

LOCALPLAN

helpingshapethedistrict

WDC PLANNING
Ref
Officer
22 JUL 2011
SCANNED
CC CR For Official Use Only
PRE GEN REP DIS R: 7411
Rep. Ref. A: 6434



Revised Development Strategy Response Form 2013

Please use this form if you wish to support or object to the Local Plan - Revised Development Strategy.

If you are commenting on multiple sections of the document you will need to complete a separate copy of Part B of this form for each representation.

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the plan has been made available (see back page). You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title		Miss
First Name		Kathy
Last Name		Else
Job Title (where relevant)		Principal Planner
Organisation (where relevant)	Trustees of the Haseley Settlement	RPS Planning & Development
Address Line 1		Highfield House
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		
Would you like to be made aware of future consultations on the new Local Plan?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
About You: Gender		
Ethnic Origin		
Age	<input type="checkbox"/> Under 16	<input type="checkbox"/> 16 - 24
	<input type="checkbox"/> 45 - 54	<input type="checkbox"/> 55 - 64
		<input type="checkbox"/> 25 - 34
		<input type="checkbox"/> 35 - 44
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger?		

Part B - Commenting on the Revised Development Strategy

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of

Which part of the document are you responding to?

Paragraph number / Heading / Subheading (if relevant)

4.3 RDS3 – RDS4

Map (e.g. Proposed Development Sites – District Wide)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

RDS3 states that growth will be distributed across the District, concentrated within and on the edge of urban areas, although the Green Belt is to be protected where alternative sites exist. Development should be in sustainable locations avoiding the coalescence of settlements, and the development hierarchy for rural areas is supported.

RPS supports the recognition in paragraph 4.3.16 that Green Belt sites are required to deliver 17% of the allocated housing. Although it is agreed that brownfield land should be prioritised for development, it is evident that to deliver a higher level of housing, as RPS suggests is required, further Greenfield and Green Belt land will need to be released as there is a lack of suitable urban brownfield sites available.

The consultation document indicates that of the 12,300 dwellings proposed as an interim housing target, 6,622 of these dwellings are to be on allocated sites.

RDS4 indicates the broad location of development, which focuses 4,550 dwellings on sites at the edge of Warwick, Leamington and Whitnash, with 700 dwellings at Kenilworth, 380 dwellings on urban brownfield sites, and 1,000 dwellings allocated to village development. This provides a slightly higher level of allocations of 6,630 dwellings. RPS supports 1,000 dwellings being allocated to the villages. However, the overall level of 6,630 dwellings to be allocated in the District is considered to be significantly lower than what should be delivered to meet the projected increase in population and housing requirements indicated in the SHMA and 2008 ONS Household Projections. It is also lower than, and therefore contrary to, the key principles within the Strategic Vision (paragraph 3.5) which states that 550 dwellings a year should be provided on new allocated sites, which equates to 9,900 allocated dwellings to be delivered in the plan period.

Further greenfield and Green Belt sites in sustainable locations should therefore be allocated to deliver the additional housing required. Any housing increase should be distributed equally across the District including in the villages. The Trustees of the Haseley Settlement promote three sites, two at Hatton/Hatton Green and one at Little Shrewley which could accommodate some of the housing requirement for Warwick.

Further details are provided in the response to RDS5.

For Official Use Only

Ref:

Rep. Ref

LOCAL PLAN

helpingshapethedistrict



Revised Development Strategy Response Form 2013

For Official Use Only
 Ref: R:7411
 Rep. Ref. A:6434

Please use this form if you wish to support or object to the Local Plan - Revised Development Strategy.

If you are commenting on multiple sections of the document you will need to complete a separate copy of Part B of this form for each representation.

