





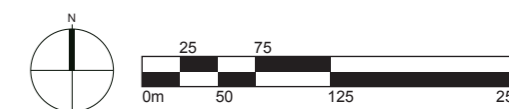
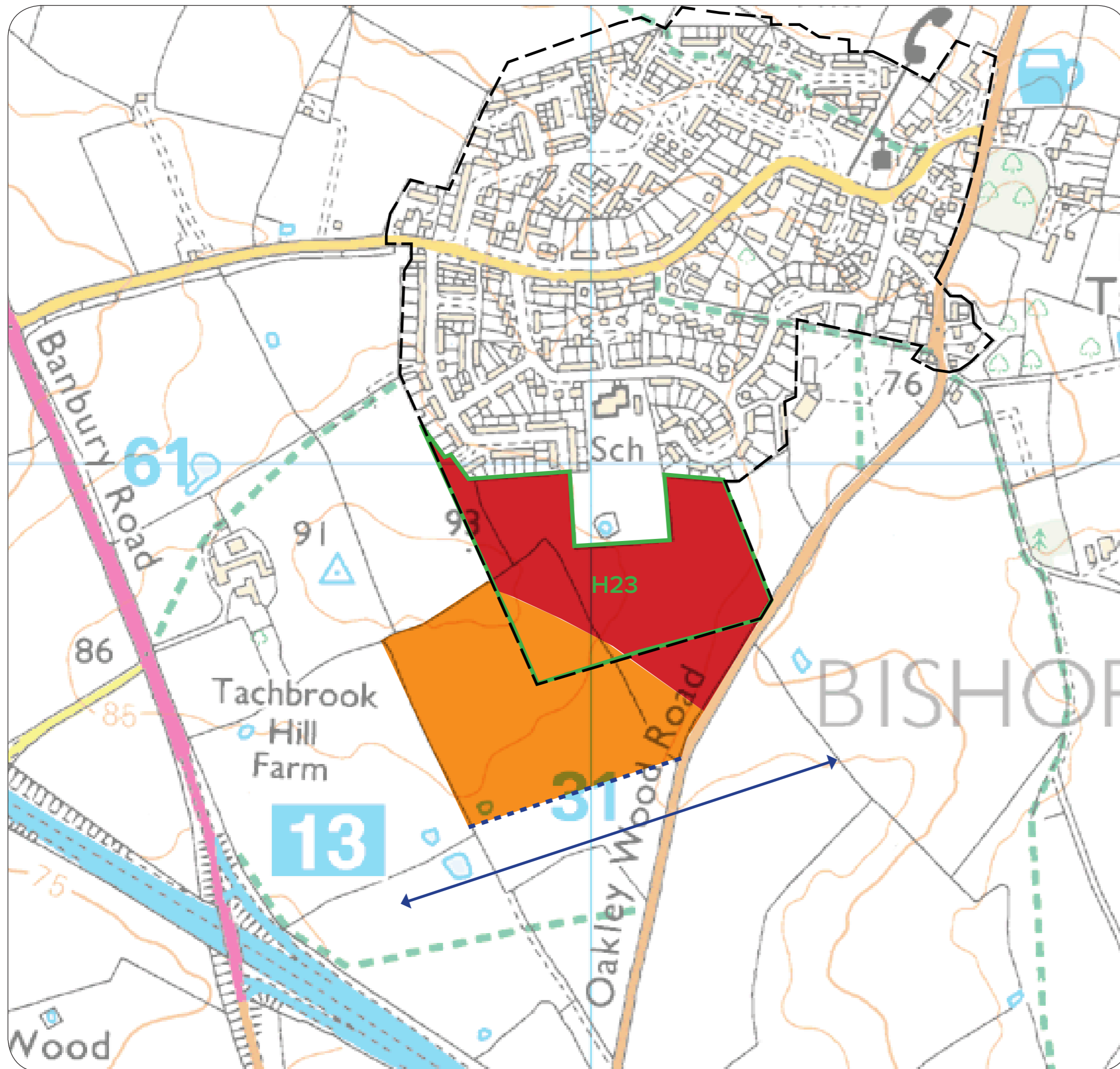


