

## Revised Development Strategy Response Form 2013

For Official Use Only

Ref:

Rep. Ref.

Please use this form if you wish to support or object to the Local Plan - Revised Development Strategy.

**If you are commenting on multiple sections of the document you will need to complete a separate copy of Part B of this form for each representation.**

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the plan has been made available (see back page). You can also respond online using the LDF Consultation System, visit: [www.warwickdc.gov.uk/newlocalplan](http://www.warwickdc.gov.uk/newlocalplan)

### Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title		MR
First Name	THICKTHORN,	PETER
Last Name	KONILLWORTH	FRAMPTON
Job Title (where relevant)	- LAND OWNERS	
Organisation (where relevant)	C/O FRAMPTONS	FRAMPTONS
Address Line 1		MAYLSFORD HOUSE
Address Line 2		CLARONDON ST
Address Line 3		LEAMINGTON SPA
Address Line 4		
Postcode		CV32 4PE
Telephone number		01295 672310
Email address		
Would you like to be made aware of future consultations on the new Local Plan?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
About You: Gender		
Ethnic Origin		
Age	<input type="checkbox"/> Under 16	<input type="checkbox"/> 16 - 24
	<input type="checkbox"/> 45 - 54	<input type="checkbox"/> 55 - 64
		<input type="checkbox"/> 25 - 34
		<input type="checkbox"/> 35 - 44
		<input type="checkbox"/> 65+
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger?		

# Part B - Commenting on the Revised Development Strategy

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet  of

Which part of the document are you responding to?

THICKTHORN KENILWORTH

Paragraph number / Heading / Subheading (if relevant)

5.4.1 5.4.24

Map (e.g. Proposed Development Sites - District Wide)

MAP 6

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

PLEASE REFER TO ACCOMPANYING  
STATEMENT

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## **Warwick District Local Plan**

### **Revised Development Strategy July 2013**

#### **Thickthorn Kenilworth**

- 1) These submissions are made on behalf of Kenilworth Rugby FC; Kenilworth Wardens C&FC; The Hibberd Family and the McDaid Trustees who have been promoting the release of this land for mixed use development throughout the emerging Local Plan process. These parties consider that there are exceptional circumstances that now justify the release of this area of land from the Green Belt - principally for reasons relating to the need to accommodate new development in a sustainable location. It is submitted that this area of land would achieve a sustainable pattern of development that is capable of being well connected to the centre of Kenilworth and able to provide facilities for both the existing and future residents of the town. The concept of the allocation providing a mix use of housing and employment development is supported. There is clearly a need for employment land to be located where it has presence to the surrounding highway network. As such the identified broad location to the south east of the site is supported.
  
- 2) It is acknowledged that in order for the site to be fully developed the existing sports clubs need to relocate. Both Clubs see the proposals in the Local Plan as a welcome opportunity to secure modern and expanded playing facilities to meet the demands of a growing participation in the sports played and increasing requirement for modern

spectator facilities. The Thickthorn allocation is not a 'threat' to the survival of the two Clubs, but rather a desired opportunity to relocate in close proximity to the urban edge of Kenilworth where both Clubs can expand their facilities to the overall benefit of the community. Extensive discussions have been held with the Local Planning Authority on a relocation strategy that suits the future needs of both Clubs.

- 3) It is noted that it is suggested that no development shall take place on the sports grounds until 'both clubs have successfully moved'. There is a concern as to the meaning of 'successfully moved' and no reason why development should not commence on one of the Club grounds in advance of the other relocating. It is submitted that for the purposes of the text in the Local Plan, the Written Statement should simply record that a relocation strategy is required prior to built development taking place on either of the two sports grounds. Such an arrangement would then allow for say some items of infrastructure (but 'development' within the meaning of Section 55 of the Act) to be installed - which may not interfere with the playing facilities - before relocation, or for example some form of phased relocation - with the particular club sharing other facilities in the interim period prior to full relocation. The fundamental issue is to ensure that these existing facilities are not lost, but relocated into enhanced playing and clubhouse facilities.
  
- 4) Preparation of a Master Plan is underway taking on-board strategic considerations raised by the Highway Authority (HA) It is understood that the HA has a clear

preference for a primary school to be situated in the centre of the allocation, possibly alongside some other local facilities so that there is maximum opportunity to access these facilities other than by short car journeys. It is considered that the precise location of the primary school should be a matter that is determined by the master plan process in conjunction with extensive local community engagement. As such the 'starred' siting of a primary school at this stage in the local plan process is considered inappropriate if it is suggesting the location is to be pre-determined by the 'Thickthorn Map' in the Local Plan.

- 5) The principles of the Infrastructure Requirements are acknowledged and accord with the understanding from the assessments that have been undertaken to date. In the context of Green Infrastructure it is submitted that the precise dimension of the 'buffer' is determined by detailed environmental analysis rather than being pre-determined at this stage in the plan-making process. The Local Plan can properly record that a 'buffer' will be required around the Ancient Woodland to mitigate the impact of 'activity' from the new resident population.
  
- 6) As provided for in the policy there will be large areas of open space and possibly other community requirements to meet the needs of the future resident population. The extent of and disposition of these uses should be determined through an analytical assessment of the opportunities and constraints with the benefit of stakeholder and public consultation. This process will lead to the preparation of a

Master Plan that will establish the spatial planning principles for this site. For the purposes of this stage in the Local Plan process it is considered sufficient to identify the extent of the allocation, and the broad disposition of the employment land which has locational demands for siting in close proximity to the principal highway network. Paragraph 5.4.3 states:

*‘It has been estimated that 45% of the site should be for open space, community facilities, primary school, grey and green infrastructure.’*

The source of this ‘estimate’ is not known. However, it is considered to be unjustified if this ‘estimate’ is interpreted as a development plan policy requirement. The site should be used efficiently for the provision of high quality housing and employment development. The amount of land that is required to be set aside of the features identified above should be determined through the master plan process. A development plan should not be used as a means to predetermine the precise extent to which a site may accommodate new development in the absence of a robust evidence base. The required evidence base will be established within the Master Plan.

- 7) In conclusion the allocation at Thickthorn Kenilworth is supported. It is considered that new development can be brought forward promptly on this site following its release from the Green Belt in response to the provisions of a comprehensive master plan. The site has the benefit of access points to the Leamington Road and

Glasshouse Lane to enable housing development to commence in at least two locations thereby assisting in the delivery of new housing early in the plan period. The provision of a highway link through the site would then provide some relief to the movement of traffic around St Johns. The Transport Assessment has established that some additional housing could be accessed from Glasshouse Lane before the link through the site is completed. This is clearly a matter for detailed discussion with the HA, and may include provision for all heavy construction traffic to access the site from Leamington Road.

- 8) The allocation anticipates the Thickthorn site coming forward with a comprehensive masterplan across the whole but with flexibility to allow for the possibility of phasing early development of smaller part or parts to facilitate front funding of the bigger scheme and subject to the smaller part or parts being acceptable in their own right.

Further discussions with the LPA are welcomed on the delivery strategy for this allocation.