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LOCAL PLAN

helpingshapethedistrict



Village Housing Options Response Form 2013

For Official Use Only
Ref:
Rep. Ref. 11405

Please use this form if you wish to support or object to the Village Housing Options and Settlement Boundaries.

If you are commenting on multiple sections of the document you will need to complete a separate copy of either Part B and/or Part C of this form for each representation.

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the plan has been made available (see back page). You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	MR & MRS	
First Name	PETER AND ANN	
Last Name	THOMAS	
Job Title (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		
Would you like to be made aware		
About You: Gender		
Ethnic Origin		
Age		44
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, parish council?	PARISH COUNCIL	

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Part B - Commenting on the Village Housing Options

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of

Which part of the document are you responding to?

Page Chapter Paragraph
 Table or Figure Village Plan

What is the nature of your representation?

Support Object

Please set out full details of your representation of support or objection. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

MR & MRS
PETER AND ANN
THOMAS
26 STATION ROAD
HATTON
WARWICK
CV35 9JG
DIAL 843482
ann.thomas@bt.com
WARWICK COUNCIL
MARE AND PEARCE
WHITE BRITISH

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Ref:

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Part C. Commenting on the Indicative Settlement Boundaries

Sheet 1 of 2

Settlement commenting on: Hatton Station

Nature of representation: Objection

We the undersigned, Ann and Peter Thomas of [REDACTED]
[REDACTED] strongly object to the proposal to resite the Hatton Station village boundary line where it is suggested to cut across our long established back garden. We do so for the following reasons.

We discovered this fact on November 24th when the proposals came to light on the new maps. Prior to this date we had not been informed / written to directly, even though this affects us directly in that it alters the official land use permissions and ownership rights. We were therefore distressed to find the boundary 'line on a map', albeit it at the public proposal stage. This contravenes Public Consultation Guidelines to inform those **directly affected**, and also since, as far as we can see from other maps in the New Local Plan, we and our neighbours either side of us at Nos 24 and 28, are the only landowners affected in this way. We therefore feel somewhat that we **are being treated less favourably than others** in the district.

We object to the unnecessary re-siting of the settlement boundary to almost ½ way up our back garden because it could possibly have an effect on our property value, our property's future sale-ability, as it somewhat 'muddies the waters' in defining our land borders and rights. Despite emailed reassurances from Councillor Wesbury as to how beneficial it would be, we remain unconvinced. Verbally at the subsequent Shrewley Village Parish Council meeting in December we were told by our parish councillors the proposal was (quote) 'in our best interests', 'for our own good'! Surely, **no assumptions should be made by holders of public office as to landlords' intentions**, and, as quoted in the Code of Conduct Localism Act provisions, no holder of public office should impose their opinions and prejudices on the wider public. We obviously understand that any future development proposals would be considered against normal development management policies, principles and planning consents.

That aside, regarding changing boundaries, National Guidelines recommend that local councils use **geographical and physical features such as watercourses** (in our case the Grand Union Canal at the bottom of our garden), **to define and create robust and easily identifiable green belt / settlement boundaries.**

The parcel has a strong, defensible and robust boundary in the Grand Union Canal that helps preserve the openness of the Green Belt and facilitate appropriate uses, therefore it makes sense to retain this.

It would be unfair and inappropriate to alter the village boundary across our garden, and we have been given no reason why this proposal has been made, other than Councillors Wesbury and Tilley's assumptions. Boundaries should only be altered exceptionally because once the decision has been made, it will be

Settlement commenting on: Hutton Village

Nature of representation: Objector

We the undersigned Ann and Peter, Friends of Cunningswood, 26 Station Road, Hutton Warwick CV35 7JD strongly support the proposal to revise the Hutton Station village boundary line where it is proposed to cut across our long established back garden. We do so for the following reasons.

We discovered this fact on November 24th when the proposals came to light on the new maps. Prior to this date we had not been informed \ written to directly even though this affects us directly in that it alters the official land use permissions and ownership rights. We were therefore distressed to find the boundary line on a map, albeit it at the public proposal stage. This contravenes Public Consultation Guidelines to inform those directly affected, and also since as far as we can see from other maps in the New Local Plan, we and our neighbours either side of us at Nos 24 and 28, are the only landowners affected in this way. We therefore feel somewhat that we are being treated less favourably than others in the district.

