

LOCAL PLAN

helpingshapethedistrict

Warwickshire

27 JUN 20

Leamington



Publication Draft Representation Form 2014

For Official Use Only
Person ID: 11399
Rep ID:

This consultation stage is a formal process and represents the last opportunity to comment on the Council's Local Plan and accompanying Sustainability Appraisal (SA) before it is submitted to the Secretary of State. All comments made at this stage of the process are required to follow certain guidelines as set out in the **Representation Form Guidance Notes** available separately. In particular the notes explain what is meant by legal compliance and the 'tests of soundness'.

This form has two parts:

- Part A – Personal Details
- Part B – Your Representations

If you are commenting on multiple sections of the document, you will need to complete a separate Part B of this form for each representation on each policy.

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 (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 received by **4.45pm on Friday 27 June 2014**

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 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:

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

Where possible, information can be made available in other formats, including large print, CD and other languages if required. To obtain one of these alternatives, please contact 01926 410410.

Part A - Personal Details

	1. Personal Details*	2. Agent's Details (if applicable)
Title	MR.	
First Name	PETER	
Last Name	STANWORTH	
Job Title (where relevant)	—	
Organisation (where relevant)	—	
Address Line 1	[REDACTED]	
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 Local Plan for independent examination

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 on each separate policy.

4. To which part of the Local Plan or Sustainability Appraisal (SA) does this representation relate?

Local Plan or SA: **WARWICK DISTRICT PUBLICATION DRAFT LOCAL PLAN APRIL 2014**

Paragraph Number: **N/A GENERAL**

Policy Number: **N/A**

Policies Map Number: **N/A**

5. Do you consider the Local Plan is :

5.1 Legally Compliant?

Yes

No

} NOT QUALIFIED
TO COMMENT

5.2 Complies with the Duty to Co-operate?

Yes

No

5.3 Sound?

Yes

No

6. If you answered no to question 5.3, do you consider the Local Plan and/or SA unsound because it is not: (please tick that apply):

Positively Prepared:

Justified:

Effective:

Consistent with National Policy:

For Official Use Only

Person ID:

Rep ID:

7. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, 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 modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 7. above where this relates to soundness. (Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan 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 modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, 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 modification, 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

ONLY 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 :

27 JUNE 2014

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.

For Official Use Only

Person ID:

Rep ID:

Representation P.A. Stanworth Paragraph 8.

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.

All sites should be reconsidered.

It is difficult to include the Burrow Hill site (Plot 1) in view of its proximity to HS2 in all its manifestations. However some houses perhaps 10, could be built opposite the existing ones in Red Lane to minimise the other effects.

The Hodgetts Lane site (Plot 7) appears admirably placed to supply 20 to 30 houses as does the land to the rear of the Peeping Tom for the same number.

The remaining plots should also be considered even though they will have an effect on the surrounding landscape. The government has insisted on more housing and this means that there will necessarily be erosion of the Green Belt.

Representation P.A. Stanworth Paragraph 7.

Housing - Burton Green

I am a resident of Burton Green and consider that the Local Plan as related to Burton Green is unsound.

I am not versed in planning matters and have found the Warwick District Council Planning website relating to the Local Plan difficult to understand and have found it especially difficult to obtain full information about Burton Green.

Burton Green is a village in Warwickshire approximately 3 miles northwest of Kenilworth and contains 380 or so houses in the Parish. It is approximately 5 miles from Coventry City centre and abuts on to the City boundary. It has grown as a ribbon development, particularly after the 2nd World War when residents of Coventry whose houses had been destroyed came to seek refuge in Burton Green and subsequently built houses as infill between existing ones. The village does lack a heart but the centre has grown around the Hodgetts Lane/Cromwell Lane junction close to the village hall.

Burton Green is designated as a growth village in the Warwick District Local Plan and is required to increase the housing numbers by 60. It is one of the largest increases in rural Warwickshire. It is thus very important that any plan for future housing is given full and proper consideration.

Various land owners put forward 16 plots of land for consideration by Warwick District Council. Of these 7 have been selected as suitable for consideration. These were outlined in the document 'Local Plan - Village Housing Options and Settlement Boundaries Consultation.' (see attached plan from the initial Local Plan consultation document). Comments were requested during the consultation period 25th November 2013 to 20th January 2014.

The document was not widely publicised and as a result few residents of Burton Green had knowledge of the proposals. I only became aware of the proposals half way through the period. It then became obvious that many of the local residents were unaware of the document. My wife and I therefore obtained 400 copies and distributed to all houses within the village along with the accompanying letter (attached). The responses from residents were therefore rushed. Following the presentation to the Parish Council by Carla Home and the manner in which Burrow Hill was presented as the preferred site most residents of Burton Green assumed that the decision had been taken. There were no other possibilities.

There is a hatched area that runs across the plan above. I enquired of the planning officer as to its nature and was told that it was the path of HS2, the proposed High Speed railway from London to Birmingham. Councillor George Illingworth told me that he pointed out that it did not exist on the original plan and had to be added as an afterthought. Hence there was no key on the drawing. Burton green is unique in that the HS2 railway bisects the village and must have a major impact on its future.

Due thought to the effect of HS2 on Burton Green has not occurred and it appears that the decision making process has been rushed..

The current draft Local Plan has proposed that the required 60 houses should be built on the Burrow Hill site (H24 on current plan - see attached Policies Map No. 6)

My wife and I along with many others in the village think very strongly that to place a concentration of 60 houses on one site in the village is totally inappropriate and out of character. It is unsound. I am enclosing a list signatures from others who feel the same way. The list is small but time has precluded obtaining more within the timeframe. I would be pleased to supply a longer list if required.

My wife and I have visited the Planning department at the Council Offices and discussed the matters with Stephen Hay and Daniel Robinson, planning policy officers, on two separate occasions. Daniel Robinson told us that many of the sites could be used for housing but Burrow hill was the one with fewest objections.