**Legend**





-  Planning Application Boundary
-  Further Land Available and Developable
-  Warwick District Local Plan Housing Allocations (DS11)
-  Warwick District Local Plan Growth Village Envelope (H10)
-  Gas Pipeline
-  Gas Pipeline easment

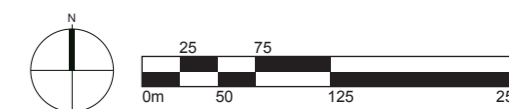


- Rev  
 136\_003 Drg No  
 Bloor Homes Client  
 Oakley Wood Road, Bishops Tachbrook Project  
 Representation by Bloor Homes Ltd to Draft Local Plan Title  
 1:5,000 @ A3 Scale



**Legend**

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## Publication Draft Representation Form 2014

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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**

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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 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](mailto:newlocalplan@warwickdc.gov.uk)

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# Part A - Personal Details

	<b>1. Personal Details*</b>	<b>2. Agent's Details (if applicable)</b>
	<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
First Name		Gary
Last Name		Stephens
Job Title (where relevant)		Senior Associate
Organisation (where relevant)	J S Bloor (Tamworth) Ltd	Marrons Planning
Address Line 1		1 Meridian South
Address Line 2		Meridian Business Park
Address Line 3		Leicester
Address Line 4		
Postcode		LE19 1WY
Telephone number		0116 281 6904
Email address		gary.stephens@marrons-planning.co.uk

**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:

Policy Number:

Policies DS1, DS2, DS6, DS7, DS8 and DS10: Strategy

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.**

The National Planning Policy Framework (Framework) provides the following context to this representation:

*Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework (paragraph 151).*

*The Plan should enable the delivery of sustainable development in accordance with the policies in the Framework (paragraph 182).*

The relevant policies or principles of the Framework to which this Draft Local Plan has failed to be in accordance with are as follows:

*A core land-use planning principle that should underpin plan-making includes... proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities (paragraph 17).*

*cont'd on separate sheet*

**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.**

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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## **Response to Q7 continued**

*The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system (paragraph 19).*

*To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21<sup>st</sup> century (paragraph 20).*

*Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver... the homes and jobs needed in the area (paragraph 156).*

*Local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area. To achieve this, they should... work together with the county and neighbouring authorities and with Local Enterprise Partnerships to prepare and maintain a robust evidence base to understand both existing business needs and likely changes in the market (paragraph 160).*

*Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals (paragraph 158).*

The draft Local Plan has failed to demonstrate:

- it has proactively driven and supported sustainable economic development, and done everything it can to support sustainable economic growth;
- it meets the business needs of the area and delivers the homes to support the growth of the local economy;
- it is based on the most up-to-date and robust evidence about the economic prospects and needs of the area; and,
- it integrates the strategic policies for prosperity (Strategic Policies DS1 and DS8) and housing (Strategic Policies DS2 and DS6).

The draft Local Plan Objective 1 is to provide sustainable levels of growth. Paragraphs 1.45 and 1.46 explain that this is to provide a sustainable level of economic growth balanced with housing growth. The level of economic growth to be provided for is not defined within the draft Local Plan.

The strategy for prosperity in the draft Local Plan is to provide for the growth of the local and sub-regional economy by ensuring sufficient and appropriate employment land is available within the District to meet the existing and future needs of businesses (Strategic Policy DS1). Policy DS8 provides for a minimum of 66ha of employment land to meet local need (for the period 2011 to 2030). The strategy for housing is to provide in full the objectively assessed need (Strategic Policy DS2). Policies DS6, DS7 and DS10 provides for 12,860 new homes (for the period 2011 to 2029).

