

Publication Draft Representation Form 2014

For Official Use 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)
Title		Mr
First Name		Will
Last Name		Charlton
Job Title (where relevant)		Director
Organisation (where relevant)		
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:

Local Plan

Paragraph Number:

Policy Number:

DS11 – Allocated Housing Sites

Policies Map Number:

5. Do you consider the Local Plan is :

5.1 Legally Compliant?

Yes

No

5.2 Complies with the Duty to Co-operate?

Yes

No

5.3 Sound?

Yes

No

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:

Justified:

Effective:

Consistent with National Policy:

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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. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.

It is contended that Policy DS11 which allocates sites, as shown on the Policies Maps, does not provide for sufficient units within the identified Growth Villages. Whilst due to the tight village boundary - Growth Village Envelope (Policy H10) there is little or no opportunity for windfall sites to come forward to assist in meeting this target.

It has been acknowledged that Growth Villages should accommodate at least a 20% increase in dwellings in order to provide for sufficient housing in line with the baseline growth rate. Of the identified Growth Villages, the Local Plan submission only identifies two villages (Bishop's Tachbrook and Burton Green) as meeting the 20% increase, with all the other villages, including Kingswood, substantially underproviding.

The RDS consultation suggested 100-150 units (26% - 39%) for the village of Kingswood, whilst the Village Options consultation proposed 62 units (16%). However, the Local Plan Submission now proposes a total of only 43 units (11%) via allocated sites, substantially below the 76 units (20%) required.

Continued....

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 identified at 7. above where this relates to soundness. (Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. 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.

Additional Housing Allocations need to be identified within the Local Plan together with a review of the Kingswood Growth Village Envelope in order to provide for additional residential units either through those sites that are allocated or through windfall developments.

The Council, whilst identifying sites and boundary changes that they initially considered as part of the Village Options and Settlement Boundaries consultation (2013) did not re consult on their findings, thus allowing redress, before formulating the Draft Local Plan, which is now being consulted upon. As such, another round of formal consultation should take place to allow the proper and correct evaluation of sites and the settlement boundaries to take place.

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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7. Continuation of Previous Sheet (1)

It is therefore contended that the opportunities and requirements previously identified within the Evidence Base, which supports the Local Plan, have been ignored and as such the details of the policy are not justified or effective.

Kingswood Village

Kingswood village contains a good range and number of local services including a doctor's surgery, school and other facilities including a general store and Post Office. In addition, the village contains a main line railway station which provides direct train access to the surrounding area and the wider region. As such, the village is considered to be a relatively sustainable location.

The number of residential units now being identified is contended to be deficient, with the village and its facilities able to support a larger number – as previously acknowledged.

The village has developed incrementally over a number of years and contains a range of properties in both size, style and age. Given the nature of how the village has historically developed, the form of the village at present and the availability of appropriate land parcels a dispersed strategy to growth is contended would be the most appropriate way forward and will retain the current character of the village.

In order to provide the required additional units and allow such a dispersed strategy, further sites should be considered for allocation, whilst the Growth Village Envelope should also be revised to include small parcels of land on the village edge, removing them from the Green Belt. This would also allow small windfall sites, including those that are less than 5 units (ie cannot be formally allocated) to come forward in the future without impacting upon the openness of and the other reasons for including land within the Green Belt.

A number of sites were considered and / or identified within the Village Options and Settlement Boundaries consultation (2013), including our clients (Kingswood Site No 6) and were, it is contended, too readily dismissed, without redress. Many of these would contribute to required housing levels without adverse impact, thus meeting the indigenous housing needs of the village and supporting the village expansion and the wellbeing of the village services.

Additional Housing Allocations therefore need to be identified within the Local Plan together with a review of the Growth Village Envelope in order to provide for additional residential units either through those sites that are allocated or through windfall developments.

Kingwood Village – Site No 6

Site No 6, was dismissed by the Council too readily on the grounds of flooding. Whilst, it is acknowledged that the sites western section, which includes the indicative access point, is noted as being within Flood Zones 3 and 2, it is contended that this area is unlikely to be able to yield residential dwellings. This is due to the shape of the site, the proximity of the brook itself, the vegetation/trees on the site and the need to provide appropriate two way vehicular access from the adopted highway, the Old Warwick Road.

Accordingly it is contended that the remainder of the site, which is within Flood Zone 1, and is thus appropriate for development, provides sufficient land to accommodate the provision of residential units.