I will look at each of the sites in turn using the original plot numbers.

Burrow Hill Nursery (Plot 1)

I find this very difficult to justify, mainly due to the proximity to HS2.

(a). It is the only plot in Burton Green that is affected by the sound envelope generated by the running of HS2 (see attached document). In addition the construction site and the designated roads used for the construction, part of Red Lane and Hob Lane are on the perimeter of the nursery. Residents of the proposed housing estate would have to contend with the major disturbance associated with a large and long lived construction phase (starting 2016 or thereabouts) opposite the development entrance. The housing estate is therefore unlikely to be deliverable in the time frame required. There will also be blast and noise generated from the entry and exit from the tunnel portal when the train is operational (see attached documents).

(b). Other factors are:

It is not central to the village.

It concentrates traffic in the Red Lane area with dangerous bends which have suffered fatal accidents in the past. It also adds to traffic at the junction with the A452 Birmingham Road

Large landscape value is high - overlooks both Coventry and Kenilworth (see attached photograph)

Accentuates ribbon development (there are no houses along Hob Lane and part of Red Lane)

Public Transport is poor (1 bus per week to Kenilworth from bus stop in Red Lane), 1½ miles to Tile Hill station

A fuel pipe line runs across part of the land

It is adjacent to a pond which contains Greater Crested Newts, a threatened protected species, and thus would possibly alter their habitat

It is adjacent to a listed building, Long Meadow Farm

In conclusion I find it difficult to justify the Burrow Hill site as a single preferred option for housing and thus consider the plan to be unsound.

Land off Hodgetts Lane (Plot 7)

This plot is central to the village and would provide a good heart for the village. It is adjacent to the current village hall.

Other factors are:

It is not affected by noise from HS2

It now has good access to and from Cromwell Lane.

It has good Public transport (72 buses per week to Coventry)

It does not have a major impact on the landscape.

I understand it could supply 30 houses and that these are deliverable

It does not accentuate ribbon development

Against it is the fact that it is what I believe is 'backland' development and would therefore upset neighbours. There is at least one established area of land already developed behind houses in Cromwell Lane. If houses are to be built in an existing established area then they have to be built near to existing ones and by definition will usually be considered as 'backland' development.

In conclusion I find it difficult justify plot 7 as a discounted option and thus consider the plan unsound.

Land at rear of Peeping Tom Pub (Plot2)

This plot is adjacent to the border with the City of Coventry

It is not affected by noise from HS2

It depends on the access via the Peeping Tom Public House Car Park which I understand is agreed with the owners.

It does not have a major impact on the landscape.

It has excellent transport links (Hourly bus service to Coventry and ½ mile to Tile Hill station

It is not accentuate ribbon development

I understand that it could supply 30 houses which are deliverable.

Against it is the fact that it is 'backland' development. Similar remarks apply as to the above.

In conclusion I find it difficult justify plot 2 as a discounted option and thus consider the plan unsound.

Plots 3,4 (land adjacent to Red Lane), 5 and 6 (land behind Cromwell Lane)

I am told that these plots have unacceptable landscape effects.

