

Publication Draft Local Plan: Focused Consultation 2014

For Official Only	
Person ID	
Rep ID	

This consultation is a formal process and represents an opportunity to comment on the Council's Local Plan and accompanying Sustainability Appraisal (SA) in light of the information published in the "Focussed Consultation" 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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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 12 December 2014**

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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	Mr
First Name	Steve	Michael
Last Name	Smith	Davies
Job Title (where relevant)	Head of Physical Assets	Director
Organisation (where relevant)	Warwickshire County Council	Savills
Address Line 1		Innovation Court
Address Line 2		121 Edmund Street
Address Line 3		Birmingham
Address Line 4		
Postcode		B3 2HJ
Telephone number		0121 634 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	<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?

Plan (tick one only):	<input checked="" type="checkbox"/> Focused Changes <input type="checkbox"/> Sustainability Appraisal
Paragraph Number:	PMA6
Policy Number:	
Policies Map Number:	2

5. Do you consider the Plan is :

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

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.

Warwickshire County Council (WCC) considers that the proposal to amend housing allocation H01 to allow for increased housing development within the areas not required for stadium and education use is justified on account of the fact that the site is in a sustainable location on the edge of the urban area, outside of the Green Belt, with good access to Warwick and Leamington town centres and a range of existing retail, employment, education and other community uses and has consistently been promoted for a residential-led allocation throughout the Local Plan preparation process (and the Core Strategy before that) and assessed favourably through the associated Sustainability Appraisals and landscape evidence.

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.

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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:

Whilst WCC supports the modification to Policies Map 2, to increase housing allocation H01, as set out in PMA6, WCC is the landowner of the ' Land North of Gallows Hill' site and it is therefore important that WCC is present at the oral part of the Examination in order to be able to properly participate in any discussion on this matter and, if necessary, be able to defend its position.


Continue on a separate sheet if necessary

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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 :

12 December 2014

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Part A - Personal Details

1. Personal Details*

2. Agent's Details (if applicable)

* 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.

Title	Mr	Mr
First Name	Steve	Michael
Last Name	Smith	Davies
Job Title (where relevant)	Head of Physical Assets	Director
Organisation (where relevant)	Warwickshire County Council	Savills
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Address Line 2		121 Edmund Street
Address Line 3		Birmingham
Address Line 4		
Postcode		B3 2HJ
Telephone number		0121 634 8436
Email address		mpdavies@savills.com

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Please specify whether you wish to be notified of any of the following:

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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?

Plan (tick one only):

Focused Changes [] Sustainability Appraisal []

Paragraph Number:

PMA7

Policy Number:

Policies Map Number:

2

5. Do you consider the 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:

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.

Following recent discussions between Warwickshire County Council and Warwick District Council (WDC), WCC acknowledges the potential for accommodating a community stadium within the area of 'Land West of Europa Way' marked on the amended Policies Map 2 with black shading (reference DS14), and will be taking this into account in its planning application proposals for the Land North of Gallows Hill.

However, following on from concerns expressed by WCC in its previous representations to Publication Draft Local Plan Policies DS11 and DS14, WCC still considers that the proposed community stadium allocation is still not supported by sufficient evidence base justification to assess whether there are alternative locations for accommodating the stadium, or to demonstrate that the proposals are technically feasible within the demarked area on amended Policies Map 2, or whether sufficient funding is available to viably deliver the facility, or even whether Leamington Town FC (who will ultimately have responsibility for the stadium) is fully supportive of the relocation site. On this basis the proposed community stadium element of the allocation is not currently considered to be justified or positively-prepared and therefore not sound. WCC understands that work is underway to address these concerns and WCC accordingly wishes to reserve the right to comment further as and when the various outcomes become available.

As an additional minor point, WDC needs to adopt consistent terminology within the Local Plan. PMA2 refers to "Community Stadium and other uses", PMA3 refers to "Community Stadium and associated uses" and PMA7 refers to "Sports stadium and associated facilities". Without consistency in referencing and without clarity being expressed as to what WDC is seeking and how this can be applied in practice, then the Local Plan is not considered to be effective in this regard.

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.

WCC wishes to reserve the right to comment further on any additional material or information produced or made available to justify the stadium allocation as and when it becomes available, so that it can review whether the proposed allocation is properly justified.

