

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		Richard
Last Name		Shaw
Job Title (where relevant)		Director
Organisation (where relevant)		Savills
Address Line 1		Wessex House
Address Line 2		Priors Walk
Address Line 3		East Borough
Address Line 4		Wimborne
Postcode		BH21 1PB
Telephone number		01202 856902
Email address		rshaw@savills.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 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

For Official Use Only

Person ID:

Rep ID:

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="Modification"/>
Mod. Number:	<input type="text" value="Mod 10"/>
Paragraph Number	<input type="text" value="PolicyDS11"/>
Mod. Policies Map Number:	<input type="text"/>

5. Do you consider the Local Plan is :

5.1 Legally Compliant?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
5.2 Sound?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

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:	<input checked="" type="checkbox"/>
Justified:	<input checked="" type="checkbox"/>
Effective:	<input checked="" type="checkbox"/>
Consistent with National Policy:	<input type="checkbox"/>

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.

Kingswood was identified as a Primary Service village to accommodate **100-150** dwellings over the plan period in the *Revised Development Strategy (June/July 2013)*. At the time of consultation on this document, Warwick District Council's assessment concluded that there was capacity to accommodate growth at the upper end of this range within Kingswood.

The *Proposed Modifications (January 2015)* draft policy DS11, identifies five site allocations (*H29-H33*) at Kingswood. These sites have a combined development capacity of **56** units. There is no justification for this reduction in housing provision for Kingswood from the 100-150 dwellings identified in the *Revised Development Strategy* of June/July 2013.

There is no justification for the amount of development identified in Kingswood not reflecting the level of growth identified in previous iterations of the Local Plan or the housing need in the local area.

The SHLAA has failed to take account of the opportunity for small scale village housing development on land to the east of Station Lane at Kingswood, as illustrated in the accompanying A3 document. The illustrative layout and examples of village housing show that a form of development can be achieved on this site which integrates with the existing settlement. The proposed development allows satisfactory access to be accommodated without affecting any of the oak trees on the Station Lane frontage, and in a form that is satisfactory in access terms.

The accompanying A3 document demonstrates indicative layout options for small scale development which addresses the site context as follows:

- Landscape – the proposed layout provides a substantial buffer between the site and the canal corridor. The small scale field pattern and significant areas of permanent pasture are retained and can be managed.
- Ecology – the habitat along the canal corridor is not impacted by the proposed development and opportunities for biodiversity and landscape would be provided.
- Highways – access to the site can be provided via Kingswood Farm without the need to remove any mature trees, and the retention of the trees will add to the treed avenue effect which already prevails.
-
- Heritage – the Grade II Kingswood Farmhouse would be well screened from the proposed development by established vegetation and the small scale field pattern that provides the setting the listed Kingswood Farmhouse would be preserved and managed. The scale, location and design of the proposed houses would ensure that the setting of the listed farmhouse would not be harmed.
- Green Belt - development of the scale proposed will not compromise the role and function of the Green Belt.
- Pattern of development - the proposed options both show how the building line respects the established pattern of development in the area. The design and layout would ensure that development is entirely in keeping with its surroundings.

In summary, the site represents a sustainable, well located and deliverable opportunity for a high quality village housing development entirely in keeping with its surroundings that would help to meet identified housing needs. The site should therefore be removed from the Green Belt and allocated for development to meet the housing needs of the area.

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.

Allocation of part of SHLAA site ref 203 (Land east of Station Lane) fronting onto Station Lane (as identified in the enclosed plan) for 9 - 16 houses.

This site forms a smaller part of SHLAA site R203 which was discounted during the Village Housing Options and Settlement Boundaries consultation process as a result of concerns over the tree frontage and access.

However, this process did not take account of the availability of adjoining land at Kingswood Farm that would allow access to be provided without harm to the tree frontage.

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.

For Official Use Only

Person ID:

Rep ID:

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:

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:

Richard Shaw

Date:

22.04.16

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.

For Official Use Only

Person ID:

Rep ID: