

Publication Draft Representation Form 2014

For Official Only	
Person ID	
Rep ID	

This consultation stage is a formal process and represents the last opportunity to comment on the Council's Local Plan and accompanying Sustainability Appraisal (SA) before it is submitted to the Secretary of State. All comments made at this stage of the process are required to follow certain guidelines as set out in the **Representation Form Guidance Notes** available separately. In particular the notes explain what is meant by legal compliance and the 'tests of soundness'.

This form has two parts:

- Part A – Personal Details
- Part B – Your Representations

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

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 the table below). You can also respond online using the Council's e-Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Please provide your contact details so that we can get in touch with you regarding your representation(s) during the examination period. Your comments (including contact details) cannot be treated as confidential because the Council is required to make them available for public inspection. If your address details change, please inform us in writing. You may withdraw your objection at any time by writing to Warwick District Council, address below.

All forms should be received by **4.45pm on Friday 27 June 2014**

To return this form, please deliver by hand or post to: **Development Policy Manager, Development Services, Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5QH or email: newlocalplan@warwickdc.gov.uk**

Where to see copies of the Plan

Copies of the Plan are available for inspection on the Council's web site at www.warwickdc.gov.uk/newlocalplan and at the following locations:

Warwick District Council Offices, Riverside House, Milverton Hill, Royal Leamington Spa

Leamington Town Hall, Parade, Royal Leamington Spa

Warwickshire Direct Whitnash, Whitnash Library, Franklin Road, Whitnash

Leamington Spa Library, The Pump Rooms, Parade, Royal Leamington Spa

Warwickshire Direct Warwick, Shire Hall, Market Square, Warwick

Warwickshire Direct Kenilworth, Kenilworth Library, Smalley Place, Kenilworth

Warwickshire Direct Lillington, Lillington Library, Valley Road, Royal Leamington Spa

Brunswick Healthy Living Centre, 98-100 Shrubland Street, Royal Leamington Spa

Finham Community Library, Finham Green Rd, Finham, Coventry

Where possible, information can be made available in other formats, including large print, CD and other languages if required. To obtain one of these alternatives, please contact 01926 410410.

Part A - Personal Details

1. Personal Details*

2. Agent's Details (if applicable)

* If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in section 2.

Title		Miss
First Name		Kathy
Last Name		Else
Job Title (where relevant)		
Organisation (where relevant)	The Trustees of Haseley Settlement	
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		

3. Notification of subsequent stages of the Local Plan

Please specify whether you wish to be notified of any of the following:

The submission of the Local Plan for independent examination	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
The adoption of the Local Plan.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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Part B - Your Representations

Please note: this section will need to be completed for each representation you make on each separate policy.

4. To which part of the Local Plan or Sustainability Appraisal (SA) does this representation relate?

Local Plan or SA:	<input type="text" value="Local Plan"/>
Paragraph Number:	<input type="text" value="Paragraph 2.24"/>
Policy Number:	<input type="text"/>
Policies Map Number:	<input type="text"/>

5. Do you consider the Local Plan is :

5.1 Legally Compliant?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
5.2 Complies with the Duty to Co-operate?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
5.3 Sound?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

6. If you answered no to question 5.3, do you consider the Local Plan and/or SA unsound because it is not: (please tick that apply):

Positively Prepared:	<input type="checkbox"/>
Justified:	<input checked="" type="checkbox"/>
Effective:	<input checked="" type="checkbox"/>
Consistent with National Policy:	<input type="checkbox"/>

7. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty co-operate.

RPS is of the opinion that the Housing Trajectory is unsound in respect of its reference to windfall allowances. The allowance currently proposed is clearly overestimated and unrealistic in respect of the opportunities for windfall development, particularly within rural settlement where the settlement limits proposed are overly restrictive. Furthermore, the fact that windfall allowance makes provision for student accommodation is demonstration of how the housing strategy proposed will not meet the identified housing needs of the District and is therefore unsound. The NPPG states that student accommodation can be included in the housing requirement *“based upon the accommodation it releases from the housing market. Notwithstanding, local authorities should take steps to avoid double-counting”*. The authority has clearly not understood the nature of the guidance. Firstly the inclusion of student accommodation should not be allocated under windfalls as the university proposals for expansion and provision of student accommodation is actively planned, therefore the resulting accommodation cannot be considered to be windfall by definition. Instead the plan should make specific allowance for the student accommodation proposals in addition to the overall housing requirement.

Fundamentally the authority should only include student accommodation *“based upon the accommodation it **releases** from the housing market”*. To release a dwelling unit from the housing market it requires the dwelling unit to be firstly occupied by Students, which would then move to the new student accommodation and thus release a dwelling unit. No evidence is provided that this is the case and in all effective purposes the student accommodation proposed is in fact additional units, which is demonstrated by the fact that the university accommodation is typically for overseas and first year students, which do not exist in the housing market already. Therefore no release of dwelling units occurs. In fact, the university (para 10.78 of the SHMA) is seeking to expand its use of private rented properties in Warwick, Coventry and Leamington, not reduce it.

Furthermore, RPS refers to the Inspector’s Preliminary conclusions at the Bath and North East Somerset Local Plan examination where it was clarified that for student accommodation to be addressed as part of supply, it must first be set out as a clear need and defined within a SHMA. The current SHMA does not support the Council’s approach.

8. **Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

The windfall allowance is clearly too high when taking into account the opportunities for site development within Warwick, is not supported by past rates or the evidence used, particularly in relation to student accommodation. To respond to this, additional sites should be identified within rural settlements or the boundaries of rural settlements should be reconsidered so that they allow for future windfall opportunities. The windfall rate should exclude all reference to student accommodation as it is not supported by the SHMA or recent evidence on how this should be addressed, even in light of the National Planning Practice.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

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9. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

10. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Continue on a separate sheet if necessary

Please note: This written representation carries the same weight and will be subject to the same scrutiny as oral representations. The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

11. Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publicly available and may be identifiable to my name/organisation.

Signed:

Date :

27/6/14

Copies of all the objections and supporting representations will be made available for others to see at the Council's offices at Riverside House and online via the Council's e-consultation system. Please note that all comments on the Local Plan are in the public domain and the Council cannot accept confidential objections. The information will be held on a database and used to assist with the preparation of the new Local Plan and with consideration of planning applications in accordance with the Data Protection Act 1998.

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