

[REDACTED]

From: [REDACTED]
Sent: 27 November 2020 14:25
To: Planning Policy
Cc: 'anthony davies'
Subject: Draft Submission Burton Green NDP
Attachments: Annotated location plan.pdf; Annotated Map 8 Draft NDP.pdf

Dear Sir or Madam,

I act for Mr and Mrs Davies who own the piece of land edge red on the attached plan which is an annotated version of 'Map 8 Village Development Boundary Addition' set out within the Draft NDP.

Your colleague Lorna Hale has kindly agreed to accept a representation on behalf of Mr and Mrs Davies in respect of the Draft NDP, despite the formal consultation period ending on 23rd November.

Mr and Mrs Davies support an extension of the 'Development Boundary' for Burton Green beyond the 'Growth Village Envelope' shown in the 2017 Warwick District Local Plan, but **OBJECT** to the non-inclusion of their land within the proposed revised boundary, as set out in Policy 1 of the Draft NDP.

The amendment is requested in order to reflect the fact that the character of the northern part of Red Lane has changed significantly since the 2017 Local Plan, with the granting of the following planning approvals:

- W/16/1915 / W19/1872 - outline and Reserved Matters approval for new dwelling at Two Oaks, Red Lane, approved March 2020,
- W/17/2086 – construction of 90 houses, including village green and playing field at the Burrow Hill Nursery site, granted May 2018,
- W/17/2398 - construction of new village hall, Red Lane, granted October 2018;
- W/18/1517 - construction of new place of worship, Red Lane, granted Feb 2019; and
- W20/0784 - outline consent (all matters reserved except access) for new dwelling at New Farm, Red Lane, granted August 2020.

The location of these consents is shown on the attached location plan.

Development along the western side of Red Lane has therefore extended almost as far as the application site and, on the eastern side, new development has been permitted and partly constructed both to the north and south of Mr and Mrs Davies' land.

Consequently, Mr and Mrs Davies' land now clearly reads as physically and functionally part of the village. The land is far better related to the village's facilities than those properties approximately one mile further away along Red Lane to the south which the Draft NDP nonetheless proposes be included within the additional Village Development Boundary.

The Davies' land is self-contained, open and, contrary to what might be suggested by the OS base plan, does not have the wooded character of the adjoining site.

A new dwelling on this site would be consistent with national Green Belt policy of supporting the infilling of a small gap within an otherwise largely continuous built-up frontage which, in this case, extends approximately 1.3 km from the Hob Lane / Red Lane junction along the northern side of Red Lane to the property known as The Hales. It would also be consistent with NDP Strategic Objective 3 which is "to promote the organic and sustainable growth of the village".

We therefore **OBJECT** to the Village Development Boundary as proposed in Draft NDP Policy 1 and request that the boundary be amended to include Mr and Mrs Davies' land.

Thank you very much and please do not hesitate to contact me should you have any queries.

Yours faithfully,

Joel Hancock



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