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the plan has been made available (see back page). You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title		Miss
First Name		Kathy
Last Name		Else
Job Title (where relevant)		Principal Planner
Organisation (where relevant)	Trustees of the Haseley Settlement	RPS Planning & Development
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		
Would you like to be made aware of future consultations on the new Local Plan?		
About You: Gender		
Ethnic Origin		
Age	<input type="checkbox"/> Under 16	<input type="checkbox"/> 16 - 24
	<input type="checkbox"/> 45 - 54	<input type="checkbox"/> 55 - 64
		<input type="checkbox"/> 25 - 34
		<input type="checkbox"/> 35 - 44
		<input type="checkbox"/> 65+
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger?		

Part B - Commenting on the Revised Development Strategy

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of

Which part of the document are you responding to?

Paragraph number / Heading / Subheading (if relevant)

4.4.5 – 4.4.7

Map (e.g. Proposed Development Sites – District Wide)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

Paragraph 4.4.5 recognises that limiting development to the larger villages and settlements would not support the smaller villages. Therefore, as paragraph 4.4.6 states, where practical new village envelopes will be established to accommodate infill development or small groups of dwellings.

Table 3 includes Hatton Green as a smaller/feeder village, and Little Shrewley as a very small village/hamlet. Although RPS supports infill development in these settlements, Hatton Green should not be limited to only small-scale development and should be allocated for larger-scale development and the village boundary should be amended accordingly. An explanation of this is included in the response to RDS5.

RPS supports paragraph 4.6.6 in relation to Little Shrewley as it is recognised that the settlement does not have a definitive boundary.

Site at Little Shrewley

The Trustees are also promoting development of a site at Little Shrewley, identified on the attached location plan, which extends to 0.32ha and has good access to the Birmingham Road. Due to the sites position adjacent to and opposite existing properties, the site provides a good opportunity for a small infill development to contribute towards local housing needs which would complement the character of the village.

Paragraph 4.4.7 states that this infill development needs to be supported by a Parish Plan or Neighbourhood Plan, supported by an up-to-date housing needs survey, supported by an Registered Social Landlord, be located within the village envelope, and will improve local services and facilities.

RPS considers that whilst some of the criteria in Paragraph 4.4.7 is appropriate, small-scale infill development may not be able to meet all of the criteria, particularly in the case of Little Shrewley which does not have a specific settlement boundary. Therefore, the Council needs to be flexible so as not to restrict development on sustainable sites where it is evident that a higher level of housing than is currently being proposed in the Local Plan needs to be delivered. Whilst it is important that local housing needs are met, infill development should not be restricted to affordable housing where an appropriate small market housing development can be delivered.

For Official Use Only

Ref:

Rep. Ref

LOCALPLAN

helpingshapethedistrict

WDC PLANNING
Ref
Officer
22 JUL 2013
SCANNED
CC CR PD MA For Official Use Only
PRE GEN DIS
Ref. R. 7411
Rep. Ref. A 6434.

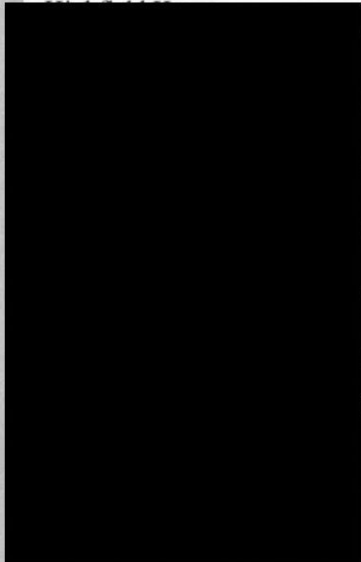
Revised Development Strategy Response Form 2013

Please use this form if you wish to support or object to the Local Plan - Revised Development Strategy.

If you are commenting on multiple sections of the document you will need to complete a separate copy of Part B of this form for each representation.

