

Preferred Options Response Form

2012

For Official Use Only
Ref:
Rep. Ref.

Please use this form if you wish to support or object to the Preferred Options version of the new Local Plan.

If you are commenting on multiple sections of the document you will need to complete a separate copy of 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 plan has been made available for members of the public. You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	MR	MS
First Name	ROGER	JULIE
Last Name	GOODLAND	CROSS
Job Title (where relevant)		PLANNING CONSULTANT
Organisation (where relevant)	THOMAS BATES & SON LTD	ANDREW MARTIN - PLANNING
Address Line 1	THE OLD BRICKWORKS	TOWN MILL
Address Line 2	CHURCH ROAD	MILL LANE
Address Line 3	HAROLD WOOD	STEBBING
Address Line 4	ROMFORD, ESSEX	DUNMOW
Postcode	RM3 0JA	CM6 3SN
Telephone number		01371 855950
Email address		julie@am-plan.com
Would you like to be made aware of future consultations on the new Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
About You: Gender		
Ethnic Origin		
Age	<input type="checkbox"/> Under 16 <input type="checkbox"/> 16 - 24	<input type="checkbox"/> 25 - 34 <input type="checkbox"/> 35 - 44
	<input type="checkbox"/> 45 - 54 <input type="checkbox"/> 55 - 64	<input type="checkbox"/> 65+

Part B - Commenting on the Preferred Options

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of

Which document are you responding to?
e.g. Preferred Options (Booklet) Preferred Options (Full Version)

PREFERRED OPTIONS (FULL VERSION)

Which part of the document are you responding to?
Preferred Option Box (e.g. PO1)

PO1

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Preferred Development Sites – Whole District)

What is the nature of your representation?



Support



Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

These representations are submitted on behalf of Thomas Bates and Son Limited, the owners of land at Woodside Farm, South of Whitnash, in the ward of Bishop's Tachbrook. Land at Woodside Farm is identified in the draft plan as a preferred option for growth to deliver 250 new dwellings and open space, in Phase I of the plan period. The site has been highlighted by the Council as suitable for residential development over a number of years. It was first identified in the Strategic Housing Land Availability Assessment of 2009 and carried through into its core strategy. It represents a sustainable development opportunity which has consistently been found to be 'suitable, available and achievable' for development.

A planning application including an Environmental Impact Assessment, is currently being prepared.

1.0 PO1: Preferred Level of Growth

- 1.1 Support is extended to the level of proposed growth of 10,800 dwellings (an annual average of 600 new houses per year).
- 1.2 The National Planning Policy Framework (NPPF) advises that Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change (paragraphs 14 and 153). Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth (paragraph 17). The NPPF is looking to Local Planning Authorities to "boost significantly the supply of housing".

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Support Object

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2.0 PO2: Community Infrastructure Levy

- 2.1 PO2 is acknowledged and support extended for proposals to develop a Community Infrastructure Levy (CIL) scheme alongside the development of the Local Plan.
- 2.2 In line with government advice, the CIL charges should be worked up and crucially tested alongside the Local Plan
- 2.3 The Local Plan should also be mindful of NPPF advice that development sites should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable (paragraph 173).

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P03

Paragraph number / Heading / Subheading (if relevant)

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3.0 PO3: Broad Location of Growth

- 3.1 Support is extended for proposals to concentrate growth principally within and on the edge of the existing urban areas. The plan recognises (paragraph 5.23) that the level of housing set out in PO1 will however need to be met largely on strategic greenfield sites on the edge of the built up areas. There is limited availability of brownfield land in the District (only 11% of the SHLAA capacity). Greenfield sites are also necessary in order to deliver the required infrastructure.
- 3.2 Policy PO3 also gives recognition to NPPF where it includes a presumption in favour of sustainable development. This calls for patterns of growth to make full use of public transport, walking and cycling, and focus development in locations which are, or can be made sustainable. It is on this basis that the Local Plan identifies land on the edge of the towns of Warwick, Leamington, Whitnash and Kenilworth as the most sustainable locations.
- 3.3 The Local Plan further acknowledges (paragraph 7.11) that in Warwick District, as there is a limited availability of urban brownfield land, extensions to the urban area can offer the most sustainable location for growth. NPPF calls for Local Plans to allow a presumption in favour of such sustainable development so that it is clear that development which is sustainable (i.e. sites on the edge of the existing urban area) can be approved without delay.
- 3.4 Support is extended to the Council's aim of requiring new development to follow the emerging garden suburbs principles to overcome the loss of rural character in accommodating new development, and thereby address local concerns that urban extensions would damage the rural setting of the towns.

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P04

Paragraph number / Heading / Subheading (if relevant)

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What is the nature of your representation?



