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Development Policy Manager
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Dear Sir

**WARWICK NEW LOCAL PLAN PREFERRED OPTIONS CONSULTATION:
REPRESENTATIONS BY RPS PLANNING & DEVELOPMENT ON BEHALF OF THE
TRUSTEES OF THE HASELEY SETTLEMENT**

RPS Planning and Development (RPS) has been instructed by The Trustees of the Haseley Settlement (the Trustees) to prepare representations to the Warwick District Council New Local Plan Preferred Options consultation document, in respect of development opportunities on their land at Hatton, Warwick.

RPS recognises that the Council is promoting 10,800 new dwellings for the plan period up to 2029 at an annual delivery rate of 600 dwellings a year. However, the 2012 Strategic Housing Market Assessment indicates a requirement of 698 dwellings a year to meet the affordable housing needs of the District in addition to market housing needs, which is significantly higher than the level of housing currently being proposed by the Council through the Preferred Options document.

In addition to this, the 2008 Office of National Statistics Household Projections predicted an increase of 17,000 households between 2008 and 2028, at a rate of 850 dwellings a year. This represents an additional 150 dwellings a year than is currently proposed through the Council's development strategy, which clearly will not meet the identified need for new homes across the District.

The 2012 SHLAA indicates a supply of deliverable sites to provide 13,385 dwellings between 2014 and 2029, excluding windfalls, which is greater than the numbers proposed within the Local Plan. Therefore the Council has identified the ability to deliver housing sites at a higher annual rate than is currently proposed through the Preferred Option, which would be at a level that better reflected Strategic Housing Needs and predicted levels of population growth.

RPS on behalf of the Trustees considers that the Preferred Options figure of 10,800 dwellings for the plan period is insufficient, and that the housing targets within the new Local Plan should be increased to reflect the evidence base and meet both identified and predicted housing needs within the District.

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. This small, unmanned station is on the main Birmingham Snow Hill to London Marylebone line as well as a small branch line to Stratford-upon-Avon. Services from this station are run by London Midland and Chiltern Railway and there are direct services to Stratford-upon-Avon, Warwick, Leamington Spa, London Marylebone, and Birmingham.

The village is considered to be within a sustainable location, with good access to public transport and other 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. Notable features in the area surrounding the village include a series of 21 locks on the grand Union Canal, a shopping village (Hatton Country World) and a former psychiatric hospital that was been redeveloped into the large housing estate Hatton Park.

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.

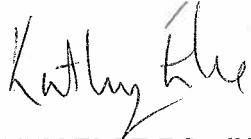
There are no trees or hedges on site that would require removal and continuation of linear development along the highway would reflect the existing settlement pattern without any risk of coalescence with nearby settlements.

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.

The Trustees consider, therefore, that the Council recognises the potential of the site to deliver a proportion of the housing allocation proposed for the Hatton, and seeks for the site to be excluded from the Green Belt and included within a newly defined village boundary.

I trust that these representations will be taken into account in the assessment of the Preferred Options and preparation of the next stage of the Local Plan.

Yours sincerely



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