



Our Ref: MSH/Imm/4/699 HAT

Your Ref: n/a

12 December 2014

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Dear Sirs

**Draft Local Plan  
Focused Consultation  
Strategic Housing Land Availability Assessment Amendments July 2014**

We write in connection with the above mentioned and on behalf of a client who has an interest in Site Reference R073, the land at Hatton Green.

This letter is sent to supplement/reinforce earlier comments made which still remain valid and in the light of the notes and plan which has been circulated with the SHLAA amendments July 2014 with regard to Site R073.

Our comments are as follows:

1. Our previous comments submitted and representations to the Plan still remain.
2. Save for issues relating to Hatton Green we have no other material comments to make on the changes which are made to the draft Local Plan through the Focused Consultation except fundamentally:
  - 2.1. There are still sites allocated which we feel are not preferable in sustainability terms to the site we have been promoting at Hatton Green.

As indicated in earlier communications, we feel Site R073 should be allocated in preference to other sites and it has a number of significant benefits. We would make the following comments which in part have been dealt with before:

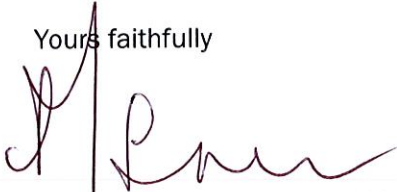
1. It is a naturally contained site bordered by existing development on the west and roads to the north and south.
2. It provides an opportunity to improve the character and integrity of Hatton Green. Under the heading Potential Impacts in the new SHLAA information published, whilst it is acknowledged it could increase significantly the size of the village, we feel there has been no particular regard made to the benefits the scheme could bring. We know the community, services and facilities would benefit from:
  - 2.1. Car parking associated with the Church – the owners have been approached by the Church authorities before.
  - 2.2. Providing extra land and facilities for the well subscribed and vibrant Primary School.

2.3. Providing car parking which is much needed relating to not only the Church, but also the School. As has been illustrated in previous communications, the lack of car parking causes severe disruption and congestion in the village in the morning as children are dropped at school and collected again in the evening. The character and integrity of the village could be much improved by such a new facility.

For the above mentioned reasons as well as those previously outlined, we feel that the impact on the character and integrity of the village is overstated and the benefits that such a scheme would bring have not been adequately taken into consideration. With regard to the Grade 2 Listed Church, as alluded to before, we are mindful of the need to make sure that this is screened and the character of the building is not materially prejudiced. Providing a separation between the Church and the housing by landscaping and a car parking area that could be used for both Church and School purposes would be of benefit to the Grade 2 Listed Church. Again we feel the potential impacts have been overstated as the benefits should be weighed against any harm which is not, in our opinion, significant.

In summary, we conclude that we disagree with the SHLAA Assessment in terms of the overall suitability that the site is not suitable. It is far more suitable and could offer substantial benefits which far exceed those which would apply on other sites and locationally it is in a good position relative to Warwick and other major employment centres nearby. We, therefore, still challenge the draft Local Plan.

Yours faithfully



**Martin S Herbert FRICS FAAV**  
**Partner**

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