



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

MRS

First Name

ANN

Last Name

KELSEY

Job Title (where relevant)

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 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 ☐

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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:

ALLOCATION OF LAND NORTH OF MILVERTON FOR DEVELOPMENT

Mod. Number:

14

Paragraph Number

POLICY DS15

Mod. Policies Map
Number:

HLH

5. Do you consider the Local Plan is :

5.1 Legally Compliant?

PROBABLY 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.

SEE ATTACHMENT

ATTACHMENT COVERS MODIFICATION NUMBERS 16 & 14

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.

SEE ATTACHMENT

ATTACHMENT COVERS MODIFICATION NUMBERS 16 & 14

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.

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:

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:


20 APRIL 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:



Development Policy Manager
Development Services
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 6SA

20 April 2016

To Whom It May Concern

Objection to Warwick District Council Local Plan Proposed Modifications Consultation

**Allocation of Land North of Milverton for Development, mod, no 14 Policy DS15 MapH44
Removal of land north of Milverton from the Green Belt, no16 Para 2.81 MapH44**

NUMBER 7 - Comments on why modifications to sections 16 and 14 are unsound and may not be strictly legally compliant

Although sections 16 and 14 are two different sections, one to be developed as soon as the Local Plan is accepted and the other later, they share the same Green Belt boundaries which will be removed but held for housing and other developments as required. So comments applied to one section can be similarly applied to the other. So my comments apply to both.

5.1 Do you consider the Local Plan is Legally Compliant ?

The Local Plan has been modified to provide the increased number of houses required plus an extra allocation for if more sites are needed. So if that fulfils the requirement of Legally Compliant, then the answer is **'YES'**.

If there is a requirement for Green Belt land proposed for development to have sound exceptional circumstances identified prior to its inclusion in the Local Plan, then the answer has to be **'NO'**. An attempt at providing exceptional circumstances was made after the public consultation had begun.

The reason for this answer, is that exceptional circumstances for removing land from the Green Belt at Old Milverton, has neither been stated, nor demonstrated by Warwick District Council. For the same reason, houses planned on this Green Belt, to provide for Leamington Spa were withdrawn from the 2012 Local Plan.

It was disturbing to witness at the Warwick District Council's full meeting to discuss and vote on the 2016 Modified Local Plan, that Councillors, were not provided with exceptional circumstances for removing land from Green Belt areas, and many stated their reservations concerning the modifications, voted in favour of it and significantly according to their political persuasion. I question the legality of a plan voted upon in the absence of such vital information.

CONCLUSION - I am unsure whether the 2016 Modified Local Plan is legally compliant or not.

5.2 Do you consider the Local Plan is sound ?

'NO' I do not consider the 2016 Modified Local Plan to be sound. The EXCEPTIONAL CIRCUMSTANCES required by the National Planning Policy Framework, to remove the Green Belt land North of Milverton have not been stated or demonstrated by Warwick District Council.

The development is to support Coventry City Council's housing needs to provide for its workforce. WDC's modified plan document states "Where greenfield sites are required for housing, they should generally be located close to areas of employment." So land at Old Milverton, nearly 10 miles away is not appropriate.

Coventry City say, "the City Council will support its Warwickshire neighbours in bringing forward land for housing and employment that sits adjacent to the city's existing administrative boundaries." They too want co-location, to keep homes near to the new jobs and they want to cut down on in-commuting.

So both Coventry City and WDC want co-location of homes and jobs but the Old Milverton site does not offer this, neither does it meet Coventry's objective to curb in-commuting and improve air quality. WDC officers have met the numbers requirement, but have completely failed to meet other requirements of the plans - i.e. co-location and transport.

Housing numbers close to Coventry might be increased if all Green Belt sites just outside Coventry boundary and of a lower rating than that of Old Milverton's, were revisited and reassessed for housing potential. If King's Hill is an appropriate area, then perhaps its housing density could be increased (as almost certainly would happen once a developers are given the go-ahead) and the speed of build could be increased.

Potential development sites identified in the Coventry Plan should be revisited and reassessed in the search for increased housing potential within Coventry. Nuneaton should cooperate if possible with its neighbours to help resolve Coventry's housing shortfall. These areas should be able to reduce the burden Coventry City has placed on its other neighbours.

Over the years, Leamington Spa has developed and expanded in all directions. Many housing estates both very large and small have consumed the open fields north of Leamington and reached the Green Belt boundaries. Permitted development has taken place within the Green Belt and Kenilworth has also developed towards Old Milverton resulting in its proposed large Thickthorne development reducing the Green Belt to 1 ½ miles. This remaining small, green wedge is essential to allow the towns maintain their integrity and sense of community.

