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12<sup>th</sup> December 2014

Development Policy Manager  
Development Services  
Warwick District Council  
PO Box 2178  
Riverside House  
Milverton Hill  
Leamington Spa  
CV32 5QH

Dear Sirs

**Representations to Warwick District Publication Draft Local Plan: Focused Consultation**  
**On behalf of Gallagher Estates Limited**

This response to the Publication Draft Local Plan: Focused Consultation is submitted on behalf of our client Gallagher Estates Limited.

The Focused Consultation Document proposes changes to the Publication Draft Local Plan. The changes effectively propose to remove the employment allocation from land north of Gallows Hill, Warwick and replace it with additional housing, a community stadium and associated uses. It is also proposed to remove the employment allocation from the Opus 40 site, located off Birmingham Road in Warwick and re-allocate the land for housing development. Alternative employment provision is, in turn, proposed on a site located at Stratford Road, Warwick. The Council, within the Focused Consultation Document describe these proposed changes as major amendments (emphasis supplied) to the Publication Draft Local Plan. We would agree that these proposed amendments are, indeed, major in nature.

The Consultation Document offers little explanation as to the justification for the proposed major amendments other than to indicate that they are proposed as a result of "updated evidence since Publication Draft". The nature of the updated evidence is unclear and potentially incomplete. It is our understanding, for example, that no composite Sustainability Appraisal (SA) document has been published alongside the Focused Changes. Having had a discussion with Leading Counsel, we do have some concerns about the ability of this approach to accord with the SEA Regulations. We would therefore anticipate that the LPA will provide further information as to compliance with the SEA Regulations.

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We trust that the matters raised in this letter will receive the due attention of the LPA and we look forward to an acknowledgement that this letter has been registered. For completeness we have attached the Focused Consultation form.

Yours faithfully



**JOANNE HEDGLEY (Mrs)**  
**Director**  
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Encs.

c.c. Glen Langham – Gallagher Estates Ltd