Paragraph 2.7 of the draft Local Plan states that:

*'new housing is not only important in meeting the changing and growing needs of the District's population, but also in supporting the local economy by encouraging investment and ensuring that homes are available to complement the economic and business needs and ambitions for the District'*

The evidence base however fails to support the statements above that economic growth has been balanced with housing growth, and that meeting the full objectively assessed need for housing will complement and meet the economic and business needs and ambitions of the District.

The evidence as to the economic and business needs of Warwick can be found within the Economic and Demographic Forecasts Study (EDFS) (December 2012), the Employment Land Review Update (ELR) (May 2013), and its economic ambitions can be found within the Strategic Economic Plan for Coventry & Warwickshire LEP (SEP) (March 2014).

The economic strength of Warwick is undeniable, and is summarised in paragraphs 3.1 to 3.6 of the ELR. Its economy has outperformed the West Midlands and UK in terms of its growth in the past, and is forecast to continue that trend (both in terms of GVA and employment) in to the plan period. Warwick has an economic structure which is aligned to the future growth sectors, such as professional services, healthcare, and IT.

Warwick also has a particular strength in the automotive/vehicle manufacturing sector, with several major employers including Jaguar Land Rover (JLR) who have facilities located both within and on the edge of the District. Given the significance of JLR to the national economy, it is no surprise that the Vision for Coventry & Warwickshire in 2025 within the SEP is to be recognised as a global hub and a UK Centre of Excellence in the advanced manufacturing and engineering sector. Many of the SEP's priorities and actions are focussed around facilitating the growth of this sector, including investment to deliver new and expanded facilities at several employment sites within and bordering Warwick District. The SEP has estimated its actions alone may generate over 50,000 jobs by 2030 across the sub-region.

It is very clear from the evidence that the Warwick economy is undoubtedly the 'powerhouse' within the sub-region and West Midlands region. Its future economic performance and continued success is therefore critical to the overall performance of the sub-region and regional economy, and indeed the delivery of the ambitions within the SEP.

Whilst the availability of suitable employment land as proposed in policies DS1 and DS8 is a key factor influencing Warwick's future economic growth and prosperity, it is not the only component that the Local Plan will need to influence.

One of the key challenges recognised within the SEP is to ensure that the planned growth of the Warwick and sub-region's economy is not frustrated by lack of access to the right people with the right skills. To deliver a global hub and national centre of excellence, requires businesses to be able to attract the necessary talent to the sub-region from all over the country and world. Providing access to available homes of a high quality is an essential component of the offer to attract the workers that will deliver the vision and growth, and the SEP recognises that the shortage of new homes can be a significant barrier to sustainable economic growth.

In this context, it is of concern that the objectively assessed housing need figure chosen by the Council fails to support a growth in labour supply that meets the forecasts for the District's employment growth. The forecasts are that total employment in Warwick District will increase by between 10,300 and 10,900 jobs from 2011 to 2031 (based on the Cambridge Econometrics and Experian forecasts) (paragraph 6.43 of the SHMA). The



chosen housing figure within the Draft Local Plan only supports labour supply growth of 8,996 for the period 2011 to 2031 (Table 36 on page 97 of the SHMA), leaving a shortfall against the forecast of between 1,304 and 1,904 jobs (between 13% and 17% of the envisaged growth).

Furthermore, this shortfall is likely to be under-estimated as the employment forecasts preceded the publication of the SEP and have not taken account of its potential influence in accelerating the rate of growth of growing sectors within Warwick such as the automotive, healthcare, IT and financial & business services sectors. Mindful of the growth in housing supply not keeping pace with the economic ambitions for the area, it is noted that the SEP prioritises a review of additional future housing numbers across the sub-region by the end of March 2015 (page 8). The draft Local Plan does state at paragraph 2.13 that it has taken account of the Strategic Economic Plan for Coventry & Warwickshire, although there is no reference to a review of its housing numbers within the draft Local Plan.

