

**Note on Site Area and Capacity for
Land North of Birmingham Road, Hatton Park (Site H28)**

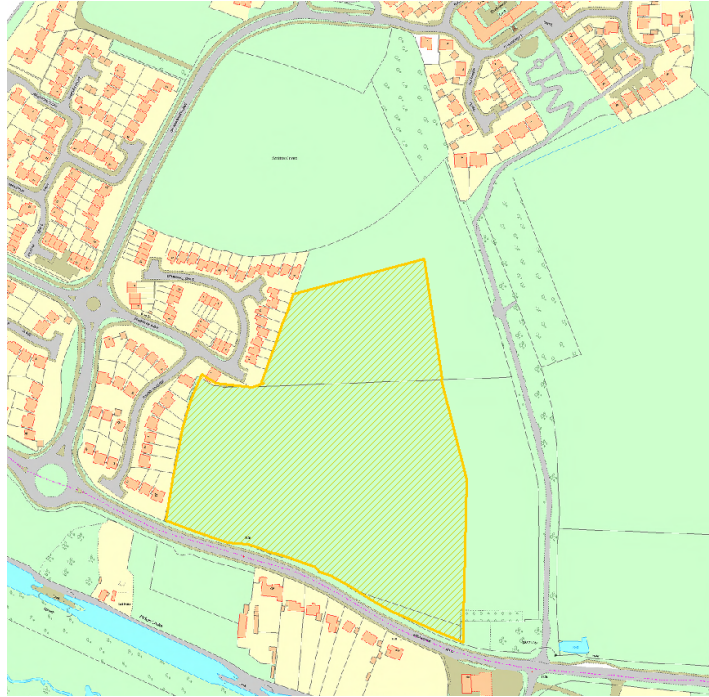
Background

1. This site was discussed as part of Matter 7D at the Local Plan Examination Hearing on Wednesday 16th November.
2. During this discussion, it was suggested that the site area could be amended to align more clearly with existing features on the ground, notably to the east, the Ugly Bridge Road and to the north, Smith's Covert.
3. It was agreed the Council would prepare a note setting out its position with regard to this proposal, including the potential impact on the site's housing capacity.

Local Plan Modifications Site boundaries

4. Map 1 below shows the site boundary proposed in the Local Plan Modifications (2016). The site area is 5.11 hectares and has an estimated capacity of 120 dwellings.

Map 1



5. Whilst the site boundaries to the east and north do not follow existing identifiable features on the ground, they have been drawn up to reflect the clear landscape and ecological advice (Landscape Sensitivity and Ecological Study, November 2013 - V16), which requires a substantial buffer to be provided to the ecological and landscape features of Smith's Covert and Ugly Bridge Road (and its associated vegetation) along with the retention of strong vegetation along Birmingham Road. Corridors linking to the wider countryside to the east are a key part of this.
6. This ensures that the development area does not extend into sensitive areas that could negatively impact on existing landscape and ecological features.
7. The removal of land from the Green Belt was proposed to align with the site boundary.
8. During the Examination hearings, it was suggested that the approach set out in para 4 to 7 above were not appropriate for a number of reasons:
 - a. The residual land outside the site boundary would be difficult to manage and would not provide a viable unit.
 - b. NPPF (Para 85) indicates that Green Belt boundaries should be defined "using physical features that are readily recognisable".

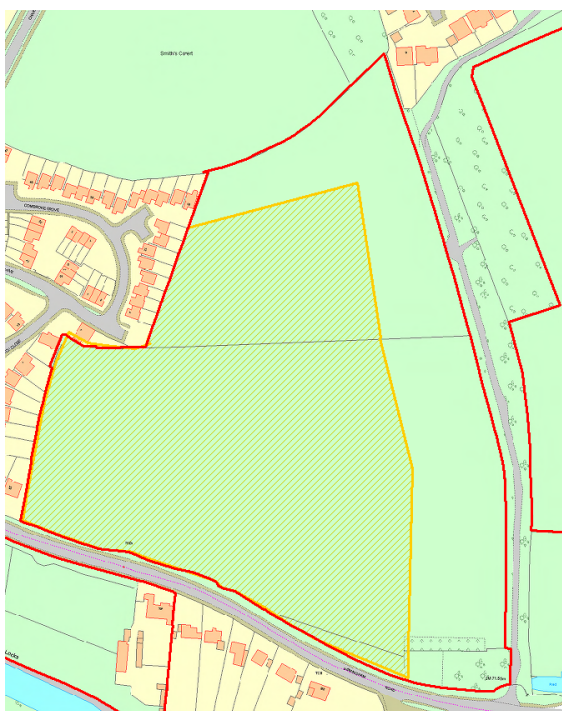
This is not case for the boundaries to the east and north of the site that have been identified. Further, Ugly Bridge Road and Smith's Covert do provide physical and readily recognisable features that would be appropriate for defining new Green Belt Boundaries

- c. The exclusion of the buffer zones from the site boundary prevents a comprehensive approach to the development of the site to be brought forward and therefore may mean that the site is not developed in a way that uses the land as efficiently as possible.

Potential Amended Site boundaries

9. Map 2 below shows a proposed new site boundary to encompass the buffer zones to the north and east of the site within the site boundary and within the area to be removed from the Green Belt.

Map 2



10. Following the hearing sessions, the Council would support a revision to the site boundary as set out in Map 2 for the following reasons
 - a. The site boundary follows readily recognisable physical features that are likely to be permanent in line with paragraph 85 of the NPPF

- b. The site boundary allows for a comprehensive scheme to be brought forward including the provision and management of open spaces and buffer zones
- c. The site boundary allows for a scheme to make the most efficient use of land across the wider site

Implications for Green Belt Release

- 11. As set out above, it is proposed that the area of land to be removed from the Green Belt be increased to align with the proposed new site boundary set out in Map 2.

Implications for Housing Capacity and Delivery Trajectory

- 12. The area of the enlarged site is 7.78 hectares. This is an increase of 2.67 hectares over the area of the allocation in the proposed modifications. However a significant part of the increase in area will not be developable due to the need to provide buffer landscape and ecological zones.
- 13. As a result, the Council estimates that the increased site area would provide for an estimated 150 dwellings (compared to 120 on the allocation site as proposed in the 2016 modifications). This aligns with a density assumption of 35dph and a developable site area of a little over 50%. It also aligns with the County Council’s usual cap for a site accessed from a single access point.
- 14. If the amended site area and resulting site capacity is agreed the housing trajectory for the site can be amended as follows:

	2018/19	2019/20	2020/21	2021/22
Completions (Submitted Plan)	30	40	40	10
Completions (as now amended)	30	40	40	40

Wider Implications for Hatton Park

- 15. This potential increase in site capacity would provide for the follow scale of development in Hatton Park across the Plan period:

Completions since 2011	13 dwellings
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Local Plan Allocations	205 dwellings
Total housing provision for Hatton Park	218 dwellings

16. Hatton Park has an indicative capacity of 240 dwellings (V018PM). The proposed level of growth therefore broadly aligns with the indicative capacity after accounting for the increased site capacity.

17. It should be noted that the revised housing trajectory indicates delivery of Site H53 in 2024/25 and 2025/26. This therefore does not directly impact on the revised trajectory for site H28.