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Hatton Parish Council

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Hatton Parish Council: Response to the Warwick District Council's Preferred Options for the New Local Plan, published May 2012

The meeting of the Parish Council held on Monday 23rd July, attended by some 15 members of the public was devoted to discussing this document and its implications for the District as a whole, and Hatton Parish in particular.

The Council would like to make the following points:

- PO3: We support the basic principles of distributing growth across the district, developing existing settlements but avoiding coalescence of adjacent settlements.
- We also support the aims and objectives outlined in:
PO5 (Affordable Housing) although doubt that this is economically realistic,
PO6 (Mixed Communities),
PO7 (Gypsies and Travellers),
PO8 (Economy), but subject to our objection to PO1, below,
PO9 (Retailing and Town Centres),
PO10 (Built Environment),
PO11 (Historic Environment),
PO12 (Climate Change),
PO13 (Inclusive Safe and Healthy Communities),
PO14 (Transport) also subject to our objection to PO1,
PO15 (Green Infrastructure),
PO17 (Culture and Tourism), and
PO18 (Flooding and Water)
- PO1 (Level of Growth). We have studied the evidence on which the level of growth has been determined, and can find no basis for the conclusion that this demonstrates a need for 600 homes per annum.
A re-examination of the evidence, including information from the preliminary results of the 2011 Census (not available at the time the Preferred Options document was prepared) has been carried out; this concludes that 254 homes will be required, and forms part of

the submission by Bishops Tachbrook PC. We have also studied this document and consider its conclusions more realistic, and wish to endorse it.

- PO4: We would like clarification of the village sites indicated. We have studied the Strategic Housing Land Availability Assessment, and there are seven potential sites indicated as being in Hatton. Four are adjacent to Hatton Station, which is in Shrewley Parish, and closer to Shrewley Common than Hatton Green and one is in Budbrooke, although close to Hatton Park. Two are in Hatton Parish: one (land adjoining Starmer Place) is deemed unsuitable, and the constraints identified for the other (Hatton Green) makes no reference to its location opposite The Ferncumb Primary School where the parking is already critical (and has been the subject of a Community Policing Priority for the last six months). The information concerning all these sites contains numerous other inaccuracies.
- PO4: We are concerned by the allocations of new housing to specific village settlements; it may be that some have suitable sites, and wish to see further development beyond their allocation, and others have no suitable sites for the level of development planned. There should be more flexibility, based on Housing Needs Assessment over village clusters (eg Warwick Rural West), and site availability.
- PO14, PO16: We are also concerned by the possible cumulative effect of development in all the settlements along the A4177/B4439 corridor (Budbrooke, Hatton, Shrewley, Rowington and Lapworth) on traffic volumes on those roads and its adverse effect on the rural ambience of this important stretch of Green Belt which limits extension of the suburban spread of the West Midlands conurbation .
- PO16: Green Belt. A recent questionnaire carried out in preparation of the Hatton Parish Plan indicated that 79% were opposed to any change to the Green Belt boundaries. This also contravenes one of the principles laid down in the NPPF. The level of development indicated by the re-assessed housing need referred to above would in any case make infringement of the Green Belt unnecessary.
- PO1, PO4, PO16: We feel that as the information on which future housing need has been assessed is, of necessity, largely speculative, this should be reviewed at five year intervals, and any development in village communities where opposition to this has been demonstrated, and infringement of the Green Belt should be deferred until a clear and inescapable need has been proven.
- PO4: Hatton Parish has contributed approximately 750 dwellings to the District's housing stock over the last 15 years, and should therefore be exempt from any further imposition in this plan, and placed in Category 3.