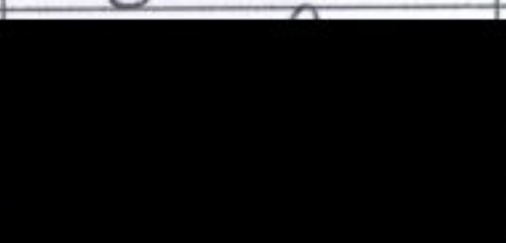
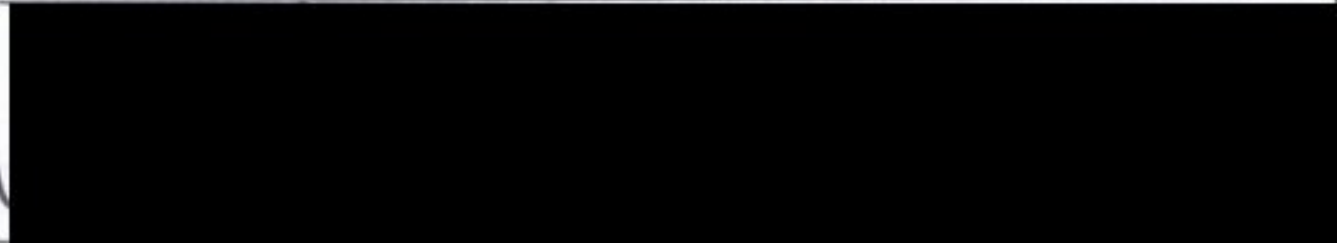
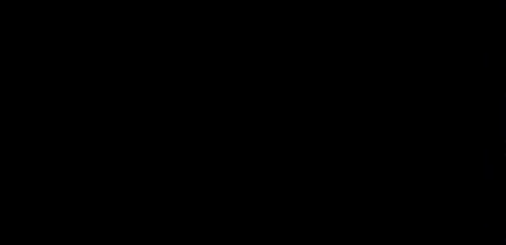
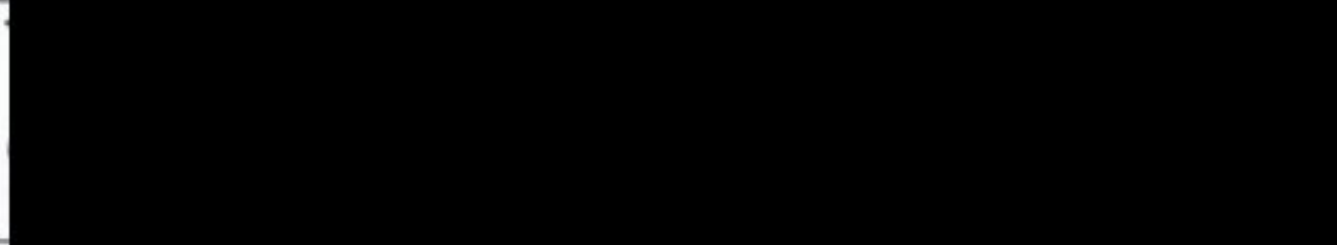
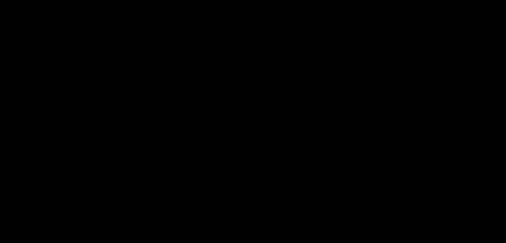
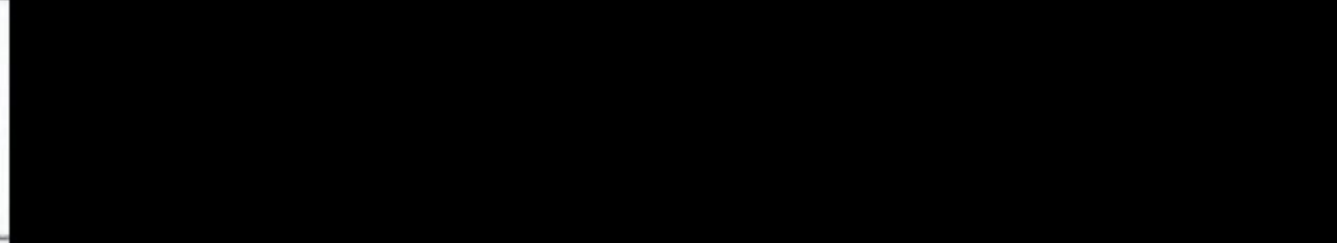
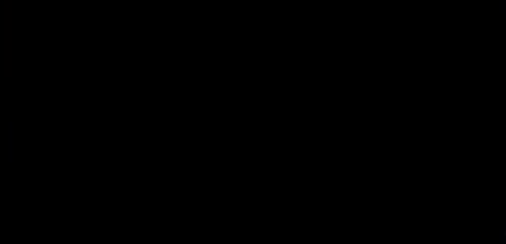
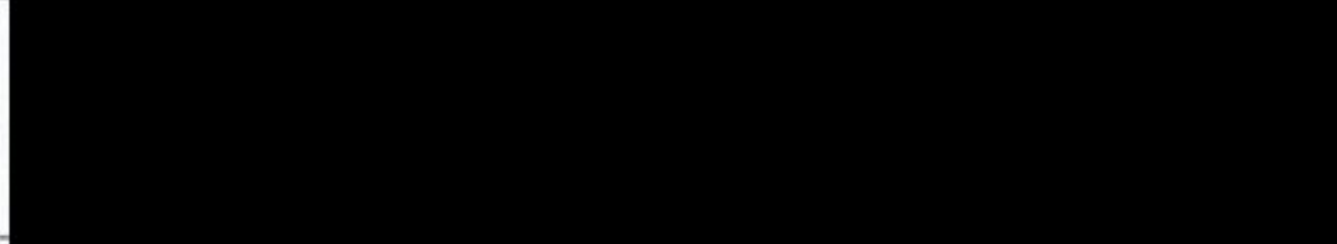
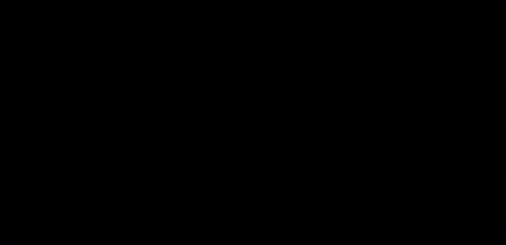
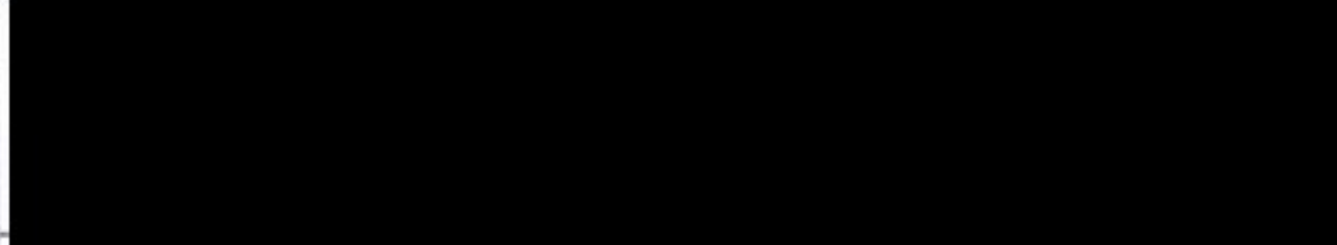