Continue on a separate sheet if necessary

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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:

WCC stated to Policy DS14 at the Publication Local Plan consultation stage on the basis that WCC retains objections (in part) to Policy DS14, as proposed to be amended by PMA3 and PMA7, it is important that WCC, as landowner of the 'Land North of Gallows Hill' site, on which the proposed stadium allocation is located, is present at the oral part of the Examination in order to be able to properly participate in any discussion on this matter and, if necessary, be able to defend its position.

Continue on a separate sheet if necessary

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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:

Michael Davies

Date :

12 December 2014

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1. Personal Details*

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First Name	Steve	Michael
Last Name	Smith	Davies
Job Title (where relevant)	Head of Physical Assets	Director
Organisation (where relevant)	Warwickshire County Council	Savills
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Part B - Your Representations

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4. To which part of the Local Plan or Sustainability Appraisal (SA) does this representation relate?

Plan (tick one only):	<input checked="" type="checkbox"/> Focused Changes [] <input type="checkbox"/> Sustainability Appraisal []
Paragraph Number:	PMA8
Policy Number:	
Policies Map Number:	2

5. Do you consider the Plan is :

5.1 Legally Compliant?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
5.2 Complies with the Duty to Co-operate?	Yes	<input checked="" type="checkbox"/>	No	<input 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 checked="" type="checkbox"/>
Justified:	<input type="checkbox"/>
Effective:	<input checked="" type="checkbox"/>
Consistent with National Policy:	<input type="checkbox"/>

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.

Warwickshire County Council (WCC) supports the proposed amendment to Policies Map 2, as set out in PMA8, to amend ED1 to include the additional area for education to the south of the existing boundary, as this is in accordance with the approach discussed with Myton School and the Europa Way Consortium, who own the land to the north, with respect to the boundary of the Myton School education land expansion to the east of the existing Myton School site. The proposed southern expansion of the education allocation is broadly consistent with the land for education use shown on the masterplan for the outline planning application WCC currently has pending consideration for its 'Land North of Gallows Hill' site.

However WCC objects to the wording of the proposed amendment. WCC considers that PMA8 should also acknowledge that in order for Policy DS12 and the associated education allocation on Policies Map 2 (ED1) to be positively prepared and effective, and to avoid the land allocated for education use from being unnecessarily sterilised, the wording within the associated Policy DS12 should state that if the site is not required for education purposes then allocated education land should be deemed acceptable for housing, as a further extension to the current H01 allocation.

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.

Policy DS12 and the associated education allocation on Policies Map 2 (ED1) should state that if the site is not required for education purposes then allocated education land should be deemed acceptable for housing, as a further extension to the current H01 allocation.

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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 important that WCC, as landowner of the 'Land North of Gallows Hill' site, on which the proposed education allocation (ED1) expansion proposed under PMA8 is located is present at the oral part of the Examination in order to be able to properly participate in any discussion on this matter and, if necessary, be able to defend its position.


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Paragraph Number:	PMA11
Policy Number:	
Policies Map Number:	2

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5.2 Complies with the Duty to Co-operate?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
5.3 Sound?	Yes	<input checked="" type="checkbox"/>	No	<input 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 type="checkbox"/>
Effective:	<input type="checkbox"/>
Consistent with National Policy:	<input type="checkbox"/>

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Warwickshire County Council (WCC) supports the proposed amendment to Policies Map 2 to include a new employment allocation on Land at Stratford Road, in association with the removal of Publication Draft Policy E1: Land North of Gallows Hill, on the basis that the proposed allocation is considered to be positively prepared, justified, effective and consistent with national policy. Please refer to WCC's response to PMA1 for further details of WCC's support for this new allocation.

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.

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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

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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:

Michael Davies

Date :

12 December 2014

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Publication Draft Local Plan: Focused Consultation 2014

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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

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Part A - Personal Details

	1. Personal Details*	2. Agent's Details (if applicable)
Title	Mr	Mr
First Name	Steve	Michael
Last Name	Smith	Davies
Job Title (where relevant)	Head of Physical Assets	Director
Organisation (where relevant)	Warwickshire County Council	Savills
Address Line 1		Innovation Court
Address Line 2		121 Edmund Street
Address Line 3		Birmingham
Address Line 4		
Postcode		B3 2HJ
Telephone number		0121 634 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	<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?

