

**WARWICK DISTRICT COUNCIL
DRAFT LOCAL PLAN**

**PROPOSED MODIFICATIONS IN
RESPONSE TO THE INSPECTOR'S
INITIAL FINDINGS
MARCH 2015**

**POLICY DS20 – REVIEW OF THE
LOCAL PLAN**

REPRESENTATIONS

ON BEHALF OF GALLAGHER ESTATES LTD

Pegasus Group

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INTRODUCTION

1. This Statement comprises the submissions made on behalf of Gallagher Estates Ltd, in respect of Policy DS20 relating to the Review of the Local Plan, Proposed Modification 17 and Proposed Modification 18 within the Warwick District Council Local Plan Proposed Modifications.
2. Whilst this Statement refers specifically to the Proposed Modifications to Policy DS20 it should be read in conjunction with the representation submitted to the proposed modifications to Policies DS11 'Allocated Housing Sites' and DS15 'Comprehensive Development of Strategic Sites'.

POLICY DS20 – REVIEW OF THE LOCAL PLAN

1. Policy DS20 has been modified within Proposed Modification 17 which will enable the review of the plan in the event that a number of circumstances arise including: the need to accommodate the development needs of another local authority within the District; updated evidence or changes to national policy suggest the overall development overall strategy should be significantly altered; monitoring of the Local Plan (particularly housing delivery) demonstrates that the overall development strategy or the policies are not delivering the Local Plans' objectives; development and growth pressures arising from the area to the south of Coventry and any other reasons that render the Plan, or part of it, significantly out of date.
2. Proposed Modification 18 specifically refers to the number of factors that could render the plan out of date which include at (a) The Coventry and Warwickshire Memorandum of Understanding (MOU) which may need to be updated to reflect changing circumstances and evidence. It should be noted that although five of the Coventry and Warwickshire Housing Market Area (HMA) Authorities have signed up to a Memorandum of Understanding relating to the distribution of Coventry's unmet housing needs, Nuneaton and Bedworth Borough Council have not agreed to the MOU to provide for an additional 4,020 dwellings to meet Coventry's needs as is event within their Submission Borough Plan published in October 2015. We reserve our position as to whether the proposed triggers set out within Proposed Modification 17 and 18 will adequately deal with and resolve the strategic matter

of unmet housing need arising in the Coventry and Warwickshire HMA given the current level of uncertainty surrounding whether Nuneaton and Bedworth will assist in meeting the needs of C&W HMA and what likely impact this may have on the soundness of the Warwick Local Plan.

APPENDIX 1

LOCALPLAN

helpingshapethedistrict



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)
Title	MRS	
First Name	MICHELLE	
Last Name	SIMPSON-GALLEGO	
Job Title (where relevant)		
Organisation (where relevant)	PEGASUS GROUP	PEGASUS GROUP
Address Line 1		5 THE PRIORY
Address Line 2		OLD LONDON RD
Address Line 3		CANWELL
Address Line 4		SUTTON COLDFIELD
Postcode		B75 5SH
Telephone number		0121 308 9570
Email address		michelle.simpson-gallego@pegasuspg.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

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 (POLICY DS20)"/>
Mod. Number:	<input type="text" value="17 & 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 ACCOMPANYING RESPONSE

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 ACCOMPANYING RESPONSE

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:

PLEASE SEE ACCOMPANYING RESPONSE

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

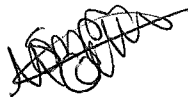
I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publicly available and may be identifiable to my name/organisation.

Signed:

PEGASUS GROUP

Date:

21.04.16



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: