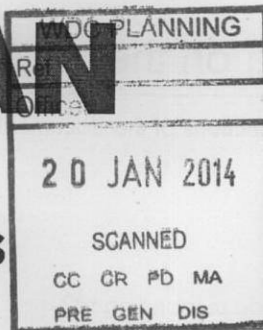


LOCAL PLAN

helpingshapethedistrict



Village Housing Options Response Form 2013

For Official Use Only
Ref:
Rep. Ref. 11801

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. Agent's Details (if applicable)
Title	MR + MRS	
First Name	GRAHAM / JANET	
Last Name	HARRISON	
Job Title (where relevant)		
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 plans?		
About You: Gender		
Ethnic Origin		
Age		
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, parish council?	DIRECT CONTACT FROM DISTRICT + PARISH COUNCILS	

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?

Page Chapter Paragraph
 Table or Figure Village Plan

What is the nature of your representation?

Support 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 (Use a separate sheet if necessary).

We have commented on:

1. Overall Level of Growth
2. Cumulative Effect of Housing Proposals on Infrastructure & the Green Belt
3. Suitability of Hatton Park as a Secondary Service Village.
4. Potential Housing Sites at Hatton Park.

We do not wish to complete separate sheets for each of these as this destroys the continuity of our representation.

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Ref:

Rep. Ref.

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?

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).

Large empty rectangular area for providing details of the objection or representation of support.

For Official Use Only

Ref:

Rep. Ref.

Guidance on Making Representations

- Please use this response form as it will help the Council to keep accurate and consistent records of all the comments on the Plan, alternatively complete online at www.warwickdc.gov.uk/newlocalplan
- If you wish to make comments on more than one aspect of the Plan, please use a separate copy of either Part B and/or Part C of this form for each
- You may withdraw your objection at any time by writing to Warwick District Council, address below
- It is important that you include your name and address as anonymous forms cannot be accepted. If your address details change, please inform us in writing
- All forms should be received by **Monday 20 January 2014**.
- Copies of all the objections and supporting representations will be made available for others to see at the Council's offices at Riverside House and online via the Council's e-consultation system. Please note that all comments on the Local Plan are in the public domain and the Council cannot accept confidential objections. The information will be held on a database and used to assist with the preparation of the new Local Plan and with consideration of planning applications in accordance with the Data Protection Act 1998
- To return this form, please drop off at one of the locations below, or post to: **Development Policy Manager, Development Services, Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5QH** or email: newlocalplan@warwickdc.gov.uk

Where to see copies of the Plan

Copies of the Plan are available for inspection on the Council's web site at www.warwickdc.gov.uk/newlocalplan and at the following locations:

Location
Warwick District Council Offices Riverside House, Milverton Hill, Royal Leamington Spa
Leamington Town Hall Parade, Royal Leamington Spa
Warwickshire Direct Whitnash Whitnash Library, Franklin Road, Whitnash
Leamington Spa Library The Pump Rooms, Parade, Royal Leamington Spa
Warwickshire Direct Warwick Shire Hall, Market Square, Warwick
Warwickshire Direct Kenilworth Kenilworth Library, Smalley Place, Kenilworth
Warwickshire Direct Lillington Lillington Library, Valley Road, Royal Leamington Spa
Brunswick Healthy Living Centre 98-100 Shrubland Street, Royal Leamington Spa
Finham Community Library Finham Green Rd, Finham, Coventry, CV3 6EP

You may also find information at venues in your local village or by contacting your local Parish Council.

Where possible, information can be made available in other formats, including large print, CD and other languages if required. To obtain one of these alternatives, please contact 01926 410410.



Overall Level of Growth

We recognise the desire for the District to remain prosperous and vibrant and acknowledge that more housing will be needed. However, we believe the scale being proposed is too high. There is a danger in getting drawn into the numbers game in that it leads to a 'predict and provide' philosophy. In such a scenario there will always be an 'expert' who will argue for an even higher figure.

We believe a different approach is needed, whereby predictions of need do not dictate what is to be provided, but are only part of an overall vision for the District. Kenilworth, Leamington and Warwick are attractive towns and no doubt any number of people would be happy to come and live here. But they are also important historic towns within an attractive rural setting and tourism forms a vital component in the local economy. To assimilate further growth without destroying the very things that make this District so attractive to residents and visitors alike requires a very careful balance. Rather than providing for so much growth it would be more appropriate for the District to be seen as a stepping stone, helping to steer more development into the regeneration of Coventry and Birmingham.

In our view the scales are being tipping too far in favour of more development. This seems to be the view of a great many residents and we wonder whatever happened to localism and the idea that local people should have a say in what happens in their area?

Cumulative Effect of the Housing Proposals on Infrastructure and the Green Belt

The Consultation Document says little about infrastructure. It is obvious to everyone, however, that the District's infrastructure, particularly its roads, is creaking at the seams. Significant delays are not exclusive to Europa Way, they occur at peak times on many roads, including the A4177 where congestion at Stanks Island is a serious problem. If improvements are made here to prevent traffic queuing on the A46, this can only slow down egress from the A4177 into Warwick.

