

Hatton Park

The settlement of Hatton Park is located entirely to the north of the Grand Union Canal, approximately 6km west of Warwick. The Birmingham Road runs alongside Hatton Park providing direct access to Warwick and the A46 junction. From the A46, wider vehicular connections can be made to Coventry and junction 15 of the M40. Warwick Parkway railway station is located approximately 5km south-east of Hatton Park and provides national rail services. This includes regular services to Birmingham, Leamington Spa, Banbury and London.

A settlement hierarchy study was carried out by Warwick District Council in June 2013 to inform the progress of the Local Plan. As part of this study, Hatton Park was identified as a Secondary Service Village based on the number of services and facilities available.

Next Steps

Following a full Council meeting on 13th October 2015, Warwick District Council has provided the Inspector examining the emerging Local Plan with a suggested timetable for moving forward. As part of this process, the Council proposes to consider additional housing sites for allocation between October 2015 and January 2016. Once completed, it is anticipated by the Council that the examination can recommence in 2016.

Taylor Wimpey and its consultant team will continue to promote the Site for residential development as part of the Local Plan Examination. The Site is considered to be a suitable and sustainable location for residential development which can contribute to the Council's overall housing requirement.

With the site being controlled by a national housebuilder with an excellent track record of delivering high quality residential developments, we consider that the Council can have confidence in the delivery of this site if allocated.



Contact Details

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Hatton Park,
Warwick

Taylor
Wimpey

The Site

Taylor Wimpey control the site located on the eastern edge of Hatton Park, with a total developable area, excluding the Smith's Covert to the north, measuring 7.61ha.

The Site is bounded by Birmingham Road to the south, Ugly Bridge Road to the east, Smith's Covert to the north and an existing residential area to the west focused on Ebrington Drive. Importantly all sides of the site have logical and permanent boundaries, which sensibly add to the built form of Hatton Park.

The proposed allocation in the Submission version of the emerging Local Plan is for 80 dwellings, however, the site is capable of delivering a higher number of dwellings (circa 140 dwellings) to assist the Council in meeting housing requirements; importantly it can do so whilst respecting the key characteristics of the site – including the Green Belt.

Technical work is being advanced in relation to the site, and the concept plan overleaf demonstrates the latest position as of April 2016. Landscape, ecology, highways, drainage and infrastructure have all been assessed at a high level and fed into the initial concept plan process, with further detailed assessments to follow.

The masterplan includes amenity greenspace as well as a buffer area to respect and enhance Smith's Covert and a landscape buffer to the key Green Belt boundaries to the east. Access, including potential pedestrian links, and SUDS locations are indicatively identified.