Plan (tick one only):	<input checked="" type="checkbox"/> Focused Changes <input type="checkbox"/> Sustainability Appraisal
Paragraph Number:	PMA12
Policy Number:	
Policies Map Number:	2

5. Do you consider the Plan is :

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

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For consistency with the other proposed strategic allocation around Warwick and Leamington, and to facilitate the delivery of development at the proposed new employment allocation at Stratford Road, Warwickshire County Council (WCC) considers that it would appear sensible and appropriate for the Urban Area Boundary to be amended, as proposed in the Publication Draft Local Plan Focussed Consultation document, to include the new employment allocation at Stratford Road.

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.

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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

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10. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

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Continue on a separate sheet if necessary

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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:

Michael Davies

Date :

12 December 2014

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Publication Draft Local Plan: Focused Consultation 2014

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Part A - Personal Details

1. Personal Details*

2. Agent's Details (if applicable)

* 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.

Title	Mr	Mr
First Name	Steve	Michael
Last Name	Smith	Davies
Job Title (where relevant)	Head of Physical Assets	Director
Organisation (where relevant)	Warwickshire County Council	Savills
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Postcode		B3 2HJ
Telephone number		0121 634 8436
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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"/>
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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?

Plan (tick one only):	<input checked="" type="checkbox"/> Focused Changes [] <input type="checkbox"/> Sustainability Appraisal []
Paragraph Number:	<input type="text" value="PMA1"/>
Policy Number:	<input type="text" value="DS9"/>
Policies Map Number:	<input type="text"/>

5. Do you consider the Plan is :

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

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.

Warwickshire County Council (WCC) supports the proposed amendment to policy DS9, to delete the 8ha site-specific employment allocation (E1) for B1 and B2 uses from Land North of Gallows Hill, Warwick, and the addition of an 11.7ha employment allocation on Land at Stratford Road, Warwick.

This additional representation should be read in conjunction with the representations submitted by WCC in relation to policy DS9 at the Local Plan Publication Draft consultation stage. PMA1 addresses the principal concerns expressed by WCC in its previous representations to policy DS9 with respect to the Warwick District Council (WDC) justification behind deciding to allocate land owned by WCC to the North of Gallows Hill, Warwick, as the only employment allocation to the south of the Warwick / Leamington area.

The previous representations and supporting Market Assessment, produced by Savills, did not dispute that there is / would be a need for employment land within Warwick District over the next Plan period, but they did highlight that Warwick District would see good demand from local advanced manufacturing companies and that there are few existing sites available for industrial and distribution uses which have the necessary good accessibility to the local and national road network and are adjacent to compatible uses, in accordance with the 'market signals'. The previous representations also objected to the lack of an assessment of potential alternative employment sites, the impact on the Grade II Listed Heathcote Hill Farmhouse, the difficulties in physically linking any employment development on the Land North of Gallows Hill to the adjacent Technology Park and the impact of such uses on the wider adjoining proposed residential uses. As such the employment allocation was not considered to be deliverable.

WCC notes that the Coventry and Warwickshire Strategic Employment Land Study Final Report (October 2014) is now available to view on the WDC website, after going through a number of iterations. This was not available during the consultation on the Publication Draft Local Plan. However, it should be noted that this document does not overcome the lack of justification for WDC employment allocation E1. On the contrary, the 'Assessment of Potential Strategic Employment Sites' at Appendix B of this document appears to be based on an appraisal of all existing and proposed employment allocations, existing planning applications for employment and extant planning permissions for employment development and therefore does not consider alternative employment 'options', as would be required to properly justify the WDC plan-making process. Notwithstanding this concern, the detailed assessment for 'Warwick Technology Park, Land Adjacent' identifies that there are major issues to be addressed with respect to delivery, including the need for reaching agreement with landowners.

PMA1, in proposing a significant allocation for B class uses in a location which already benefits from normal services, previous employment use, vehicular access by means of an existing roundabout, good access to the A46 and Junction 15 of the M40, as well as existing bus and cycle routes, and which would not require major infrastructure to make it developable in the short term, would take account of both market and economic signals (as required by NPPF paragraph 158). These points have already been acknowledged by WDC in its report to its Executive on 30 July 2014. We also understand that Severn Trent and WDC have undertaken a number of site-specific evidence base studies, which further demonstrate that there are no significant adverse environmental and technical constraints to the proposed employment use.