Support



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4.0 PO4: Distribution of Sites for Housing

- 4.1 Policy PO4 identifies those sites allocated for housing or mixed use development. Support is extended for the development of land at Woodside Farm (south of Whitnash) for 250 dwellings and open space in phase 1 of the plan period. The location of this site will allow access to services and facilities and minimise the need to travel.
- 4.2 It is submitted that this site is capable of delivering a sustainable development in attractive surroundings as the plan requires. The landowner is willing to work with the Council and local community to bring forward development under the principles of garden suburbs.
- 4.3 The site boundaries are defined by strong physical barriers to further growth and will prevent continued southerly spread of development and meet the Council's concerns about possible coalescence with Bishop's Tachbrook.
- 4.4 In gaining community support for proposals at Woodside Farm, the NPPF, paragraph 175, is relevant in advising local authorities to use the CIL to support and incentivise new development. This can be achieved by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place.
- 4.5 The government advises that Local Plans should not simply be about scrutiny, but be creative in finding ways to enhance and improve the places in which people live their lives. (NPF paragraph 17).
- 4.6 A planning application package for residential development proposals is currently being prepared for Woodside Farm. This includes a full Environmental Impact Assessment. In a Design and Access Statement, consideration is also being given to the garden suburb principles being promoted nationally and within this local plan. It is submitted that this site which has no impediments to early delivery could act as a test case for the District in seeking to achieve the objectives of the TCPA in applying garden city principles to urban extension sites.
- 4.7 Land at Woodside Farm lies within the ward of Bishop's Tachbrook. This settlement is identified in the draft plan as a Category 1 village capable of absorbing 100 dwellings over the plan period. It is submitted that Bishop's Tachbrook will have difficulty in absorbing this level of growth and that the land at Woodside Farm can provide additional dwellings to meet the needs of the village and meet the wider target for growth more generally.

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P05

Paragraph number / Heading / Subheading (if relevant)

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What is the nature of your representation?



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5.0 PO5: Affordable Housing

5.1 This policy requires 40% of new homes on developments of 10 or more dwellings in the urban areas.

5.2 This should be mindful of government advice which states that affordable housing requirements that may be applied to development should be assessed at the plan-making stage, and crucially, kept under review.

5.3 Objection is raised to a fixed figure of 40% to be applied across the local plan area, in the light of calls from the government for local plans to have sufficient flexibility to adapt to rapid change (NPPF, paragraph 14 and paragraph 50). These state that such policies should be sufficiently flexible to take account of changing market conditions over time. Furthermore the NPPF advises that obligations and policy burdens should not be of such a scale that they threaten viability of sites (paragraph 173).

5.4 The second part of policy PO5 is supported, in recognising that in consideration of the different nature of development sites and locations in the District, as well as changing market conditions, the Council may (in exceptional circumstances) take a flexible approach to the policy in terms of:

- the number of affordable units
- the practicality of providing the homes on-site (in some cases the Council may agree to off-site provision or a financial contribution in lieu).

5.5 The above approach to affordable housing provision emanates from NPPF, paragraph 50, which states that where local plans have identified that affordable housing is needed, it should set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.

5.6 Due to the fact that a large proportion of housing development is proposed to the south of Warwick, Leamington, Whitnash, it could be argued that some off site affordable provision in respect of these sites, be provided in other parts of the district to address this imbalance.

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P06

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Preferred Development Sites – Whole District)

What is the nature of your representation?



Support



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6.0 PO6: Mixed Communities and Wide Choice of Housing

- 6.1 Support is extended for a proposed mix of housing to meet the needs as identified in the latest Strategic Housing Market Assessment.
- 6.2 Objection is raised to the proposals for 25% of houses, across all tenures, on sites of 50 or more dwellings, to be built to Lifetime Home standards. Objection is also raised to the requirement for all strategic sites to include Extra Care Housing Schemes, located close to local facilities. It is argued that these are contrary to government advice for local plans to have sufficient flexibility to take account of changing market conditions over time, and the need to avoid policy burdens which could threaten the viability of sites.

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Which document are you responding to? e.g. Preferred Options (Booklet) Preferred Options (Full Version)	<input type="text" value="PREFERRED OPTIONS (FULL VERSION)"/>
Which part of the document are you responding to? Preferred Option Box (e.g. PO1)	<input type="text" value="PO10"/>
Paragraph number / Heading / Subheading (if relevant)	<input type="text"/>
Map (e.g. Preferred Development Sites – Whole District)	<input type="text"/>
What is the nature of your representation?	<input checked="" type="checkbox"/> Support <input type="checkbox"/> Object

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7.0 PO10: Built Environment

- 7.1 Support is extended for the general objective to promote and deliver high quality design through including policies to protect and enhance the built environment, in the interests of promoting sustainable development.
- 7.2 The intention to follow the TCPA principles of Sustainable Garden Towns, Suburbs and Villages is acknowledged. The development of land at Woodside Farm, as an urban extension to Whitnash, will help to realise the Garden City Vision of today.
- 7.3 The landowner is willing to work in partnership with the District Council to explore innovative ideas and create a paradigm for applying the overarching principles of Garden City Suburbs to smaller extensions, which can then be emulated by others.
- 7.4 Support is extended in general terms to the other objectives set out in policy P10, including amongst others, protection and enhancement and link with the natural environment, as well as provision of secure, safe and accessible places. Flexibility is sought in the application of these objectives, mindful of the NPPF which whilst encouraging the use of design codes, calls for these to avoid being overly prescriptive. It maintains that Codes should concentrate on scale, density, massing, height, landscape, layout, materials and access.