Whilst it is recognised that the shortfall in labour supply growth might be mitigated through people holding down more than one job, or increased in-commuting from outside of the District (as suggested within paragraph 7.28 of the SHMA), it is noted that when recommending the chosen housing figure, the SHMA advised the Council to consider its alignment with forecast economic growth, and how employment growth will be supported (paragraph 7.79 of the SHMA).

It is not clear whether the Council has undertaken this exercise as the draft Local Plan does not explain how the shortfall between growth in labour supply and growth in jobs will be addressed, or what implications that may have on Warwick's economic and employment growth ambitions. Increased commuting from outside of the District is one possible consequence, although it is not clear from the Sustainability Appraisal that the economic, social and environmental effects of adopting this approach have been assessed.

In this context, it is considered that the strategy has not been positively prepared as it has not proactively driven and supported sustainable economic development, or done everything it can to support sustainable economic growth. Moreover, it does not meet the objectively assessed development requirements as set out in the evidence base, and therefore is not in accordance with the Framework.

The Council should therefore review its objectively assessed housing need figure prior to submission to the Secretary of State. In the context of delivering sustainable development as required by the Framework, this review should consider the economic, social and environmental effects of increasing the level of housing growth in order to balance with the forecast economic growth and economic ambitions of the Council. Other representations made by Bloor Homes Limited to the draft Local Plan have identified locations where additional housing growth can be accommodated in accordance with the Framework.

In the absence of this exercise being undertaken, Bloor Homes Limited would invite the Inspector to find this Plan 'unsound'.

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:

It is considered that the concerns expressed in these and related representations in respect of the soundness of the Plan and the need for additional allocations necessitate participation at the oral part of the Examination in order to elaborate on them and the requisite changes to the Plan as well as to answer any questions which the Inspector may have.

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:

Jane Gardner

Date :

27<sup>th</sup> 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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Person ID:

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# Part A - Personal Details

	<b>1. Personal Details*</b>	<b>2. Agent's Details (if applicable)</b>
	<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
First Name		Gary
Last Name		Stephens
Job Title (where relevant)		Senior Associate
Organisation (where relevant)	J S Bloor (Tamworth) Ltd	Marrons Planning
Address Line 1		1 Meridian South
Address Line 2		Meridian Business Park
Address Line 3		Leicester
Address Line 4		
Postcode		LE19 1WY
Telephone number		0116 281 6904
Email address		gary.stephens@marrons-planning.co.uk

### 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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Person ID:

Rep ID:

## 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:

Paragraph Number:

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.**

The National Planning Policy Framework (Framework) provides the following context to this representation:

*Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework (paragraph 151).*

The relevant policies or principles of the Framework to which this Draft Local Plan has failed to be in accordance with are set out in Section 12: Conserving and enhancing the historic environment.

Strategic Policy DS4 guides the allocation of land for housing and employment. It states that sites which have a detrimental impact on the significance of heritage assets will be avoided unless suitable mitigation can be put in place.

This policy approach to conserving and enhancing the historic environment is not in accordance with the Framework. The Framework recognises that heritage assets are an irreplaceable resource and should be conserved. Accordingly, it only permits substantial harm to heritage assets where it can be demonstrated the harm is outweighed by the achievement of substantial public benefits. Where the harm is less than substantial, the harm should be weighed against the public benefits. There is no reference in the Framework to allowing harm or detrimental impacts (substantial or otherwise) to heritage assets if mitigation can be put in place.

cont'd on separate shet

**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.**

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## **Response to Q7 continued**

The more relaxed policy approach of the draft Local Plan is not appropriate, particularly given the importance of the historic environment to Warwick as set out in paragraphs 5.139 to 5.142, and within the relevant evidence base.

The Council should review its drafting of this policy prior to submission to the Secretary of State.

In the absence of this exercise being undertaken, Bloor Homes Limited would invite the Inspector to find this Plan 'unsound'.

