

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		Mr
First Name		Michael
Last Name		Robson
Job Title (where relevant)		Director
Organisation (where relevant)		Cerda Planning
Address Line 1		Vesey House
Address Line 2		5-7 High Street
Address Line 3		Sutton Coldfield
Address Line 4		West Midlands
Postcode		B72 1XH
Telephone number		0121 748 1620
Email address		michael.robson@cerda-planning.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

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:	Modification
Mod. Number:	Mod 4, Mod 5, Mod 6, Mod 10, Mod 11, Mod 17, Mod 18, Appendix A
Paragraph Number	Policy DS6 para 2.20; Policy DS7 Para 2.21-2.24; Policy DS11 Para. 2.41 ó 2.53; Policy DS20 Para 2.82 to 2.87; 2.21-2.24, 2.53
Mod. Policies Map Number:	

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

SEE ATTACHED SHEET

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.

SEE ATTACHED SHEET

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:

TO DISCUSS THE OAHN IN THE CONTEXT OF UNMET HOUSING NEED FROM OUTSIDE DISTRICT BUFFERS, FLEXIBILITY OF THE PLAN AND HISTORIC UNDERSUPPLY.

TO DISCUSS HOUSING TRAJECTORY AND 5 YEAR SUPPLY IN THE CONTEXT OF UNMET HOUSING NEED FROM OUTSIDE THE DISTRICT BUFERS, FLEXIBILITY OF THE PLAN AND HISTORIC UNDERSUPPLY.

TO DISCUSS THE ADDITIONAL ALLOCATIONS OF LAND AT RISING LANE, BADDESLEY CLINTON.

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:

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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**WARWICK DISTRICT
LOCAL PLAN – Proposed Modifications 2016**

The following representations relate to:

POLICY DS6 – Level of Housing Growth (Mod 4 and Mod 5)

POLICY DS7 – Meeting the Housing Requirement (Mod 6)

POLICY DS11 – Allocated Housing Sites DS11 (Mod 10 and Mod 11)

POLICY DS20 – Review of the Local Plan (Mod 17 and Mod 18)

Appendix A – Table of Modifications (Part 1) January 2016

Objections are submitted in respect of Policies DS6, DS7, DS11 and DS20 and appendix A on the grounds that the Policy is not “sound” when assessed in relation to Paragraph 182 of the National Planning Policy Framework as it is not justified, effective, or consistent with National Policy.

The scale of the housing target is inappropriate insofar that it does not account for the increase in the Objectively Assessed Housing Need (OAHN) arising from the unmet housing demand being exported from Birmingham. Paragraph 178 of the NPPF requires cross boundary working to meet strategic objectives such as housing delivery and whilst the proposed modifications (Mod 4 and Mod 5) deal with the exported housing demand from Coventry, it does not take account of the inevitable housing demand from Birmingham. The acknowledged shortfall in the housing provision in Birmingham has been set at a minimum of 38,000. This cannot be met within the Greater Birmingham, Solihull LEP and Black Country HMA given the difficulties the Black Country is having in meeting its own Housing Needs. As a result the unmet housing demand from Birmingham will need to be spread across different Housing Market Areas and given Warwick’s geographical relationship to Birmingham, it is inevitable that some of the additional unmet housing demand will need to be accommodated within Warwick.

Whilst Paragraph 153 of the National Planning Policy Framework allows for a local plan to be reviewed in whole or in part to respond flexibly to changing circumstances, Paragraph 157 of the National Planning Policy Framework requires Local Plans to plan for a minimum 15-year time horizon.

Proposed Mod 6 proposes to provide a total of 17,577 dwellings, which provides a buffer of 4.5% or 801 dwellings more than the housing target set at 16,776 at Mod 4.

Mod 17 states that there would be a full or partial review of the plan if changing circumstances could not be accommodated within the existing strategy. The current strategy to provide a 4.5% buffer would therefore only be sufficient to deal with minor changes to the in demand or supply restrictions and as such the plan is not considered to be sound and the allocations need to be increased as a result.

The Council's latest Five Year Housing Land Supply Paper Dated March 2016 (see appendix A) sets the annual housing requirement for Warwick based on the OAHN at 600 dwellings and the historic undersupply at 941 dwellings. Planning Policy guidance advocates the use of the Sedgefield method for calculating supply where planning authorities should aim to deal with any under supply within the first 5 years of the Plan period where possible.

Due to the persistent under delivery of housing in the Warwick District, it has been accepted that the 20% buffer set out in paragraph 47 of the National Planning Policy Framework applies.

The effect of this is that the annual housing requirement for Warwick District is increased to 908 dwellings. Mod 5 sets the OAHN at 600 dwellings per annum for Warwick District, with an additional 332 dwellings per annum to meet the unmet housing demand from Coventry. This does not however account for the historic undersupply that must be dealt with in the first 5 years of the plan period or the 20% buffer, let alone the unmet housing demand for Birmingham.

Nor has the minimum 5% buffer been applied to the unmet housing need from Coventry. It is clear that the housing target needs to be revised upwards and the delivery of housing brought forward in the plan period to deal with both the historic under provision and the buffers required by paragraph 47 of the Framework.

