

Our Ref: JBB8070/C0503

2 August 2012

Development Policy Manager
Development Services
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5QH

Dear Sirs

WARWICK LOCAL PLAN PREFERRED OPTIONS CONSULTATION JULY 2012

Please find enclosed representations to the Warwick Local Plan Preferred Options Consultation, made on behalf of Mr and Mrs Forrester in respect of their land interests at the Loes Farm, Guys Cliffe, Warwick, CV34 5YB.

We trust that these comments will be taken into account to aid the preparation of the Local Plan.

Yours sincerely



GEMMA JENKINSON BSc (Hons) MSc MRTPI
ASSOCIATE
Direct Line: 0121 213 5532
Email: gemma.jenkinson@rpsgroup.com

Enc Representations

Preferred Options Response Form 2012

For Official Use Only

Ref:

Rep. ref:

Please use this form if you wish to support or object to the Preferred Options version of the new Local Plan.

If you are commenting on multiple sections of the document you will need to complete a separate copy of 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 plan has been made available for members of the public. You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details
Title	Mr & Mrs	Mrs
First Name		Gemma
Surname	Forrester	Jenkinson
Job Title		Associate
Organisation		RPS Planning & Development
Address Line 1	c/o Agent	Highfield House
Address Line 2		5 Ridgeway
Address Line 3		Quinton Business Park
Address Line 4		Birmingham
Postcode		B32 1AF
Telephone Number		0121 213 5500
Email Address		gemma.jenkinson@rpsgroup.com

Would you like to be made aware of further consultation stages of the new Local Plan? Yes

Part B – Commenting on the Preferred Options

Sheet 1 of 9

Which document are you responding to?
e.g. Preferred Options (Booklet) Preferred Options (Full Version)

Preferred Options (Full Version)

Which part of the document are you responding to?
Preferred Option Box (e.g. PO1)

PO1: Preferred level of growth

Paragraph number / Heading / Subheading (if relevant)

5.5

Map (e.g. Preferred Development Sites – Whole District)

What is the nature of your representation?

Support

x

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection.

The Preferred Options consultation document states the March 2011 'Helping Shape the District' consultation, which provided three scenarios for growth; 250 dwellings/year, 500 dwellings/ year, 800 dwellings/year.

The report indicates that following this consultation, two options for growth have been considered; Option 1 providing 600 dwellings/year, Option 2 providing 700 dwellings a year. The Council has decided to work towards the delivery of 600 dwellings/year providing a total of 10,800 new homes between 2011 and 2029, considering this to be the more sustainable option.

RPS on behalf of our client disagrees with this 600 figure growth option as it does not provide appropriate levels of growth in line with the evidence base for the Local Plan.

Evidence advanced by the West Midlands regional assembly for the West Midlands RSS Examination in July 2009 from the Cambridge Centre for Housing and Planning Research, based on 2006 ONS Household Projections and allowing for the economic downturn, concluded that Warwick District's housing requirement between 2006 and 2026 was 18,200 dwellings at a rate of 910 dwellings/year.

The 2008 ONS Household Projections estimates an increase of 17,000 households between 2008 and 2028, at a rate of 850 dwellings/year. The 2012 Strategic Housing Market Assessment indicates a requirement of 698 dwellings/year to meet the affordable housing needs of the District alone. This is in addition to market housing needs. Therefore it is evident that the Council's proposed 10,800 dwellings for the Local Plan period is insufficient and below the predicted number of new homes required.

The 2012 Strategic Housing Land Availability Assessment indicates a supply of housing between 2014 and 2029 of 13,385 on deliverable sites, excluding windfall sites. Therefore, a greater number of dwellings can be delivered within the District to contribute towards housing needs of Warwick than the 10,800 target proposed in the Local Plan.

Therefore, RPS is of the opinion that the Council should recognise that greenfield and Green Belt land in sustainable locations, adjacent to the urban areas, is required to ensure that housing needs of the District. The Council's housing targets should therefore be increased to reflect this and the predicted levels of growth as identified through the evidence base.

In accordance with the NPPF housing growth will contribute to sustainable economic development thus, creating jobs and boosting the economy. RPS therefore considers this another reason as to why the housing numbers should be increased throughout Warwickshire.

Part B – Commenting on the Preferred Options

Sheet 3 of 9

Which document are you responding to?
e.g. Preferred Options (Booklet) Preferred Options (Full Version)

Preferred Options (Full Version)

Which part of the document are you responding to?
Preferred Option Box (e.g. PO1)

PO3: Broad Location of Growth

Paragraph number / Heading / Subheading (if relevant)

7.7

Map (e.g. Preferred Development Sites – Whole District)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection.

The Preferred Option to concentrate growth within or on the edge of existing urban areas, including some growth adjacent to villages, is supported by RPS. It is also agreed that development should be in sustainable locations avoiding the coalescence of settlements, and development within the rural areas should be higher in the larger villages where services are more accessible.

RPS supports the Council's reference to the NPPF and importance of the presumption in favour of sustainable development, particularly the acknowledgement of a need for housing in rural areas. The Council recognises that there is a shortage of suitable urban brownfield sites available, and RPS considers that strategic rural Green Belt sites are considered to ensure that housing can be delivered to meet the proposed increase in households for the plan period.

RPS therefore supports the allocation of the land at Loes Farm, Guys Cliffe, North Warwick for 180 dwellings as this would result in the natural expansion of the urban settlement of Warwick. The site is in a sustainable location with good public transport links. The site is within close proximity of the Wedgenock Lane Industrial estate and Warwick hospital, thus development at this location would provide housing within close proximity of employment opportunities. Residential development at this location would result in sustainable development in accordance with the NPPF and RPS therefore supports the proposed development at this location.