We object to the unnecessary re-setting of the settlement boundary to almost 1/2 way up our back garden because it could possibly have an effect on our property value, our property's future sale ability, its investment value, the waters in defining our land borders and rights, despite emailed assurances from Councillor Westbury as to how beneficial it would be, we remain unconvinced. Verbatim at the subsequent Shireley Village Parish Council meeting in December we were told by our parish councillor (the proposal was (quote) 'in our best interests', for our own good! Surely, no assumptions should be made by holders of public office as to landlords' intentions, and as quoted in the Code of Conduct Localist Act provisions, no holder of public office should impose their opinions and prejudices on the wider public. We obviously understand that any future development proposals would be considered against normal development management policies, planning and planning consents.

That aside, regarding changing boundaries, National Guidelines recommend that local councils use geographical and physical features such as watercourses (in our case the Grand Canal at the bottom of our garden), to define and create robust and easily identifiable green belt \ settlement boundaries.

The parcel has a strong defensible and robust boundary in the Grand Union Canal that helps preserve the openness of the Green Belt and facilitates appropriate uses, therefore it makes sense to retain this.

It would be unfair and inappropriate to alter the village boundary across our garden, and we have given no reason why this proposal has been made, other than Councillor Westbury and Tilley's assumptions. Boundaries should only be altered exceptionally because once the decision has been made, it will be

Sheet 2 of 2

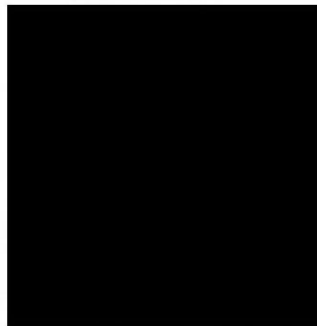
relatively permanent. There is no rationale for bringing the boundary to well within our garden, there being no change of any significance having occurred.

Our land border has extended to the Grand Union Canal for some 50 plus years and the area of the garden in question has been a cultivated garden and orchard for that considerable time. The 17 planted mature and identified apple and pear trees are testament to that fact. We wish to continue to tend our garden as a garden, within normal limits, and in the spirit of ownership and pride with which we bought the property and garden in 2007. Historically, when local plans have been drawn up in Warwickshire, land assessments have been considered against strict Green Belt criteria and any changes based on proportionate evidence.

The boundary should be rightfully sited along the Grand Union Canal being an identifiable and physical boundary, and we see no exceptional circumstances to alter this robust boundary. We therefore ask that Warwick District Council uphold our rights to maintain the status quo of our property holdings.

Ann Thomas

Peter A. Thomas



2/1/14

2/1/14

10/10

relatively permanent. There is no evidence of changing the boundary to well within our garden, there being no change of any significance having occurred.

Our land border has extended to the Grand Union Canal for some 50 plus years and the area of the garden in question has been a cultivated garden and orchard for that considerable time. The IV planter nursery and identified apple and pear trees are testament to that fact. We wish to continue to tend our garden as a garden, within normal limits; and in the spirit of ownership and pride with which we bought the property and garden in 1987. Historically, when local plans have been drawn up in Warwickshire, land assessments have been considered against strict Green Belt criteria and any changes based on proportionate evidence.

The boundary should be rightfully sited along the Grand Union Canal being an identifiable and physical boundary, and we see no exceptional circumstances to alter this robust boundary. We therefore ask that Warwick District Council uphold our rights to maintain the status quo of our property holdings.

5/1/14

10/1/14



Ann Thomas

Peter A. Thomas

Part C - Commenting on the Indicative Settlement Boundaries

If you are commenting on multiple sections of the document, you will need to complete a separate sheet for each representation

Sheet of

Which settlement are you responding to?

HATTON STATION

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (use a separate sheet if necessary).

PLEASE SEE ATTACHED 2 SHEETS OF
RESPONSE.

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