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the plan has been made available (see back page). You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title		Miss
First Name		Kathy
Last Name		Else
Job Title (where relevant)		Principal Planner
Organisation (where relevant)	Trustees of the Haseley Settlement	RPS Planning & Development
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		
Would you like to be made aware of future consultations on the new Local Plan?		
About You: Gender		
Ethnic Origin		
Age	<input type="checkbox"/> Under 16	<input type="checkbox"/> 16 - 24
	<input type="checkbox"/> 45 - 54	<input type="checkbox"/> 55 - 64
		<input type="checkbox"/> 25 - 34
		<input type="checkbox"/> 35 - 44
		<input type="checkbox"/> 65+
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger?		

Part B - Commenting on the Revised Development Strategy

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of

Which part of the document are you responding to?

Paragraph number / Heading / Subheading (if relevant)

4.4 RDS5

Map (e.g. Proposed Development Sites – District Wide)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

RPS does not support the number of housing allocations due to the suggestion that at least 15,141 dwellings are required to 2029, an increase of 2,841 dwellings from the interim level proposed in the Local Plan, in addition to development to meet cross-boundary housing needs. As stated in the response to RDS4, the key principles within the Strategic Vision (paragraph 3.5) states that 550 dwellings a year should be provided on new allocated sites, which equates to 9,900 allocated dwellings to be delivered in the plan period, an increase of 3,600 dwellings.

Whilst RPS supports the Hatton as a suitable location for between 70 and 90 dwellings, the Local Plan does not identify specific sites where these dwellings are to be located. RPS therefore considers that the Council should not just allocate development to Hatton Park but should consider sites near to Hatton Park such as the sites at Hatton Green promoted by the Trustees of the Haseley Settlement as identified on the attached location plans as contributing toward the Hatton Park allocation. Hatton, including Hatton Station, Hatton Green and the residential development of Hatton Park, is considered to be a sustainable location for development due to the combined range of services and facilities within the area.

Sustainable sites which are identified as being available and suitable for residential development, such as the Trustees sites, should be recognised for their development potential in delivering the 70 to 90 dwellings required for the area, or to contribute towards delivering the additional housing required to ensure the Council meets its housing needs.

Promoted Sites at Hatton Green

The small site off the main road that runs through Hatton village, The Green, extends to 1.05ha and is positioned adjacent to existing properties. Due to the site's arrangement in the street it offers excellent development possibilities within the existing settlement of Hatton. The sites position between two existing properties provides an ideal location for the delivery of a low density housing scheme close to the heart of the village, with a good location providing easy access to village facilities, bus stops and access onto the main A4117 Birmingham Road. There are no trees or hedges on site that would require removal and continuation of linear development along the highway would reflect the existing settlement pattern without any risk of coalescence with nearby settlements. Access to the site could be created directly off The Green, and a small-scale development on the site could be appropriately integrated within the village with minimal visual impact.

The larger site off Hockley Lane extends to 8ha, and has good access to the Birmingham Road, facilities and bus stops within the village. As the site is well contained by the Birmingham Road, Hockley Road and sites along The Green, development would not cause coalescence between settlements of sprawl into the Green Belt. There are no trees or hedges on site which would require removal, and any development could provide suitable mitigation to reduce the impact on the listed Church of the Holy Trinity. A development of 90 dwellings could be accommodated on part of the site, although

For Official Use Only

Ref:

Rep. Ref

Part B - Commenting on the Revised Development Strategy

If you are commenting on multiple sections of the document, you will need to complete a separate sheet for each representation

Sheet of

Which part of the document are you responding to?

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Proposed Development Sites – District Wide)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (use a separate sheet if necessary).

the whole site promoted could easily accommodate a greater number of houses, providing an excellent opportunity for a suitable extension to the village. RPS has submitted previous representations to the Council which demonstrate that the site could be suitably developed which would be entirely appropriate to the rural setting of the village.

