

Consultation on Proposed Modifications (2016) Response Form

For Official Only	
Person ID	
Rep ID	

Please use this form if you wish to support or object to the Proposed Modifications

This form has two parts:

Part A – Personal Details
Part B – Your Representations

If your comments relate to more than one proposed Modification you will need to complete a separate 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 Modifications have 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 returned by **4.45pm on Friday 22 April 2016**

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 documents:

Copies of the proposed Modifications, updated Sustainability Appraisal and all supporting documents are available for inspection on the Council's web site at www.warwickdc.gov.uk/newlocalplan and also 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, CV3 6EP

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	MR	MR
First Name	NICHOLAS	JOEL
Last Name	DODD	HANCOCK
Job Title (where relevant)		
Organisation (where relevant)		HANCOCKTOWN PLANNING
Address Line 1	C/O AGENT	HOPE COTTAGE
Address Line 2		THE GREEN
Address Line 3		CLAVERDON
Address Line 4		WARWICK
Postcode		CV35 8LL
Telephone number		01926 843101
Email address		info@hancocktownplanning.co.uk

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 Modifications to the appointed Inspector

Yes No

Publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan

Yes No

The adoption of the Local Plan.

Yes No

For Official Use Only

Person ID:

Rep ID:

Part B - Your Representations

Please note: this section will need to be completed for each representation you make

4. To which proposed Modification to the Submission Plan or the updated Sustainability Appraisal (SA) does this representation relate?

Modification or SA:

MODIFICATION

Mod. Number:

10

Paragraph Number

Mod. Policies Map Number:

MOD 19

5. Do you consider the Local Plan is :

5.1 Legally Compliant?

Yes No

5.2 Sound?

Yes No

6. If you answered no to question 5.2, do you consider the Proposed Modification is unsound because it is not:

(Please tick)

Positively Prepared:

Justified:

Effective:

Consistent with National Policy:

7. Please give details of why you consider the Proposed Modifications to the Submission Warwick District Local Plan are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Modifications, please also use this box to set out your comments.

PLEASE SEE SEPARATE SHEET

Continue on a separate sheet if necessary

8. Please set out what change(s) you consider necessary to make the Proposed Modifications to the Submission Warwick District Local Plan legally compliant or sound, having regard to the test you have identified at Question 5 above where this relates to soundness. You will need to say why this change will make the Local Plan/Sustainability Appraisal 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.

PLEASE SEE SEPARATE SHEET

Continue on a separate sheet if necessary

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

For Official Use Only

Person ID:

Rep ID:

9. If your representation is seeking a change, 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:

N/A

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:

J. Hancock

Date:

13/4/2016

Copies of all the comments 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.

For Official Use Only

Person ID:

Rep ID:

Warwick Local Plan – Proposed Modifications to the Publication Draft Local Plan

Response From

Question 7

The Modifications propose the allocation of new housing sites H40 and H41, these being 640 houses on land ‘*East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside Training Centre)*’ and 100 dwellings on land ‘*East of Warwick Road*’, adjacent to Kenilworth Cricket Club.

Whilst my client supports the increased housing allocation for Kenilworth, Mr Dodd **OBJECTS** to the two new proposed allocations H40 and H41 as being far less suitable for development than some or all of Mr Dodd’s land at Rouncil Lane.

A representation highlighting the suitability of Mr Dodd’s land for residential development was previously submitted to the District Council for consideration and that representation, including an OS plan, is attached for ease of reference at Appendix A. Also attached at Appendix B is the District Council’s analysis of the Rouncil Lane land undertaken as part of the 2016 SHLAA Update. This analysis records the ‘*potential impacts*’ associated with development of the site as ‘*none*’; records ‘*environmental conditions*’ as ‘*satisfactory*’ and concludes that the northern section of the site is “*potentially suitable*” for development.

The contrast with the SHLAA analysis of the parcels of land comprising the two new proposed sites H40 and H41 is stark, as detailed below:

K18 Glasshouse Lane / Crewe Lane (part of proposed housing site H40) – the SHLAA report notes that surface water drainage on this sloping site is potentially a problem; identifies a possible concern regarding contamination of an underground aquifer; highlights that the southern part of the site is crossed by part of the River Avon Local Wildlife site; comments that development would result in the loss of Grade 2 agricultural land; and states that there is potential for new properties to be adversely affected by noise from the adjacent A46.

K19 Woodside Training Centre (part of proposed housing site H40) – the SHLAA report details extensive physical constraints to the site, including part of it being a Scheduled Ancient Monument; there being a potential SINC along its east / southeast boundary, significant tree cover; concern regarding contamination of an underground aquifer and notes that access arrangements require further investigation “*regarding visibility*”. The assessment also notes that the eastern part of the site would be subject to noise and air pollution from the A46.

K25 East of Warwick Road (the proposed H41 site) – the SHLAA report notes that the following constraints exist: a potential Local Wildlife site straddles the railway embankment; there is potential conflict with the operation of the neighbouring cricket club; that development would extend beyond the existing boundary of the built-up area; that development would impact on the gap between Kenilworth and Leek Wootton and that the site would be adversely impacted by noise from the railway.

Copies of the SHLAA assessments are attached at Appendix C for ease of reference.

In view of the above assessments, it is clear that my client's land at Rouncil Lane is far less constrained than proposed housing sites H40 and H41. As previously noted, the Council's own assessment records the '*potential impacts*' associated with residential development of the Rouncil Lane land as '*none*' and that environmental conditions are '*satisfactory*'. Moreover, as highlighted in our previous representation of 18th September 2015, development of some or all of the Rouncil Lane land would have the major advantage of improving the proposed access arrangements to the adjacent H12 housing site which for which proposed secondary access arrangements are currently inadequate.

We therefore consider that the proposed allocation of housing sites H40 and H41 in preference to my client's land is not justified, so rendering the Local Plan fundamentally 'unsound'.

Question 8

To make the Plan 'sound' would require the deletion of proposed allocations H40 and H41 and the allocation of some or all of my client's land at Rouncil Lane.