

re :-COMMERCIAL SITE STRATFORD ROAD  
WARWICK.

# LOCALPLAN

helpingshapethedistrict



## Publication Draft Local Plan: Focused Consultation 2014

For Official Use Only

Person ID:

Rep ID:

This consultation is a formal process and represents an opportunity to comment on the Council's Local Plan and accompanying Sustainability Appraisal (SA) in light of the information published in the "Focussed Consultation" 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](http://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 12 December 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](mailto: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](http://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)**

\* 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 **MRS**  
First Name **JANET**  
Last Name **WARREN**

Job Title (where relevant)

Organisation (where relevant)

Address Line 1

Address Line 2

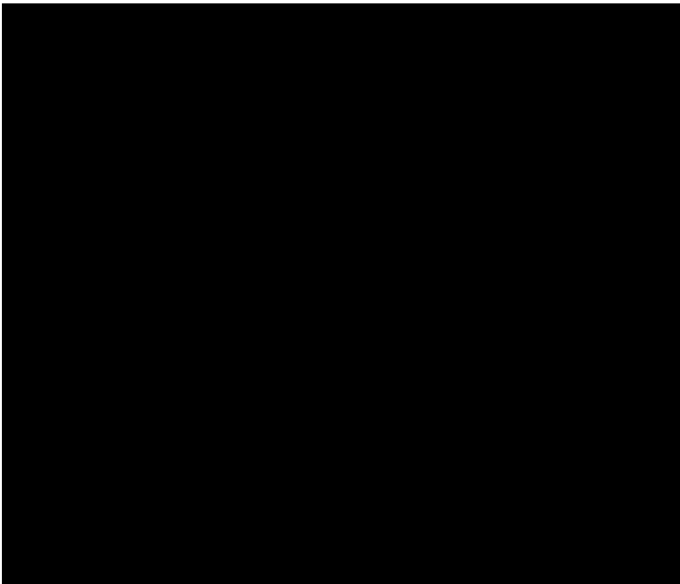
Address Line 3

Address Line 4

Postcode

Telephone number

Email address



**3. Notification of subsequent stages of the Plan**

Please specify whether you wish to be notified of any of the following:

The submission of the Plan for independent examination

Yes ☒ No

Publication of the recommendations of any person appointed to carry out an independent examination of the Plan

Yes ☒ No

The adoption of the Plan.

Yes ☒ No

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*I have been advised by Dan Barber that a sheet of comments is permitted as a response to the following Proposal. J. Warren 9.12.14.*

**With reference to the Proposed Site for Commercial Development on the Stratford Road:**

**A Council Survey recently referred to the land in question as follows:**

..." it is essential to consider....the landscape setting and the proximity to the M40.....

the landscape setting of the river"; re the north section of the site.... "Flood risk and proximity to the sewage works are likely to be considerable restraints"

re the southern side of the site... "Flood risk, landscape setting and proximity to the M40 will limit potential development"

**WDC would do well to heed its own words**

In my opinion the initial proposal to use land off Europa Way would still be the better option. Road networks are already established and development here would not have a negative effect on Tournament Fields.

In studying the Sustainability Assessment I note that several objectives remain in question. The lower level assessments referred to should be addressed thoroughly before any informed decision can be made by the Council. This should be done in a measured and timely way, without undue haste to ensure the correct decision is made.

**As things stand at present, the suitability of the Proposed Site is in doubt.**

These issues need to be addressed:

- AN URGENT ASSESSMENT OF THE IMPACT OF DEVELOPMENT ON TRAFFIC AND EXISTING NETWORKS which, in the words of the SA, "are not known."  
I can vouch for the weight of traffic along the A429 at present. At peak times the traffic is at a standstill from the M40 junction to the Edgehill Drive roundabout which brings into question the wisdom of more development on this stretch of the A429.
- AN ASSESSMENT OF THE POTENTIAL FOR NOISE, AIR AND LIGHT POLLUTION for the neighbouring residents.
- A NOISE AND ODOUR ASSESSMENT due to the Sewage Works being so near.  
As a nearby resident I am only too aware of the frequent impact of odour on the locality at certain times.
- AN ASSESSMENT OF THE POSSIBLE NEGATIVE EFFECTS ON THE RIVER AVON with the presence of Priority Habitats of Coastal and Floodplain Grazing Marsh and

Undetermined Grassland. The issue of negative effects on biodiversity should not be ignored. The cost of buffering should also be examined for costs.

- AN ASSESSMENT OF LIKELIHOOD OF FLOODING and the “potential minor negative effect”
- A LAND QUALITY ASSESSMENT due to the proximity of the “historic landfill site with the potential for contaminants”

With regard to **any** proposed development of the site the following issues need to be addressed thoroughly:

The **visual impact** of any development should take into consideration its situation at the Gateway to our historic Town of Warwick. Immense care was exerted to ensure that the landscaping around Tournament Fields was fitting for a prestige Business Park, as befits its prime location on the approach to Warwick; this should also be an absolute requirement for anyone planning to build on the Proposed Site.

- Adequate **landscaped noise mounds** as on the north borders of The Peacocks estate would need to be established to protect neighbouring residents from the impact of development.

It would be totally **inappropriate to consider any category other than B1 for this locality**, high class office units, of possibly a nursery unit.

- Care needs to be taken that **buildings are strictly limited in height** to avoid unsightly views along the A429.
- It is **not suitable for category B2**, manufacturing, as this would impinge on the aesthetic approach to Warwick and impact heavily on local residents in terms of noise and air pollution
- **Category B8** storage and distribution units **would likewise have a negative impact** on the main route into Warwick.
- The **road system is not capable of the handling the increase in volume of heavy traffic** that would inevitably ensue; the visual effect of large units would not be in keeping with the aesthetic aspect of approaches to Warwick.

In conclusion I feel that as the progress of the Local Plan does not hinge on the establishment of this site, time should be given to a **full and thoughtful assessment of the issues** I have listed. We should safeguard and treasure our town and its environs and not do anything in haste to jeopardise its future as one of England's prime historic tourist towns.

9.12.14.

## Part B - Your Representations

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Please note: this section will need to be completed for each representation you make on each separate policy.

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

Plan (tick one only)      Focused Changes      Sustainability Appraisal

Paragraph Number:

Policy Number:

Policies Map Number:

### 5. Do you consider the Plan is :

5.1 Legally Compliant?	Yes	No
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 Plan unsound because it is not: (please tick that apply):

Positively Prepared:



Justified:

Effective:

Consistent with National Policy:



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7. Please give details of why you consider the 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 Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.

Continue on a separate sheet if necessary

8. Please set out what modification(s) you consider necessary to make the 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 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.

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.**

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**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

**10. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

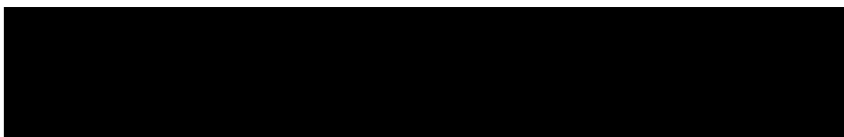
Continue on a separate sheet if necessary

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 :

9.12.14

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 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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