The proposed allocation and associated technical analysis for land to the east of Stratford Road demonstrate that a suitable and indeed preferable site to the WCC Land North of Gallows Hill exists, which can overcome the delivery, masterplanning and ownership constraints to employment development associated with the WCC Land North of Gallows Hill site. With this in mind, and with the support from Severn Trent and WDC, who are the major landowners both of the site and of the adjoining operational land, the proposed employment allocation to the east of Stratford Road is considered to be deliverable and justified and should accordingly be taken forward as the proposed employment site allocation for the area to the south of Warwick / Leamington in the emerging WDC Local Plan.

As an additional minor point, it would appear to be chronologically logical to give the replacement employment allocation at Stratford Road the allocation reference 'E1' rather than the proposed reference 'E4' to reflect the intention of PMA1 to delete the previous allocation references E1 and E3.

Continue on a separate sheet if necessary

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Yes, I wish to participate at the oral examination

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WCC objected to Policy DS9 at the Local Plan Publication Draft consultation stage. Whilst WCC supports the proposed modification to policy DS9 set out in PMA1, WCC is the landowner of the 'Land North of Gallows Hill' site from which the employment allocation is to be removed and therefore it is important that WCC is present at the oral part of the Examination in order to be able to properly participate in any discussion on this matter and, if necessary, be able to defend its position.

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Michael Davies

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Part A - Personal Details

1. Personal Details*

2. Agent's Details (if applicable)

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Title	Mr	Mr
First Name	Steve	Michael
Last Name	Smith	Davies
Job Title (where relevant)	Head of Physical Assets	Director
Organisation (where relevant)	Warwickshire County Council	Savills
Address Line 1		Innovation Court
Address Line 2		121 Edmund Street
Address Line 3		Birmingham
Address Line 4		
Postcode		B3 2HJ
Telephone number		0121 634 8436
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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?

Plan (tick one only):	<input checked="" type="checkbox"/> Focused Changes [✓] <input type="checkbox"/> Sustainability Appraisal []
Paragraph Number:	<input type="text" value="PMA2"/>
Policy Number:	<input type="text" value="DS11"/>
Policies Map Number:	<input type="text"/>

5. Do you consider the Plan is :

5.1 Legally Compliant?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
5.2 Complies with the Duty to Co-operate?	Yes	<input checked="" type="checkbox"/>	No	<input 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 checked="" type="checkbox"/>
Justified:	<input checked="" type="checkbox"/>
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This response considers the housing, employment and infrastructure elements of PMA2 separately.

Housing

Warwickshire County Council (WCC) supports the proposal to increase the quantum of housing within the 'Land West of Europa Way' greenfield site allocation (H01), to reflect the removal of employment allocation E1. However the proposed increase in the housing capacity of the allocation from 1,190 dwellings to only 1,300 dwellings (i.e. net increase of 110 dwellings) is not considered to be properly justified.

Publication Draft Local Plan employment allocation E1 amounted to 8ha. The proposed revisions to Policies Map 2 set out in the Publication Draft Local Plan Focused Consultation document show the removal of employment allocation E1 (PMA5), an increase in the education allocation ED1 (PMA8) and the relocation of the Community Hub ("Sports Stadium and Associated Facilities") allocation (PMA7). No land area figures are quoted for the increase in the education land allocation or for the size of the sports stadium allocation. However, on the basis of the boundaries drawn on the amended Policies Map 2, we estimate there to be an overall net gain in residential land at H01 of c.6.5ha. This in itself would be expected to deliver an increase of c.160-180 dwellings. Therefore a housing allocation for H01 of at least 1,350 dwellings is considered to be more appropriate.

Employment

WCC supports the proposed amendment to policy DS11 to delete the reference to the provision of 8ha of employment land on 'Land West of Europa Way', in conjunction with the removal of references to employment allocation E1: Land North of Gallows Hill from Policies DS9 (PMA1) and Policies Map 2 (PMA5).

WCC contends that employment allocation E1: Land North of Gallows Hill is not positively prepared, justified, effective or in accordance with national policy. WCC considers that the allocation of land at Stratford Road for employment uses would represent a more appropriate alternative, which is positively prepared, justified, effective and in accordance with national policy, as set out in WCC's response to PMA1, and based on recent evidence.

Infrastructure

Following recent discussions between WCC and Warwick District Council (WDC), WCC acknowledges the potential for accommodating a community stadium within the area of 'Land West of Europa Way' marked on the amended Policies Map 2 with black shading (reference DS14), and will be taking this into account in its planning application proposals for the Land North of Gallows Hill.

