

11399

shape district PLAN



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	PETER	
Last Name	STANWORTH	
Job Title (where relevant)	—	
Organisation (where relevant)	—	
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		

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:	WARWICK DISTRICT PUBLICATION NEW LOCAL PLAN - 2016
Mod. Number:	10 10
Paragraph Number	SA Appendix B. Ref. H24
Mod. Policies Map Number:	6. BURTON GREEN

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 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.

SEE ATTACHED NOTE

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 NOTE

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.

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 IF NECESSARY

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:

Date:

21 APRIL 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.

For Official Use Only

Person ID:

Rep ID:

Representation P.A. Stanworth Paragraph 7.

Housing - Burton Green

I am a resident of Burton Green and consider that the new Local Plan (Plan - Document A) as related to Burton Green is unsound and not justified.

I submitted a representation to the draft Local Plan in 2014. Since then the new revised Local Plan (2016) has increased the number of houses on the preferred site, Burrow Hill nurseries, plot 1, from 60 to 90 houses. The community village hall, the green and the parking have been removed.

Since the initial submission there have been proposals to build further houses in the City of Coventry just north of the border with Burton Green and also on a site adjacent to the village boundary on Westwood Heath Road (Document B). It is also now considered highly likely that the new high speed train construction will go ahead next year or soon afterwards.

With this further information I consider the Burrow Hill site, to be unsound for the following reasons:

1. Deliverability is uncertain. Cala Homes, the developer, have given two dates for the start of construction of the houses on the site, namely ~~in the next few years~~ ^{by 2019} and 2026 (20 houses in 2026). The site is 200 to 300 metres from the portal of the proposed HS2 tunnel (Document C). The site will be affected both during the construction and operational phase. In practical terms it means that if houses existed currently on site, owners would be able to claim compensation. Presumably the two dates given by Cala Homes reflects uncertainty in the housing market and it may even be 2026 before they consider construction of 20 or so houses. This is outside the 2019 limit.

2. Very high landscape value. It is the highest point in Burton Green and also for many miles around. It is the only open area in the green belt within the housing strings of the village and would be very contrary to housing policy.

3. Ribbon development. It necessarily includes ribbon development, which is against planning policy guidelines.

4. There is no reason to connect the few houses to the southwest of the Burrow Hill site with the rest of the village as put forward by the District Council. To do so would not preserve the openness of the green belt in the area.

5. It is said that the Parish Council have approved the Burrow Hill site. They have done so but without a Neighbourhood Plan and without an independent survey, negating any substantial conclusion.

6. Community facilities have been removed.

7. Other matters have been covered in the previous submission.

Other factors have now altered in the interval:

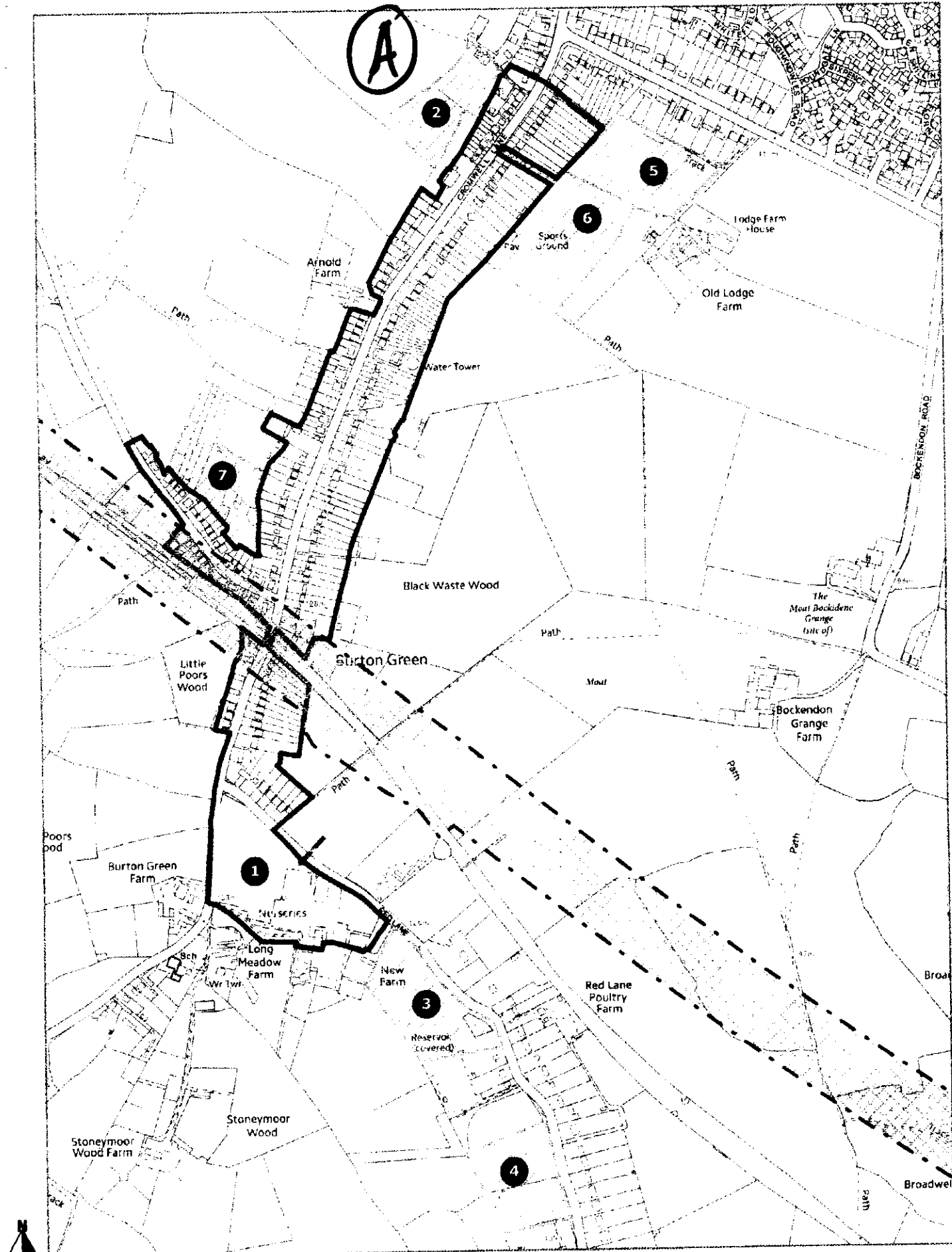
1. Plot 7. Proper wide access has now been agreed with the District Council and in particular the highways department. It cannot be classified as backland development. The landscape value is considerably less than plot 1.