These two sites at Hatton Green are considered to be suitable for development and should be recognised by the Council as appropriate locations for residential development to contribute towards Warwick's housing needs. Hatton Green should therefore be identified for housing other than for infill development. The Local Plan should not restrict development solely to Hatton Park when it is evident that other suitable sites are available, in particular the Hockley Road site, which is capable of delivering a 70 dwelling allocation and contribute significantly to additional housing required. As previously stated, the Council needs to increase their housing numbers, including increasing the allocations including those proposed for the villages, and additional sites and locations should therefore be considered to provide the additional housing required.

For Official Use Only

Ref:

Rep. Ref

Revised Development Strategy Response Form 2013

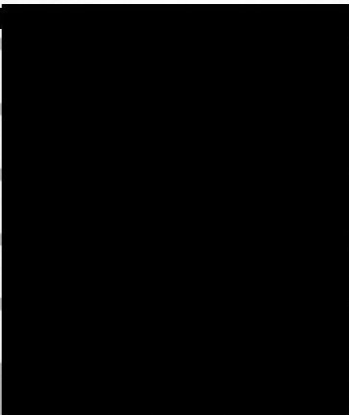
For Official Use Only
 Ref: 7411-R
 Rep. Ref. 6434-A

Please use this form if you wish to support or object to the Local Plan - Revised Development Strategy.

If you are commenting on multiple sections of the document you will need to complete a separate copy of Part B of this form for each representation.

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the plan has been made available (see back page). You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title		Miss
First Name		Kathy
Last Name		Else
Job Title (where relevant)		Principal Planner
Organisation (where relevant)	Trustees of the Haseley Settlement	RPS Planning & Development
Address Line 1		Highfield House
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		
Would you like to be made aware of future consultations on the new Local Plan?		
About You: Gender		
Ethnic Origin		
Age	<input type="checkbox"/> Under 16	<input type="checkbox"/> 16 - 24
	<input type="checkbox"/> 45 - 54	<input type="checkbox"/> 55 - 64
		<input type="checkbox"/> 25 - 34
		<input type="checkbox"/> 35 - 44
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger?		
<input type="text"/>		

Part B - Commenting on the Revised Development Strategy

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of

Which part of the document are you responding to?

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Proposed Development Sites – District Wide)

What is the nature of your representation?

 Support Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

On the whole RPS, on behalf of the Trustees, supports the Strategic Vision which provides specific principles relating to key elements of sustainable development, including meeting housing needs of existing and future population of the District. This includes identifying land for approximately 550 new homes per year on new allocated sites, totalling 9,900 allocated dwellings to be delivered between 2011 and 2029. This is contrary to RDS4 which only proposed 6,630 allocations.

RPS therefore considers that the Council should be working towards a much higher figure of proposed allocations on Greenfield and Green Belt sites as it is evident that there is limited land available within the urban area. This is particularly as RPS is of the opinion that the housing targets for Warwick District should be increased in line with the SHMA and 2008 ONS Household Projections. Therefore, additional sites need to be allocated to meet this key principle, and it is considered that Category 2 settlements are suitable to assist in delivering this additional housing..

For Official Use Only

Ref:

Rep. Ref



Highfield House, 5 Ridgeway, Quinton Business Park, Birmingham B32 1AF, United Kingdom
 T +44 (0)121 213 5500 F +44 (0)121 213 5502 E rpsbm@rpsgroup.com W rpsgroup.com

Our Ref: JBB8053/C1595

19 July 2013

Development Policy Manager
 Development Services
 Warwick District Council
 Riverside House
 Milverton Hill
 Leamington Spa
 CV32 5QH

WDC PLANNING
Ref
Officer
22 JUL 2013
SCANNED
CC CR PD MA
PRE GEN DIS

Dear Sirs

NEW LOCAL PLAN REVISED DEVELOPMENT STRATEGY CONSULTATION

RPS Planning and Development (RPS) are instructed by the Trustees of the Haseley Settlement (the Trustees) submit representations to the New Local Plan Revised Development Strategy, to promote their land holdings around Hatton, Warwick.

The Trustees have three sites which they are promoting, a small site off The Green and a larger site off Hockley Road at Hatton Green, and a small infill site at Little Shrewley.

