

# Hatton Parish Council

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## **Response to the Warwick District Council's Village Housing Options and Settlement Boundaries Consultation (November 2013)**

- The Parish Council appreciates the efforts of the Planning Department to inform and consult on these proposals.
- A **public meeting** was held at Hatton Park Village Hall on 13th January to discuss the Council's preferred site (Ebrington Drive). It was understood that no firm decision had been taken, and so the meeting also considered the site proposed and currently being promoted by Bloor Homes (land south of Hatton Hill). This was attended by about 120 local residents, of which most were from Hatton Park.
- Although not material to this phase of the consultation, the **progress of the Local Plan** and the **Parish Council's response to the Revised Development Strategy** were reviewed:
  - **opposition to the overall scale of development** was confirmed.
  - **opposition to any further development in the Parish** beyond small scale infill and windfall sites was also confirmed.
- The Preferred Option - **Land North of Birmingham Rd** was then considered:
  - Benefits:
    - If, as proposed, 90 homes are built on land with a capacity for 156, it should be possible to screen the new development from the existing, and from Smith's Covert to the north of the site. It should also be possible to provide further amenities for Hatton Park ( needs for allotments and a recreational facility for older children have been identified, but no suitable site found)
    - Coherence with the existing development of Hatton Park.
    - Opportunity for properties suitable for 'down-sizers'
  - Objections:
    - Access: increased traffic volume on Ebrington Drive would have an adverse effect on those homes east of Charingworth Drive.
    - Access from the existing junction opposite Ugly Bridge Rd would create a dangerously complex crossroads adjacent to the petrol station.
    - A new access from the Birmingham Road, between the petrol station and the existing roundabout would create a further hazard, and necessitate a reduction in the speed limit (currently 40mph, and not consistently observed)

- Drainage: Measures to manage surface water drainage from the existing development frequently fail, with water draining across the proposed site and on to the Birmingham Road. This problem would be compounded by the development of this field, and it is difficult to be confident that it would be successfully managed.
    - Smith's Covert. Even with maximum screening, this ecologically sensitive area of ancient woodland would be adversely affected by the development and the loss of adjacent open country.
- The Bloor Homes proposed site - **Land South of Hatton Hill** was then considered:
  - Benefits:
    - Access: the proposed roundabout giving access to the site would improve the Brownley Green Lane junction and enable the lay-by to become a cul-de sac.
    - An alternative access to the CART car park may alleviate parking and congestion on Canal Lane.
    - An additional pedestrian/cycle access to the canal would be beneficial, although this already exists at Middle Lock and Canal Lane.
    - Opportunity for properties for 'down-sizers'
  - Objections:
    - This would amount to ribbon development, with coalescence of the communities of Hatton Park, and the 'Old' village of Hatton, and yet not become part of either.
    - Although screened to some extent from the canal, it would still adversely affect this important recreational facility, valued by both residents and visitors to the district. It may also set a precedent for further development on the other canal-side sites identified.
    - The canal corridor is rich in wildlife which would inevitably suffer from the proposed development.
    - This community would be isolated from Hatton Park by the Birmingham Road making access to the facilities there, including the Hall, shop, bus and school bus difficult.
    - The proposed density of 90 homes on land with a capacity for 95 would leave limited open space, or space for additional recreational facilities, which in any case would not be easily accessible from Hatton Park.
- **Conclusion**
  - Hatton Parish Council remains **opposed to the number of homes in the overall plan:**
    - Change to the **character of the District**, its openness and the quality of life it affords.

- Burden on the local **infrastructure, particularly the road network**; although traffic congestion at peak times is a universal problem, the nature of Warwick (ancient town centre , river crossing and castle) exacerbates this locally. These features cannot be altered, and the proposed scale of development can only cause increased congestion to the detriment of the Town and its residents.
  - The cumulative effect of developments west of Warwick on **traffic volumes on the A4177**; delays regularly occur at peak times, and the situation will be further compounded by the proposed engineering work on Stank's Hill.
  - Emergency services, primary health care and Warwick Hospital, and schools are also already under pressure. There was doubt that the proposed enhancement of infrastructure would be sufficient and would in itself have an adverse impact on the local environment.
  - **Erosion of the Green Belt** and loss of separation from the south-eastern fringe of the West Midlands conurbation.
  - The Council continues to press for a **substantial reduction** in the proposed scale of development, thus removing any requirement for further development at Hatton Park, or elsewhere in the Green Belt
- The Council is also **opposed to large scale development in Hatton Parish**:
  - The 'Exceptional Circumstances' for development in the Green Belt required by the NPPF are not met.
  - The process by which Hatton Park had been identified as a Secondary Service Village.
  - The general concerns listed above would have particular impact on the Parish. Both local schools have recently been enlarged and are full.
  - The community is still in the process of settling after the development of Hatton Park and the KEVII site which increased the Parish population four-fold, and further large scale construction work would be an unreasonable imposition on local residents.
  - The arguments advanced in this document that communities may benefit from expansion in terms of age profile, housing mix, support for local institutions and infrastructure etc. have little relevance to Hatton Park.
- **Disadvantages are identified with both sites** in question, which would significantly outweigh any benefit to the present community of Hatton Park.

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