2. Plot 2. Again proper wide access has now been agreed with the adjacent site owners and again it cannot be considered to have as high a landscape value as plot

Page 7 of 41.
Supply & delivery
of Housing Land
RS

1. It is now adjacent to the proposed Coventry development and will merge well with it.

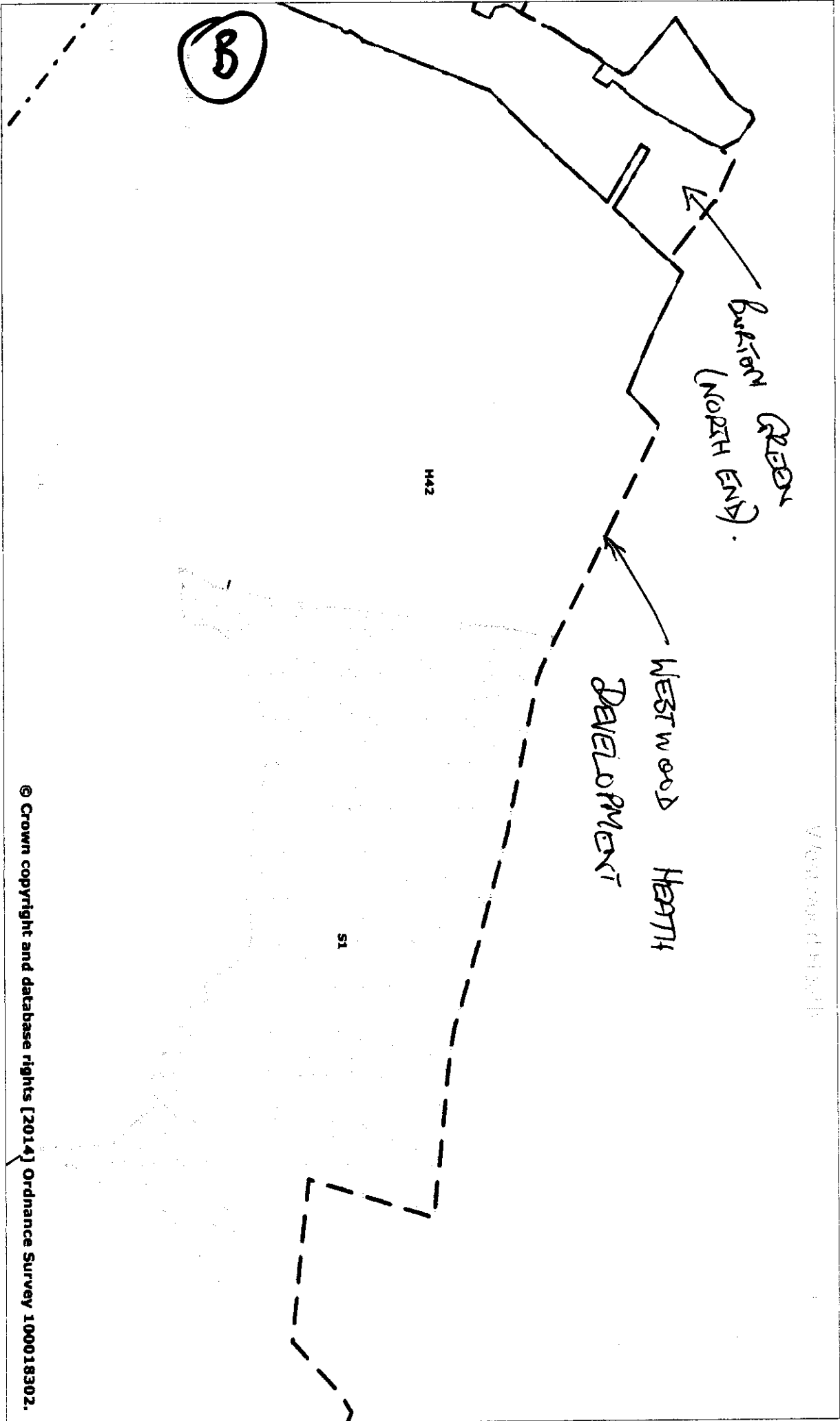
3. Plots 5 and 6. These were rejected on their high landscape value but are now adjacent to the Westwood Heath proposed development and thus the landscape value is much reduced.



