

Our Ref: MSH/EY/4/699 HAT

Your Ref: n/a

20th January 2014

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Dear Sirs

**Village Housing Options and Settlement Boundaries Consultation
November 2013**

We attach our comments on the Village Housing Options and Settlement Boundaries consultation document November 2013 (November 2013 document). We act in connection with land at Hatton which is one of the villages which has been considered in your view. We, Marrons and our client directly have previously made comments on various stages in the Local Plan process and in particular on the Revised Development Strategy document in July 2013. Fundamentally, we object to the exclusion of the land referred to in the report attached to this submission.

For your further consideration we attach:

1. Representations on your published form.
2. A supporting Report on the two sites we have identified.
3. Plans.
4. Highway Report.

We contend that the sites we are promoting are particularly deliverable and sustainable. They do also bring the possibility of a number of significant benefits to the local community and in the wider sense, Warwick District.

Of particular concern, we would make the following comments:

1. Until the revised Development Strategy and Core Strategy have been finalised, then advancing this work is premature. The settlement hierarchy and the housing numbers have still to be finalised. It is clear that premature decisions have been taken on which villages and sites are to be supported before the overriding policy considerations and reports/plan documents have been finalised. A full review of all sites should have been made. The studies recently produced are incomplete.
2. There is a lack of a clearly defined scoring system to appraise the sites and the scoring system for the settlement hierarchy is unsound.

3. There has been insufficient regard to the principles outlined in the NPPF in terms of the development of this document and for consideration of the sites in question. We would particularly refer you to page 14, item 10 to the Executive meeting on 13th November 2013. This is a key point that should have been taken into consideration when evaluating the village and settlement hierarchy and the sites to be considered. It is significant and particularly relevant to the sites which we are promoting on behalf of our client. We feel it is expedient in the circumstances to repeat what paragraph 28 of the NPPF states:

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable and new development. To promote a strong rural economy local and neighbourhood plans should:

- *Support the retention and development of local services and community facilities in villages such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.*
 - *Further to promote sustainable development in rural areas housing should be located "where it will enhance or maintain the vitality of rural communities" this can include supporting development in one village to support services in a nearby village (paragraph 55).*
4. Development is being considered in villages which are not as sustainable and deliverable as Hatton which has good connections to Warwick, employment opportunities and local services and facilities. There is a varied range of services and facilities locally with not only employment but also tourist activity which needs to be fairly reflected in the scoring system for establishing the preferred sites. A further paper on employment and tourist activity will follow.
 5. As previously outlined, we contend that the way in which the numbers (to be confirmed) have been distributed between the villages does not accurately reflect the principles of good planning, looking at issues of sustainability, etc. It is a rather arbitrary split that does not reflect the particular attractions of some villages compared to others and also when linked to major issues such as transportation, providing and supporting services, Green Belt and other landscape issues.
 6. There is clearly a significant issue to be resolved in respect of Hatton. The village is Hatton, which comprises both Hatton Green and Hatton Park. Hatton Park is in itself not a village. It is, as is confirmed in your own documentation, a settlement that was established following the closure of the hospital which closed on the site. Although the population of Hatton Park is greater than Hatton Green, the majority of the village facilities still lie in Hatton Green and as is illustrated by our proposals, we propose to assist in maintaining and indeed helping to improve the services and facilities. We have had regard to the Hatton Parish Plan which was produced in 2013 in making this submission.

We would actively encourage Planning Policy Officers and Members to read this document to fully understand the nature of the issues and also, for example, to identify the significant employment and business activity within the Parish. Local business activities are outlined on page 14 of the Hatton Parish Plan.

Further details on our client's proposals and issues relevant to the Local Plan Review are set out in the attached Report.

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We propose to submit a copy of this Report to the Parish Council for their consideration. We have seen their representations to previous documents and one of the purposes of the Parish Plan was to review development options in the future. Their review was undertaken without the benefit of seeing the plans attached which, whilst indicative only, help to illustrate the way in which development could be undertaken in a sustainable way and also to help improve a number of aspects. We will illuminate on these in the attached Report.

We look forward to discussing the position with Officers/Members and to make sure that due and fair consideration is given to this and our previous submissions.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Martin S Herbert', written over a vertical blue line that extends from the signature down to the contact information.

Martin S Herbert FRICS FAAV
Partner

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Enc: