

## 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](http://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](mailto:newlocalplan@warwickdc.gov.uk)

### Where to see copies of the Plan

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**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)
	* 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		PETER
Last Name		FRAMPTON
Job Title (where relevant)		
Organisation (where relevant)	CGHT	FRAMPTONS
Address Line 1	C/o Framptons	ORIEL HOUSE
Address Line 2		42 NORTH BAR
Address Line 3	Ref: PJF/8884	BANBURY
Address Line 4		OXFORDSHIRE
Postcode		OX16 0TH
Telephone number		01295 672310
Email address		peter.frampton@framptons-planning.com

### 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  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 on each separate policy.

### 4. To which part of the Local Plan or Sustainability Appraisal (SA) does this representation relate?

Local Plan or SA:

Paragraph Number:

Policy Number:

Policies Map Number:

8: Baginton, Bubbenhall and Coventry Airport

### 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.

Please see attached correspondence.

Continue on a separate sheet if necessary

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.

Please see attached correspondence

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 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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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:

So that the criticisms of the Plan in the context of defining Infill Village Boundaries can be properly examined.

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:

P.P. T. Nute

Date :

27/08/2014

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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**WARWICK DISTRICT LOCAL PLAN  
REPRESENTATIONS MADE BY CGHT  
BAGINTON, BUBBENHALL AND COVENTRY AIRPORT**

**QUESTION 7**

In the adopted Local Plan 1996 – 2011, Baginton is ‘washed over’ by Green Belt policy. The new Local Plan proposes the identification of Infill Village Boundaries, i.e. the village is excluded from the Green Belt. Para 86 of the Framework states:

*‘If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.’*

The Council is satisfied that Baginton does not have an ‘open character’ which makes an important contribution to the openness of the Green Belt. In these circumstances, national planning policy considers that ‘the village’ should be excluded from the Green Belt. Baginton is defined in the Local Plan as a Growth Village – in contrast to a Limited Infill Village. The Plan states at

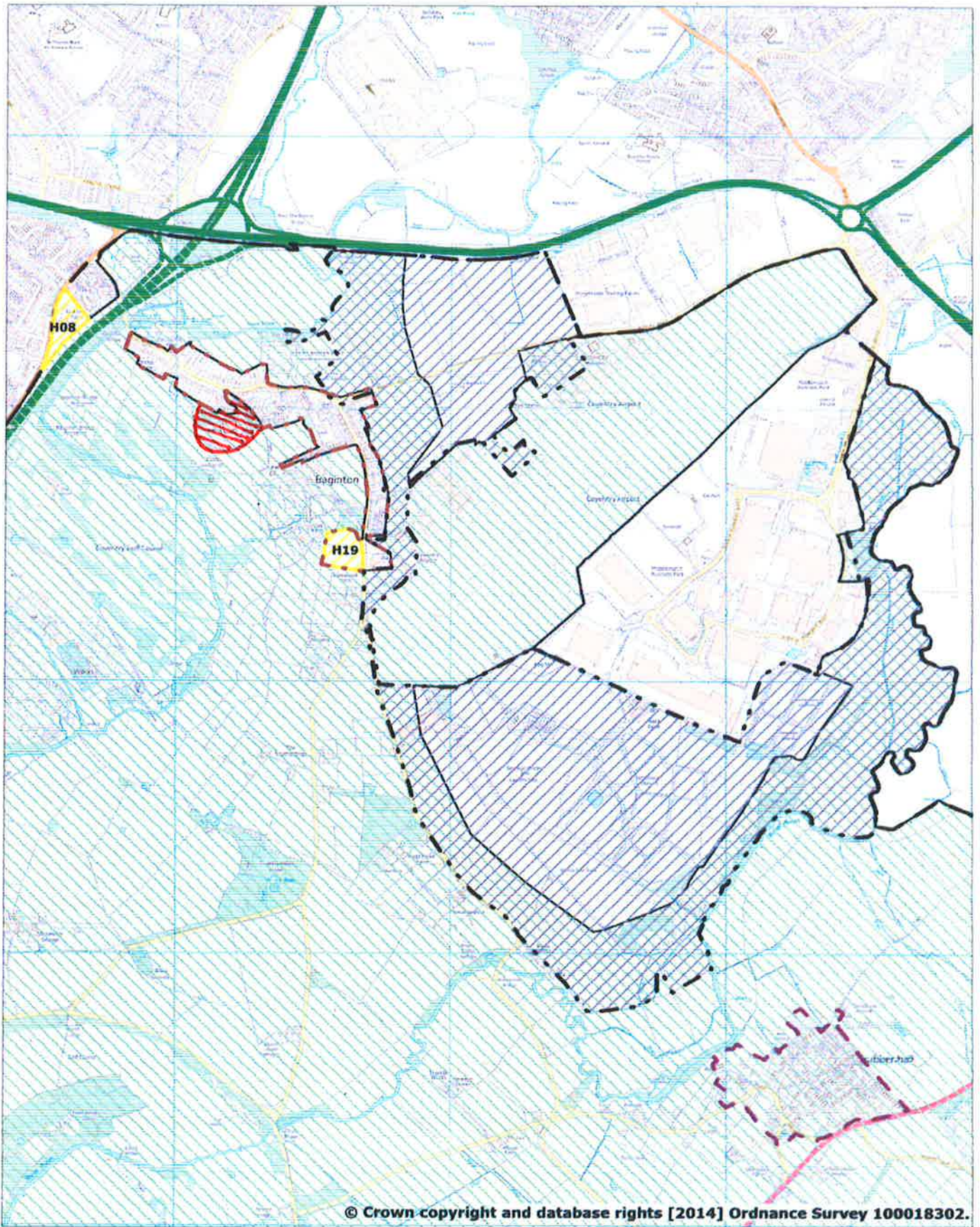
*‘In the case of Limited Infill Villages which are included within the Green Belt, the type and scale of development will be more limited. In line with national Green Belt policy, appropriate development includes rural affordable housing, limited infill development, the re-use of buildings; the redevelopment or partial redevelopment of previously developed land and replacement dwellings.’*