In addition to this, traffic diverts onto the A4177/B4439 whenever there is an incident on the M40, M42 or A46 - and the frequency of such incidents is increasing. At such times it can take anything up to 45 minutes to travel the three miles from Hatton into Warwick.

Building more houses in the A4177/B4439 corridor will inevitably add more traffic, thereby increasing congestion on what is acknowledged to be one of the county's most dangerous roads. We found no apparent evidence that the cumulative effect of the housing proposals at Hampton Magna, Hatton Park, Hatton Station, Shrewley Common and Kingswood has been taken into account.

We are also concerned about the threat to the integrity of the Green Belt that will be created by the string of five housing proposals along this axis and the insets that will be needed to be accommodate them. It is our understanding that when Green Belt boundaries are modified they should be drawn to accommodate development required beyond the end of the Plan period. If so, where will they be drawn?

Suitability of Hatton Park as a Secondary Service Village

We do not consider Hatton Park to be suitable for further development within the Plan period for the following reasons:

Overall Level of Growth

We recognise the desire for the District to remain prosperous and vibrant and acknowledge that more housing will be needed. However, we believe the scale being proposed is too high. There is a danger in getting drawn into the numbers game that it leads to a 'predict and provide' philosophy. In such a scenario there will always be an expert who will argue for an even higher figure.

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In addition to this, traffic diverts onto the A4177/B4439 whenever there is an incident on the M40, M42 or A46 - and the frequency of such incidents is increasing. At such times it can take anything up to 45 minutes to travel the three miles from Stratford into Warwick.

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Suitability of Hatton Park as a Secondary Service Village

We do not consider Hatton Park to be suitable for further development within the Plan period for the following reasons:

1. The village is far from being sustainable, with very few employment opportunities (other than working from home). The vast majority of residents commute to work, mostly by car. The addition of 90 homes will exacerbate this situation.
2. It is a relatively new settlement that has contributed 700 homes in the last 15 years - a fivefold increase in the size of the parish. It now needs time to settle down and establish its own sense of community. At the very least, if there is to be further development, it should be deferred until Plan Phases 2 and 3.
3. Unlike many other rural settlements that are characterised by ageing populations and a limited range of housing, Hatton Park has a relatively young population and, bungalows apart, it has a wide range of housing.
4. The facilities attributed to the settlement do not take account of certain critical limitations. Firstly, not all facilities are at Hatton Park. The church and the school are located 2 km (1.25 miles) away, at Hatton Green. This means cars and school buses are needed to ferry pupils to school.
5. The school is already full and its catchment boundary has had to be redrawn. This means more children are now going to Budbrooke school, which is also at capacity. Neither school site has much room for further expansion, so where will the children from the extra houses planned for both Hampton Magna and Hatton Park go?

Potential Housing Sites at Hatton Park

If further development at Hatton Park is to be sustainable, then the following should prevail:

- 1 The compact settlement form should be retained in order for the village to continue developing a sense of community.
- 2 Development leading to further sprawl, especially ribbon development along the A4177, axis should be avoided.
- 3 Development that would result in a community divided by the A4177 should be avoided.
- 4 The incursion into the Green Belt should be minimised and the Village Boundary should be tightly drawn to prevent any further, unplanned expansion.
- 5 For safety reasons, access, crossing points and traffic on the A4177 should be kept to a minimum.
- 6 Development should provide safe, easy access to the existing community facilities at Hatton Park and to public transport services.
- 7 Impacts on the landscape, ecology and general environment should be minimised.

Bearing these seven points in mind, our assessments of the two principal proposals, Sites 1 and 2, are:

Site 2: Land north of the Grand Union Canal.

This site would run counter to all seven points above and we believe it is unsuitable.

It would create a separate community, divided from Hatton Park and all its facilities by the busy and dangerous A4177. In particular, children would need to cross this busy road to access the school

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Bearing these seven points in mind, our assessments of the two principal proposals, Sites 1 and 2, are:

Site 1: Land north of the Grand Union Canal

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buses. Moreover it has a higher landscape sensitivity and ecological value than Site 1 and would certainly impinge on the highly-rated canal environment.

Site 1: Land north of Birmingham Road.

This site would comply with points all seven points and is the District Council's preferred site. We agree that it is the least objectionable, but would wish to see the following points taken into consideration:

1. The Green Belt boundary must be drawn tightly down the eastern boundary of the settlement to prevent any future expansion that might lead to coalescence with Warwick.
2. A separate access onto Birmingham Road will probably be needed to avoid excessive traffic on Ebrington Drive.
3. Although the site has a lower landscape sensitivity and ecological value than Site 2, its proximity to the Ancient Woodland of Smith's Covert is a cause of concern. The Covert needs to well buffered from any development and the opportunity should be taken to secure future management of the woodland.
4. The opportunity should be taken to secure additional amenities for Hatton Park at the outset, especially the allotment gardens that many residents, including school children, have long been wanting, but for which a suitable site has not so far been found. This will obviate objections at a later date.

Graham Harrison FRTPI (Rtd.)

Janet Harrison MRTPI