

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
First Name		Paul
Last Name		Harris
Job Title (where relevant)		Principal Planner
Organisation (where relevant)		Cerda Planning
Address Line 1		Vesey House
Address Line 2		5-7 High Street
Address Line 3		Sutton Coldfield
Address Line 4		West Midlands
Postcode		B72 1XH
Telephone number		0121 748 1620
Email address		Paul.harris@cerda-planning.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

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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:	Modification
Mod. Number:	Mod 6, Mod 7, Mod 8, Mod 9, Mod 10, Mod 11 and Mod 19
Paragraph Number	Policy DS7, 2.21-2.24, Policy DS10, 2.37-2.38, Policy DS11
Mod. Policies Map Number:	18

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 attached 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 attached 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.

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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:

To discuss the OAHN in the context of unmet housing need from outside district buffers, flexibility of the plan and historic undersupply.

To discuss trajectory and 5 year supply in the context of unmet housing need from outside the district buffers, flexibility of the plan and historic undersupply.

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:

Paul Harris

Date:

22nd 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.

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Warwick District Council – Local Plan Modifications (April 2016)

Allocation H48 – Barford - Land South of Westham Lane

Item 7 (attached sheet)

Cerda Planning Ltd has been instructed by Taylor Wimpey (Midlands) Ltd to make representations to the proposed modifications (February 16) to the Warwick Local Plan.

It is appreciated that the proposed modifications are a response to the Local Plan Inspector's interim conclusions issued in June 2015. These conclusions identified a number of shortcomings with the Plan, not least a substantial deficiency in the supply of new homes in the District derived partly from the need to accommodate some of the overspill arising from Coventry District and partly from an over reliance on houses that will be delivered through windfall permissions.

It is encouraging therefore that the proposed modifications seek to deliver an additional 3070 homes through site allocations beyond the 6299 homes previously identified for the Plan Period.

To this end Taylor Wimpey Midlands Ltd are supportive of modifications 6, 7, 8 and 9 which collectively seek to allocate additional housing land on land adjacent to the District's growth villages and within the rural area more generally.

It is especially positive that additional housing land has been allocated at Barford, which is one of three identified Growth Villages within the District not in the Green Belt.

The representation is submitted in full support of **Allocation H48** (Barford - Land South of Westham Lane) which adjoins Allocation H22 which was included within the original Local Plan publication Draft Submission (January 2015).

The proposed modification estimates that the parcel could deliver some 45 dwellings which, when combined with the 12 dwellings estimated in Allocation H22, would deliver a total of 57 houses on these combined allocation parcels.

Having regard to the Framework's requirement to optimise the potential of the site to accommodate development, it is submitted that the site could more realistically accommodate circa 70 dwellings at an appropriate density along with their associated infrastructure. Such a scheme would deliver up to 28 affordable homes to assist in meeting a local need.

Allocation H48, along with H22 form a natural extension to the village on its western side away from the village's more sensitive historic core but within easy walking distance of its extensive amenities. The allocations are further well contained by the A429 bypass which forms a logical and defensible boundary to the village. The combined allocations will be visually unobtrusive and entirely responsive to their context which features more recent housing and commercial development.

In addition, the allocations are well served by the existing road infrastructure, the geometry of which is more than capable of supporting a greater quantum of residential development than Allocations H48 and H22 would deliver, a position which is acknowledged by Warwickshire County Council (Highways) – *agreement attached*.

There are no known significant features of ecological or arboricultural interest on the site. Nevertheless, it is considered that any impacts could be satisfactorily mitigated against. The size and shape of the site is such that it has low economic worth as agricultural land. Its loss as agricultural land therefore would be clearly outweighed by the substantial benefits of boosting housing supply to address the District's recognized needs.

Furthermore, the size of the site is such that it is available for immediate development without the need for any phasing. It will therefore play an important role in assisting the Local Planning Authority in boosting its housing supply in the short term and its increased yield should be supported.

For all these reasons, it is submitted that the proposed allocation is logical and in order to help make the plan sound, the number of units capable of being delivered should be increased accordingly. With this further modification, Allocation H48 can be considered to fully accord with the Framework's economic, social and environmental strands and thus would amount to a highly sustainable form of development, the type of which there is a clear presumption in favour of.

Paul Harris BSc (Hons) MA SP MRTPI

Principal Planner

Cerda Planning