

Our ref: 10028 LA HRW 01

Development Policy Manager
Development Services
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5QH

By Email: newlocalplan@warwickdc.gov.uk

20th January 2014

Dear Sir/Madam

Warwick Local Plan Village Housing Options and Settlement Boundaries Consultation: Formal Representation in respect of Foreman's Cottage, Brome Hall Lane, Lapworth, Solihull B94 5RB

We act on behalf of the landowner in respect of Foreman's Cottage, Brome Hall Lane, Lapworth. Holding representations have been submitted by our client, Mr Hussey to the current consultation on the 'Warwick Local Plan Village Housing Options and Settlement Boundaries' Development Plan Document (DPD) and that submission should be considered alongside this letter of representation.

We welcome the opportunity to make further representations on behalf of our client to the 'Warwick Local Plan Village Housing Options and Settlement Boundaries' DPD consultation and set out our formal representations below accompanied by a completed Representations form, together with a copy of the plan and aerial photograph submitted with the original representation showing the proposed realignment to the Indicative Settlement Boundary.

We understand that feedback from this consultation will be used to establish a finalised list of proposals for the villages to potentially be integrated into the final version of the Local Plan, the Submission Draft Local Plan or supporting DPD.

1. We raise objection to the 'Warwick Local Plan Village Housing Options and Settlement Boundaries' DPD on the grounds that it is not 'sound' as the approach taken to the realignment of the Settlement Boundary is not wholly



consistent with the National Planning Policy Framework (Framework). Paragraph 85 of the Framework requires local planning authorities when defining Green Belt boundaries to, amongst other considerations, ‘...not include land which it is unnecessary to keep permanently open’ and ‘...define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.’

2. Our Client believes it is entirely appropriate that the Settlement Boundary should be extended eastwards to include the Canal Office and Engineering works, as shown on the indicative Kingswood (Lapworth) plan. However, it is illogical that Foreman’s Cottage has been excluded from within the Settlement Boundary. The mature garden hedge and trees along the west, east and southern boundaries of the cottage represent a well established, readily recognisable physical feature which would be a clear defensible boundary for the village.
3. Our client’s land is developed; it is occupied by a detached residential property and associated buildings, hardstanding and residential garden. It is well screened by mature trees and hedging. It is not an open area of land which it would be appropriate to retain within the Green Belt. The property has very much been part of the village life and the character of the site is enclosed rather than open.
4. It is clear from the attached aerial photograph that Foreman’s Cottage is part of a cluster of buildings and associated hardstanding adjacent to the Stratford Upon Avon Canal, lying approximately 30 metres south west of lock 21. The buildings and their grounds are a readily recognisable group of buildings which were built as interdependent uses associated with the operation of the Canal. Historically and on the ground the three properties can be ‘read’ together. The Engineering works building, Canal Office and Lock Keepers Cottage, now known as Foreman’s Cottage, were all built in the early 19th Century and all were first added to the statutory list as Grade II Listed Buildings on 16th February 1990.
5. Our client formally requests that the Settlement Boundary be realigned to follow the most logical physical and historical boundary and include our client’s property.

We should be grateful if you would confirm receipt of this letter of representation.

Kind regards,

Yours sincerely,

Helen Winkler Bsc(Hons), Dip. T.P., MRTPI
Planning Consultant
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