

Village Housing Options Response Form 2013

For Official Use Only

Ref:

Rep. ref:

Please use this form if you wish to support or object to the Village Housing Options and Settlement Boundaries.

If you are commenting on multiple sections of the document you will need to complete a separate copy of either Part B and/or Part C 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. Agents Details
Title	Mr	Miss
First Name	Jonathan	Katherine
Surname	Dyke	Else
Job Title		Associate
Organisation	Spitfire Properties LLP	RPS Planning & Development
Address	c/o Agent	Highfield House 5 Ridgeway Quinton Business Park Birmingham B32 1AF
Telephone		01212135500
Email		katherine.else@rpsgroup.com

Would you like to be made aware of further consultation stages of the new Local Plan? Yes

Part B - Commenting on the Village Housing Options

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? Site Selection Process and Methodology

Page _____ Chapter 5

Paragraph _____ Table or Figure Table 3

Village Plan _____

What is the nature of your representation? **Object**

Please set out full details of your representation of support or objection. If objecting, please set out what changes could be made to resolve your objection.

Table 3 – Overview of Findings fails to include any assessment for the original village of Hatton, or Hatton Green as it is known. This area of Hatton accommodates the community facilities of the Ferncumbe Church Of England Primary School as well as the Holy Trinity Church. However the appraisal undertaken through the Village Housing Options does not promote any development within this existing settlement, despite the opportunity for infill development existing. Instead the only housing opportunities within the parish of Hatton considered through the document are around Hatton Park, a previous brownfield hospital site area developed for housing.

To focus further development at Hatton Park is considered contrary to the need to provide affordable and market homes in rural locations with good community facilities, such as Hatton. Further growth of Hatton Park will be beyond the original hospital site's limits and therefore will represent an obvious encroachment into the rural landscape and surrounding Green Belt, representative of sprawl. The area around Hatton Park has significant development concerns in relation to achieving a safe vehicular access, surface water and groundwater flooding, whilst also impacting upon ecology - specifically the wildlife site of Smith's Covert. Focusing development within Hatton Parish solely at Hatton Park will not help to address all of the identified housing needs, whilst representing a sizeable further encroachment of built form into the landscape off Birmingham Road.

Part C - Commenting on the Indicative Settlement Boundaries

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

Sheet _____ of _____

Which settlement are you responding to? Hatton (Hatton Green)

What is the nature of your representation? **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).

Hatton

Hatton is a small village located within Warwick District located off the A4117. It is 6km north-west of the county town of Warwick and 14km south-east of Solihull, The village has excellent road and sustainable transport links, with bus stops within 180m to the south of the site and Hatton Railway Station approximately 2.2km away.

Hatton village is considered to be a sustainable location, with good access to public transport as well as community facilities within the village such as the Ferncumbe Church of England Primary School, Hopes & Dreams Day Nursery, Hatton Village Hall and the Holy Trinity Church.

Hatton has supported both a primary school and day nursery, although these are likely to be mostly supported by the Hatton Park residential estate nearby. Notwithstanding this, it is critical that Hatton continues to support its local facilities through a sustainable resident population and accordingly small scale growth should be allowed.

The Site

The site promoted by the Trustees as an appropriate location for new housing at Hatton is situated off the main road that runs through Hatton village, The Green, and is positioned adjacent to existing properties, as shown on the attached Location Plan. The site extends to 1.05ha and has good access to the main A4117 Birmingham Road which leads to Warwick Town Centre and Junction 15 of the M40 motorway which is approximately 8 miles away.