The Council's Latest Five Year Supply Paper applies a 5% non-implementation rate to extant permissions, small SHLLA sites and allocated sites. A more realistic rate is considered to be 10%. This would in turn further increase the housing target set out at Mod 4.

The following modifications are required to make the plan sound:

1. Additional allocations and/or increased densities on proposed allocations to deal with the identified increase needed for the housing target and allow for greater flexibility to deal with changing circumstances;
2. Bring forward the delivery of housing in the plan period to significantly boost the supply of housing sites in the first five years of the plan to deal with the historic under supply.

It is appreciated that the proposed modifications are a response to the Local Plan Inspector's interim conclusions issued in June 2015. These conclusions identified a number of shortcomings with the Plan, not least a substantial deficiency in the supply of new homes in the District, derived partly from the need to accommodate some of the overspill arising from Coventry District and partly from an over reliance on houses that will be delivered through windfall permissions.

It is encouraging therefore that the proposed modifications seek to deliver an additional 3070 homes through site allocations beyond the 6299 homes previously identified for the Plan Period, albeit that as set out above the housing target needs to be revised upwards further.

To this end Grevayne Properties Ltd are fully supportive of modifications 10 and 11 relating to Appendix B which collectively seeks to allocate additional housing land.

As part of the proposed strategy the Council have recognised that there is not sufficient brownfield land to meet the proposed housing target and have allocated Green Belt sites for housing within sustainable locations. In order to assist in making the plan sound, the allocation of additional sites such as at Rising Lane, Baddesley Clinton for housing would provide additional dwellings to contribute towards meeting the increased housing target and is small enough to make a contribution to the immediate housing supply such as to deal with the historic undersupply.

Grevayne Properties Ltd is the landowner of the unused and available sustainable site at Rising Lane, Baddesley Clinton (site identified at Appendix B). The site is located to the west of Warwick Road (A4141) and to the northwest of Rising Lane, Baddesley Clinton, Warwickshire and is entirely within the West Midlands Green Belt.

The site is irregular in shape approximately 1ha in size and comprises overgrown areas of brambles and self-set trees. The site is enclosed by existing development to the north, east and south. The western boundary of the site is clearly defined by established hedgerow which forms a logical edge to the settlement.

The development of this site would effectively infill a vacant area of land that is well related to the adjacent existing development. As a consequence it is not considered that the development of the site would prevent the Green Belt from serving the five purposes identified in the NPPF.

Furthermore, it is not envisaged that there would be any significant visual impacts as a result of developing this site due to it being well contained by virtue of its relationship with the surrounding residential development.

Baddesley Clinton is approximately 300m to the south of Chadwick End which contains a pub and day nursery. There are existing bus route serving Baddesley Clinton and a footpath linking the site to Chadwick End. The site is however well related to Dorridge (5km), of Kenilworth (8km), Warwick (11km) and f Birmingham City Centre (15km) which are all accessible by bus.

The site is therefore sustainably located in relation to surrounding services and facilities.

In order to accommodate further housing smaller settlements will need to take a share. The site at Baddesley Clinton is capable of being developed; it is available and deliverable without delay. Its allocation in whole or in part for market, affordable or as a self-build site should be looked upon favourably to provide a range of types and tenures of homes for all who require them over the Plan period.

Warwick District
An Update of the Five Year Housing Land Supply

March 2016

TABLE 1 THE FIVE YEAR REQUIREMENT AT 31ST MARCH 2016 (Based on OAN of 600 dwellings per annum)	
	Dwellings
Annual Requirement	600
Five Year Requirement 01/04/2016 to 31/03/2021 (5yrs x 600)	3000
Plus 20% Buffer	600
Sub Total	3600
Five Year Requirement 01/04/2011 to 31/03/2016 (5yrs x 600)	3000
Less completions 01/04/11 to 31/03/15 (1483 less 103 to exclude C2 uses)	-1380
Less estimated completions 1/4/15 to 31/3/16 (754 less 10% discount for contingency)	-679*
Sub Total: Undersupply 01/04/11 to 31/03/15	941
Five Year Requirement 1/4/ 2016 - 31/03/2021	4541

* This is an estimated figure. Monitoring due to take place in April 2016 to update this figure

TABLE 2: FIVE YEAR LAND SUPPLY (estimated at 31st March 2016)	
Category of Supply	Dwellings
Sites with permissions at 31 st March 2015 = 2968, less 5% for non-implementation**	2820
Small Urban SHLAA sites estimated to deliver before 31/3/21 = 181 less 5% for non-implementation	172
Allocated sites (granted permission during 2015/16): 331+240+8+460 = 1039, less 5% for non-implementation**	987
Windfalls (estimated sites under 5 dwellings)	283
Total Supply	4262

** All these categories sites which have planning permission for dwellings that will be delivered beyond March 2021. However, only dwellings that are deliverable before March 2021 are included in these figures

Note: 5% non-implementation reflects historic expiry rate for pps in the District

TABLE 3: WARWICK DISTRICT 5 YEAR HOUSING LAND SUPPLY – CONCLUSION (at 31st March 2016)	
	Dwellings
Five Year Requirement 2014-2019	4541
Annual Requirement	908
5 Year Supply	4262
No. of Years Supply	4.69

