

Publication Draft Representation Form 2014

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|-------------------|--|
| For Official 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:

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| 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 | | Tim |
| Last Name | | Watton |
| Job Title (where relevant) | | |
| Organisation (where relevant) | Lenco Investments | |
| Address Line 1 | | |
| 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 | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| The adoption of the Local Plan. | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

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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:

Local Plan

Paragraph Number:

Paragraph 2.24

Policy Number:

Policies Map Number:

5. Do you consider the Local 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 Local Plan and/or SA 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 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.

RPS is of the opinion that the Housing Trajectory is unsound in respect of windfall allowances. The allowance is clearly overestimated and unrealistic, however, it makes allowance for student accommodation which is unsound. The NPPG states that student accommodation can be included in the housing requirement “*based upon the accommodation it releases from the housing market. Notwithstanding, local authorities should take steps to avoid double-counting*”. The authority has clearly not understood the nature of the guidance. Firstly it is not related to windfalls, as if the authority is aware of university expansion plans and potential dwelling units arising from this, it is not a windfall by definition and the plan should make allowance for it. However, more fundamentally the authority can only include student accommodation “*based upon the accommodation it releases from the housing market*”. To release a dwelling unit from the housing market it requires the dwelling unit to be firstly occupied by Students, that will then move back to the new student accommodation and thus release the dwelling unit. No evidence is provided that this is the case. In fact, the converse is true in that university accommodation is typically for overseas and first year students, which will not exist in the housing market already. Therefore no release of dwelling units occurs. In fact, the university (para 10.78 of the SHMA) is seeking to expand its use of private rented properties in Warwick, Coventry and Leamington, not reduce it. Furthermore, RPS refers to the Inspectors Preliminary conclusions at Bath and North East Somerset Local Plan examination where it was clarified that for student accommodation to be addressed as part of supply, it must first be set out as a clear need and defined within a SHMA. The current SHMA does not support the Council’s approach.

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.**

The windfall allowance is clearly too high, not supported by past rates or the evidence used, particularly in relation to student accommodation.

The windfall rate should exclude all reference to student accommodation as it is not supported by the SHMA or recent evidence on how this should be addressed, even in light of the National Planning Practice.

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:

RPS represents a significant land owner on the edge of Coventry and has raised objection to housing land supply and the provision of new homes. It requests to be present at oral sessions to give further evidence and respond to issues raised on housing supply.

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 :

25 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.

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