

## 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)
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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"/> 25 - 34 <input type="checkbox"/> 35 - 44	
	<input type="checkbox"/> 45 - 54 <input type="checkbox"/> 55 - 64 <input type="checkbox"/> 65+	
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger?		

\*Referred to within the representations as 'WCC Property'

# Part B – Commenting on the Revised Development Strategy

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

Sheet  of

Which part of the document are you responding to?

Paragraph number / Heading / Subheading (if relevant)

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

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).

WCC Property notes the increase in the proposed level of housing growth to 12,300 dwellings, which is above both the former Regional Spatial Strategy target and the latest household projections. However, as further work is ongoing in respect of the preparation of a Joint SHMA, WCC wishes to reserve its position on the Warwick District Council (WDC) proposal to adopt an interim level of growth and the proposed housing numbers until this work has been completed and this evidence base is taken into account as part of the further revision of the WDC Local Plan.

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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 the response to Section 5.

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

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).

WCC Property supports the inclusion of WCC land within the area identified as a Proposed Development Site.

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# 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 section for each representation

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Which part of the document are you responding to?	<input type="text" value="Section 4.5"/>
Paragraph number / Heading / Subheading (if relevant)	<input type="text"/>
Map (e.g. Proposed Development Sites – District Wide)	<input type="text"/>
What is the nature of your representation?	<input type="checkbox"/> Support <input checked="" type="checkbox"/> 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).

**Table 4** (page 21) sets out the current gross supply of available employment land in Warwick District as being 48.5ha. WDC's evidence base for Identified Land Supply for 'General Employment Development (April 2013)' can be found in Figure 18 of the Employment Land Review Update<sup>1</sup>.

WCC Property notes that the identified land supply in Figure 18 is 24.9 ha less than the total potential employment land supply considered by G L Hearn, as set out the previous table (Figure 17). A significant amount of the difference between these two employment land supply figures is due to the approach taken with respect to the Gallagher Business Park site (Site Ref. 1 in both Figure 17 and Figure 18) The summary comments provided against the Gallagher Business Park in Figure 18 of the Employment Land Review Update, states "9.6 ha of this site is allocated for residential development in the Revised Development Strategy." In other words, this site is being removed from the available employment land supply on the basis of its reallocation for residential use in the emerging Local Plan.

WCC Property objects to the Revised Development Strategy being used to justify the evidence base.

The removal of the Gallagher Business Park site from consideration as a potential employment allocation cannot be justified on the basis it has been allocated for residential development, as set out in the GL Hearn Report. The site assessment<sup>2</sup>, which considers all potential alternative sites and gives the Gallagher Business Park site a relatively high overall score, does not justify its exclusion from being a potential employment site. Furthermore, the Gallagher Business Park site has not been allocated for residential development and cannot technically be considered as an allocation until it has been considered at an independent Examination by a Local Plan Examiner. The current approach to the review and selection of employment sites to meet the District's future employment requirements is therefore considered to be flawed and unsound.

In preparing a local plan, the National Planning Policy Framework (NPPF) states<sup>3</sup>:

*"Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area".* Furthermore, the NPPF goes on to state<sup>4</sup> *"Local planning authorities should use this evidence base to assess: .....the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs."*

<sup>1</sup> GL Hearn – Warwick District Employment Land Review Update, Final Report May 2013

<sup>2</sup> GL Hearn Warwick District Employment Land Review Update, Final Report May 2013 - Appendix B

<sup>3</sup> National Planning Policy Framework – Paragraph 158

<sup>4</sup> National Planning Policy Framework – Paragraph 161

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Which part of the document are you responding to?

Paragraph number / Heading / Subheading (if relevant)

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

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).