© Crown copyright and database rights [2013] Ordnance Survey 100018302. Not to scale.

- Preferred Option
- Discounted Option
- Village Boundary
- Green Belt
- Primary Site Access

BURTON GREEN.
MAP No 6.



© Crown copyright and database rights [2014] Ordnance Survey 100018302.

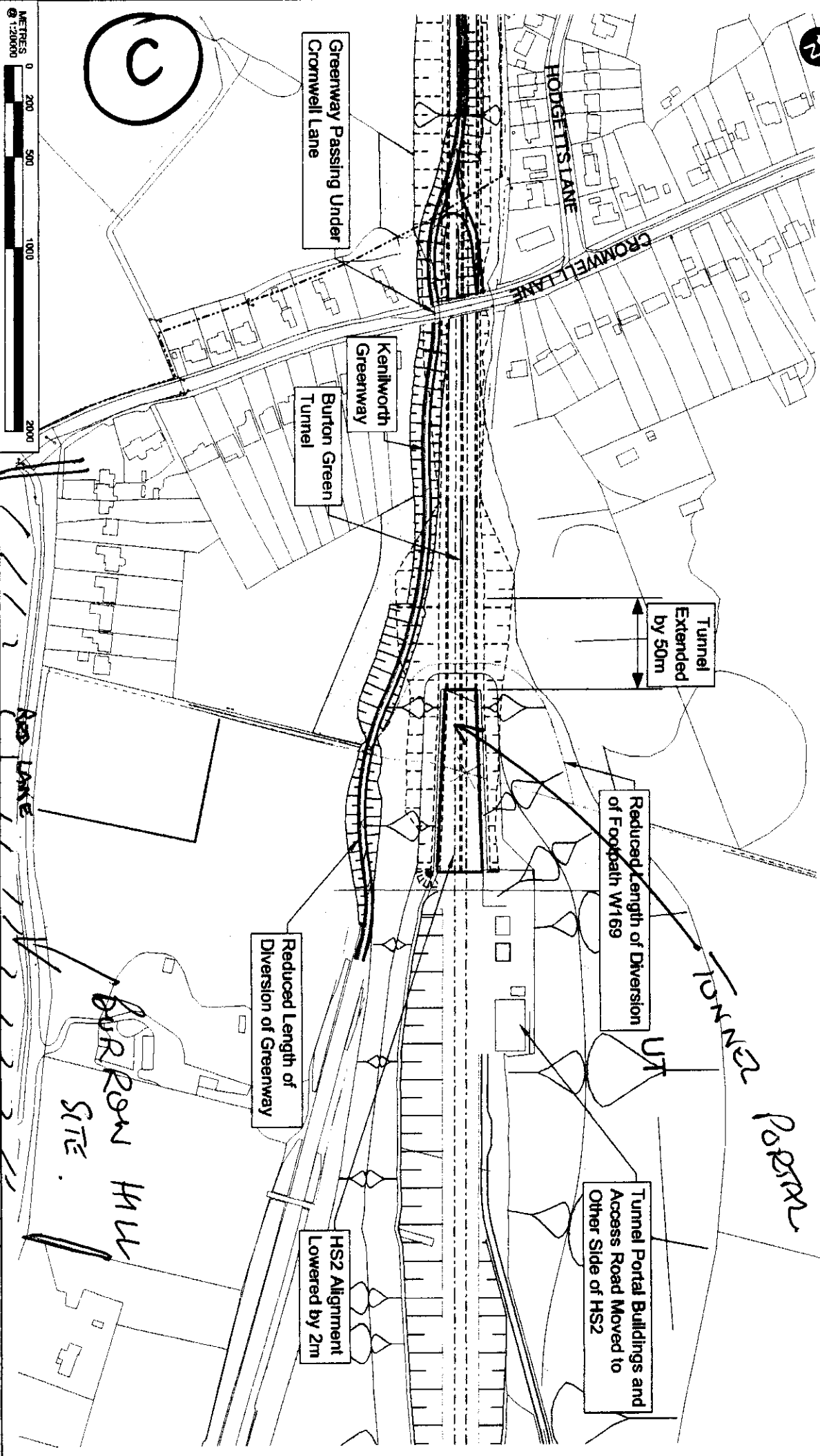
Key

- WOLP - Green Belt (DS19)
- WOLP - Safeguarded Land (DSNEW2)
- WOLP - Housing Allocations (DS11)
- WOLP - Growth Village Envelopes (H10)
- Areas of Surface Interest
- Site Ref.
- Warwick District Council Boundary
- Limits of Safeguarding Direction

35. Westwood Heath (Proposed Mod. 2016)



OPERATION - AP2 PROPOSAL SOUTH PORTAL ENHANCED MITIGATION



1:20,000

0 200 500 1000 2000 METRES @ 1:20,000

1:20,000	0	200	500	1000	2000
----------	---	-----	-----	------	------

This drawing has been prepared by the author for the purpose of the design of the proposed scheme and is not to be used for any other purpose without the written consent of the author. The author accepts no responsibility for any consequences which may arise from the use of this drawing for any purpose other than that for which it was prepared.

Legend

- Substation & portal buildings
- Partial
- Landscaping mitigation planting (trees / woodlands)
- Grassland areas
- Engineering structures
- Landscaping structures
- Rail alignment formation
- Existing vegetation
- Highway / street creation

HS2 Access road
Main utility works
Existing Public Right Of Way
Diverted Public Right Of Way
Stopped up PROW
Partly Buried
Woodland Edge Management Zone
Nobis Barrier
Roading Wall

hsc

Regional & English
Infrastructure
Landscape
Landscape Ltd

Capital Symonds
Capital Symonds Iron JV

Country North	Country North Design
Design Stage	Environmental
DESIGN FOR COMPETITION	
Client	AR
Design No.	17/12/2014
Operation - AP2 Proposal South Portal	AS SHOWN