The Green Belt at Old Milverton and Blackdown is not waste land. It is an area valued by the local community and many others from miles around. It provides a beautiful northern entrance to Leamington Spa, a recreational and sporting area for an increasing number of people, contains heritage sites, a winding river with extensive flood planes, well established and sustainable, flora and fauna, old hedges and trees and a very peaceful, tranquil, historic Church and Churchyard.

Probably the most important feature is the one remaining functional arable farm next to the towns and with rights-of-way access from all directions leading to Old Milverton a near-perfect Victorian Farming Village which completes the setting. If this grade 2 agricultural land is sold for development, the small farm left will not be viable, the remaining land will not be maintained as it is now and the area, as we now know it, will be lost for ever. The wider community's loss will be greater than Coventry's gain.

Planning law is important and necessary but it fails, if it disregards the value and functions of the land, nature, and the community the area serves.

A railway station is not a viable proposition as cost involved has not been justified. It would have little to offer, being so close to Leamington Station. A second line/track is required for slow trains. The 2 Victorian bridges are too low for electrification, and Kenilworth station is at least 10 years away, if it is ever built.

All the proposed park-and-ride sites are too near to Leamington and would not be used. Park-and-ride provides admirably for people on holiday wishing to visit a town like Oxford which has so much to offer them. If a Park and Ride is deemed essential for Leamington/Warwick area, it should be introduced to service Warwick Hospital and Tourists and whose interest is inevitably Warwick based.

Park-and-Ride is dependant upon regular/frequent use of cars. It has outlived its usefulness for the busy complex everyday lives of most people today. A mother taking 3 children and their bags to different schools before arriving at work herself and then visiting a nursing home on the way home before collecting all the children and doing the shopping, needs her car at hand. Other people work to tight time schedules, dovetailing two part-time jobs for which they need their car. Then there are people who just will not use a park-and-ride even if parking in town is reduced and made very expensive. A dedicated bus would make no difference.

I consider that Leamington Spa would become a ghost town if town parking is denied or made too expensive. Those working in town, would find out-of-town employment and shoppers would shop elsewhere. Parts of the Regency town are attractive, but insufficient to attract visitors particularly as the shops are not inspiring. Niche shops come and go, charity shops come and stay and well known brand shops, sell the bottom of their range of goods. Leamington Spa is not the shopping centre it once was and it is unlikely to recover as the popularity of online shopping takes over from more traditional outlets.

People in the north of Leamington, already find Kenilworth a compact shopping centre with a Post Office, excellent food shopping and effectively free parking. John Lewis and the Apple Store at Solihull are easily accessible with parking sensibly provided and Stratford is only a short distance away.

SUMMARY

1. This site does not meet with NPPF requirements for EXCEPTIONAL CIRCUMSTANCES in order to remove it from the Green Belt.
2. This site does not meet with both Coventry City and WDC'S own objectives to co-locate, prevent inward commuting and prevent air contamination.
3. Other more suitable, available sites nearer to, and within Coventry should be used for Coventry's housing.
4. The Green Belt between Old Milverton and Kenilworth is very narrow and being eroded from both sides currently leaving a space 1 ½ mile wide..
5. This Green Belt is valued for its natural beauty and many community uses.
6. A railway station is not feasible.
7. A park-and-ride is in the wrong location and would not be used in this area, not even with a dedicated bus service and rigorous enforcement. Forcing its use would drive people to use other towns to the detriment of Leamington Spa which already at risk of becoming a shopping ghost town.

SECTION 8 - Changes I consider necessary to make the proposed Modifications to the submission Warwick District Local Plan legally compliant or sound.

5.1 - Legally Compliant.

The document may be legally compliant but leaves serious issues inadequately addressed, notably fiscal responsibilities and practicality in terms of a clear statement of Strategy and planning detail. I would like my concerns to be considered.

5.2 - Sound

The 2016 Modified Local Plan is unsound because it is not :-

Justified

Effective

Consistent with national policy as it ignores all 9 points below:

- 1 Promote town centre environments
- 2 Promote vitality of urban areas
- 3 Protect Green Belts around them
- 4 Recognise the benefits of best agricultural land
- 5 Conserve landscape and scenic beauty
- 6 Use Brownfield sites first
- 7 Only change Green Belt boundaries under **exceptional** circumstances
- 8 Even then, only consider limited infilling of Green Belt land
- 9 Avoid potential coalescence

NUMBER 8 - For the Modifications 16 and 14 to be considered sound: -

The land north of Milverton should remain in the Green Belt.

The development proposed on the land north of Milverton should be reallocated to alternative sites closer to Coventry which have a lower "Green Belt" value and are capable of delivering the required housing.

Ann Kelsey
20 April 2016