In light of the NPPF requirements for the Local Plan evidence base, it is important to note is that the Gallagher Business Park site was identified as a committed employment site (Warwick Gates) in the Warwick District Local Plan<sup>5</sup>, covering an area of 18.07 hectares. Outline planning Permission for 56,200 sqm of B1 Office use was secured by Gallagher Estates in 2002 for Phase 2 of Gallagher Business Park at Warwick Gates under planning application reference W/01/1605. The permission lapsed in 2009 and is no longer being considered by Gallagher Estates as a commitment. It is understood that Gallagher Estates consider<sup>6</sup> that there is no reasonable prospect that the Gallagher Business Park site will be used for employment purposes on the grounds that an employment use has not been forthcoming to date, despite a prolonged period of active marketing. This position should be taken into account as part of the Local Plan preparation and it is considered that marketing evidence associated with the lack of delivery on this site should be requested from Gallagher Estates and made available. If this evidence is accepted by WDC as a justification for the exclusion of Gallagher Business Park from being a potential employment site, it must follow that any other site in the nearby vicinity is likely to suffer the same problems.

Whilst the planning permission status of the Gallagher Business Park site has changed, the characteristics of the site as a potential employment site have not changed it is still a site that WDC should be considering as part of the Employment Land Review options, and taken into consideration as part of the evidence base review. The fact that the site is also being considered as a potential residential allocation is insufficient grounds for it to be dismissed as a possible employment site. If there is any doubt over the deliverability of potential employment sites being considered as part of the Local Plan review, then all site options should be considered and, where appropriate, market and economic signals should be taken into account to determine their future use.

<sup>5</sup> Warwick District Local Plan (Adopted 2007) - Appendix 1

<sup>6</sup> Pegasus Supporting Planning Statement for Application Reference W/13/0607

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Sheet  of

Which part of the document are you responding to?

Section 4.5

Paragraph number / Heading / Subheading (if relevant)

4.5.8

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

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).

Paragraph 4.5.8 does not provide a clear justification for seeking the provision of 22.5 hectares of employment land when a requirement of 17.5 hectares is identified.

If this approach has been taken to provide a potential expansion buffer and increase the flexibility of the employment land supply, then we consider this should be approached on the basis of a sequential review of suitable employment sites. Land reserved for future employment development requirements that could come forward later in the Plan period, as part of an 'expansion buffer', should be located further away from the urban edge to avoid prejudicing or interrupting the early delivery of residential development on sites sequentially closer to the existing urban area.

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Which part of the document are you responding to?

Section 4.6

Paragraph number / Heading / Subheading (if relevant)

Paragraph 4.6.1

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

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).

WCC Property strongly objects to the reference at paragraph 4.6.1 of the Revised Development Strategy. It is considered that WDC's strategy for the selection of sites for employment does not properly take into account the following factors, which are considered to be key for sustainable development:

1. **Market Signals-**

- a) The employment land take-up across the District has been slow. Our research has identified that between 2006 and 2011, 9.28 ha employment land was taken up in the District : the majority of this was during the first three years of this period. Furthermore, only 0.47 ha of employment land has been developed in the District since 2011<sup>1</sup>. This slow and apparently decreasing rate of completions should be taken into account when determining where future employment allocations should be best located and when they should be phased;
- b) There is an increasing demand for residential land. To meet this demand and ensure that the residential development is phased appropriately, the most sequentially preferable sites should be given priority for residential use;

2. **Employment Land Phasing** - The allocation of additional employment land in the early phases of the Plan may prejudice the completion of other existing sites (Tournament Fields) and the delivery of proposed strategic employment sites (Coventry Gateway).

3. **Sequential Approach** - The WCC land at Europa Way represents the most sequentially preferable site for residential development as it comprises part of the Myton Garden suburb, which adjoins the existing settlement boundary. Together the WCC land and is the contiguous Europa Way Consortium land to the north from a natural, sequential and sustainable extension to the existing Warwick/Leamington urban area.

The selection of the WCC land for a proposed employment site, and the selection of less sequentially preferable sites for residential development, is likely to result in a gap being formed in the proposed new urban area, within the location shown green on the plan below.

<sup>1</sup> Revised Development Strategy (June 2013) – paragraph 4.5.23 & AMR Review

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Which part of the document are you responding to?	<input type="text" value="Section 4.6"/>
Paragraph number / Heading / Subheading (if relevant)	<input type="text" value="Paragraph 4.6.1"/>
Map (e.g. Proposed Development Sites – District Wide)	<input type="text"/>
What is the nature of your representation?	<input type="checkbox"/> Support <input checked="" type="checkbox"/> 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).



