

HATTON PARISH COUNCIL

Warwick District Council - Local Plan, Publication Draft Submission by Hatton Parish Council

Preparation:

- There has not been a genuine process of consultation.
- The initial consultation as to the level of development indicated a majority in favour of a low level (about 5,500 dwellings). The eventual plan proposes 12,900.
- Although the Plan has been presented to the public at the various stages of its evolution, there has been little change as a result of the response from the public opposing the overall scale of development, urbanisation of the South of the District and encroachment on the Green Belt.
- Site H28 (Hatton Park): The final revision of this site, reducing the site area without commensurate reduction in housing numbers took place without proper consultation with the local community, although the Authority was in contact with the developer involved.

Soundness:

- Housing numbers: This calculation is highly speculative and inevitably based on poor quality evidence and data. The LPA calculate a need for 12,900 dwellings, while another equally competent assessment reached a figure of 5,500.
- Given the pressure from developers to acquire and develop greenfield sites in areas of high property value, where profit can be maximised, and given the acknowledged negative impact of over-development on the District, it would be safer to plan for the lower figure.
- As the plan is subject to review during its 15 year life, this could be revised upwards if need were demonstrated.
- The recently published ONS population projection shows a 29% reduction on its previous estimate. This illustrates the difficulty of making such predictions, and thus the need for caution in using this data in consequent planning decisions. The process of 'development' is not reversible.
- Infrastructure: There is insufficient planning (including financial) for the additional infrastructure necessary to support the proposed level of growth. This would in any case be constrained by the historic nature of Warwick centre, the site and size of Warwick Hospital and the capacity of local schools.
- Sustainability: '*Sustainable* means ensuring that better lives for ourselves don't mean worse lives for future generations.' [sic], Ministerial Forward, NPPF. Increased congestion, loss of open countryside, burden on infrastructure and fundamental change to the character of the District will do nothing to better the lives of the present, or future generations.

- Green Belt: Site H28 (Hatton Park) (amongst others) lies in the Green Belt. No 'exceptional circumstances', as required by the NPPF to justify such development are identified, nor indeed exist. A Housing Needs Survey for the Parish of Hatton carried out in May 2014 demonstrated a need for 12 dwellings, for which there is already sufficient windfall and brownfield sites. In a survey for the recently prepared Parish Plan 64% opposed any further development in the Parish, and 80% opposed any change to the Green Belt.

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