Land off The Green, Hatton Green

The smaller Hatton Green site is situated to the west of the main road that runs through the village and is within the existing built up area of the village, adjacent to existing properties. It is proposed that the 1.05ha site is suitable to accommodate a low density market housing development of approximately 30 to 35 dph, reflecting the character of the village and at a scale that would contribute towards rural housing needs.

Due to the site's arrangement in the street it has the potential to offer development possibilities within the existing settlement of Hatton. The site is positioned between two existing properties, and therefore provides an ideal location for the delivery of a low density housing scheme close to the heart of the village, within a good location and easy access to village facilities and bus stops, to contribute towards the housing requirement for the area. Furthermore, there are no trees or hedges on site that would require removal and continuation of development along the highway would reflect the existing settlement be created directly off The Green, and a small-scale development on the site could be appropriately integrated within the village with minimal visual impact.

Land off Hockley Road, Hatton Green

The Trustees own the land south of Birmingham Road that extends to approximately 8ha and is currently in agricultural use. It is promoted by the Trustees as an appropriate location to accommodate some of the new housing proposed at Hatton to provide a suitable extension to the village. The land is currently a large triangular field to the east of Hatton Green and is bounded by existing properties to the west, the B4439 Hockley Road to the south and the A4177 Birmingham Road to the east.



The site is well contained by the Birmingham Road running along the north-eastern boundary, Hockley Road to the south and residential properties backing onto the site along 'The Green' the main road through the village to the west. Development on this area of land would not therefore cause coalescence between settlements or uncontrolled sprawl into the Green Belt. The use of existing roads surrounding this site as the village envelope will create a defensible and identifiable boundary. There are also no trees or hedges which would require removal for delivery of a residential development.

The Grade II Listed Church of the Holy Trinity is situated adjacent to the Trustees site. A residential development alongside areas of woodland planting could screen the proposed built form and mitigate and impact on the landscape and listed building.

Land off Green Lane, Little Shrewley

The Trustees have a small site at Little Shrewley that is considered to be appropriate for a small infill development. The site is within one mile of the bus service and facilities provided at Shrewley. This extends to 0.32ha that is now an overgrown smallholding consisting of large areas of scrub, located immediately adjacent and opposite to existing dwellings and offers ideal potential for a small scale residential development.

RPS considers that all three sites are appropriate for development to contribute towards Warwick District's housing needs, in particular the sites at Hatton Green which the Council should consider as suitable locations for achieving part of the 70 to 90 dwelling allocation currently proposed for Hatton Park.

I would be grateful for confirmation that these representations have been received, and trust that they will be taken into account in the preparation of the next stage of the Local Plan.