Based on the difficulties identified by Gallagher Estates in marketing their site and the emerging pressures for residential land, it is likely that the approach to employment land allocations being promoted by WDC would result in a substantial proportion of the WCC land remaining undeveloped for a significant period of time if it was allocated for employment use. This would therefore leave a gap in the urban extension to the Warwick / Leamington urban area for a significant length of time, resulting in unsustainable development.

Although the proposed allocation for employment land and a park and ride facility would only affect approximately 50% of the WCC land, lack of development of this gateway site could have serious implications for the wider area to the south of Warwick/Leamington. For example, quite apart from disrupting the sequential phasing of development in this area, if WCC's land remains undeveloped it could prejudice the delivery of the highway connection from the northern end of the Myton Garden Suburb through the EWC and WCC land to link to Gallows Hill in the south. This in turn would reduce the sustainable permeability through the strategic development area for pedestrians, cyclists and public transport. Furthermore, even the proposed level of employment/park and ride development would create a discontinuity with the residential area to the east and more particularly, the south. The land to the south of Gallows Hill and immediately to the east of Europa Way would become an isolated residential pocket that would have limited synergy with the development to the south of Harbury Lane/west of Europa Way.

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# Part B – Commenting on the Revised Development Strategy

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Which part of the document are you responding to?

Section 5

Paragraph number / Heading / Subheading (if relevant)

Table 5.1.2

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

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).

The Site Proposals Table at para 5.1.2 identifies a mixture of potential land uses for the area known as Myton Garden Suburb . WCC Property objects to the proposals for part of this land to be used for employment and/or park & ride uses but supports the inclusion of this land for an urban extension to contribute to the overall provision of housing (up to around 1250 dwellings) and associated infrastructure (open space, play areas and Green Infrastructure).

Whilst previous support was given by WCC Property to the potential for a mixed-use allocation on its land, including employment and residential uses, this was on the basis that WDC was proposing a residential-led allocation and no specific land area was identified for employment. Furthermore, previous iterations of the draft Local Plan proposed a number of allocations for mixed-use development and it appeared to be a fair representation of land allocations around the District. However the circumstances have now changed and WDC's revised strategy for releasing sites south of Warwick / Leamington for development is now seeking to allocate a single employment site following consideration of two options.

The GL Hearn Employment Land Review<sup>1</sup> provides evidence to show that there are other potential employment sites south of Warwick / Leamington. These sites are less sequentially preferable for housing expansion in this area and should be allocated for employment development rather than the WCC Property land. Conversely, the GL Hearn Employment Land Review fails to provide sufficient evidence to justify the WDC strategy for allocating employment use or the development of a park and ride facility on the WCC Property land. There is no discussion as to why other more suitable alternative sites have been dismissed. (Please also refer to the WCC Property reps to Section 4.5).

On the basis of the evidence WDC has in respect of the direction of the urban expansion of Warwick / Leamington and the employment land supply and demand, WCC Property considers that its land should be promoted for residential development only and that alternative sites should be identified for employment later in the plan period. The employment site allocation should be made from the list of alternatives considered by the GL Hearn Study<sup>2</sup> and only the least sequentially preferable site for housing should be considered for employment development in the early part of the Plan Period.

WCC Property object to their land being proposed as a Park & Ride Option (Table 5.1.2) on the basis that there is no appropriate evidence to demonstrate how the selection of sites has been determined, what alternative sites have been considered and why WCC Property's land is considered to be a preferred option.

<sup>1</sup> Page 63 - GL Hearn Warwick District Employment Land Review Update, Final Report May 2013

<sup>2</sup> Chapter 8 - GL Hearn Warwick District Employment Land Review Update, Final Report May 2013

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Which part of the document are you responding to?	<input type="text" value="Section 5"/>
Paragraph number / Heading / Subheading (if relevant)	<input type="text" value="Paragraphs 5.1.5 – 5.1.7"/>
Map (e.g. Proposed Development Sites – District Wide)	<input type="text"/>
What is the nature of your representation?	<input type="checkbox"/> Support <input checked="" type="checkbox"/> 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).

Paragraphs 5.1.5 – 5.1.7 address WDC’s proposal for the allocation of an area of employment land to the south of Warwick/Leamington. This proposal is based on the conclusion drawn by the GL Hearn Employment Land Review that employment development in this area should be located adjacent to the Warwick Technology Park (WTP). The Revised Development Strategy identifies two possible options for this allocation.

