

# PLAN

shape district



## Consultation on Proposed Modifications (2016) Response Form

For Official Only	
Person ID	
Rep ID	

Please use this form if you wish to support or object to the Proposed Modifications

This form has two parts:

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

If your comments relate to more than one proposed Modification you will need to complete a separate Part B 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 Modifications have 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](http://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 returned by **4.45pm on Friday 22 April 2016**

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](mailto:newlocalplan@warwickdc.gov.uk)

### Where to see copies of the documents:

Copies of the proposed Modifications, updated Sustainability Appraisal and all supporting documents are available for inspection on the Council's web site at [www.warwickdc.gov.uk/newlocalplan](http://www.warwickdc.gov.uk/newlocalplan) and also 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, CV3 6EP

# 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	DR	
First Name	JAMES	
Last Name	WILKIE	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[REDACTED]	
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		

### 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 Modifications to the appointed Inspector

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

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Please note: this section will need to be completed for each representation you make

### 4. To which proposed Modification to the Submission Plan or the updated Sustainability Appraisal (SA) does this representation relate?

Modification or SA:

MODIFICATION TO LOCAL PLAN

Mod. Number:

MOD 16

Paragraph Number

2.81

Mod. Policies Map Number:

MAP 21 HATTON PARK (H53)

### 5. Do you consider the Local Plan is :

5.1 Legally Compliant?

Yes  No

5.2 Sound?

Yes  No

### 6. If you answered no to question 5.2, do you consider the Proposed Modification is unsound because it is not:

(Please tick)

Positively Prepared:

Justified:

Effective:

Consistent with National Policy:

7. Please give details of why you consider the Proposed Modifications to the Submission Warwick District Local Plan are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Modifications, please also use this box to set out your comments.

PLEASE SEE ATTACHED SHEET(S)

✘ THE PROPOSED DEVELOPMENT IS NOT A SUSTAINABLE SOLUTION AS NEW RESIDENTS WILL HAVE TO DRIVE TO AMENITIES SUCH AS SCHOOLS / DOCTOR. THERE IS ALREADY A TRAFFIC PROBLEM ON 4477 AND ACCESS TO HATTON PARK ESTATE.

✘ THE ACCESS TO THE SITE H53 WILL SIGNIFICANTLY REDUCE THE ATTRACTIVENESS OF THE HATTON PARK COMMUNITY HALL AND ITS ECONOMIC POTENTIAL. IT WILL ALSO POSE A ROAD SAFETY HAZARD TO CHILDREN.

Continue on a separate sheet if necessary

8. Please set out what change(s) you consider necessary to make the Proposed Modifications to the Submission Warwick District Local Plan legally compliant or sound, having regard to the test you have identified at Question 5 above where this relates to soundness. You will need to say why this change will make the Local Plan/Sustainability Appraisal 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.

EXCLUDE THE H53 SITE FROM THE LOCAL PLAN AND RETAIN IT AS GREENBELT.

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 changes, as there will not normally be a subsequent opportunity to make further representations. Further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

9. If your representation is seeking a change, 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:

19-4-2016

Copies of all the comments 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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Rep ID:

**Re: Proposed modification to Warwick Council Local Plan – H53,  
Development of 55 dwellings on Hatton Park (Brownley Green Lane)**

Dear Sir/Madam,

I wish to register my objection to this proposed development on the following grounds:

- A) This site does not meet the 'exceptional circumstances' test for conversion of Green Belt:
- i) There are sufficient alternative locations including 'brownfield' land available within the Warwick area;
  - ii) The site has no specific attributes that allow it to meet specific housing needs that cannot be met elsewhere;
  - iii) The site does not support regeneration and is not in a deprived area;
  - iv) The site cannot provide any support to facilities and services for a rural area. In fact, as discussed below, the site will significantly negatively impact local transport links and the local community. It is not sustainable
- B) When drawing up or reviewing Green Belt boundaries, local planning authorities should take account of the need to promote sustainable patterns of development. This Green Belt site is adjacent to Hatton Park, a housing estate created on the brownfield site of a former hospital. Hatton Park has no significant amenities beyond a small family run shop and a Community Hall. It has an intermittent bus service. In order to access amenities such as school or medical surgery, all new residents will have to drive, because Hatton Park is located in an isolated spot, being a former mental institution. Local provisions of cycle paths run along the A4177 road, are not continuous and do not extend to the nearest locations which hold such facilities. It is not realistic to expect residents to cycle or walk to these amenities. This is borne out by the behaviour of current residents of Hatton Park, who predominantly drive and have multiple vehicles per household. At peak times it can take 30 mins to access the A4177 from Hatton Park as there are only two access points off the estate.

Thus the new development is not a sustainable solution as it will channel yet more vehicles towards both Warwick and also towards local villages where the nearest schools and medical surgeries are available. These latter villages can only be reached by small agricultural roads, some single width in places. These routes to amenities are too dangerous to walk or cycle upon and too narrow to handle the traffic volume already using them. There is no mention of upgrading the road infrastructure in the Local Plan.

- C) The Local Plan is a key element in the delivery of the Sustainable Community Strategy, which should support sustainable communities (including health and wellbeing and community safety). The design and layout of new developments must provide infrastructure, spaces and services to enable healthy and safe lifestyles together with regeneration and enhancement of existing communities.

The proposed development does not address any of these issues and will not enhance the existing community.

- D) The Local Plan Spatial Strategy has said it will:

- i) only bring forward greenfield sites in sustainable locations;
- ii) make sure that new developments are in places that will reduce the need for people to use their cars;
- iii) encourage people to live more healthy lifestyles by walking and cycling more.

The proposed development will have the opposite impact to these statements.

- E) The Local Plan has said that new developments should respect the integrity of existing settlements and protect and enhance high quality landscapes, ensuring that where adaptation is needed, this is done in a sensitive way for their significance.

It further states that where greenfield sites are required for housing, they should generally be located on the edge of built up areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools are available or can be made available.

The Hatton Park estate was developed in a highly sympathetic way on brownfield land within a countryside setting. It is not presently a 'built up area'. The proposed development will significantly damage the integrity of the Hatton Park estate and it will destroy a significantly high quality landscape. As discussed above, the site does not offer access to any significant community facilities beyond a small shop and intermittent bus service.

- F) The proposed access point for the H53 development is from Barcheston Drive on Hatton Park and currently forms the vehicular access and car park of the Hatton Park Community Hall. This access point is also adjacent to the only childrens' activity areas on the Hatton Park site. There is a fenced netball court/football pitch and a small childrens play area. The proposed development will:

- i) Significantly reduce the attractiveness of the Community Hall and as a result its economic potential for the community;
- ii) Displace parking onto the already congested surrounding streets (NB Provision of new Community Hall parking spaces within the new development site is impractical as the new residents will be highly likely to use them instead and this will be impossible to 'police').
- iii) Create a road safety hazard for the children play areas, especially during the construction phase.

Yours sincerely,



Dr James Wilkie