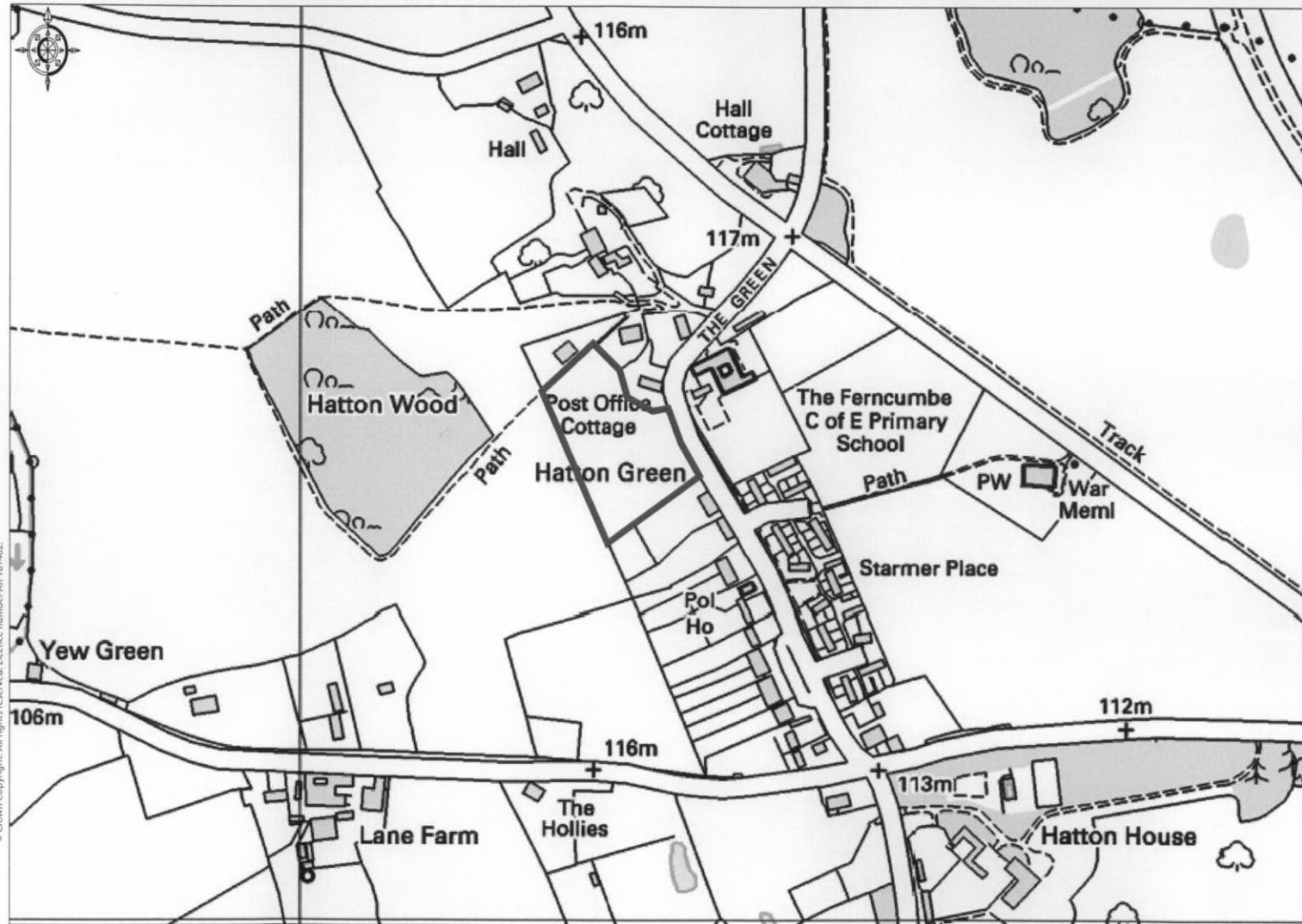
Yours sincerely,

K
F
D
Direct Line: 0121 210 0001

Email: katherine.else@rpsgroup.com


Enc Representations
 Site Location Plans

Cc I. Grindal – Newsome Vaughan LLP
 R. Detheridge – Bruton Knowles



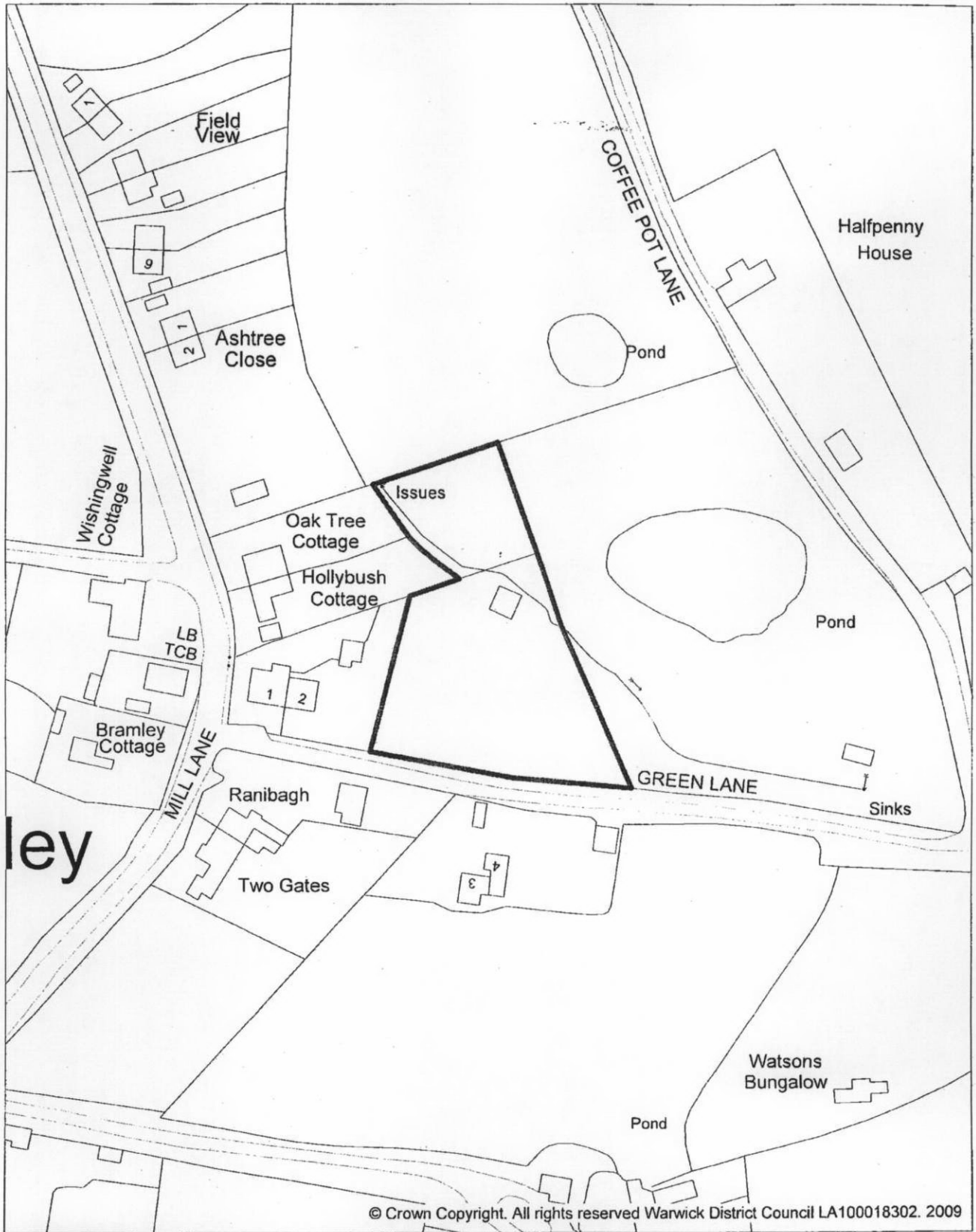
© Crown Copyright. All rights reserved. Licence number AR161462.

SCALE: 1:5000 @ A4

REF: JBB8053	CHECKED BY: AB	 Highfield House, 5 Ridgeway, Quinton Business Park, Birmingham, B32 1AF T: 0121 213 5500 F: 0121 213 5502 W: www.rpsgroup.com
CLIENT: Bruton Knowles	DATE CHECKED: 23/07/12	
DATE: July 2012	REVISION: 00	
STATUS: Final	PREPARED BY: JP	

Land at Hatton Site Promotion





R49 Land off Green Lane, Little Shrewley

LOCATION PLAN



Scale:
1:1250

Drawn By:
DR

Date:
29 January 2009

Grid Reference:
422513 E, 267598 N

North: 

PLANNING SERVICES: John Archer, BA, MCD, MRTPI, Head of Planning Services, P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH. Telephone: (01926) 450000. Facsimile: (01926) 456542.

