

Publication Draft Representation Form 2014

For Official Use Only
Person ID:
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)
	<small>* 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.</small>	
Title	Mr	Mr
First Name	Andy	Michael
Last Name	Faizey	Davies
Job Title (where relevant)		Director
Organisation (where relevant)	Lioncourt Homes	Savills
Address Line 1		Innovation Court
Address Line 2		121 Edmund Street
Address Line 3		Birmingham
Address Line 4		
Postcode		B3 2HJ
Telephone number		0121634 8436
Email address		mpdavies@savills.com

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

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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:	<input type="text" value="Local Plan"/>
Paragraph Number:	<input type="text"/>
Policy Number:	<input type="text" value="DS19"/>
Policies Map Number:	<input type="text"/>

5. Do you consider the Local Plan is :

5.1 Legally Compliant?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
5.2 Complies with the Duty to Co-operate?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
5.3 Sound?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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:	<input type="checkbox"/>
Justified:	<input checked="" type="checkbox"/>
Effective:	<input checked="" type="checkbox"/>
Consistent with National Policy:	<input checked="" type="checkbox"/>

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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.

please see attached sheet

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.

please see attached sheet

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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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 to co-operate. Please be as precise as possible.

Green Belt and Landscape Evidence

We consider that policy DS19 (Green Belt) of the Local Plan is unsound on the grounds that it has not been positively prepared, it is not justified and not consistent with national planning policy. From a review of WDCs evidence base we consider that land proposed for release from the Green Belt has not been appropriately assessed because there are other less sensitive sites such as King's Hill, Finham (see attached plan) which do not meet all of the 5 purposes of the Green Belt (NPPF paragraph 80).

The attached plan is of land at King's Hill and its immediate surroundings. It can be seen that the site has a defensible boundary of major road routes (A46 and Stoneleigh Road) and the railway line. These key features mean that the five purposes of Green Belt are not met establishing a poor quality Green Belt. The HS2 route is planned to run to the south of the site which will also dramatically change the Green Belt and landscape character. Development will not naturally be able to expand beyond this defensible boundary and therefore would not encroach upon neighbouring settlements.

The Green Belt Review carried out in 2009 assessed the land at Kings Hill, Finham (see attached plan) concluded that the site was mid-sensitive as it only meets 0-3 of the identified purposes of Green Belt. In the Local Plan under Policy DS19 it is stated that Oak Lea Farm, Finham and land at Baginton is being released from the Green Belt. In the same study, the parcel of land which Oak Lea Farm and Baginton (C11a, C11b) is situated is assessed as being a site of most-sensitivity as it meets 4-5 of the identified purposes. Therefore more sensitive sites than King's Hill are proposed to be released from the Green Belt and this is not justified. Figure 3.1 of this study recommended that land at Kings Hill should be considered for detailed study and that C11b and C11a should be retained in the Green Belt. This work does not appear to have been carried out as recommended and therefore the plan is not sound.

The Green Belt and Green Field Review 2013 assessed the Oak Lea Farm and Baginton sites but not the King's Hill site without providing a justification of sites which were discounted from the full 2009 review, particularly given the outcomes. It is apparent that small areas of Green Belt are being released in favour of larger Green Belt sites without proper justification. Release of numerous small Green Belt sites throughout Warwick is not an effective release as it involves the release of good quality and highly sensitive areas of Green Belt over less sensitive sites which we consider more appropriate.

Meeting WDC Requirements

As the King's Hill site was not assessed, we have carried out an assessment of the site using the same criteria used in the Green Belt and Green Field Review and this is provided on the attached table. In considering all of the criteria, we can see no justified reason as to why this site was discounted from Green Belt release. It is less sensitive than those identified above in the neighbouring area and does not meet all of the purposes of the Green Belt as set out in the NPPF. The draft plan also proposes other GB sites to be released in the villages which includes sites assessed as being medium – high sensitivity which are less preferable than sites such as King's Hill which are medium sensitivity.

There are delivery issues relating to other sites in the Plan which may prevent them coming forward in the plan period. Therefore this site could deliver some of the housing requirements in Warwick which are potentially undeliverable. In this regard, as a minimum the site could be identified as ADR.

Duty to Co-operate – Supporting Neighbouring Requirements

The housing requirement identified in the GL Hearn Joint Housing Market Area Assessment show that Coventry (who are in early stages of Plan preparation) will be at least 23,600 and potentially require land outside of its boundary. Strategically, release of land of this area of Green Belt could address the necessary additional housing required in Coventry (or even Birmingham). Under the Duty to Co-operate, we consider that Warwick District Council should seek to support the requirement of its neighbouring authorities. On this basis, we consider that the plan should provide a proactive approach to support the needs of neighbouring authorities.

The findings from the stakeholder event held for the Joint HMA demonstrated that there is a need to give further consideration to the need for aspirational housing in Coventry. Release of this land from the Green Belt could provide sufficient land to provide this type of housing.

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.

We recommend that land at Kings Hill is released from the Green Belt because the evidence available indicates that it meets few of the purposes for including land in the Green Belt and is less sensitive in landscape terms than sites proposed in the Plan.

The King's Hill site could be used to support the housing needs of Warwick, and / or be reserved as an Area of Development Restraint (ADR) to potentially accommodate any housing requirement that cannot be met by neighbouring authorities such as Coventry and Birmingham.

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 :

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.