

7447

## **Loes Farm Preferred Option.**

### **An Opposing View,**

### **Plus an Alternative Proposal.**

**My family have been connected with Guy's Cliffe since WW2, followed by my wife and myself having owned the larger part of the former Guy's Cliffe civil parish for well over three decades. There is therefore little in the vicinity which is not familiar to us.**

**We most strongly oppose the proposal to develop any portion of Loes Farm for reasons outlined below.**

**Firstly, so much for the Green Belt !!!**

**The land in question is listed as parkland of particular historic interest by English Heritage, furthermore, there is a restrictive covenant on part of it, applied by a former owner.**

**The farmland in question comprises many unique features, some dating back to medieval times, the ridge and furrow drainage system being but one example.**

**Como Wood and the meadows surrounding it provide a most beautiful backdrop to a main route into our county town for anyone prepared to pause for a few moments. In this respect it is unique compared with all of the other routes into Warwick, and should be preserved at all costs.**

**The meadowland itself provides a rich habitat for a wide range of wildlife too numerous to mention, including bats, a protected species.**

**The local flora is also unique, the land to my certain knowledge never having been ploughed for at least eight decades. There are ancient hedgerows, mature trees, (protected), and many types of wild flowers and grasses...All should be preserved for future generations, there should be no question of that.**

**The only blot on the whole pastoral scene being some very run down farm buildings, which perhaps tell their own story.**

**Having spoken to no less than two former planning officers in past times concerning possible urban sprawl, both were very well aware of the problems relating to the very high water table existing on this site. Any development is likely to cause serious problems due to increased runoff without any shadow of doubt. There are also geological matters giving cause for concern.**

**Enclosed is Photo 1. showing typically the current situation during heavy rainfall and runoff from the existing farmland to the West of the A429.**

**The Woodloes estate is perhaps unique in that it nestles unobtrusively on the hillside overlooking what is arguably the least attractive part of Warwick. Thus, it causes no adverse impact on the local vista whatsoever.**

**However, if the current proposal were put into effect, it would constitute a hilltop development on the skyline, which would be little short of criminal folly, given the historic nature of the site.**

**It must surely be accepted that the Woodloes estate, nice as it may be, has had a pretty devastating effect upon parts of its surroundings. For example, the traffic generated by the Primrose Hill rat run is very considerable, and we all know how difficult it is travel through Warwick at most times of the day.**

**Any new development will add to the problem; also adding to the hazards encountered if additional traffic is allowed to flow out onto the already dangerous A429.**

**One final point; if this proposal is put into effect, An additional strain will be placed on schools and almost all other services in the locality. Furthermore, having spent six decades running an engineering business, and witnessing every company of note within about a ten mile radius ceasing to trade, it does rather pose the question, where are the extra inhabitants going to work?**

**For the record, my wife and I own approximately 500 metres of woodland which we maintain at our own expense, extending along the A429 from the Saxon Mill to the Masonic entrance. We regard our woodland as being of equal importance to the sylvan approach to our county town as the historic parkland opposite, of which it forms a part. We consider it our duty to maintain it as such for the enjoyment of all.**

**That then, concludes our opposition to this proposal. Alternative proposal follows.**

**\*\*\*\*\***

## **AN ALTERNATIVE PROPOSAL.**

**As mentioned above, the A429 road to Warwick affords an approach of sylvan beauty. Water meadows on the one side, followed by two areas of private woodland, Como Wood and Loes Farm opposite. A lovely approach by any standards, until you arrive at the rather unattractive stretch of land on the left.**

**I have never been able to understand why Warwickshire County Council have seen fit to own a vast acreage of second rate land extending from the Masonic boundary to a point several hundred metres towards the Woodloes roundabout, and in an Easterly direction extending roughly to that ghastly new development on the former Potterton site, as yet unfinished.**

**It is believed that WCC have owned this tract of land since the mid 1940's.**

**The land in question is on the whole low grade, includes an old stone quarry, and has been infilled in my lifetime with Fords foundry waste, and other matter.**

**Bearing in mind the current price of building land, it is inconceivable that the rents received from the current tenants, (the equestrian centre and a couple of cottages), could possibly bear any relationship to that which would benefit the local community upon the sale of the land and its subsequent redevelopment.**

**Surely it would make more sense to sell and develop this site rather than to desecrate beautiful virgin meadowland, quite from the enormous capital gain which would result. It might be interesting to ask WCC why this has not been considered previously.**

**There could be other benefits too; for example, a badly needed relief road could be cut through to Old Milverton Lane with a suitable bridge over the River Avon. There is little doubt that this would greatly ease the present bottleneck in Warwick, and be of great benefit the community generally.**

**One hears that Asda are interested in establishing a branch locally. This may not be a bad thing; the lower lying part of the site in question might be appropriate. A forward thinking local council may even be able to persuade Asda to pay, or at least contribute towards the cost of a new bridge.**

**Then there is the question of WCC's tenant, the equestrian centre. In my view it is less than sensible to locate a riding school on what is arguably one of the most dangerous stretches of road in the district. Put simply, children, horses, and motor vehicles do not mix, as has been observed on so very many occasions.**

The equestrians, due to the location of the establishment, are obliged to travel along the A429 as far as the A46 before they can even start to reach the surrounding lanes of Warwickshire and open countryside.