LOCALPLAN

helpingshapethedistrict

WDC PLANNING
Ref
Officer
22 JUL 2013
SCANNED
CC CR PD MA
PRE GEN DIS



Revised Development Strategy Response Form 2013

For Official Use Only
Ref. 7411-R
Rep. Ref. 6434-A

Please use this form if you wish to support or object to the Local Plan - Revised Development Strategy.

If you are commenting on multiple sections of the document you will need to complete a separate copy of Part B of this form for each representation.

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the plan has been made available (see back page). You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title		Miss
First Name		Kathy
Last Name		Else
Job Title (where relevant)		Principal Planner
Organisation (where relevant)	Trustees of the Haseley Settlement	RPS Planning & Development
Address Line 1		Highfield House
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		
Would you like to be made aware of future consultations on the new Local Plan?		
About You: Gender		
Ethnic Origin		
Age	<input type="checkbox"/> Under 16	<input type="checkbox"/> 16 - 24
	<input type="checkbox"/> 45 - 54	<input type="checkbox"/> 55 - 64
		<input type="checkbox"/> 25 - 34
		<input type="checkbox"/> 35 - 44
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger?		

Part B - Commenting on the Revised Development Strategy

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of

Which part of the document are you responding to?

Paragraph number / Heading / Subheading (if relevant)

4.1.1

Map (e.g. Proposed Development Sites – District Wide)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

4.1.1 refers to an interim level of housing growth of 12,300 dwellings between 2011 and 2029. However, the Council has indicated that this figure may change once the joint Strategic Housing Market Assessment (SHMA) is published in August 2013. RPS on behalf of the Trustees agrees with an increase in housing from the 10,800 dwellings proposed for the plan period in the Preferred Options consultation document. However, it is considered that 12,300 dwellings is still insufficient to meet Warwick's own housing needs, let alone assisting with cross-boundary development requirements.

In relation to Warwick District's own housing needs, evidence advanced by the West Midlands regional assembly for the West Midlands RSS Examination in July 2009 from the Cambridge Centre for Housing and Planning Research, based on 2006 ONS Household Projections and allowing for the economic downturn, concluded that Warwick District's housing requirement between 2006 and 2026 was 18,200 dwellings at a rate of 910 dwellings/year.

The 2008 ONS Household Projections estimate an increase of 17,000 households between 2008 and 2028, at a rate of 850 dwellings/year.

The 2012 SHMA indicates a requirement of between 11,300 and 14,300 dwellings for 2011 to 2028. The inclusion of an additional year to 2029 would require between 11,965 and 15,141 dwellings. In addition, the SHMA suggests that 698 dwellings/year totalling 12,564 dwellings are required to meet affordable housing needs of the District, in addition to market housing needs. RPS therefore considers that the Council should be working towards providing the SHMA's higher target of 15,141 dwellings for the plan period to 2029.

The 2012 Strategic Housing Land Availability Assessment (SHLAA) indicates that between 2014 and 2029 the Council has a supply of 13,385 on deliverable sites, excluding windfall sites. Therefore, it is evident that a greater number of dwellings than the interim level proposed can be delivered within the District to contribute towards housing needs.

In respect of cross-boundary requirements, the NPPF requires cross-boundary cooperation between Local Planning Authorities to ensure housing needs are met, in particular for those which cannot meet their needs within their own administrative boundaries. It is recognised that Coventry City Council cannot meet their housing targets within their own administrative boundary. Development is therefore necessary adjacent to the urban areas in cross-boundary locations, particularly into Warwick and Nuneaton and Bedworth authority areas.

Warwick's housing targets should therefore be increased accordingly to reflect this cross-boundary provision in addition to the 15,141 dwellings RPS considers is necessary to meet Warwick's own housing needs, and this additional housing should be distributed across the District including in the villages, specifically the Category 2 settlements identified such as Hatton/Hatton Green.

For Official Use Only

Ref:

Rep. Ref