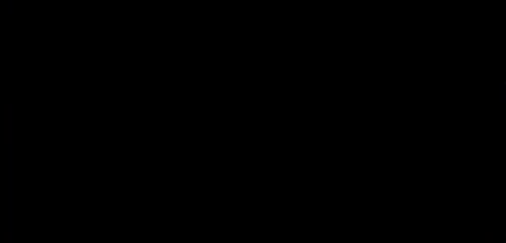
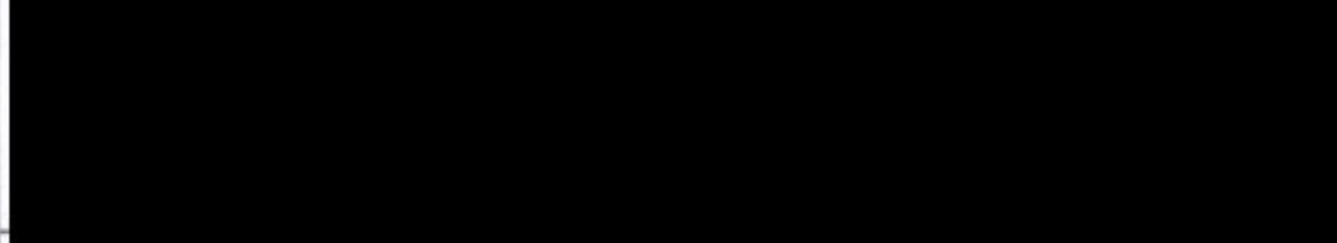
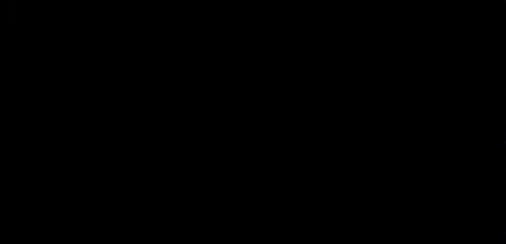
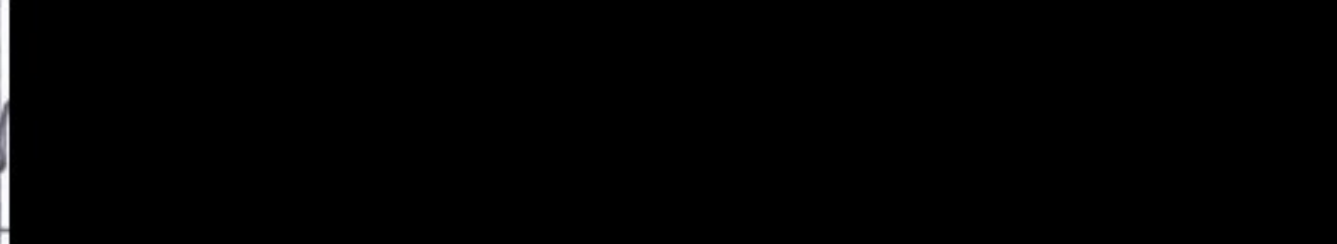
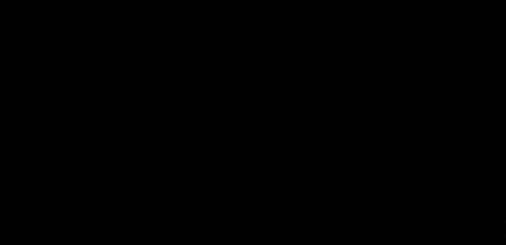
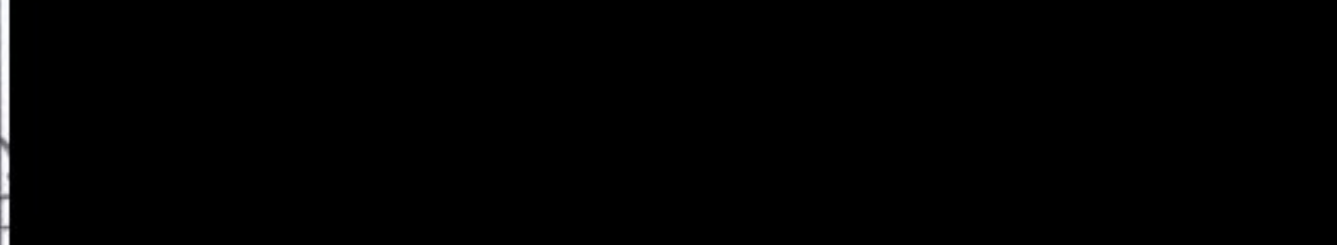
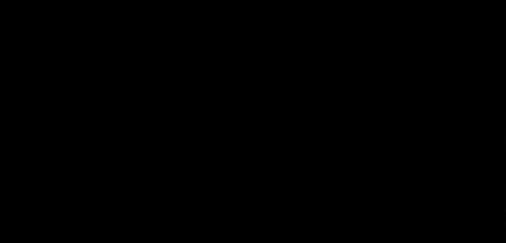
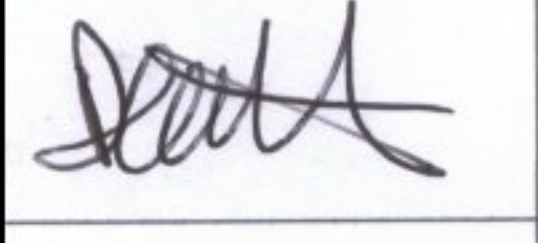
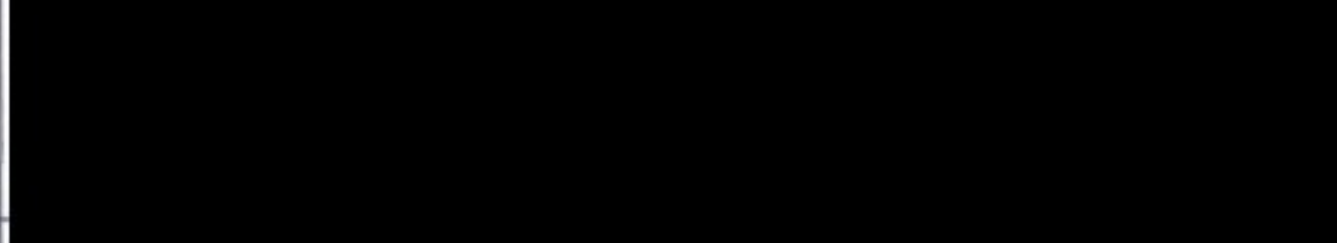
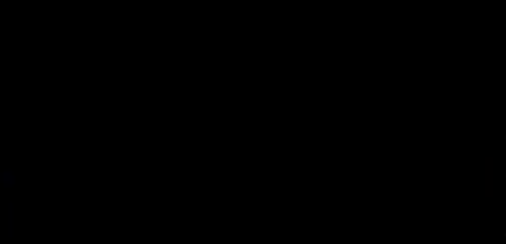