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

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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:

Jane Gardner

Date :

27<sup>th</sup> June 2014

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# Part A - Personal Details

	<b>1. Personal Details*</b>	<b>2. Agent's Details (if applicable)</b>
	<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
First Name		Gary
Last Name		Stephens
Job Title (where relevant)		Senior Associate
Organisation (where relevant)	J S Bloor (Tamworth) Ltd	Marrons Planning
Address Line 1		1 Meridian South
Address Line 2		Meridian Business Park
Address Line 3		Leicester
Address Line 4		
Postcode		LE19 1WY
Telephone number		0116 281 6904
Email address		gary.stephens@marrons-planning.co.uk

**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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Person ID:

Rep ID:

## 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:

Policy Number:

Policy DS7: Meeting the Housing Requirement

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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Person ID:

Rep ID:

**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.**

The National Planning Policy Framework (Framework) provides the following context to this representation:

*Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework (paragraph 151).*

*The Plan should enable the delivery of sustainable development in accordance with the policies in the Framework (paragraph 182).*

The relevant policies or principles of the Framework to which this Draft Local Plan has failed to be in accordance with are as follows:

*A core land-use planning principle that should underpin plan-making includes... proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities (paragraph 17).*

*cont'd on separate sheet*

**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.**

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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Rep ID:

## **Response to Q7 continued**

*To boost significantly the supply of housing, local planning authorities should:*

- *use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *identify and update annually a supply of specific deliverable<sup>11</sup> sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- *identify a supply of specific, developable<sup>12</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 (paragraph 47)...*

*Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply (paragraph 48).*

Strategic Policy DS7 sets out how the Council proposes to release land for housing in order to meet its identified housing requirement for the period 2011 to 2029. This includes housing completions between 2011 and 2013, housing commitments at December 2013, windfalls during the plan period, small urban sites, regeneration sites, and allocated sites.

The allowance for windfalls is 2,485 dwellings over the plan period (i.e. beyond the initial five year supply referred to in paragraph 48 of the Framework). The supporting evidence base is found within a document titled: *Estimating a Windfall Allowance: Publication Stage*. This states that:

*'NPPF does not specifically state that a windfall allowance can, or cannot, be included in the supply of land for years 6-10 or 11-15. However, it must follow that if a windfall allowance can be used in the rolling 5 year supply calculation, then it should be included in the overall supply' (paragraph 1.2).*

It does not follow that because a Council may make an allowance for windfalls in the five year supply, they may make an allowance for windfalls for the whole 15 year plan period. If that was the case, the Framework would have made this clear. To place such reliance on sites which may or may not come forward does not chime with the Government's requirement to urgently address the significant housing needs of the country, support the economic recovery, and boost significantly the supply of housing.

Windfall developments by their nature are unexpected and cannot be predicted with any significant degree of certainty. Predicting how many new homes will be delivered from this source in the short term (5 year period) is difficult, but predicting how many will be delivered in the long term (15 year period) is hugely uncertain. It is no surprise therefore that the

Framework does not advocate making an allowance for windfalls over such a long period given the potential for a significant element of the much needed new housing supply to be undefined and uncertain as to whether it will be delivered.

The draft Local Plan cannot therefore be described as making every effort to meet the housing needs of the area when 20% or 1 in 5 of the homes required are from undefined sites. The inclusion of a windfall allowance for years 6 to 15 is not in accordance with the Framework, and cannot be described as being positively prepared or effective in delivering the housing required within the plan period.

In addition, no lapse rate is applied to projected completions from committed developments, 'small urban sites', and 'consolidation of existing employment areas and canal side regeneration'. These sources of housing land supply are collectively expected to deliver 3885 units during the plan period which equates to approximately 30% of the proposed level of housing growth. The Council are therefore placing significant reliance on delivery from these sites, and it is of concern that the Plan only makes limited contingency in the event these sites do not deliver as predicted. An over provision of only 154 dwellings within Policy DS7 against the Council's housing requirement represents 1% contingency, and does not demonstrate sufficient flexibility to address the housing requirement in the event that these sites do not materialise at that rate over the next 15 years. Given the inherent uncertainties associated with the delivery of housing sites it is appropriate to apply a 10% lapse rate and therefore the 'contingency' over provision should therefore be in the region of 389 units.