The underlying purpose in the redrawing of the Green Belt boundaries around Baginton is not to define an area within which ‘Infill’ development only is to be allowed. ‘Infill development’ is generally understood to be the filling of a small gap within a very modest scale of development, say one or two dwellings. Rather the village of Baginton is to be excluded from the Green Belt because the strategy of the Local Plan is for Baginton to be a ‘Growth Village’. As such, land beyond the established confines of the village has been excluded from the Green Belt to provide for more housing. In undertaking the planning exercise to draw a boundary to exclude Baginton from the Green Belt, it is illogical – and unjustified against national planning policy set out at paragraph 86 of the Framework – to not include the Bretherern’s Meeting Room from the inset boundary. The Meeting Room has

been part of the settlement framework of Baginton for some 20 years or more. Members of the Bretheren Community have been resident in Baginton for many years. The Meeting Room should be treated no differently to a parish church, namely being an integral part of community life within the village. The physical relationship of the Meeting Room to existing development is such that the logical boundary for the exclusion of land from the Green Belt is as shown on the accompanying plan.

#### **QUESTION 8**

The land hatched red on the accompanying plan should be excluded from the Green Belt to be consistent with national planning policy at para 86 of the Framework.



**Key**

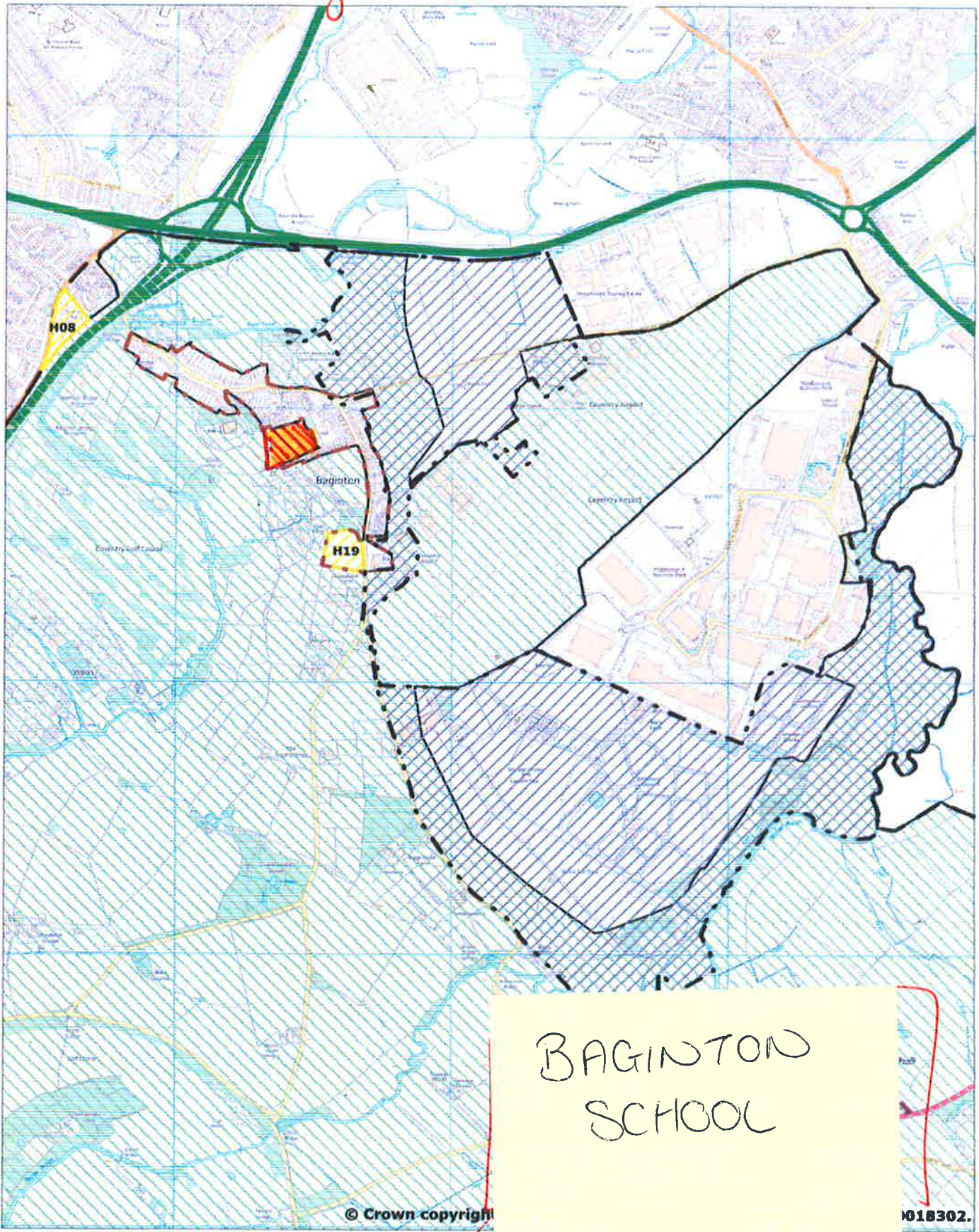
- WDLP - Green Belt (DS19)    □ Warwick District Council Boundary
- WDLP - Housing Allocations (DS11)    □ WDLP - Growth Village Envelopes (H10)
- Site Ref
- WDLP - Infill Village Boundaries
- WDLP - Sub Regional Employment Allocation (DS16)