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Which part of the document are you responding to?
Preferred Option Box (e.g. PO1)

PO12

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Preferred Development Sites – Whole District)

What is the nature of your representation?



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8.0 PO12: Climate Change

8.1 The general principle of reviewing carbon emissions within the District is supported. Objection is raised however at the target level of 20% which the policy seeks to set. Flexibility is sought in this as it is for sustainable construction. This should allow for change and should accord with national policy guidance at the time.

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PO13

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Preferred Development Sites – Whole District)

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9.0 PO13: Inclusive, Safe and Healthy Communities

9.1 Support is extended to the general principles of policy PO13, in particular the requirement for new large scale housing development to provide levels of open space and maximize linkages and access to the wider countryside.

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PO14

Paragraph number / Heading / Subheading (if relevant)

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10.0 PO14: Transport

- 10.1 Support is extended to policy PO14 which seeks to enable access to service and facilities that people need through the right location of housing and employment sites.
- 10.2 Land at Woodside Farm, represents an urban fringe site, to the south of Whitnash, which minimises the need to travel and promotes sustainable forms of transport, such as walking, cycling and public transport. It has a range of key facilities within a short walk (i.e. 15 minutes). The site has good access to the existing public transport network. The site is served by at least three bus services, which run frequently to Leamington Spa and Warwick. A bus stop is located on the site frontage with Tachbrook Road. A cycle route leads into Leamington Spa.

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PO15

Paragraph number / Heading / Subheading (if relevant)

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11.0 PO15: Green Infrastructure

11.1 The general principles of protecting and enhancing the natural environment are supported. The requirement for development proposals to take a positive, integrated approach to designing green infrastructure, particularly urban extensions, utilising the Council's preferred approach to new sustainable garden suburbs is acknowledged.

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Guidance on Making Representations

- Please use the attached response form as it will help the Council to keep accurate and consistent records of all the comments on the Plan, alternatively complete online at www.warwickdc.gov.uk/newlocalplan
- If you wish to make comments on more than one aspect of the Plan, please use a separate copy of Part B of this form for each
- You may withdraw your objection at any time by writing to Warwick District Council, address below
- It is important that you include your name and address as anonymous forms cannot be accepted. If your address details change, please inform us in writing.
- All forms should be received by **4.45pm on Friday 27th July 2012.**
- Copies of all the objections 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.
- To return this form please drop off at one of the locations below, 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 Plan

Copies of the Plan are available for inspection on the Council's web site at www.warwickdc.gov.uk/newlocalplan and at the following locations.

Location	Opening Times
Warwick District Council Offices Riverside House, Milverton Hill, Royal Leamington Spa	Mon – Thurs 8.45am – 5.15pm Fri 8.45am – 4.45pm
Leamington Town Hall Parade, Royal Leamington Spa	Mon – Thurs 8.45am – 5.15pm Fri 8.45am – 4.45pm
Warwickshire Direct Whitnash Whitnash Library, Franklin Road, Whitnash	Mon – Weds 10.30am – 5.00pm Thurs Closed Fri 10.30am – 4.00pm Sat 10.30am – 1.30pm
Leamington Spa Library The Pump Rooms, Parade, Royal Leamington Spa	Mon – Weds 9.30am – 6.00pm Thurs 10.00am – 7.00pm Fri 9.30am – 6.00pm Sat 9.30am – 4.30pm Sun 12.00am – 4.00pm
Warwickshire Direct Warwick Shire Hall, Market Square, Warwick	Mon to Thurs 8.00am – 5.30pm Fri 8.00am – 5.00pm Sat 9.00am – 4.00pm
Warwickshire Direct Kenilworth Kenilworth Library, Smalley Place, Kenilworth	Mon and Tues 9.00am – 5.30pm Wed 10.30am – 5.30pm Thurs and Fri 9.00am – 5.30pm Sat 9.00am – 1.00pm
Warwickshire Direct Lillington Lillington Library, Valley Road, Royal Leamington Spa	Mon 9.30am – 12.30pm & 1.30pm – 6.00pm Tues and Fri 9.30am – 12.30pm & 1.30pm – 5.30pm Weds Closed Thurs 9.30am – 12.30pm & 1.30pm – 7.00pm Sat 9.30am – 12.30pm
Brunswick Healthy Living Centre 98-100 Shrubland Street, Royal Leamington Spa	Mon - Thurs 9.00am – 5.00pm Fri 9.00am – 4.30pm
Finham Community Library Finham Green Rd, Finham, Coventry, CV3 6EP	Mon 1.00pm – 7.00pm Tues, Thurs and Fri 9.00am – 7.00pm Sat 9.00am – 4.00pm

Warwick District Council strives to ensure that all people regardless of ethnic origin or disability can access its services. Where possible, information can be made available in other formats, including large print, cassette tape, CD & other languages if required. Telephone 01926 450000.