The Council should therefore review its proposed approach to meeting the housing requirement prior to submission to the Secretary of State, and consider identifying specific developable sites or broad locations for growth in order to meet the full objectively assessed needs for housing in accordance with paragraph 47 of the Framework.

In the absence of this exercise being undertaken, Bloor Homes Limited would invite the Inspector to find this Plan 'unsound'.

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:

It is considered that the concerns expressed in these and related representations in respect of the soundness of the Plan and the need for additional allocations necessitate participation at the oral part of the Examination in order to elaborate on them and the requisite changes to the Plan as well as to answer any questions which the Inspector may have.

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:

Jane Gardner

Date :

27<sup>th</sup> 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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Person ID:

Rep ID:

## Publication Draft Representation Form 2014

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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](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 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](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:

<b>Warwick District Council Offices</b> , Riverside House, Milverton Hill, Royal Leamington Spa
<b>Leamington Town Hall</b> , Parade, Royal Leamington Spa
<b>Warwickshire Direct Whitnash</b> , Whitnash Library, Franklin Road, Whitnash
<b>Leamington Spa Library</b> , The Pump Rooms, Parade, Royal Leamington Spa
<b>Warwickshire Direct Warwick</b> , Shire Hall, Market Square, Warwick
<b>Warwickshire Direct Kenilworth</b> , Kenilworth Library, Smalley Place, Kenilworth
<b>Warwickshire Direct Lillington</b> , Lillington Library, Valley Road, Royal Leamington Spa
<b>Brunswick Healthy Living Centre</b> , 98-100 Shrubland Street, Royal Leamington Spa
<b>Finham Community Library</b> , 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

	<b>1. Personal Details*</b>	<b>2. Agent's Details (if applicable)</b>
	<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
First Name		Gary
Last Name		Stephens
Job Title (where relevant)		Senior Associate
Organisation (where relevant)	J S Bloor (Tamworth) Ltd	Marrons Planning
Address Line 1		1 Meridian South
Address Line 2		Meridian Business Park
Address Line 3		Leicester
Address Line 4		
Postcode		LE19 1WY
Telephone number		0116 281 6904
Email address		gary.stephens@marrons-planning.co.uk

**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"/>

For Official Use Only

Person ID:

Rep ID:

## 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:

Policy Number:

Strategic Policies DS10 & DS: Growth Villages (Bishop's Tachbrook)

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.**

The context to this representation is the representation made by Bloor Homes Limited in relation to the draft Local Plan Strategy and Strategic Policies DS1, DS2, DS6, DS7, DS8 and DS10. In summary, this representation identifies that the draft Local Plan has not been positively prepared and is not consistent with national policy as it fails to make provision for sufficient housing growth to meet the economic needs and aspirations of the area. Furthermore, it fails to identify sufficient specific developable sites or broad locations to meet the housing requirement.

The Council will therefore need to consider whether additional land could be allocated in accordance with the National Planning Policy Framework (the Framework) prior to submission to the Secretary of State, and the following representation should be read in this context.

Bloor Homes Limited has an interest in the land to the south of the school at Bishop's Tachbrook, which is identified as one of the Growth Villages within Policy DS10, and in the Settlement Hierarchy Report as one of the more sustainable villages. Their land interest includes the area allocated for 150 dwellings for Bishop's Tachbrook within Policy DS11.

cont'd on separate sheet

**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.**

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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## Response to Q7 continued

Having regard to the Council's five year land supply and the need to boost housing land supply within the District, Bloor Homes Limited submitted a planning application for 150 dwellings within the area to the south of the school and expect a decision from the District Council during August 2014. The planning application demonstrates that development of this area is 'deliverable' in accordance with the definition within paragraph 47 of the Framework. Furthermore, Bloor Homes Limited have worked closely with representatives of the Parish Council in designing the development to deliver a number of significant community benefits, such as improved access to the village school and sustainable links between the village and nearby Country Park at Oakley Wood.