7. Continuation of Previous Sheet (2)

Subject to levels and the need to not raise the ground level, the area within Flood Zone 3 and 2 could be utilised for access and, if required, car parking and open space. Any surfacing within this area would be porous.

As an alternative main access point the existing eastern vehicle access point, which currently provides rights of vehicle access to the neighbouring 12 residential dwellings which face onto the Old Warwick Road, could be utilised as the main access point. This would be dependent upon the number of units proposed on the site and thus the intensification of this access point.

In addition to the above, it is considered that levels linearly adjacent to the brooks western bank could be lowered with other earthworks/re-profiling undertaken, including swales, to compensate and provide further flood or surface runoff storage capacity, whilst finished floor levels of the nearest properties proposed could be appropriately set.

As such, it is contended that through appropriate design and layout of the site, taking into account the points above, the construction of residential properties, albeit potentially less than 5 units, would not cause or exacerbate flooding in the area.

Whilst it is accepted that dry egress to the Old Warwick Road could not be provided to the west of Kingswood Cottages, unless sufficient storage capacity is provided, it is also noted that the depth of the potential flooding modelled is limited.

It is also contended that dry pedestrian and vehicular emergency access could be provided from the site to the Old Warwick Road via land within the same ownership. By utilising the existing vehicular access which runs to the east of the properties which face onto the Old Warwick Road, dry access, in an emergency, would be available.

Summary

Insufficient housing allocations and a too tight a Growth Village Envelope is being proposed to provide appropriate allocated unit levels or to allow small parcels of land to come forward as windfall sites in order for the Growth Village of Kingswood to expand by around 20%.

In order to provide the required additional units and allow such a dispersed residential strategy, further sites should be considered for allocation, whilst the Growth Village Envelope should also be revised to include small parcels of land on the village edge, removing them from the Green Belt.

This would allow small windfall sites, including those that are less than 5 units (ie cannot be formally allocated) to come forward in the future without impacting upon the openness of and the other reasons for including land within the Green Belt.

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:

It is contended that the Council have too readily dismissed sites in the village of Kingswood which assist in meeting housing need / demand and could be developed without undue impact on the existing residents and the surrounding Green Belt.

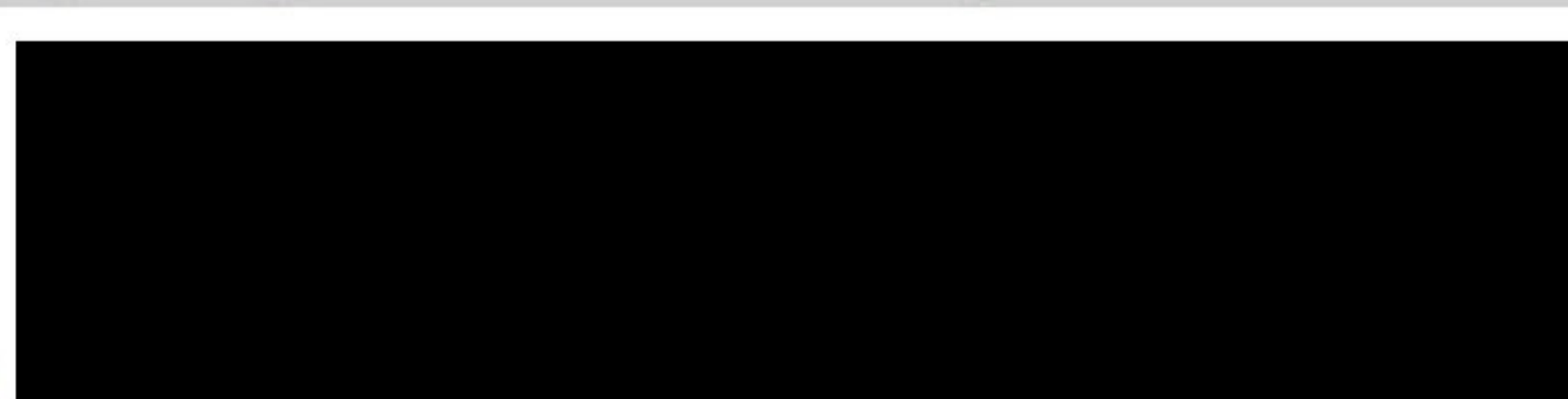
The Council, whilst identifying sites and boundary changes that they initially considered as part of the Village Options and Settlement Boundaries consultation (2013) did not re consult on their findings, thus allowing redress, before formulating the Draft Local Plan, which is now being consulted upon.

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 :

27/06/2014

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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