However, following on from concerns expressed by WCC in its previous representations to the Publication Draft Local Plan Policies DS11 and DS14, WCC still considers that the proposed community stadium allocation is currently not supported by sufficient evidence base justification to assess whether there are alternative locations for accommodating the stadium, or to demonstrate that the proposals are technically feasible within the demarked area on amended Policies Map 2, or whether sufficient funding is available to viably deliver the facility, or even whether Leamington Town FC (who will have responsibility for the stadium) is fully supportive of the relocation site. On this basis the proposed community stadium element of the allocation is not currently considered to be justified or positively-prepared and therefore not sound. WCC understands that work is underway to address these concerns and WCC accordingly wishes to reserve the right to comment further as and when the various outcomes become available.

As an additional minor point, WDC needs to adopt consistent terminology within the Local Plan. PMA2 refers to "Community Stadium and other uses", PMA3 refers to "Community Stadium and associated uses" and PMA7 refers to "Sports stadium and associated facilities". Without consistency in referencing and without clarity being expressed as to what WDC is seeking and how this can be applied in practice, then the Local Plan is not considered to be effective in this regard.

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.

WCC wishes to reserve the right to comment further on any additional material or information produced or made available to justify the stadium allocation as and when it becomes available, so that it can review whether the proposed allocation is properly justified.

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.

For Official Use Only

Person ID:

Rep ID:

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:

WCC objected (in part) to Policy DS11 at the Publication Draft Local Plan consultation stage. On the basis that WCC retains objections (in part) to Policy DS11, as proposed to be amended by PMA2, in addition to supporting other elements of the amended Policy DS11, it is important that WCC, as the landowner of the 'Land North of Gallows Hill' site, from which the employment allocation is to be removed and where the proposed stadium is located, is present at the oral part of the Examination in order to be able to properly participate in any discussion on this matter and, if necessary, be able to defend its position.


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 :

12 December 2014

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Person ID:

Rep ID:

Publication Draft Local Plan: Focused Consultation 2014

For Official Only	
Person ID	
Rep ID	

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This form has two parts:

- Part **A** – Personal Details
- Part **B** – **Your Representations**

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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 12 December 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

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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

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Part A - Personal Details

	1. Personal Details*	2. Agent's Details (if applicable)
Title	Mr	Mr
First Name	Steve	Michael
Last Name	Smith	Davies
Job Title (where relevant)	Head of Physical Assets	Director
Organisation (where relevant)	Warwickshire County Council	Savills
Address Line 1		Innovation Court
Address Line 2		121 Edmund Street
Address Line 3		Birmingham
Address Line 4		
Postcode		B3 2HJ
Telephone number		0121 634 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	<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?

Plan (tick one only):	<input checked="" type="checkbox"/> Focused Changes [] <input type="checkbox"/> Sustainability Appraisal []
Paragraph Number:	<input type="text" value="PMA3"/>
Policy Number:	<input type="text" value="DS14"/>
Policies Map Number:	<input type="text"/>

5. Do you consider the Plan is :

5.1 Legally Compliant?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
5.2 Complies with the Duty to Co-operate?	Yes <input checked="" type="checkbox"/>	No <input 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 checked="" type="checkbox"/>
Justified:	<input checked="" type="checkbox"/>
Effective:	<input checked="" type="checkbox"/>
Consistent with National Policy:	<input checked="" type="checkbox"/>

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.

Following recent discussions between Warwickshire County Council (WCC) and Warwick District Council (WDC), WCC acknowledges the potential for accommodating a community stadium within the area of 'Land West of Europa Way' marked on the amended Policies Map 2 with black shading (reference DS14), and will be taking this into account in its planning application proposals for the Land North of Gallows Hill.

However, following on from concerns expressed by WCC in its previous representations to Publication Draft Local Plan Policies DS11 and DS14, WCC still considers that the proposed community stadium allocation is still not supported by sufficient evidence base justification to assess whether there are alternative locations for accommodating the stadium or to demonstrate that the proposals are technically feasible within the demarked area on amended Policies Map 2, or whether sufficient funding is available to viably deliver the facility, or even whether Leamington Town FC (who will ultimately have responsibility for the stadium) is fully supportive of the relocation site. On this basis the proposed community stadium element of the allocation is not currently considered to be justified or positively-prepared and therefore not sound. WCC understands that work is underway to address these concerns and WCC accordingly wishes to reserve the right to comment further as and when the various outcomes become available.