I do find it difficult to accept that small housing development in these areas, opposite or adjacent to existing established ones will have a significant detrimental effect.

In conclusion I find it difficult justify plots 3,4,5 and 6 as discounted options and thus consider the plan unsound.

In overall conclusion I consider the plan for Burton Green to be unsound.

WARWICK DISTRICT COUNCIL LOCAL PLAN
BURTON GREEN

We the undersigned state that all new housing development should be spread throughout the village. We have no financial interest in the matter.

Date	Signature	Name	Address
26/06/14		Hui-Feng Shih	
26/06/14		Danielle White	
26/06/14		JONATHAN PEARSON	
26/06/14		JANE BEERE.	
26/6/14		Keril Nisour	
26/6/14		Jan Belcher.	
26/6.14		A SARGINSON	
26/6/14		Alla S	
26/6/14			
27/6/14		T.A. HEES	

Tel/Fax: [REDACTED]

e-mail: [REDACTED]

20th January 2014

Residents
Burton Green

ADDITIONAL HOUSING IN BURTON GREEN
WARWICK DISTRICT COUNCIL (WDC) LOCAL PLAN
EXTENSION OF CLOSING DATE FOR CONSULTATION
TO MIDNIGHT OF FRIDAY 24TH JANUARY 2014

Following the recent letter that I and others circulated to all residents of Burton Green, we have received several complaints from residents who were unaware of the Warwick District Council Local Plan for additional housing in Burton Green.

In view of this I am attaching the WDC full document giving details of the Local Plan.

I have also asked for details of the whole 16 sites that were offered to for consideration of housing. There has been a delay in response and I am told that I will receive the information by midday today, Monday, 20th January.

In view of this, Warwick District Council; Planning Department have kindly offered to extend the deadline for receipt of consultation responses to midnight of Friday 24th January.

Full details are online at www.warwickdc.gov.uk/newlocalplan.

If you have not done so please do complete the response form and ensure that it is received by Warwick District Council by midnight of Friday 24th January.

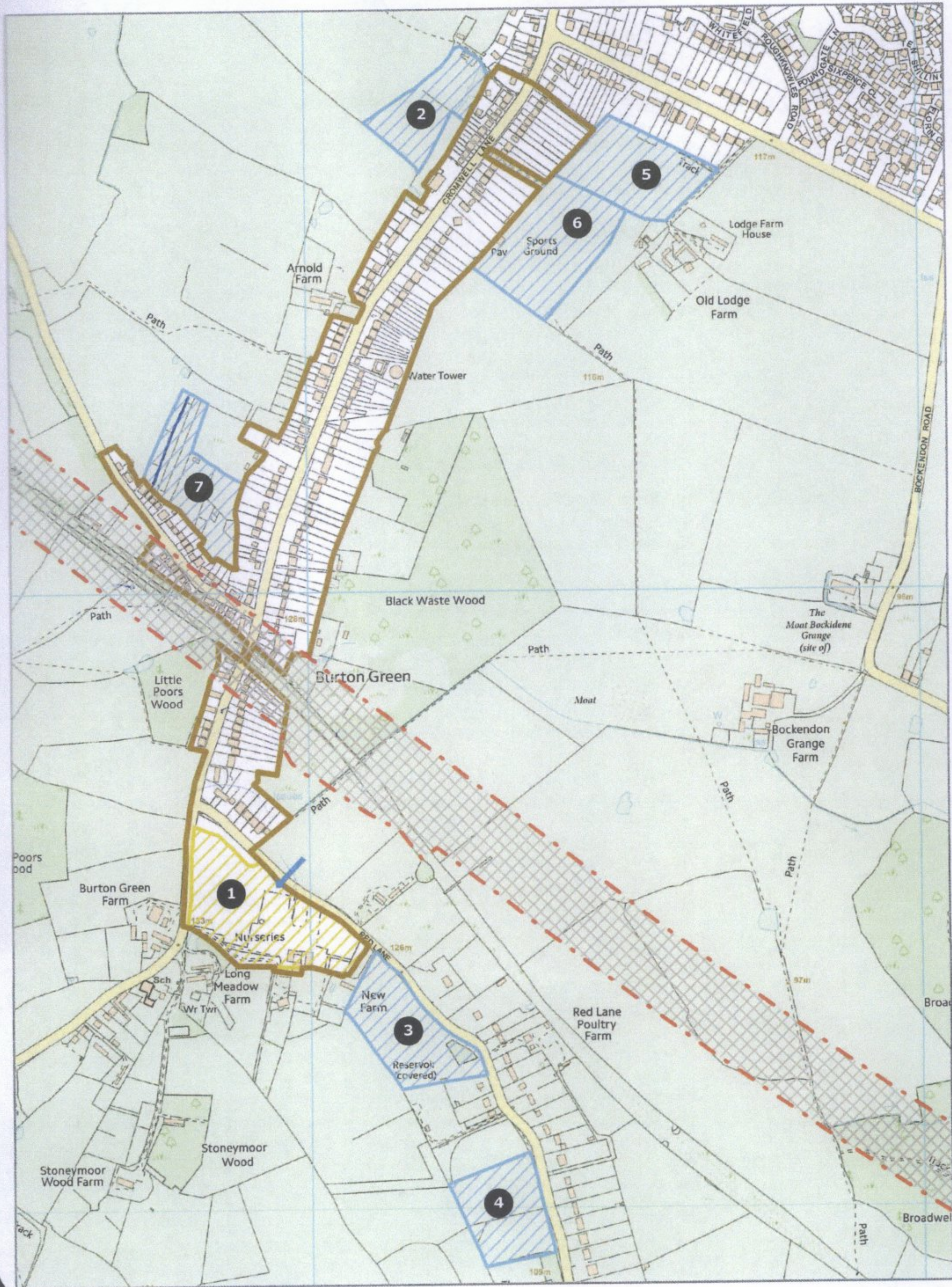
If you do not have a copy of the response form or have not received a copy of our original letter please let me know.

