

Publication Draft Representation Form 2014

For Official Only	
Person ID	
Rep ID	

This consultation stage is a formal process and represents the last opportunity to comment on the Council's Local Plan and accompanying Sustainability Appraisal (SA) before it is submitted to the Secretary of State. All comments made at this stage of the process are required to follow certain guidelines as set out in the **Representation Form Guidance Notes** available separately. In particular the notes explain what is meant by legal compliance and the 'tests of soundness'.

This form has two parts:

- Part A – Personal Details
- Part B – Your Representations

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

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 the table below). You can also respond online using the Council's e-Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Please provide your contact details so that we can get in touch with you regarding your representation(s) during the examination period. Your comments (including contact details) cannot be treated as confidential because the Council is required to make them available for public inspection. If your address details change, please inform us in writing. You may withdraw your objection at any time by writing to Warwick District Council, address below.

All forms should be received by **4.45pm on Friday 27 June 2014**

To return this form, please deliver by hand 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:

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

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.

Part A - Personal Details

1. Personal Details*

2. Agent's Details (if applicable)

* If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in section 2.

Title	Mr	
First Name	Johnnie	
Last Name	Arkwright	
Job Title (where relevant)		
Organisation (where relevant)	Hatton Estate	
Address Line 1	Hatton House	
Address Line 2	Warwick	
Address Line 3		
Address Line 4		
Postcode	CV35 7LD	
Telephone number	01926843411	
Email address	jarkwright@hattonworld.com	

3. Notification of subsequent stages of the Local Plan

Please specify whether you wish to be notified of any of the following:

The submission of the Local Plan for independent examination

Yes No

Publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan

Yes No

The adoption of the Local Plan.

Yes No

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Part B - Your Representations

Please note: this section will need to be completed for each representation you make on each separate policy.

4. To which part of the Local Plan or Sustainability Appraisal (SA) does this representation relate?

Local Plan or SA:	<input type="text"/>
Paragraph Number:	<input type="text"/>
Policy Number:	DS10 & DS11
Policies Map Number:	<input type="text"/>

5. Do you consider the Local Plan is :

5.1 Legally Compliant?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
5.2 Complies with the Duty to Co-operate?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
5.3 Sound?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

6. If you answered no to question 5.3, do you consider the Local Plan and/or SA unsound because it is not: (please tick that apply):

Positively Prepared:	<input type="checkbox"/>
Justified:	<input checked="" type="checkbox"/>
Effective:	<input type="checkbox"/>
Consistent with National Policy:	<input type="checkbox"/>

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7. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.

Introduction

We are the co-promoters with Bloor Homes of the land at Hatton Hill (or land south of Birmingham Road) (shown on the attached plans). These representations are intended to compliment and supplement those submitted by Bloor Homes.

We object to the proposed allocation of land North of Birmingham Road (H28) and consider that its allocation should be deleted and replaced by the allocation of land at Hatton Hill, for the following reasons:

Community Facilities

Hatton Park is serviced not only by a shop and village hall on the old Central Hospital site but also by Ferncumbe School in Hatton Green, Holy Trinity Church and the Hatton Arms at the top of Hatton Hill, all of which are on the opposite side of the A4177 to Hatton Park .

Indeed, prior to the development of Hatton Park , Ferncumbe school was under serious threat of closure because it was unable to attract a sufficient number of pupils.

The residents of Hatton Park perceive the school, church and pub as their local community facilities and make regular use of them all; many visit the pub on foot.

The Hatton Hill site is closer to the Hatton Park shop and village hall and is MUCH closer to the school, church and pub. It seems entirely ILLOGICAL to "prefer" a site that is at the furthest possible point from these community facilities.

Hatton Locks Access/Carpark

The Hatton Hill site incorporates an extension to the Hatton Locks carpark and a new access to it.

Hatton Locks carpark is insufficient to cope with the increasing number of visitors to this tourist attraction at weekends and the access to it, Canal Lane , is not designed for the quantum of traffic that The locks now attract.

Many Hatton Locks visitors currently park in the Hatton Arms carpark but at weekends this is not sustainable .

Moreover, the Canal Lane/ A4177 junction is not "fit for purpose" and is accident prone.

Development of the Hatton Hill site would provide the solution to a problem that is only going to get worse and thus brings REAL BENEFIT to the local community.

A4177 Access

As illustrated by the attached plans, a new roundabout is proposed at the bottom of Hatton Hill. This would serve to reduce traffic speeds as vehicles approach the first access point to the existing Hatton Park houses .

The 40mph speed limit is seldom adhered to ; we would propose a 30mph limit and pedestrian access across the A4177 close to the roundabout . This would give existing Hatton Hill residents safe access to the Locks, pub, church and school - and the new residents access to the Hatton Park shop , village hall and bus services .

The A4177 access to the Smiths' Covert site would be located close to Ugly Bridge , the most CONGESTED point on the entire length of the busy A4177. There is no such congestion on Hatton Hill.

...continued

Impact on local residents

There were some 85 objections to the site between the A4177 and Smiths' Covert.

Not surprising since a development in this location would have a significant adverse impact on a large number of houses.

The Hatton Hill site adjoins the gardens at the back of just 4 houses in Canal Lane ; as illustrated by the attached plans , a substantial buffer and tree belt between them and the 4 houses is proposed.

Ecology and Landscape

The Hatton Hill site is an arable field shielded by trees and hedges with minimal ecological or landscape features - and no ancient woodland like Smiths' Covert. By incorporating a sustainable urban drainage system and protecting the edges of the field (see plan) , both ecology and landscape would be enhanced.

Proximity to the Canal

The site is hidden by both topography and trees from the canal ; moreover, an additional belt of trees would be planted.

Warwick District's policy of avoiding development close to the canal is inconsistent anyway as it is proposing such a site at Lapworth.

Future Expansion / Sprawl

The natural boundaries of the Hatton Hill site make further development impossible- the "Preferred Site" has no such boundaries and the local community is extremely concerned that this will lead to further development in the future.

Assurances to the contrary (which have not been forthcoming anyway) from Local Authority Officers and Councillors carry little weight as they are unlikely to be in their current positions when pressure for housing builds in the future.

The selection of Hatton Hill would send a clear message to the local community that further development would not be contemplated.

Conclusion

In conclusion therefore we are of the view that the allocation of land north of Birmingham Road is **unsound** as it is not justified based on the available evidence.

8. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 7. above where this relates to soundness. (Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Delete proposed allocation H28 Land north of Birmingham Road, Hatton Park, from Policies DS10 and DS11.

Insert new allocation land south of Birmingham Road, Hatton Hill (80 dwellings) into Policies DS10 and DS11.

The Proposals Map will need to be amended accordingly.

Continue on a separate sheet if necessary

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues** he/she identifies for examination.

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9. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination



Yes, I wish to participate at the oral examination

10. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:


Continue on a separate sheet if necessary

Please note: This written representation carries the same weight and will be subject to the same scrutiny as oral representations. The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

11. Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publicly available and may be identifiable to my name/organisation.

Signed:



Date :

27.6.14

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.

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