Subject to securing satisfactory planning permission, Bloor Homes Limited envisages the commencement of development and the first housing completions during 2015/2016. It is likely the development will take four years to complete, i.e. by 2019/2020.

Bloor Homes Limited land interest at Bishop's Tachbrook extends further to land beyond the housing allocation and the planning application boundary. The attached location plan shows the relationship between the housing allocation, the planning application boundary, and further land that is considered developable and available for development as defined by the Framework.

This further land has the capacity to be developed for around 150 dwellings over the plan period. The land is free from environmental constraints and designations, and in part is identified of least environmental value compared to other options around Bishop's Tachbrook having regard to the Council's evidence base within the Landscape Sensitivity and Ecological & Geological Study.

This land can be viably developed and utilise the infrastructure proposed as part of the development of the adjoining land, including the sustainable links created to the village school, shops, and community facilities. These links will ensure the site is located where use of sustainable transport modes to access village facilities and services can be maximised by future occupiers. Furthermore, development can help further support and improve community facilities, infrastructure and services within the village, including links into the urban area.

Reference is made within the evidence base to a National Grid high pressure gas pipeline running to the south. This pipeline provides an effective and long term boundary to development to the south, which along with Oakley Wood Road and the prominent ridgeline to the north, ensures that the future growth of the village in this area can be contained. Suitable boundary treatments can provide a sensitive transition between the settlement and open countryside.

The Landscape Sensitivity and Ecological & Geological Study identified this further land as having high to medium sensitivity, with land to the west of the existing settlement edge being regarded as 'high' and land to the east being defined as of 'medium' sensitivity. No other land around the village was defined as being of 'medium' sensitivity (aside from the area the subject of the planning application referred to above).

The further land available forms part of one large arable field that includes the planning application site, and shares the same character, although it is recognised that the ridgeline along the northern boundary with the open countryside is more visually prominent. Development of this area along the ridgeline should be avoided, as acknowledged within the Council's evidence, and this area could contribute further open space adding to the

landscaping proposals as part of the planning application. An initial sketch plan is attached to demonstrate how this could be accommodated.

However, the remainder of the further land available is at a lower level than the eastern half of the field as it slopes down to the south. This combined with the existing vegetation around the edges of the site, particularly along Oakley Wood Road and Banbury Road, generally screen this land from close views. Whilst it is acknowledged that there may be some perceived encroachment in more distant views to the south east, these would be seen from distance and could be mitigated by additional tree belts and small blocks of woodland as suggested within the Landscape Sensitivity and Ecological & Geological Study.

Any adverse impacts of the development of this land in terms of landscape and visual impacts cannot therefore be regarded as significantly and demonstrably outweighing the benefits in terms of increasing housing supply. Given the failure to make sufficient specific provision for housing growth, the draft Local Plan has not been positively prepared in failing to identify 'developable' land at Bishop's Tachbrook as shown on the plan attached.

In the context of its review of housing growth, and when assessing the effects of increasing housing delivery within the draft Local Plan, the Council should therefore have regard to the potential of allocating further land at Bishop's Tachbrook as shown on the plan attached for around 150 dwellings within Policy DS11.

In the absence of this exercise being undertaken, Bloor Homes Limited would invite the Inspector to find this Plan 'unsound'.

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:

It is considered that the concerns expressed in these and related representations in respect of the soundness of the Plan and the need for additional allocations necessitate participation at the oral part of the Examination in order to elaborate on them and the requisite changes to the Plan as well as to answer any questions which the Inspector may have.

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:

Jane Gardner

Date :

27<sup>th</sup> 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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