Kind regards

[REDACTED]

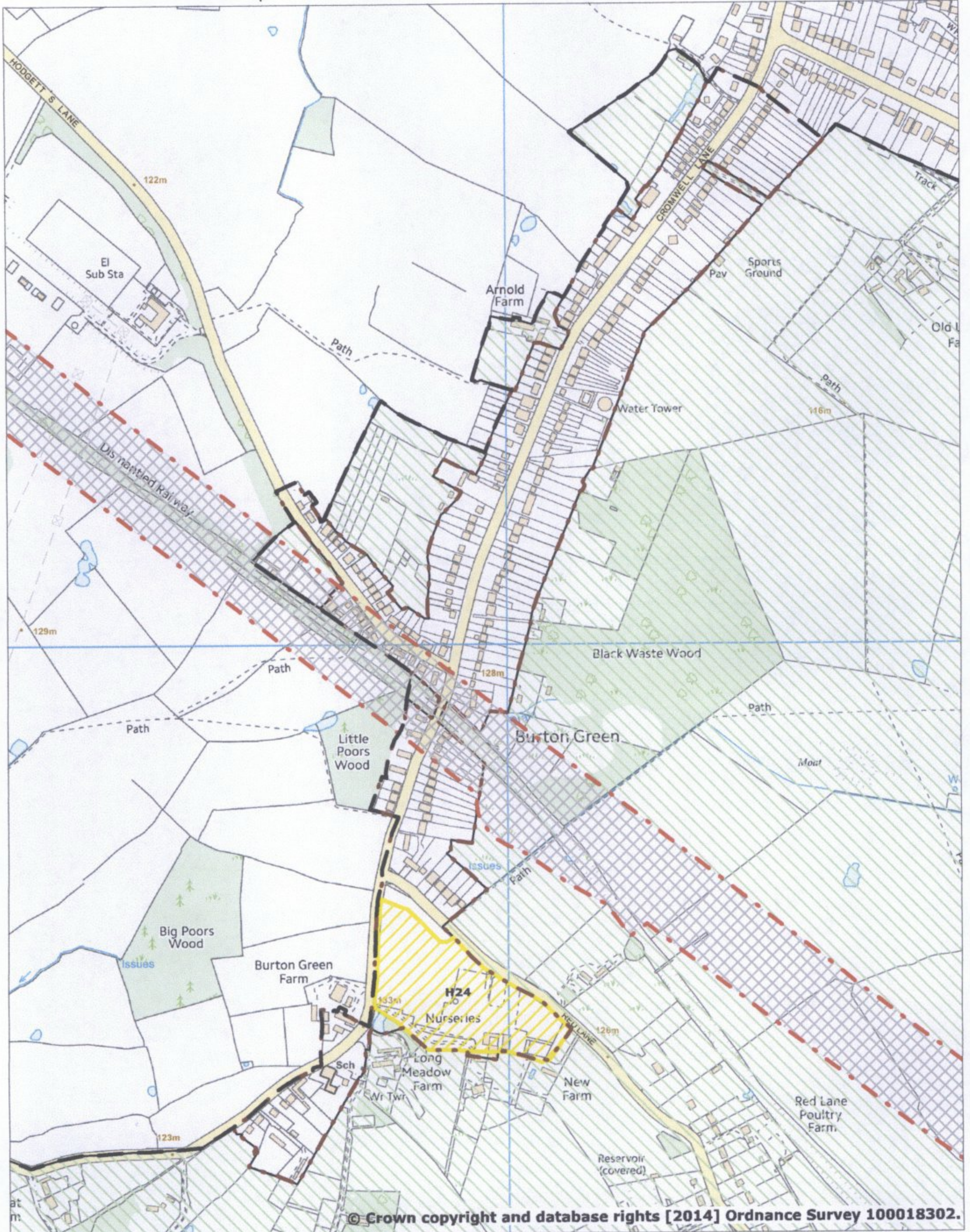
Peter Stanworth

BURTON GREEN - Consultation Document . November 2013.



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

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



Key

- -
 -
- WDLP - Green Belt (DS19) WDLP - Housing Allocations (DS11) Site Ref
 WDLP - Growth Village Envelopes (H10) HS2 Safeguarding Directions (July 2013)
 Areas of Surface Interest
 Limits of Safeguarding Direction
 Warwick District Council Boundary