WCC Property objects to the consideration of its land as one of two options for a new employment allocation to expand Warwick Technology Park (WTP) on various grounds:

1) Deliverability

To be considered an “option” the proposal has to be deliverable. In describing the potential of WCC’s land to provide an expansion of WTP, paragraph 5.1.7 of the Revised Development Strategy states:

*“..its relationship with the Technology Park is dependent on this area being accessed direct from the existing Technology Park distributor road. If this area was accessed separately from Gallows Hill, the ability to market the area as part of the Technology Park would be diminished”*

WCC Property believes that an access from the WTP distributor road cannot be secured without use of third party land and/or without loss of existing car parking provision on WTP. Thus, unless WDC propose to acquire appropriate access, the WCC land cannot be accessed from WTP and the essential linkage referred to in para 5.1.7 cannot be achieved. This defeats the rationale for the allocation put forward in the Revised Development Strategy and on this basis alone makes the option undeliverable.

2) Impact on heritage amenity

Allocation of the WCC land for employment use, accessed via WTP, also appears to take no account of the impact that this would have on the amenity, setting or access to the two Heathcote Cottages or the Grade II listed Heathcote Hill Farm (shown in the photograph below):



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Paragraph number / Heading / Subheading (if relevant)	<input type="text" value="Paragraphs 5.1.5 - 5.1.7"/>
Map (e.g. Proposed Development Sites – District Wide)	<input type="text"/>
What is the nature of your representation?	<input type="checkbox"/> Support <input checked="" type="checkbox"/> Object

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3) Evidence base for allocation

The evidence base to support the selection of the WCC land as one of the options for the employment land allocation to the south of Warwick/Leamington appears to be weak and insubstantial on several counts.

One of the primary planks of argument for this land to be allocated for employment use is that WTP is the most successful high tech location in the District and that the success of this niche market should be capitalised upon by making land available for expansion of this specific commercial land use. However, this principle is not supported by the current mix of users on WTP or the planning regime that has been adopted since its inception.

In granting planning permission in 1986, WDC sought to control occupation of WTP to a restricted range of uses. These included uses such as fibre optics, view data systems, telecommunications, satellite equipment, robotics, micro electronics/engineering, biotechnology and medical and pharmaceutical technology. However, in 1991 planning permission<sup>1</sup> for an unrestricted B1 use was granted setting a precedent that allowed less specialised office development to take place. This dilution of the unique selling point of the WTP limits the argument that this 'specialist' commercial area should be expanded in preference to all other potential sites to the south of Warwick/Leamington.

A review of current occupiers has been undertaken and it is evident that many of the current WTP occupiers have little interrelationship which could be put forward as justification for expanding the WTP on the adjacent land. Many of the occupiers could be located on any business park in or around Warwick District.

Whilst it is acknowledged that WTP is one of the most successful employment locations in the District, Section 4 of GL Hearn's report demonstrates that there are a number of alternative successful employment areas that have the potential to expand. These sites should also be considered as options for employment land allocation in the Local Plan.

Should the further<sup>2</sup> evidence base work being undertaken by WDC identify or conclude that the most appropriate location for employment land in the Southern Sites area is adjacent to WTP, it is important to note that the landscape evidence base<sup>3</sup> does not dismiss the land to the south of Gallows Hill as being appropriate for employment development in principle.

It is considered that the land south of Gallows Hill could provide a suitable expansion of WTP with a direct link from a new junction close to or opposite one or both of the existing access points to WTP. With some appropriate landscaping and signage, the expansion could be designed to be properly integrated as a second phase of WTP. Indeed, para 5.1.6 makes this point.

<sup>1</sup> Application Reference W/91/0348  
<sup>2</sup> WDC – Revised Development Strategy Para 5.1.7 & GL Hearn Warwick District Employment Land Review Update, Final Report May 2013 Para 8.8  
<sup>3</sup>RMA – Options for Future Urban Expansion in Warwick District : Considerations for Sustainable Landscape Planning - Nov 2012

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

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).

