

Consultation on Proposed Modifications (2016) Response Form

For Official Only	
Person ID	
Rep ID	

Please use this form if you wish to support or object to the Proposed Modifications

This form has two parts:

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

If your comments relate to more than one proposed Modification you will need to complete a separate Part B of this form for each representation.

This form may be photocopied or alternatively extra forms can be obtained from the Council's offices or places where the Modifications have been made available (see the table below). You can also respond online using the Council's e Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Please provide your contact details so that we can get in touch with you regarding your representation(s) during the examination period. Your comments (including contact details) cannot be treated as confidential because the Council is required to make them available for public inspection. If your address details change, please inform us in writing. You may withdraw your objection at any time by writing to Warwick District Council, address below.

All forms should be returned by **4.45pm on Friday 22 April 2016**

To return this form, please deliver by hand or post to: **Development Policy Manager, Development Services, Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5QH** or **email:** newlocalplan@warwickdc.gov.uk

Where to see copies of the documents:

Copies of the proposed Modifications, updated Sustainability Appraisal and all supporting documents are available for inspection on the Council's web site at www.warwickdc.gov.uk/newlocalplan and also at the following locations:

- Warwick District Council Offices, Riverside House, Milverton Hill, Royal Leamington Spa;
- Leamington Town Hall, Parade, Royal Leamington Spa
- Warwickshire Direct Whitnash, Whitnash Library, Franklin Road, Whitnash
- Leamington Spa Library, The Pump Rooms, Parade, Royal Leamington Spa
- Warwickshire Direct Warwick, Shire Hall, Market Square, Warwick
- Warwickshire Direct Kenilworth, Kenilworth Library, Smalley Place, Kenilworth
- Warwickshire Direct Lillington, Lillington Library, Valley Road, Royal Leamington Spa
- Brunswick Healthy Living Centre 98-100 Shrubland Street, Royal Leamington Spa
- Finham Community Library, Finham Green Rd, Finham, Coventry, CV3 6EP

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
First Name		JOEL
Last Name		HANCOCK
Job Title (where relevant)		
Organisation (where relevant)	DELLACQUA LTD	HANCOCK TOWN PLANNING
Address Line 1		HOPE COTTAGE
Address Line 2	C/O AGENT	THE GREEN
Address Line 3		CLAVERDON
Address Line 4		WARWICK
Postcode		CV35 8LL
Telephone number		01926 843101
Email address		info@hancocketownplanning.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 Modifications to the appointed Inspector

Yes No

Publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan

Yes No

The adoption of the Local Plan.

Yes No

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7. Please give details of why you consider the Proposed Modifications to the Submission Warwick District Local Plan are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Modifications, please also use this box to set out your comments.

PLEASE SEE SEPARATE SHEET

Continue on a separate sheet if necessary

8. Please set out what change(s) you consider necessary to make the Proposed Modifications to the Submission Warwick District Local Plan legally compliant or sound, having regard to the test you have identified at Question 5 above where this relates to soundness. You will need to say why this change will make the Local Plan/Sustainability Appraisal legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

PLEASE SEE SEPARATE SHEET

Continue on a separate sheet if necessary

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested changes, as there will not normally be a subsequent opportunity to make further representations. Further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

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9. If your representation is seeking a change, 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:

N/A

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:

J. Hancock

Date:

22/4/2016

Copies of all the comments 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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Part B - Your Representations

Please note: this section will need to be completed for each representation you make

4. To which proposed Modification to the Submission Plan or the updated Sustainability Appraisal (SA) does this representation relate?

Modification or SA:	MODIFICATION
Mod. Number:	MOD 14 (AMENDMENTS TO POLICY DS 15)
Paragraph Number	
Mod. Policies Map Number:	POLICIES MAP 2a

5. Do you consider the Local Plan is :

5.1 Legally Compliant? Yes No

5.2 Sound? Yes No

6. If you answered no to question 5.2, do you consider the Proposed Modification is unsound because it is not:

(Please tick)

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

Warwick Local Plan – Proposed Modifications to the Publication Draft Local Plan

Response Form

Question 7: Why the Proposed Modifications are unsound

HTP Ltd acts for Dellacqua Ltd which is the freehold owner of Kingmaker One and Two, two of the key buildings within Warwick Technology Park. My client **OBJECTS** to the proposed housing strategy for the south Warwick / south Leamington area as set out in Proposed Modifications 8 (*Policy DS10 Broad Location of Allocated Housing Sites*), 10 (*Policy DS 11 Allocated Housing Sites*) and 14 (*Policy DS 15 Comprehensive Development of Strategic Sites*) on the grounds that it makes inadequate provision for the associated highway infrastructure necessary to enable the proposed development to take place without unacceptable adverse impacts on the operation of Warwick Technology Park.

As the District Council will be aware, access to Warwick Technology Park is already critically constrained due to a general increase in traffic numbers and a significant intensification of the level of occupancy at the site. The result is that occupiers are experiencing significant delays exiting the Park at peak times, with delays being so significant that it threatens the future viability of the Park as a premium employment site.

The current access constraints to the Technology Park exist **before** any significant delivery of the 4,345 dwellings which the Proposed Modifications propose within the south Warwick and south Leamington area. It is therefore imperative that the Local Plan strategy ensures that appropriate improvements are made to the strategic highway network to mitigate against the hugely significant increase in vehicle movements which is expected within the vicinity of the Technology Park. Whilst we note that the District Council's Draft Infrastructure Plan (March 2016) identifies the provision of a two-lane approach roundabout on Gallows Hill / Heathcote Lane as a proposed highway improvement, neither the Infrastructure Plan nor Proposed Modifications set out any firm timetable for delivery. This is an unacceptable approach to the provision of a key element of infrastructure, without which the operation of the Technology Park will be fundamentally undermined.

Whilst the proposed housing strategy reflects several extant planning permissions, the Modifications also propose the allocation of land known as Strawberry Fields which forms the western part of Proposed Housing site H46A, and which does not benefit from an extant consent. It is therefore a new proposal which the District Council assumes could provide approximately 180 dwellings. In view of the highway constraints outlined above, and the absence of any commitment to priority delivery of the Gallows Hill / Heathcote Lane roundabout, my client also **OBJECTS** to the proposed allocation of the Strawberry Fields site.

Question 8: Required amendments

The Local Plan must make it explicit that the proposed Gallows Hill / Heathcote Lane roundabout at Warwick Technology Park is to be delivered as an **urgent priority** as a key element of the overall housing strategy, with a clear timetable or programme for delivery. This can be funded from the significant s106 monies which will shortly be available from consented residential schemes within the vicinity for appropriate highway mitigation schemes within the south Warwick and south Leamington area.

We consider that use of s106 funds to ensure that the Technology Park can function effectively as a key employment area is of paramount importance and is of greater urgency than other mitigation measures, such as the dualling of Europa Way.

In addition, if allocation of the Strawberry Fields site is to be retained, then a requirement of development must be that the proposed Gallows Hill roundabout is delivered **prior to first occupation** of any new housing, with funding either directly by a s278 agreement or via s106 monies from this and other consented sites.