

South Warwickshire Local Plan

Consultation on Preferred Options – New Settlement, Site B1, ‘Land at Hatton’

We are the chairs of the five parishes that form the rural area to the west of Warwick. Although this proposal is mainly located in Hatton Parish, it will have considerable impact on all our parishes and completely alter the character of rural west Warwick.

At several meetings held to discuss this proposal, and with unprecedented levels of attendance, the residents we represent have expressed overwhelming opposition to the development of this site. Among the reasons given are:

Loss of open countryside and agricultural land

This countryside, which includes the Canal Conservation Area is a valuable recreational resource for residents of Warwick and further afield. Although not immediately adjacent to the historic town of Warwick, it helps to define its western boundary.

The agricultural land is class 3a and contributes to our national food security at a time of increasing global instability.

Transport Infrastructure

The inclusion of this site is influenced by its proximity to Hatton Station where the station facilities and the service are limited with little opportunity for enhancement.

It is not realistic to suppose that this would significantly reduce car usage.

The local roads consist of the A4177, one B road, and single track country lanes. Connectivity to the wider road network is limited, and it is difficult to see how this could change.

Health and Education Infrastructure

No doubt it would be proposed that schools and doctors' surgeries would be included in the development, but it is not possible to see how, economically, these could be in place before the houses are built. Meanwhile, existing local facilities, already at capacity, would be unable to cope, to the detriment of new and existing residents alike.

Warwick Hospital is also at capacity, with no room for further expansion. There seems no indication as to how secondary medical care serving this settlement would be provided.

Biodiversity

It is difficult to see how a 10% improvement in biodiversity can be achieved by placing 8000 dwellings plus provision for employment and infrastructure on agricultural land, and this would presumably be achieved by 'off-setting', a process in which we have little faith.

Green Belt

While we acknowledge that, as in the 2015 Plan, some pockets of land may need to be removed from the Green Belt in order to fulfil South Warwickshire's housing allocation, we consider that development on this scale in what remains of that which separates Warwick and Leamington from the West Midlands would be a tragedy.

Once lost, it can never be recovered.

Other Sites

Site SG 07, Wedgenock Park Farm is proposed for industrial use. This would make Warwick continuous with Hatton Park and site B1, so further eroding of the countryside around Warwick

We now understand that the 600+ smaller sites submitted are also included in this consultation. Our parishes contain numerous such sites, selection of any of which would compound the adverse consequences that would result from the adoption of site B1.

More detailed arguments supporting these objections will be included in our individual submissions.

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