It is suggested is that WCC could buy the Loes Farm site using a small part of the proceeds of sale, and relocate the riding school on part of it. The equestrians would then have the advantage of being able to use the existing underpass beneath the A46 in order to reach open country in the vicinity of North Woodloes, totally traffic free.

A forward thinking local authority could purchase Lowes farm, at no cost to the taxpayer, and use the land as public open space. There is also ample acreage to provide for the equestrian centre which could, in addition, encompass a riding facility for the disabled for example. Or is this too much to ask ?

Surely the above suggestions would result in planning gains all round ?

For your further enlightenment, enclosed is an aerial photograph, Photo 2, showing practically the whole of the WCC site abovementioned plus a Google Earth image, Photo 3., showing the proposed site boundaries marked up for clarity, Photo 3. The latter having the advantage of a scale which might be of interest.

This concludes our objection to the proposal, together with suggestions for a possible alternative.

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1<sup>st</sup> August 2012.



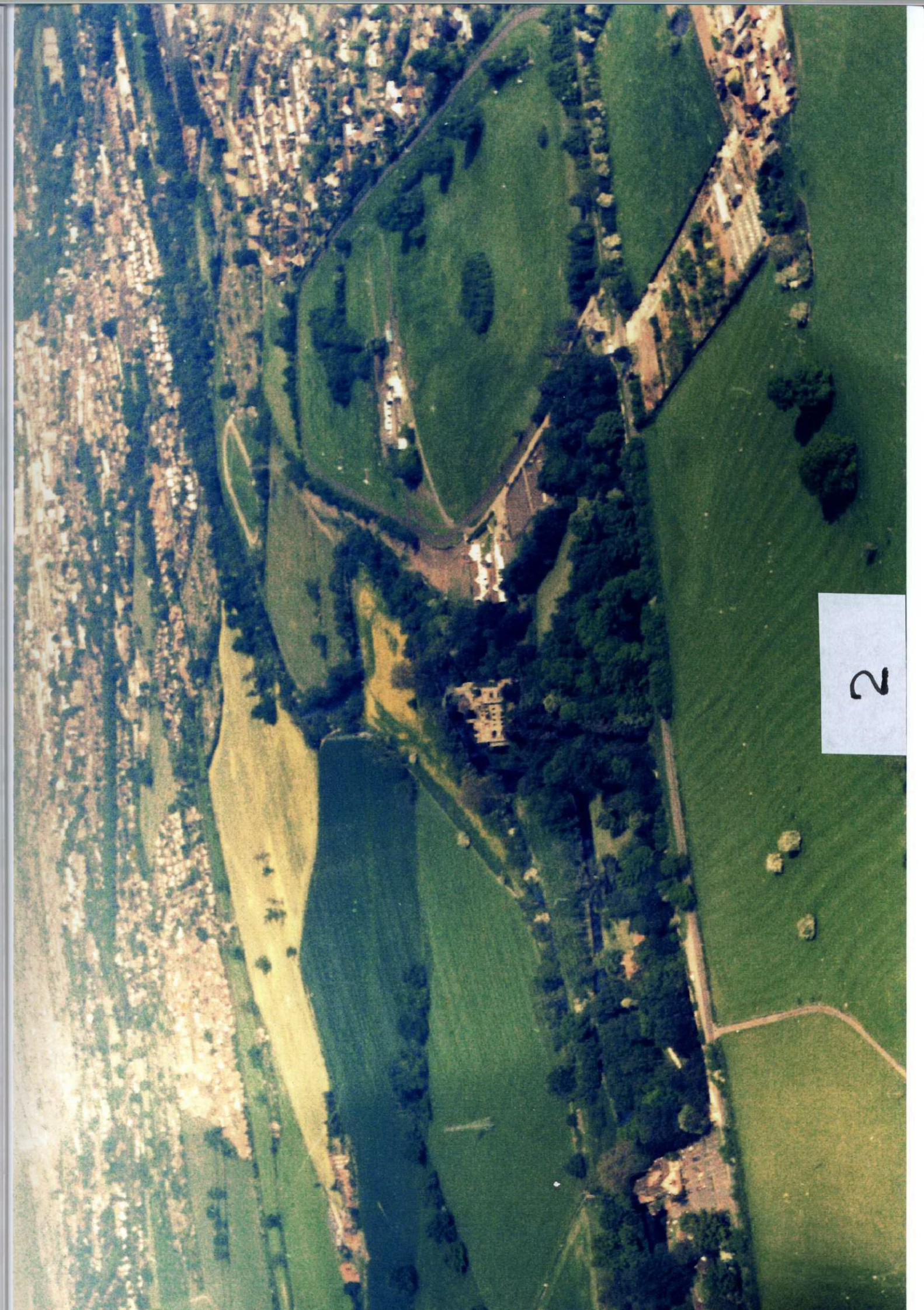
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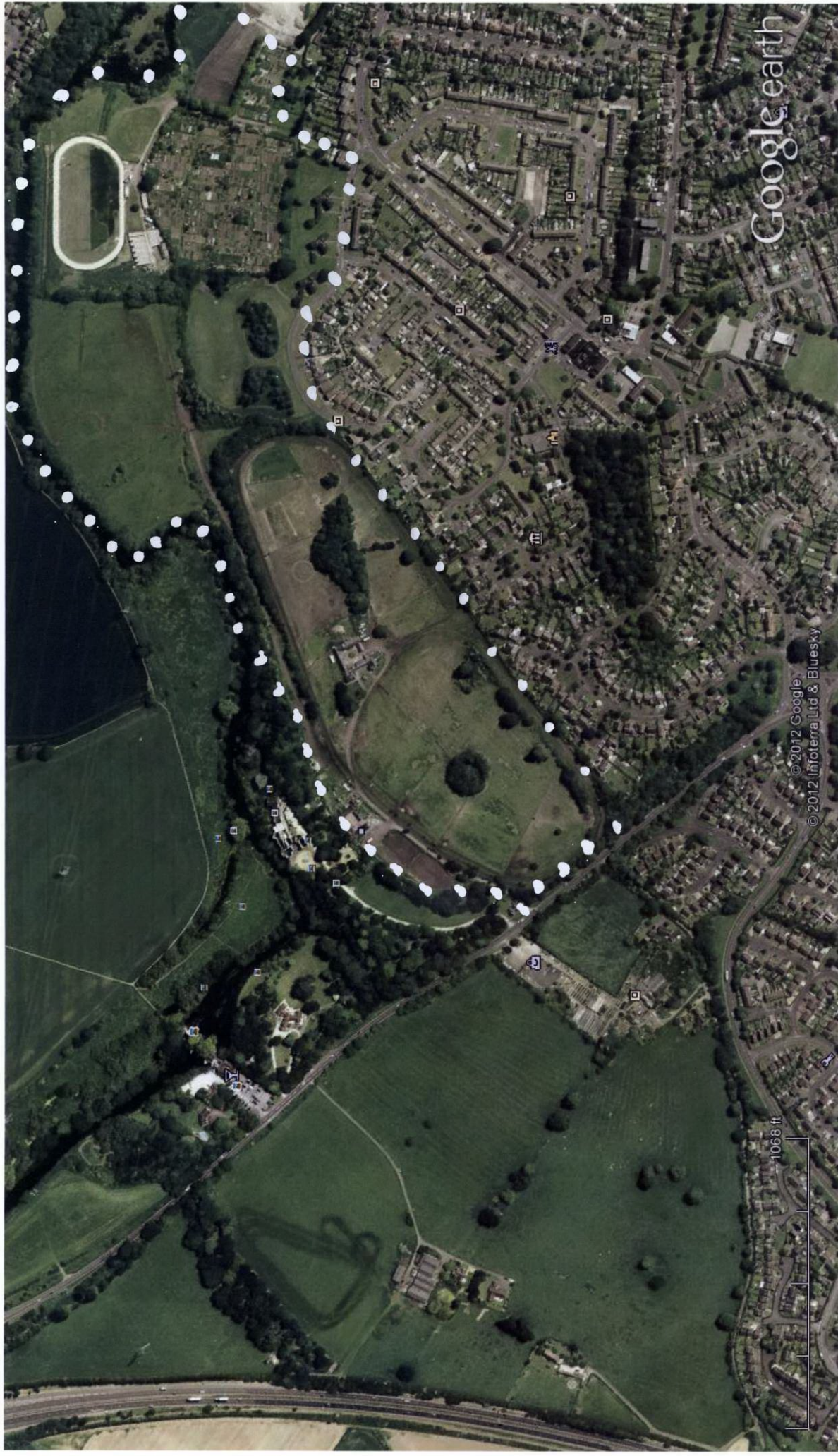
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Delivered by hand.





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1068 ft

Google earth

feet  
km

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