

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		Oliver
Last Name		Bell
Job Title (where relevant)		Principal Planner
Organisation (where relevant)	CEG (on behalf of Steel / Pittaway)	Nexus Planning
Address Line 1		Suite A, 3 Weybridge Business Park
Address Line 2		Addlestone Road
Address Line 3		Weybridge
Address Line 4		Surrey
Postcode		KT152BW
Telephone number		01932 837850
Email address		o.bell@nexusplanning.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:	<input type="text" value="Policy DS20"/>
Mod. Number:	<input type="text" value="17 and 18"/>
Paragraph Number	<input type="text"/>
Mod. Policies Map Number:	<input type="text"/>

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 comments.

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 comments.

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:

As the landowner of a substantial proportion of the safeguarded land 'S1', it is essential that we are able to attend and speak at the Examination.


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:

21/04/2016

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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Person ID:

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Land south of Westwood Heath Road

Representations to Proposed Modifications to the Publication Draft Warwick District Local Plan (Part 1)

on behalf of CEG

April 2016

Policy DS NEW 1 'Directions for Growth South of Coventry'

- 1.1 The following representations have been prepared by Nexus Planning Ltd, on behalf of CEG, in response to the Warwick District Council (WDC) Regulation 19 Consultation on Proposed Modifications to the Local Plan (Part 1).
- 1.2 CEG controls around 129 hectares of land south of Westwood Heath Road, identified in part in the emerging Plan as Safeguarded Land (site ref. S1). We consider that site S1 could deliver circa 900 dwellings, with further development capacity on land to the south, as advocated in the Westwood Heath Garden Suburb Vision and Technical Annex (Appendix 1).
- 1.3 Policy CS NEW 1 "Directions for Growth South of Coventry" has been introduced as part of the proposed modifications for the emerging Local Plan to provide a comprehensive approach to the planning of the area of growth, including growth beyond the Plan period.
- 1.4 Policy DS20 identifies a Local Plan review mechanism that will be triggered if a range of circumstances arise, generally relating to issues that would affect the District as a whole and are not necessarily unique to Warwick, i.e. changes in national planning policy.
- 1.5 The Council has identified and acknowledged that a specific set of circumstances exist in the area south of Coventry that could warrant a review of the Local Plan. No other part of the District is under similar pressures or likely to experience such transformational change. Policy DS NEW 1 clarifies that this would be a partial review that would occur within five years.
- 1.6 As detailed in our representations to other policies, it is clear that site S1 could come forward as part of a comprehensive development with site H42, delivering up to 1,500 dwellings and at least 425 dwellings within the Plan period. This would not however address all development pressures south of Coventry and should simply be seen as an initial phase of wider development growth.
- 1.7 Furthermore (and as detailed in our representations to Policy DS20), given the significant and complicated nature of these development pressures (which arguably do not exist elsewhere in Warwick District), we consider that WDC should require the preparation of an Area Action Plan (AAP) for the wider area south of Coventry, rather than dealing with it through a partial review of the Local Plan. The broad area could be referenced in the Local Plan with the exact extent determined through the preparation of the AAP itself.
- 1.8 The Council identify the need to secure longer-term certainty to investors and stakeholders and seek to do this through a number of key objectives. Whilst we support the need to

secure investor certainty, CEG consider that this could be more readily achieved through the implementation of the AAP.

- 1.9 The AAP would provide specific planning policy and guidance for the defined area in order to specify the required land uses in particular locations and identify key strategic interventions. AAPs have a strong focus on delivery and implementation, and of course form a statutory component of the Local Development Framework, enabling them to review Green Belt boundaries, for example when further details regarding HS2 are known. It would therefore seem to be an entirely appropriate tool to address the development pressures and potentially transformational change south of Coventry.
- 1.10 Given the above, we consider that Policy CS NEW 1 “Directions for Growth South of Coventry” is not ‘justified’ by failing to be the most appropriate strategy for the District.

Suggested Change

- 1.11 The policy should be amended to remove the proposed partial review of the Local Plan in respect of land south of Coventry. The Policy (and/or supporting text) should however identify that work will commence immediately for the preparation of an AAP relating to land south of Coventry. The broad area this AAP will cover could be detailed within the Local Plan, potentially as land in the area south of Coventry, north of the HS2 alignment and west of A46.

**APPENDIX 1 – WESTWOOD HEATH GARDEN SUBURB VISION DOCUMENT AND
TECHNICAL ANNEX (SEE SEPARATE ATTACHMENT)**