

MARRONS

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Development Policy Manager
Development Services
Warwick District Council
Riverside House
Milverton Hill
Royal Leamington Spa
CV32 5QH

03 August 2012

Our Ref: RAD SJS 5159-1-5
Your Ref:

Dear Sirs

**WARWICK NEW LOCAL PLAN – PREFERRED OPTIONS
CONSULTATION – REPRESENTATIONS ON BEHALF OF AN
INTERESTED PARTY TO THE TRUSTEES OF THE HASELEY
SETTLEMENT**

Marrons have been asked to submit representations on behalf of Mr Edward Walpole-Brown regarding Hatton.

We are aware that RPS have submitted representations regarding Policies PO1, PO3, PO4, PO5, PO10 and PO16, on behalf of the Trustees of the Haseley Settlement. We support those representations as far as they go.

There are two additional points which we wish to make.

The RPS representations on Policy PO1 conclude that the housing numbers need to be increased. No figures are provided however.

The representations we attach on Policy PO1 propose that 10,903 additional housing plots should be provided over and above existing commitments and SHLAA sites. The justification is set out in the representations.

The RPS representation on Policy PO4 refers to a single site of 1.05 ha to the west of The Green, Hatton Green. This site could, at maximum, accommodate 20 to 25 dwellings in our opinion. However, the representations propose that the Hatton housing figure in Policy PO4 should be set at 80 dwellings. Further housing sites would therefore need to be found to meet this need.

MARRONS

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Development Policy Manager


3 August 2012

The enclosed representations on Policy PO4 therefore propose further land –to the west of The Green north of Hockley Road and between Birmingham Road, Hockley Road and The Green, Hatton Green.

SHLAA forms for the land likely to become available, together with a Transport Strategy, will be submitted next week.

I would therefore ask that these representations are appended to those of RPS, previously submitted as representing the full case for the land controlled by the Trustees of the Haseley Settlement at Hatton.

Yours faithfully



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Preferred Options Response Form

2012

For Official Use Only

Ref:

Rep. Ref.

Please use this form if you wish to support or object to the Preferred Options version of the new Local Plan.

If you are commenting on multiple sections of the document you will need to complete a separate copy of 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 plan has been made available for members of the public. You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	Mr	
First Name	Edward	
Last Name	Walpole-Brown	
Job Title (where relevant)	(Interested party to the	
Organisation (where relevant)	Trustees of the Haseley Settlement	Marrons
Address Line 1	North Lodge	1 Meridian South
Address Line 2	Honiley	Meridian Business Park
Address Line 3	Kenilworth	Leicester
Address Line 4	Warks	Leicestershire
Postcode	CV8 1NP	LE19 1WY
Telephone number		0116 289 2200
Email address		richarddunnett@marrons.net
Would you like to be made aware of future consultations on the new Local Plan?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
About You: Gender	Male	
Ethnic Origin	British	
Age	<input type="checkbox"/> Under 16 <input type="checkbox"/> 16 - 24 <input type="checkbox"/> 25 - 34 <input type="checkbox"/> 35 - 44 <input type="checkbox"/> 45 - 54 <input checked="" type="checkbox"/> 55 - 64 <input type="checkbox"/> 65+	

Part B - Commenting on the Preferred Options

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of

Which document are you responding to?
e.g. Preferred Options (Booklet) Preferred Options (Full Version)

P O Full Version

Which part of the document are you responding to?
Preferred Option Box (e.g. PO1)

PO1

Paragraph number / Heading / Subheading (if relevant)

5.5 - 5.23

Map (e.g. Preferred Development Sites - Whole District)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

Please see attached

For Official Use Only

Ref.

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WARWICK LOCAL PLAN – PREFERRED OPTIONS (MAY 2012)

Policy PO1: Preferred Level of Growth

Policy P01 proposes the delivery of 10,800 homes over an 18 year period, 2011 – 2029, or 600 dwellings per year.

For a sustainable plan there should, in our view, be a balance of homes and jobs. Growth Projection 2 (Table 5.2) confirms that the employment growth projected requires the delivery of 716 per year, 116 above the proposed level of housing provision.

If the higher level of housing development is not provided, this will mean that 2,088 homes will need to be built in neighbouring districts.

We do not consider this a robust basis on which to promote this plan and would, as an alternative, propose that the District provides a balance between new jobs and housing through the provision of an additional 2,100 homes.

Added to the 10,800 homes already proposed, this would give a requirement for 12,900 dwellings, or 717 dwellings per year.

Table 7.1 suggests that commitments and SHLAA sites within the District would provide 3,814 of this requirement, leaving 9,086 to be found.

Table 7.2 sets out that the Council proposes a level of flexibility to be introduced into the plan by providing 1,370 dwellings over and above the Council's identified balance of 6,986 plots to be found. This represents an overprovision or flexibility allowance of 20%.

Applying the same 20% flexibility to the figure of 9,086 dwellings would produce a requirement to find 10,903 further housing plots.

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Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	Mr	
First Name	Edward	
Last Name	Walpole-Brown	
Job Title (where relevant)	(Interested party to the	
Organisation (where relevant)	Trustees of the Haseley Settlement	Marrons
Address Line 1	North Lodge	1 Meridian South
Address Line 2	Honiley	Meridian Business Park
Address Line 3	Kenilworth	Leicester
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Sheet of

Which document are you responding to?
e.g. Preferred Options (Booklet) Preferred Options (Full Version)

P O Full Version

Which part of the document are you responding to?
Preferred Option Box (e.g. PO1)

PO4

Paragraph number / Heading / Subheading (if relevant)

pages 20 - 21

Map (e.g. Preferred Development Sites - Whole District)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

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WARWICK LOCAL PLAN – PREFERRED OPTIONS (MAY 2012)

Policy PO4: Distribution of Sites for Housing

Policy PO4 proposes that 75% of new sites should be located on the edge of Warwick, Leamington Spa and Whitnash; 6% as urban brownfield sites and 9% on the edge of Kenilworth. This leaves 10% for the villages to provide for the rural parts of the District.