WCC Property objects to the reference at paragraph 5.1.6 which states:

*“...the area is visible from Warwick Castle, and could have a detrimental impact on views from the Castle by breaching the existing line of the built up area with employment buildings which are, by their nature more bulky and intrusive than residential uses”.*

We are not aware that WDC's conclusions have been evidenced by the RMA studies, with no obvious visual assessment having been carried out from the castle or any visual impact assessment work with verified views or accurate modelling having been presented as part of the evidence base. In addition, no urban design or heritage evidence can be found to substantiate the conclusions reached by WDC.

Therefore it is inappropriate to draw conclusions about the suitability / unsuitability of this area for commercial development.

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Which part of the document are you responding to?

Section 5

Paragraph number / Heading / Subheading (if relevant)

Paragraph 5.1.8

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

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).

WCC Property objects to paragraph 5.1.8 which proposes the provision of a Park and Ride facility to address the existing parking problems associated with Warwick Technology Park (WTP). This is an existing infrastructure problem associated with the existing occupiers at WTP and should not be passed on to neighbouring land owners to resolve. This matter should be addressed on site at WTP through improved public transport provision (e.g. enhanced bus service frequency or a dedicated bus service passing through WTP) and / or better utilisation of existing land at WTP (e.g. multi-storey or underground car parks).

WDC's adopted Plan<sup>1</sup> included an area of search (land at Greys Mallory) which does not appear as part of any assessment of site options for a Park and Ride facility. If a formal Park and Ride facility is no longer being considered by WDC at Greys Mallory, the Local Plan needs to give clear and evidenced reasoning for why this is now the case.

There does not appear to be any evidence base relating to the need, size or location of a park and ride facility to support this proposal.

<sup>1</sup> Warwick District Local Plan – Adopted 2007 – Proposals Map Area of Search – Policy SSP5

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Paragraph number / Heading / Subheading (if relevant)

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

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).

WCC Property notes the reference to the requirement for secondary education provision as part of the southern sites expansion area and supports the identification of a possible site<sup>1</sup> for a secondary school south of Harbury Lane.

<sup>1</sup> WDC – Revised Development Strategy Map 3 Southern Sites: South of Warwick and Whitnash

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Which part of the document are you responding to?

Section 5

Paragraph number / Heading / Subheading (if relevant)

Paragraph 5.1.14

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

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).

WCC Property supports the reference<sup>1</sup> to the requirement for infrastructure to be planned in a coordinated way and the acknowledgement that contributions made to infrastructure provision must look beyond the immediate impact of each individual site to the cumulative impacts of all the sites. However there is concern over how this will be achieved and delivered.

<sup>1</sup> WDC – Revised Development Strategy paragraph 5.1.14

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Which part of the document are you responding to?

Map 3

Paragraph number / Heading / Subheading (if relevant)

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

Map 3

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).

WCC objects to the proposals for their land to be considered for an employment land option. WCC's site is not deliverable as a linked expansion to Warwick Technology Park and as identified in paragraph 5.1.7 of the Revised Development Strategy "*the ability to market the area as part of the Technology Park would be diminished*". Furthermore, there is no evidence to demonstrate how a 7-8 hectare Technology Park / Business Park expansion would not adversely affect the setting of the Grade II listed Heathcote Hill Farm or the amenity / access enjoyed by the residents to Heathcote Hill Farm Cottages. Without this evidence, the proposals set out in Section 5 and Map 3 are not justified and therefore the plan is considered to be unsound.

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Which part of the document are you responding to?

Table 6

Paragraph number / Heading / Subheading (if relevant)

Table 6

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

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).

WCC Property objects to the proposed location of Virtual Park and Ride Facilities. Although the concept of park and ride facilities is supported, their location should be in places which maximise the potential for commuters to use these facilities. To the south of Warwick / Leamington, these facilities will be best placed in locations which are close to the southern part of Europa Way / M40 motorway.

WCC Property objects to its land being identified for a park and ride facility on the basis that it will not be an edge of town site once all of the development proposed in the plan is complete and therefore it is unlikely to prove a location that will maximise the interception of traffic travelling into Warwick and Leamington. It is suggested that sites further south of Gallows Hill and Harbury Lane, adjacent to Europa Way will better serve the proposals for a virtual park and ride than the WCC site which is too close to the existing urban area to maximise the interception of commuter traffic.

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