



The Knowle Society

Established to maintain the character of the Village

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16 August 2009

G. Palmer, Dip.TP, MRTPI
Head of Design and Development
PO Box 11652
Council Offices
Solihull
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Dear Mr Palmer,

PLANNING APPLICATION 2009/1028 - 'JACOBAN MOORINGS'

Following our letter of 1st August 2009 objecting to the proposed marina at Stripes Hill Farm (application 2009/494) we have, as promised, been reviewing the second marina application, that for 'Jacobean Moorings'. Both of these are major developments in the Green Belt, having the potential to significantly affect the amenity that the canal provides to the residents of, and visitors to, Knowle. We now understand that both applications are due to be considered by your committee at the meeting on 16th September.

We believe it is important that both these applications should be considered by your committee in concert. They are similar applications, both being intended to provide 'off-line' berthing for canal boats alongside the Grand Union Canal in Knowle and in similar proximity to the village. The clear view of Knowle Society is that, while one of these developments *might* be acceptable, that is the limit of any such development that should be allowed. The grounds for this view are that such over-development would have a serious and deleterious impact on the Green Belt and on the amenity that the canal landscape provides. In addition we have concerns that the intensification that such multiple developments would represent is, in itself, a threat to the very existence of the Green Belt and would necessarily increase the already high traffic levels in Knowle.

JACOBAN MOORINGS

Knowle Society objects to this proposed development on the following grounds:-

- The proposed development would have a significant and deleterious impact on the Green Belt. The size and positioning of the development, and especially the amount of earth-moving involved, would significantly alter the landscape in an area very close to Knowle village. The nature of the development with the mooring basin, new access road and buildings would, necessarily, reduce the open-ness of the Green Belt and introduce a significant commercial aspect to an area where there is none at present.
- The development would have a deleterious impact on the setting of Grove Farm, a historic farmstead which is Grade 2 listed. The whole of the outlook from this site would change from open countryside to one which would encompass the new road and mooring basin with significant changes to the shape of the land and the conversion of the open fields to a parkland setting.
- Similar concerns apply to the loss of amenity for those walkers using the public footpath that crosses the site and those using the canal towpath. While the mooring basin could be screened from the towpath, this would not apply to the view from the public footpath or to the radically changed views of the rest of the site.
- The inevitable increase in traffic, almost all of which would use the Warwick Road and Jacobean Lane to access the site, would create an increased nuisance for local residents and add to the particular difficulties of traffic entering and leaving Jacobean Lane at its junction with the Warwick Road.

In our opinion these objections are fundamental and, if upheld, must necessitate refusal of this application.

Yours sincerely,

Leighton Jones,
Chairman,
Knowle Society Planning Committee.

Copy to:-

Councillor S Davis;
Councillor Diana Holl-Allen;
Councillor Jeff Potts;
Councillor Alan Robeiro