**8. Baginton,  
Bubbenhall and  
Coventry Airport**

**Local Plan  
Policies  
Map**







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018302.

**Key**

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*objection*

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<b>Leamington Spa Library</b> , The Pump Rooms, Parade, Royal Leamington Spa
<b>Warwickshire Direct Warwick</b> , Shire Hall, Market Square, Warwick
<b>Warwickshire Direct Kenilworth</b> , Kenilworth Library, Smalley Place, Kenilworth
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# 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		PETER
Last Name		FRAMPTON
Job Title (where relevant)		
Organisation (where relevant)	BAGINTON GREEN	FRAMPTONS
Address Line 1	LTD.	ORIEL HOUSE
Address Line 2		42 NORTH BAR
Address Line 3	C/O FRAMPTONS	BANBURY
Address Line 4		OXFORDSHIRE
Postcode	REF: PJF/9185	OX16 0TH
Telephone number		01295 672310
Email address		peter.frampton@framptons-planning.com

### 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 type="checkbox"/>	No <input checked="" type="checkbox"/>

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Local Plan or SA:

Paragraph Number:

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## 5. Do you consider the Local Plan is :

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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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Because planning permission has been granted for a free school under planning permission Ref No. W/13/1763. While the granting of planning permission was approved for very special ~~reasons~~ circumstances, the development effectively extends the urban framework of the village (see attached correspondence). The infill Village Boundary should be extended to encompass the committed development.

Continue on a separate sheet if necessary

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.

Local Plan Policies Map 8 should be re-drawn to encompass the committed development of the Free School, as shown on the enclosed plan.

Continue on a separate sheet if necessary

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So that the criticisms of the Plan in the context of defining Infill Village Boundaries can be properly examined

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### 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:

P.P. T. Hill

Date :

26/06/14

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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**WARWICK DISTRICT LOCAL PLAN  
REPRESENTATIONS MADE BY BAGINTON GREEN LIMITED  
BAGINTON FREE SCHOOL**

**QUESTION 7**

The Local Plan adopts an unjustified inconsistent approach between the exclusion of land from the Green Belt – and inclusion within the Infill Village Boundary – of land allocated for housing, and maintaining in the Green Belt land adjoining the Infill Village Boundary which has been committed for other forms of urban development, such as the Free School. A consistent approach should be applied within the Plan.

The approach taken by the District Council in the identification of a boundary to the village for exclusion from the Green Belt is consistent with national planning policy set out at para 86 of the Framework. These criticisms of the lack of soundness in this aspect of the Local Plan are set out in the representations made on behalf of CGHT.

It is considered that the granting of planning permission, Ref: W/13/1763 amounts to an exceptional circumstance (granted for the reasons that very special circumstances had been demonstrated) for the exclusion of the land hatched red from the Green Belt.