

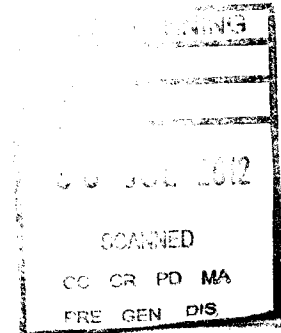
GRANGE HALL, FORDE HALL LANE,



TANWORTH IN ARDEN B94 5AX

Head of Development Services  
Warwick District Council  
P O Box 2178  
Riverside House  
Milverton Hill  
Leamington Spa  
Warwickshire  
CV32 5QH

6717



27th July 2012

Dear Sirs

**Re: Warwick Local Plan - Preferred Options Consultation Response. Land at New Road, Norton Lindsey**

Lone Star Land Ltd ('LSL') act on behalf of the Lathwood Family which owns land at Norton Lindsey as hatched in red on the enclosed plan.

My Clients are in 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 Lathwood family owns the land hatched red which we consider is very well positioned to meet the housing needs of Norton Lindsey and the Warwick District.

We are also in discussions with the owners of the land outlined in red, that lies immediately to the west of the Lathwood land. We are looking to conjoin the land interests to make more comprehensive proposal to satisfy the Norton Lindsey requirement. This site would be accessed off New Road and has the potential to respect the Conservation Area, whilst providing the much needed housing for the village.

Bringing this land forwards for development would;

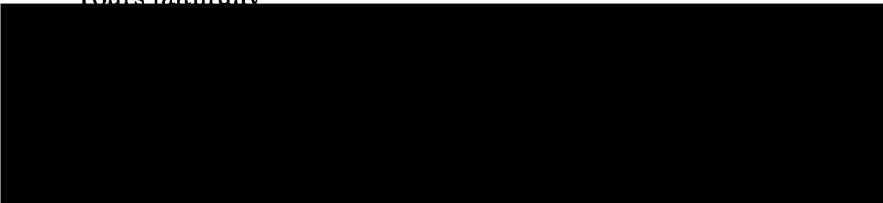
- Provide a deliverable site to accommodate Norton Lindsey's housing requirement, where we have two willing landowners who have engaged a professional team to represent their interests.
- Whilst the site is currently located within the Green Belt, the Preferred Options consultation document and National Planning Policy Framework (para 83 - 86), there is a clear process for reviewing Green Belt boundaries through the preparation or review of the Local Plan.
- Incorporating this site within the settlement boundary provides a very defensible boundary through Warwick Road and the rear of the curtilages to the properties on New Road which will provide for a robust, permanent Green Belt boundary which as stated in para 83 of the NPPF will have the intended permanence in the long term.
- Para 85 goes on to state 'When defining boundaries, Local Planning authorities should':
  - 'ensure consistency with the local plan strategy for meeting identified requirements for sustainable development'. This is met through the site's proximity to Norton Lindsey's amenities
  - 'not include land which it is unnecessary to keep permanently open. This land serves no purpose in enhancing the Green Belt's openness'. The site is very well screened on all sides by the existing vegetation and it is considered that it does not affect Norton Lindsey's hill top setting
  - 'satisfy themselves that Green belt boundaries will not need to be altered at the end of the development plan period'. The site sits within defensible boundaries and is capable of providing the housing that Norton Lindsey requires.

- 'define boundaries clearly, using physical features that are readily recognisable and likely to be permanent'. This is achieved through the clearly defined and defensible boundaries of the strong tree / hedge line to mitigate visual impact and the Warwick road itself. .
- There are no known highways, access, ecological, arboricultural, services and utilities, archeological, landscape, impediments to this site coming forwards for development.
- The Lathwood and Wyatt land would provide for a well laid out scheme which respects the grain of Norton Lindsey
- The site can provide much needed affordable housing for the village.
- The site is in a very central and sustainable location for Norton Lindsey and is well related to the built up part of the village and it's amenities.
- Norton Lindsey has a regular bus service to Solihull and Stratford
- The site is located outside of the village's Conservation Area Owing to it's size, the land is used as paddock land and has no viable agricultural use. It's development would therefore not result in the loss of productive agricultural land.

It is acknowledged that the Wyatt's land in isolation has been identified within the SHLAA process and concern's were expressed regarding the adequacy of potential access onto the Warwick Road. Conjoining this land with the Lathwood's land means that this can be successfully resolved through access on to the more suitable New Road.

It is therefore proposed that the bringing forwards of a sensitively designed scheme would be an appropriate way of providing housing for Norton Lindsey. We would welcome the opportunity to meet with Planning Officers to discuss this site and any particular issues or concerns that you may have.

Yours faithfully



Managing Director  
Lone Star Land Limited

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R27 Land Fronting Ward's Hill, Norton Lindsey

LOCATION PLAN



Scale: 1:1250

Drawn By: CP

Date: 24 October 2011

Grid Reference: 422782 E, 263298 N

North:

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