

AGENT:- 768
RESPONDANT:- 6112



hancocktownplanning

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Head of Development Services
Warwick District Council
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CV32 5QH

17th July 2012



Dear Sirs,

**Warwick Local Plan – Preferred Options
Land at Ward's Hill, Norton Lindsey**

Hancock Town Planning Ltd acts for the Wyatt family which owns land at Norton Lindsey, as edged red on the enclosed plan.

My client wishes to express its **strong support** for the proposed allocation of 30-80 houses at Norton Lindsey, as proposed in Policy PO4 'Distribution of Sites for Housing' of the Preferred Options consultation document. The Wyatt family owns land which it considers to be very well suited to helping to meet the housing needs of the village and the District. We believe that development of some or all of this land would offer the following advantages:

- It could meet the total proposed village housing requirement on a single site, rather than having to allocate several smaller sites.
- The land, especially the southern part, is well related to the built-up part of the village, yet lies outside the village Conservation Area boundary. Appropriately designed development would therefore help maintain the setting of the conservation area.
- Access to the site from either Warwick Road or New Road would allow for easy access to the A4139 without traffic having to travel through the more constrained village centre.
- Due to its limited size, the land is only used as a paddock and has no viable agricultural use. Its development would therefore not result in the loss of productive farm land.

We note that in appraising my client's land as part of the previous SHLAA process, the District Council expressed concern regarding the adequacy of potential access onto the Warwick Road. Please find enclosed a plan which shows how horizontal visibility splays of 70 m and 90 m could be achieved, these being sufficient for junctions onto roads where the speed limit is 30 and 40 mph respectively.

Whilst we note that this part of Warwick Road is currently subject to the national speed limit, it would be entirely appropriate to reduce the speed limit accordingly if there were a new access onto the road as part of any residential development scheme. Such a reduction would also be entirely consistent with its village location.

We also highlight that the Wyatt family are willing to work with the owner of the adjoining landowner of the parallel paddock immediately to the east. Initial discussions have been held with the landowner's agent and both parties support the principle of working together. Such an approach would allow for a well-laid out scheme within some or all of our clients' respective land which would offer scope for vehicular access from both New Road and Warwick Road. It could also offer a site with clearly defined and defensible boundaries with a strong tree / hedge line to mitigate visual impact.

My clients therefore consider that sensitively designed residential development on part or all of its land, possibly as part of a scheme with the adjoining landowner, offers an appropriate way of providing modest additional housing for the village.

If you consider it appropriate or useful, we would welcome the opportunity to meet with Planning Officers to discuss the site and any particular issues or concerns you may have.

Yours faithfully,

A solid black rectangular box redacting the signature of the sender.

Joel Hancock BSc (Hons) MSc MRTPI