Enhanced Mitigation	3m
Project/Client	AS SHOWN
Design/Author	AS SHOWN
Check/Reviewer	AS SHOWN
Date	17/12/2014
Scale	AS SHOWN
Sheet	A1
Project/Client	AS SHOWN
Design/Author	AS SHOWN
Check/Reviewer	AS SHOWN
Date	17/12/2014
Scale	AS SHOWN
Sheet	A1

Housing - Burton Green

Housing development should be spread around the village so as to minimise the alteration in character. It will distribute the increase in traffic and thus reduce congestion. It will mean that new residents will integrate into the existing community more readily.

Sites particularly 2, 5, 6 and 7 should be reconsidered. It is difficult to include the Burrow Hill site (Plot 1) for the reasons given in paragraph 7.

It should be noted that:

1. All sites other than site 1, the preferred site, will not be blighted by the construction and operation of HS2.
2. Delivery will be possible immediately from all 4 sites. All four sites will provide at least a total of 120 houses, more than required.
3. Highways access could be obtained from sites 5 and 6 in a similar manner to that which was acquired for site 7.
4. Transport. All are closer to the Rail station at Tile Hill and plots 2,5 and 6 are within walking distance. A regular hourly bus service runs along Hodgetts Lane and Cromwell Lane to Coventry. Plots 2, 5, 6 and 7 are adjacent to this service.
5. Sites 2 and 5 are adjacent to the proposed and existing Coventry housing.
6. Sites 2, 5 and 6 would benefit from the facilities being offered from the Westwood Heath development.
7. It would distribute traffic throughout the area and thus tend to relieve congestion on Red Lane which would occur with site 1.

Proposed Solution

1. Delete site 1 as the preferred option for Burton Green.
2. Allocate sites 2, 5, 6 and 7 as the preferred option.
3. Amend map number 6 accordingly.