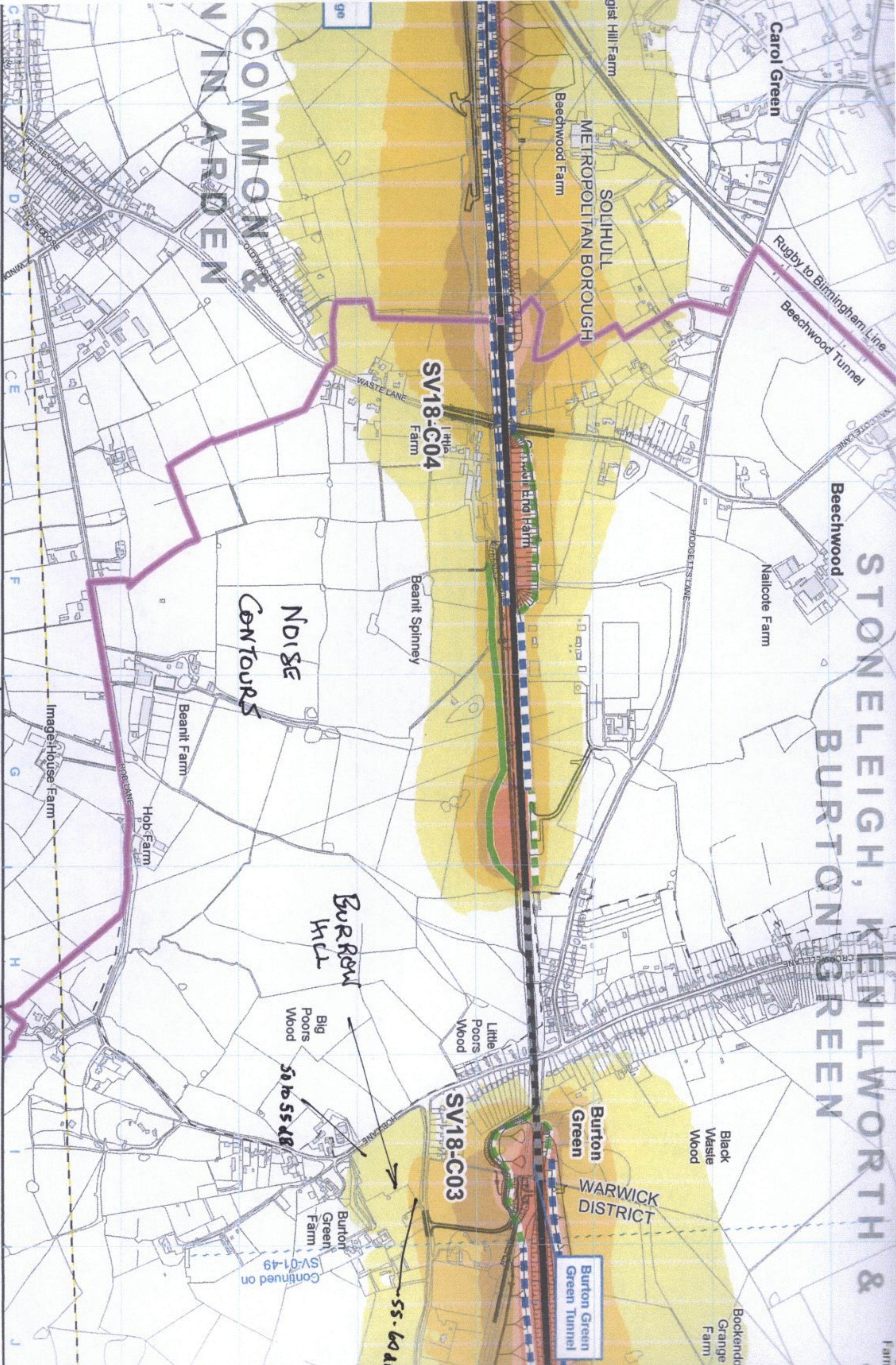
6. Burton Green

**Local Plan
Policies
Map**



BURROW HILL
PROPOSED SITE





Legend - Sound-related features

Envisaged noise barriers to avoid/reduce significant noise effects:

- Landscaping and/or fence barriers (equivalent to a 3m fence barrier positioned 5m from the line³)

Figure Number
SV-01-50

Figure Name



HS2 accept no responsibility for any circumstances, which arise from the reproduction of this map after alteration, amendment or abbreviation or if it is issued in part or issued incomplete in any way.

