

Planning Policy  
Warwick District Council  
Riverside House  
Milverton Hill  
Leamington Spa  
CV32 5HZ

**BY EMAIL**

22531/A3/RC

15<sup>th</sup> January 2014

Dear Sir or Madam,

**WARWICK DISTRICT VILLAGE HOUSING OPTIONS AND SETTLEMENT BOUNDARIES  
CONSULTATION – JANUARY 2014**

We are instructed on behalf of our clients, Taylor Wimpey UK Ltd to submit representations to the Warwick District Village Housing Options and Settlement Boundaries Publication consultation. We welcome the opportunity to submit comments on the content of the publication.

The focus of these representations is on the settlement of Hatton Park, and specifically Site 1 – Land north of Birmingham Road which is the Council's preferred option.

Please note that these comments are made solely in terms of the Village Options document and do not prejudice previous representations to the New Local Plan in terms of this Site and on behalf of Taylor Wimpey UK Ltd in relation to the overall scale of growth within Warwick District and any impact this may have on the scale of growth in Hatton Park.

We agree with the broad comments in 'Table 3: Overview of Findings' on page 27 of the document, which states that the site fits well with the existing built form of the settlement and has a lower landscape impact than the alternative options to the south of the Birmingham Road. It is clear that to the south of Birmingham Road development is largely restricted to a ribbon of development fronting on to Birmingham Road and the focus of the settlement is to the north of the Birmingham Road.

As is noted in the Council's documentation, the site as a whole covers an area of 7.6ha. However, as part of our promotion of this land, we have carried out an assessment of the Site in terms of designing it to meet the level of local housing need as assessed for Hatton over the Plan period to 2029 and are confident that a sensitively designed scheme across this site could deliver a level of housing provision suitable for the village of Hatton Park.

In particular a sensitively designed scheme would take account of the rural nature of the area, including the relationship with the new Green Belt boundary and with Smith's Covert to the north, which will continue to be retained and improved for local amenity use as part of the proposals for the site.

The proposed development site clearly fits within the existing settlement layout of Hatton Park and thus forms a logical extension which would seek to retain and enhance the character of the area.

The development could also cater for an appropriate mix of housing to meet local needs and would incorporate open space, in addition to improving access to Smith's Covert.

An appropriate highways access from Birmingham Road (A4177) is proposed into the southern end of the site. The site is bounded by Smith's Covert to the north, existing residential development around Ebrington Drive to the west and the Ugly Bridge Road to the east. There will be no vehicular access from the proposed release through Ebrington Drive.

There will be a landscaped environmental buffer along the totality of the eastern edge of the existing housing bordering the proposed release. As such, we support the proposed village boundary, which takes account of these key features.

### **Summary**

In summary we support the preferred site 1 to meet the full assessed needs of Hatton Park over the Plan period to 2029. This location, in terms of the impact on the landscape and integration with the built form of the settlement provides an appropriate and sustainable location for growth.

We confirm that we will be pleased to work jointly with both the Hatton Parish Council and the District Council on an appropriate Masterplan and thereafter the release of this landholding.

We trust that you find this information of assistance, however, if you have any further queries then please come back to me as per the contact details on this letter.

Yours faithfully,



**RUSSELL CROW**  
Senior Planner