We support the concentration of most development in or on the edge of the existing urban areas, but consider it vitally important that the rural parts of the District are also fully provided for.

If 10% of the new figure of 10,903 plots (see comments on PO1) were also to be found in the villages, this would mean that 1,090 plots would need to be distributed through Policy PO4(B) amongst the Category 1 and Category 2 villages.

In principle, we concur with the identification of the Category 1 and Category 2 villages as the potential rural growth points and note the proposed split between the allocations in Category 1 and Category 2 villages of 60/40.

To meet our revised requirement to find 1,090 plots, we therefore propose the following:

Category 1 villages (60%)	650 plots
Category 2 villages (40%)	440 plots.

The range of housing to be provided should be amended.

Within the Category 2 villages, we consider that there is a wide variety in the range of services and facilities available in the different settlements. We note, for example, that for Hatton the Category 2 symbol on Map 3 refers to Hatton Green and not Hatton Station or Hatton Park. Hatton Green has a primary school, church, village hall, playgroup and local employment. Other facilities are provided close by in Hatton Park and Warwick.

This level of service provision is much greater than most of the other villages listed as Category 2 – e.g. Leek Wootton, Norton Lindsey, Rowington, Shrewley, Burton Green.

We would therefore suggest that for Hatton the level of housing development proposed should, more appropriately, be in the range of 50 to 100 dwellings; the rest we would set at 30 – 80 dwellings.

Land between Birmingham Road (A4177), Hockley Road (B4439) and The Green, Hatton Green, together with land north of Hockley Road, west of The Green and south of Hatton Wood is available for development. This could accommodate potential housing areas, an extension to the school site, parking for the Holy Trinity Church, and a possible play area and playing field for the village. This would consolidate the form of the existing village within the A4177 and B4439. Potentially, safety improvements could be made in the area.

We would suggest that the Council should retain a degree of flexibility in the plan until individual development assessments can be completed for each village. We therefore support

the setting of a range of figures for the Category 2 Villages. This will reflect the fact that some villages may be more suited to sustainable growth and others may not be able to deliver the levels of growth indicated. This will become clear when more detailed appraisals have been undertaken of the sites which are being promoted or which are otherwise considered to be suitable through the Site Allocations work that needs to be undertaken, be it under this or another Development Plan document.

SHLAA representations and a Transport Strategy will be submitted in respect of these potential additional development areas.

Guidance on Making Representations

- Please use the attached response form as it will help the Council to keep accurate and consistent records of all the comments on the Plan, alternatively complete online at www.warwickdc.gov.uk/newlocalplan
- If you wish to make comments on more than one aspect of the Plan, please use a separate copy of Part B of this form for each
- You may withdraw your objection at any time by writing to Warwick District Council, address below
- It is important that you include your name and address as anonymous forms cannot be accepted. If your address details change, please inform us in writing.
- All forms should be received by **4.45pm on Friday 27th July 2012.**
- 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.
- To return this form please drop off at one of the locations below, 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.

Location	Opening Times	
Warwick District Council Offices Riverside House, Milverton Hill, Royal Leamington Spa	Mon – Thurs	8.45am – 5.15pm
	Fri	8.45am – 4.45pm
Leamington Town Hall Parade, Royal Leamington Spa	Mon – Thurs	8.45am – 5.15pm
	Fri	8.45am – 4.45pm
Warwickshire Direct Whitnash Whitnash Library, Franklin Road, Whitnash	Mon – Weds	10.30am – 5.00pm
	Thurs	Closed
	Fri	10.30am – 4.00pm
	Sat	10.30am – 1.30pm
Leamington Spa Library The Pump Rooms, Parade, Royal Leamington Spa	Mon – Weds	9.30am – 6.00pm
	Thurs	10.00am – 7.00pm
	Fri	9.30am – 6.00pm
	Sat	9.30am – 4.30pm
	Sun	12.00am – 4.00pm
Warwickshire Direct Warwick Shire Hall, Market Square, Warwick	Mon to Thurs	8.00am – 5.30pm
	Fri	8.00am – 5.00pm
	Sat	9.00am – 4.00pm
Warwickshire Direct Kenilworth Kenilworth Library, Smalley Place, Kenilworth	Mon and Tues	9.00am – 5.30pm
	Wed	10.30am – 5.30pm
	Thurs and Fri	9.00am – 5.30pm
	Sat	9.00am – 1.00pm
Warwickshire Direct Lillington Lillington Library, Valley Road, Royal Leamington Spa	Mon	9.30am – 12.30pm & 1.30pm – 6.00pm
	Tues and Fri	9.30am – 12.30pm & 1.30pm – 5.30pm
	Weds	Closed
	Thurs	9.30am – 12.30pm & 1.30pm – 7.00pm
	Sat	9.30am – 12.30pm
Brunswick Healthy Living Centre 98-100 Shrubland Street, Royal Leamington Spa	Mon - Thurs	9.00am – 5.00pm
	Fri	9.00am – 4.30pm
Finham Community Library Finham Green Rd, Finham, Coventry, CV3 6EP	Mon	1.00pm – 7.00pm
	Tues, Thurs and Fri	9.00am – 7.00pm
	Sat	9.00am – 4.00pm

Warwick District Council strives to ensure that all people regardless of ethnic origin or disability can access its services. Where possible, information can be made available in other formats, including large print, cassette tape, CD & other languages if required. Telephone 01926 450000.