WCC also considers that PMA3 should also acknowledge that in order for Policy DS14 to be positively prepared and effective, and avoid the land earmarked for the stadium being unnecessarily sterilised, the wording within Policy DS14 should state that if the site is not required for stadium purposes (whether as a result of technical considerations or Leamington Town FC preferences) then the earmarked stadium site should be deemed acceptable for housing, as an extension to the current H01 housing allocation.

As an additional minor point, WDC needs to adopt consistent terminology within the Local Plan. PMA2 refers to "Community Stadium and other uses", PMA3 refers to "Community Stadium and associated uses" and PMA7 refers to "Sports stadium and associated facilities". Without consistency in referencing and without clarity being expressed as to what WDC is seeking and how this can be applied in practice, then the Local Plan is not considered to be effective in this regard.

Notwithstanding whether the final form of words used in the Plan refers to 'associated uses' or 'associated facilities', in order for Policy DS14 to be effective, WCC considers that either the policy wording or the supporting text needs to explain what it would anticipate being 'associated' with a stadium, to provide the policy with more certainty and therefore make it effective. This is particularly pertinent given the proposal within PMA3 to remove references from Policy DS14 to local retail facilities, a community meeting place and a medical centre. WCC considers the disaggregation of the proposed medical centre, local retail facilities and community meeting place requirements for the Land West of Europa Way greenfield allocation away from the previously-proposed single 'Community Hub' provision to a more flexible provision within the site, as set out under PMA3, to be a more appropriate way of delivering these specified community facilities, if they are required.

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.

WCC wishes to reserve the right to comment further on any additional material or information produced or made available to justify the stadium allocation as and when it becomes available, so that it can review whether the allocation is properly justified.

WCC also considers that Policy DS14 should state that if the allocated stadium site is not required for stadium purposes then it should be deemed acceptable for housing, as an extension to the current H01 housing allocation.

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For Official Use Only

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Rep ID:

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:

WCC objected to Policy DS14 at the Publication Draft Local Plan consultation stage. On the basis that WCC retains objections (in part) to Policy DS14, as proposed to be amended by PMA3, it is important that WCC, as the landowner of the 'Land North of Gallows Hill' site, on which the proposed stadium is located, is present at the oral part of the Examination in order to be able to properly participate in any discussion on this matter and, if necessary, be able to defend its position.

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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:

Michael Davies

Date :

12 December 2014

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Part A - Personal Details

	1. Personal Details*	2. Agent's Details (if applicable)
Title	Mr	Mr
First Name	Steve	Michael
Last Name	Smith	Davies
Job Title (where relevant)	Head of Physical Assets	Director
Organisation (where relevant)	Warwickshire County Council	Savills
Address Line 1		Innovation Court
Address Line 2		121 Edmund Street
Address Line 3		Birmingham
Address Line 4		
Postcode		B3 2HJ
Telephone number		0121 634 8436
Email address		mpdavies@savills.com

3. Notification of subsequent stages of the Local Plan

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The submission of the Local Plan for independent examination	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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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?

Plan (tick one only):	<input checked="" type="checkbox"/> Focused Changes [] <input type="checkbox"/> Sustainability Appraisal []
Paragraph Number:	<input type="text" value="PMA5"/>
Policy Number:	<input type="text"/>
Policies Map Number:	<input type="text" value="2"/>

5. Do you consider the Plan is :

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

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.

Warwickshire County Council (WCC) supports the proposed amendment to Policies Map 2 (Leamington, Warwick and Whitnash) to remove employment allocation E1 from Land North of Gallows Hill, in conjunction with the removal of references to employment allocation E1: Land North of Gallows Hill from Policies DS9 and DS11.

WCC contends that the removal of employment allocation E1 is justified, positively-prepared and based on recent evidence. Please refer to the WCC response to PMA1 and PMA2 for further information.

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.

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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:

WCC objected to employment allocation E1, as shown on the Local Plan Publication Draft Policies Map 2. Whilst WCC supports the proposed modification to Policies Map 2, as set out in PMA5, WCC is the landowner of the land North of Gallows Hill from which the employment allocation is to be removed and therefore it is important that WCC is present at the oral part of the Examination in order to be able to properly participate in any discussion on this matter and, if necessary, be able to defend its position.


Continue on a separate sheet if necessary

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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 :

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