

Revised Development Strategy Response Form 2013

For Official Use Only

Ref:

Rep. Ref.

Please use this form if you wish to support or object to the Local Plan - Revised Development Strategy.

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 (see back page). 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
First Name		Paul
Last Name		Hill
Job Title (where relevant)		Technical Director
Organisation (where relevant)	Lenco Investments Ltd	RPS Planning & Development
Address Line 1		Highfield House
Address Line 2		5 Ridgeway
Address Line 3		Quinton Business Park
Address Line 4		Birmingham
Postcode		B32 1AF
Telephone number		0121 213 5500
Email address		paul.hill@rpsgroup.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+	
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger?		

Part B - Commenting on the Revised Development Strategy

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

Sheet of

Which part of the document are you responding to?

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Proposed Development Sites – District Wide)

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).

RDS3 states that growth will be distributed across the District, concentrated within and on the edge of urban areas, although the Green Belt is to be protected where alternative sites exist. Development should be in sustainable locations avoiding the coalescence of settlements, and the development hierarchy for rural areas is supported.

RPS supports the recognition in paragraph 4.3.16 that Green Belt sites are required to deliver 17% of the allocated housing. Although it is agreed that brownfield land should be prioritised for development, it is evident that to deliver a higher level of housing, as RPS suggests is required, further Greenfield and Green Belt land will need to be released as there is a lack of suitable urban brownfield sites available.

The consultation document indicates that of the 12,300 dwellings proposed as an interim housing target, 6,622 of these dwellings are to be on allocated sites.

RDS4 indicates the broad location of development, which focuses 4,550 dwellings on sites at the edge of Warwick, Leamington and Whitnash, with 700 dwellings at Kenilworth, 380 dwellings on urban brownfield sites, and 1,000 dwellings allocated to village development. This provides a slightly higher level of allocations of 6,630 dwellings. This number of allocations is considered to be significantly lower than what should be delivered to meet the projected increase in population and housing requirements. It is also lower than, and therefore contrary to, the key principles within the Strategic Vision (paragraph 3.5) which state that 550 dwellings a year should be provided on new allocated sites, which equates to 9,900 allocated dwellings to be delivered in the plan period.

The exclusion of land around Coventry to provide any of these allocations is not supported, and is contrary to the NPPF's requirement that Local Planning Authorities have a 'duty to cooperate' where development cannot be fully achieved within their own administrative boundaries. The 2012 Coventry SHLAA indicates that Coventry cannot meet their housing needs in their administrative boundary. Lenco's site at Baginton/Coventry Gateway could provide approximately 1,000 dwellings and community facilities, and therefore should be favoured by the Council as an allocation to assist with cross-boundary provision, and support employment growth within the area particularly the recently approved Gateway scheme which will provide up to 10,500 jobs and 6.5ha of Warwick's employment needs.

The Local Plan should include references to the level of cross-boundary growth that will be provided to meet adjacent authorities' needs, which should be in addition to the level of housing suggested by RPS to meet Warwick's own needs and reflect the predicted levels of growth as identified through the evidence base. Further greenfield and Green Belt sites in sustainable locations should therefore be allocated to deliver this housing.

Further details are provided in the response to RDS5.

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Guidance on Making Representations

- Please use this 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 5.15pm on Monday 29 July 2013
- 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 – Tues 10.30am – 5.00pm Wed 1.30pm – 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 12.00pm – 4.00pm
Warwickshire Direct Warwick Shire Hall, Market Square, Warwick	Mon – Thurs 8.00am – 5.30pm Fri 8.00am – 5.00pm Sat 9.00am – 4.00pm
Warwickshire Direct Kenilworth Kenilworth Library, Smalley Place, Kenilworth	Mon – Tues 9.00am – 5.30pm Wed 10.30am – 5.30pm Thurs – Fri 9.00am – 5.30pm Sat 9.00am – 1.00pm
Warwickshire Direct Lillington Lillington Library, Valley Road, Royal Leamington Spa	Mon and Fri 9.30am – 12.30pm & 1.30pm – 6.00pm Tues 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 – Fri 9.00am – 5.00pm
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

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.

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