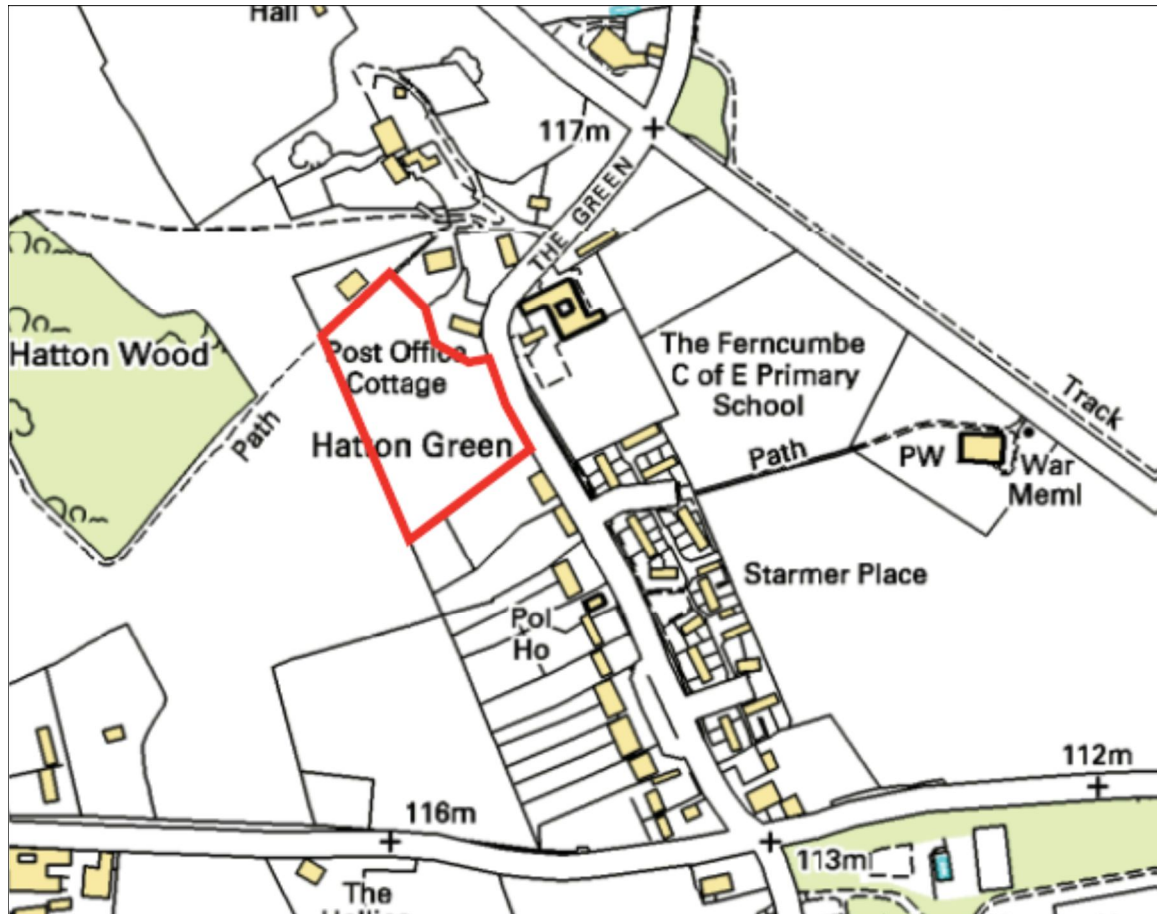
Due to the site's arrangement in the street it offers excellent development possibilities within the existing settlement of Hatton. The site is positioned between two existing properties, and therefore provides an ideal location for the delivery of a low density housing scheme close to the heart of the village, with a good location providing easy access to village facilities and bus stops. Development of this site will be able to contribute towards the housing requirement for the area.

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.

RPS consider, therefore, that the Council must recognise the potential of the site to deliver a proportion of the housing allocation proposed for Hatton, and amended the DPD to identify a settlement boundary at Hatton which includes the promoted site, so that it is excluded from the Green Belt and included within a newly defined village boundary.

Housing Options DPD

The document fails to identify any settlement boundary for Hatton (Green) village, despite policy of the Local Plan identifying that small scale rural settlements should be granted the ability to accommodate small development proposals that respond to local housing need and infill developments. In-setting the village within the Green Belt would allow the small scale development of infill housing sites that have been identified as suitable and with potential for development through the Council's SHLAA. Without a settlement boundary identified for Hatton (Green) the ability to provide for the needs of the village is unable to be met. Specifically Hatton (Green) should be afforded scope for growth through the allocation of a settlement boundary due to the facilities it accommodates, most importantly the Parish Primary School and main place of worship. Such a boundary should cover the existing houses on either side of The Green, including the Primary School and infill development site opposite as shown on the plan below:



Therefore, RPS recommends that the village boundary of Hatton is identified so that it includes the identified site, and that the site is excluded from the Green Belt to allow for residential development which would contribute to meeting rural housing needs and support the village.

Part C - Commenting on the Indicative Settlement Boundaries

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

Sheet _____ of _____

Which settlement are you responding to? Hatton Park

What is the nature of your representation? **Object**

The proposed extension of the settlement boundary to Hatton Park to accommodate a new housing allocation is objected to. The settlement of Hatton Park has few facilities, none of which are direct community facilities such as a school. The boundaries of Hatton Park were defined by the extent of previous built form of the hospital and therefore an extension of its limits represents encroachment into the surrounding countryside. The existence and use of the track known as Ugly Bridge Road as a form of settlement limit to the expansion area is considered to be inappropriate, especially as other smaller expansion areas exist on the settlement limits (specifically land to the north of Aspley Court, Charingworth Drive and Barcheston Drive). The identification of smaller sites to the north of Hatton Park would better represent the level of facilities it offers, would have less infringement into the landscape as sprawl, whilst also allowing for some housing to be delivered within the nearby village of Hatton Green.