Beechwood

Metropolitan Borough
of Solihull

AS2

Warwickshire
Warwick District

For Continuation Refer To CT-05-100a

147+000

Burton Green Auto-transformer
Feeder Station Satellite Compound

HODGETTS LANE

Footpath W182

CROMWELL LANE

Cromwell Lane
Satellite Compound

CONSTRUCTION
TRAFFIC ROUTE

BURROW HILL

Burton Green

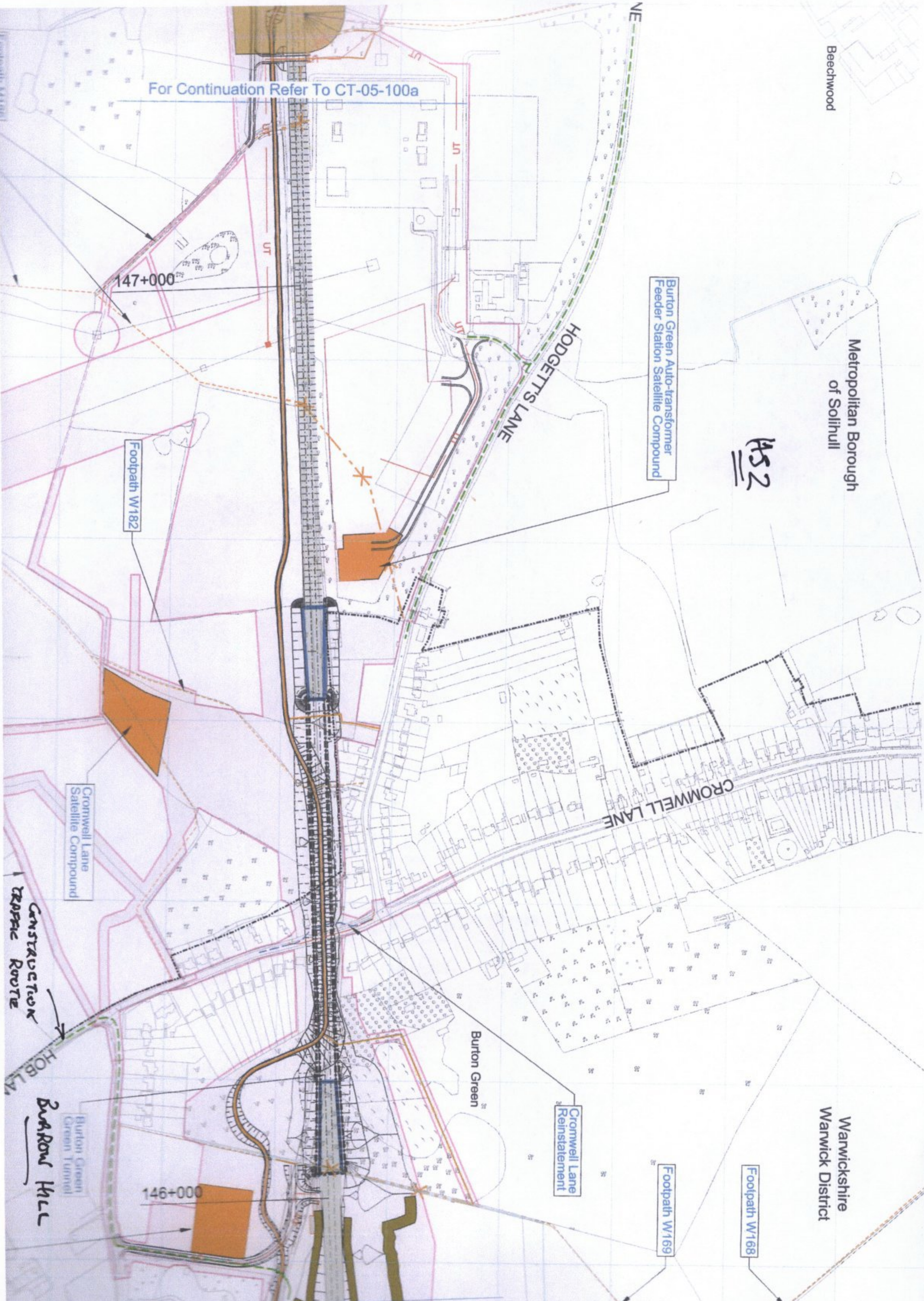
Cromwell Lane
Reinstatement

Footpath W169

Footpath W168

146+000

For Continuation Refer To CT-05-098



Original 2013 / 14 SHLAA Reference	Site Name and Description	SHLAA - Location	SHLAA: Policy Context / History	SHLAA: Physical Constraints: Access / Infrastructure / Layout / Configuration / Flooding	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
R87	Red Lane to the south of New Farm	Within the linear, Red Lane corridor, which is within Burton Green Parish. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Some significant trees and hedgerows.	Flat open landscape, with significant hedgerow frontage planting and and some mature trees. Loss of Grade 2 Agricultural Land. Would result in ribbon development along Red Lane. Reasonably high landscape impact.	Satisfactory	Impact on the character of the area. Would create additional ribbon development along Red Lane and may encourage other similar types of development.	Owner has expressed a willingness to bring forward the site for development.	Not suitable due to promotion of ribbon development and high landscape impact.	2014 / 2019
R88	Land North of The Small Holding, Red Lane, Burton Green	Within the linear, Red Lane corridor, which is within Burton Green Parish. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Some significant trees and hedgerows.	Flat open landscape, with significant hedgerow frontage planting and and some mature trees. Loss of Grade 2 Agricultural Land. Would result in ribbon development along Red Lane. Reasonably high landscape impact.	Satisfactory	Impact on the landscape and character of the area. Would create additional ribbon development along Red Lane and may encourage other similar types of development.	Owner has expressed a willingness to bring forward the site for development.	Not suitable due to promotion of ribbon development and high landscape impact.	Not assessed
R89	Land off Hodgetts Lane	Land to the rear of properties off Hodgetts Lane and Cromwell Lane, Burton Green Village. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	The site relies upon HS2 coming forward within the plan period to provide land and and suitable access.	Impact on residential amenity.	Satisfactory	Not suitable at this stage due to lack of access and proximity / location in relation to HS2.	The owners have expressed a willingness to release the site for development.	Not suitable due to proximity / relationship to HS2.	2014/19

Original 2013 / 14 SHLAA Reference	Site Name and Description	SHLAA - Location	SHLAA: Policy Context / History	SHLAA: Physical Constraints: Access / Infrastructure / Layout / Flooding	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
R90	Burrow Hill Nursery	Land located along northern edge of Red Lane and Hobb Lane, Burton Green Village. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	BPA Managed Pipeline (high pressure liquid fuel) runs through north east corner of the site. Previous use and buildings on many parts of the site. Mature trees and hedgerows along frontage. Need to consider development relationship and access to dwellings not included in the potential development area. Long Meadow Farm Grade 2 listed building is immediately to the south of the site.	Significant change in landscape character. Potential loss of hedgerows and trees. May require closure / relocation of business. Landscape impact may be significant.	Need to effectively manage surface water run off / flows, given the site's slightly elevated position. BPA high pressure fuel pipeline cuts across the northern edge of the site. A 3 metre each side of the pipeline easement will be required. Detail approval process will need to be adhered to as part of site development considerations.	Some potential in part, subject to protection of landscape character and vegetation.	The owners have expressed a willingness to release the site for development.	Potentially achievable subject to overcoming layout and landscaping considerations.	2014/19 - but also subject to HS2 issues.
R91	Land at the rear of Peeping Tom Pub	Land located to the rear of Cromwell Lane, Burton Green Village. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Access through Public House car park would be required. Relationship to public house for layout and design. Development would present an isolated finger of growth outside the linear corridor of Cromwell Lane.	Potential impact on nearby residential amenity. Physical layout not in keeping with nearby built form.	Satisfactory	Requires third party agreement. Relationship with the pub critical and may encourage further development, including the re-use of the pub.	The owner has expressed a willingness to release the site for development.	Potentially achievable subject to overcoming layout, access and landscaping considerations.	2014/19