough's housing land supply was significantly below the Council's position and closer to approximately 0.82 years. I further understand that officers consider that situation has not changed significantly.

Whilst I fully recognise the need for new housing and appreciate the complex challenges facing local authorities nationally, the practical reality is that the absence of a demonstrable five-year housing land supply appears to be creating an environment in which speculative development proposals are increasingly being directed towards villages such as Arley and New Arley.

Many residents are now questioning whether developers view North Warwickshire as particularly vulnerable because of this position.

There is a growing perception that communities are being placed on the defensive, responding to one application after another, whilst the wider strategic issue remains unresolved.

The concern is not simply about one development proposal. It is about the cumulative impact of repeated applications across multiple villages and the gradual erosion of the countryside, green spaces and rural character that make North Warwickshire such a distinctive place to live.

The National Planning Policy Framework makes clear that maintaining an up-to-date plan and a deliverable housing supply is fundamental to a plan-led planning system. Where a local authority cannot demonstrate a five-year supply, the balance within planning decisions can shift significantly in favour of development proposals.

Residents therefore need reassurance that the Council is treating this matter with the urgency it deserves.

I would be grateful if you could clarify:

1. What specific actions are currently being taken to restore a robust and demonstrable five-year housing land supply?
2. What is the anticipated timetable for progressing and adopting the emerging Local Plan?
3. What measures are being taken to reduce the Borough's exposure to speculative applications whilst the Local Plan is being prepared?
4. Does the Council consider that the current level of housing applications being promoted across rural villages is a direct consequence of the Borough's housing land supply position?
5. What engagement is taking place with Government, neighbouring authorities and planning inspectors to address this issue?

I believe residents understand that growth and housing delivery form part of the Borough's responsibilities. However, communities also expect strategic planning, infrastructure planning and environmental protection to proceed hand in hand.

Without a credible and deliverable housing strategy, there is a genuine fear that North Warwickshire's villages will continue to face a steady stream of speculative applications, with communities feeling increasingly powerless to influence the future of the places they call home.

I would welcome your views on how the Council intends to address this issue and what confidence residents can be given that meaningful progress is being made.

I look forward to your response.

Yours sincerely,

Chair, Arley Rural Protection Group (ARPG)
Arley Resident