

19th June 2014

Mr Dave Barber,
Development Policy Manager,
Warwick District Council,
PO Box 2178,
Riverside House,
Warwick,
CV32 5QH.

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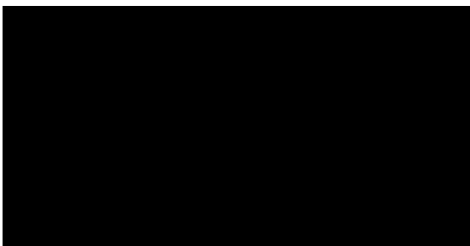
Dear Mr Barber,



I am in receipt of your e mailed notifications regarding Representation numbers 60722, 60724 and 60727 to the Village Housing Options and Settlement Boundaries plan.

I would in the knowledge of potential public opposition to the current housing sites and numbers determined for Rowington parish like to reiterate the benefits of the above registrations on behalf of myself, ie George William Cooper, Laureen Cooper and Lauren Cooper all registered residents at the above property re the potential for a small housing site for a house which is not so controversial and facilitates a spread of minor potential growth to Pinley Green within the parish. It would be proposed that the house was of similar build and character to the above named property and therefore an asset to the locality.

The details are attached.



WDC PLANNING



17th June 2014

Warwick District Council

Dear Sirs,

Village Housing Options

Whether the above site is considered to be in Shrewley or Rowington the proposed modest site at Shrewley Common Road (featured on the attached recent aerial photograph and further three views from the road) is already discreetly hidden from general view including the roadway. As a consequence of being screened by trees on all four sides the site cannot be seen from neighbouring properties and additionally cannot therefore be considered to have a detrimental effect on the openness of the green belt. The site is additionally bordered by streams on three sides. However the clay like nature of the land means that the land is generally unsuitable for animals or crops. The neighbouring Coley Irons reflects this same state the bottom of which is so marshy that it isn't even ploughed and is in effect in very much the same state that the land at Pinley Acres resembled prior to conversion to garden over ten years ago.

The heavy clay like nature of the land means that the land is prone to being waterlogged for usually six to eight months of the year assuming a reasonably dry summer and is very difficult to utilise for agricultural purposes whether growing crops or keeping animals. The Land Use Survey of 1943 reflected the lower part as being non agricultural presumably for these same reasons. The waterlogged state is exacerbated by the fact that there is a natural depression near to the entrance which is one of the reasons why neighbouring Coley Irons has a very long standing pond near the roadway.

A house or houses on this land would in simple terms have virtually no impact upon the visual amenity of the area nor openness of green belt and could arguably enhance housing and a private hotel and leisure centre which spans Shrewley Common Road and the Cumsey between Shrewley and Claverdon.

Indeed a particularly high quality design similar to that at neighbouring Pinley Acres (which has been selected by the local parish council as having particularly good design characteristics for new build housing) would be a benefit to the local area. The Cumsey and Shrewley Common Road have benefitted from from new and rebuilt housing in recent years which has created a roadway of housing of a generally high standard which is generally in keeping with the growing profile of the Ardencote

Manor hotel and leisure centre as leading hotel and golf club for both tourists and local business users.

The aerial photograph demonstrates that with a correct entrance splay the access and entrance pose no problem to traffic and in reality would constitute one of the better housing entrances along the Cumsey / Shrewley Common Road.

The site additionally has the following benefits:

- 1) Within walking distance of a school and nursery.
- 2) Within walking distance of two churches and the shops and post offices of two villages (Claverdon and Shrewley)
- 3) Within walking distance of a doctors surgery (Claverdon).
- 4) A bus route passes the entrance and the recognised school bus pick up point is about 100 yards away.
- 5) Within walking distance of circa 4 local pubs including Claverdon, Shrewley and Lawsonford.
- 6) Within walking distance of two railway stations (Hatton and Claverdon).
- 7) Within walking distance or short car journey to facilities of 5 village halls.
- 8) Potentially very good vehicular access onto Shrewley Common Road and access to major towns.
- 9) Within walking distance of 3 restaurants plus major hotel, golf and leisure facility of Ardencote Manor hotel.

