

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)

4.4 RDS5

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).

RPS acts on behalf of Lenco Investments Ltd which is the controlling landowner for the Land South of Baginton (SHLAA reference C10)

RPS does not contend the sites proposed for strategic and other greenfield and brownfield site allocations at Leamington/Warwick and Kenilworth. However, as RPS considers that a higher level of housing is required to meet Warwick District's needs and support cross-boundary requirements of adjacent authorities, further sites need to be allocated within the Local Plan.

The exclusion of sustainable sites on the periphery of Coventry from the list of housing allocations is not supported, and the allocation of only 70 to 90 dwellings to Baginton is highly inappropriate.

Coventry City Council cannot meet their housing targets within their own administrative boundary, as the Coventry SHLAA indicates, and the exclusion of housing allocations around Coventry 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. This provision needs to be delivered on sites on the periphery of Coventry in sustainable locations, such as to the south of Coventry within Warwick District which was previously acknowledged by the West Midlands Regional Spatial Strategy Panel Report and Coventry Core Strategy Inspectors Report as being an appropriate location for accommodating future growth for Coventry.

Approximately 1,000 dwellings can be delivered on Lenco's site at Baginton. The infrastructure improvements proposed for the Gateway scheme will provide better access into the airport site and improve junctions including the A45/A46 roundabout. That these improvements will also be able to provide new roads and links to assist residential development at this location as they would be able to accommodate large vehicles going to the logistics park and adjacent uses, and therefore they would be able to accommodate the traffic associated with a large housing development in this location.

Options 1 and 2 of the Preferred Options consultation document referred strongly to a link between employment growth and level of housing required. RPS considers that it is important to provide large-scale sustainable development in locations where people can live and work in close proximity, such as at the Lenco's site at Baginton which is adjacent to the Coventry and Warwickshire Gateway proposals at Coventry Airport, which were recently approved by Warwick District Council and will provide up to 10,500 jobs

As has been set out in other representations and in the revised strategy document 6.5ha of Warwick's employment land is being provided at the Gateway site. It would be logical and sustainable therefore for a proportion of the District's housing supply to also be co-located in order to provide homes close to where employment is being provided. Should this not be the case, then logic would suggest that the 6.5ha of employment land associated with Warwick's need is being provided on the south of Coventry for employees likely to arise from Coventry and other locations in the region, or result in lengthy commuting within Warwick District. It would be more sustainable to co-locate housing and employment to ensure an

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internally consistent plan. The Land south of Baginton (SHLAA reference C10) provides a suitable and deliverable site for the location of new residential development in association with the Gateway employment site.

The site has good access into Coventry City Centre, nearby Business Parks and major road links of the A45 and A56. It is also within commuting distance to employment opportunities within Warwick Town Centre and other surrounding towns and cities such as Coventry and Birmingham. Housing should therefore be delivered in this location to support the recently approved Gateway scheme and other employment proposals within Coventry.

It is important to provide large-scale sustainable development through proposals where people can live and work in close proximity. The site provides an opportunity for delivering balanced housing growth and community facilities on adjoining land, which is available for development assist in meeting future housing needs and cross-boundary requirements, to support this economic growth in accordance with the NPPF.

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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.

