

Bagington and Bubbenhall Neighbourhood Plan -Final Version

Representations on behalf of Coventry and Warwickshire LEP and Growth Hub.

Introduction.

Coventry and Warwickshire Local Enterprise Partnership (CWLEP) is a partnership between the private and public sectors, set up by Government. The LEP was established to help determine local economic priorities, facilitate financial growth and create jobs in the area.

The CWLEP takes a keen interest in the long term land use planning of the area and this includes seeking an active role in consultation and engagement processes, such as this, that underpin land use plans, related initiatives and proposals.

THE CWLEP is charged by Government with promotion and development of the local economy .It does this by direct support and for business, employment and the local economy .A key policy framework for the LEP is the Strategic Economic Plan(CWSEP) first approved in 2014 and recently updated and “refreshed “ in August 2016 .THE CWSEP sets out how the CWLEP and its partners in the public ,private and third sectors will grow the economy of short ,medium and longer terms. It shows how coordinated action from all sectors is essential to stimulating growth and prosperity .The CWSEP highlights the importance of a supply of high quality suitably located new employment sites.

A key site affected by this draft Neighbourhood Plan is a the Coventry and Warwickshire Gateway site which ,in part, is located within the proposed Neighbourhood Plan boundaries.

Reasons for these representations.

The CWLEP wishes to object and register its concern about the conflict of the proposals in the Bubbenhall and Bagington Neighbourhood Plan (BBNP) with the policies and proposals in emerging and advanced Warwick Local Plan(notably policy DS16 of the Local Plan) and the recently granted planning consent for part of the Regional strategic employment development site known as the Coventry and Warwickshire Gateway development(The CW Gateway).

As drafted the LEP is of the view that the draft NP fails the “Basic conditions” test established under Schedule 4B of the Town and Country Planning Act 1990.

The CW Gateway proposals represent a key element in the economic development strategy for the sub region . The proposal relates to the development of a new major strategic employment allocation aimed at both the expansion of existing businesses and as a resource to attract new inward investment and jobs to the sub region. The site will provide a wide range of employment opportunities ,boost inward investment and provide expansion opportunities for existing businesses. These proposals are contained in both the Warwick Local Plan and Coventry City Council Local Plan

.Both Local Plans have reached an advanced stage and are expected to be adopted later in 2017. The proposals are well established in the planning process and the development plan allocations are backed up by a planning consent on part of the site.

In brief, the Gateway proposals comprise of major development area comprising two separate development parcels. The southern plot is approx 180 acres and can accommodate up to 3.6m sq ft of employment space. The northern parcel is 57 acres and has potential for a variety of uses and facilities . In 2016 a planning application(W/16/0239) was made jointly by Jaguar Land Rover and Coventry City Council to WDC for part of the allocation in the Local Plan and was approved by both planning authorities concerned Warwick District council and Coventry City Councils (see below) this year.

The draft proposals in this Neighbourhood Plan will conflict with advanced Warwick Local Plan draft policies and proposals and if allowed to proceed frustrate the implementation of an important set of proposals that the CWLEP sees as vital to the future economic wellbeing of the whole Coventry and Warwickshire Sub region. This should not be allowed to happen.

A key function of Neighbourhood Plans is to help promote sustainable development and articulate at a local level the strategic policies for an area. These strategic policies are currently set out in the draft Warwick District Local Plan .This, although not yet adopted, has reached an advanced stage and its adoption is expected shortly. While the BBNP has emerged during a period of change in the development plan for the area, the Gateway proposals have a long history and it is clear that action is now being taken to move towards the implementation for a major part of the CW Gateway development .

While the BBNP acknowledges the existence of the Gateway proposals it seeks to continue its opposition and not reflect in its proposals the up to date position relating to the local plan policy framework and the planning application (reference (for Warwick) :W/165/0239) which was granted outline consent on 10.07 17 .We understand work is continuing by the applicants to clear the conditions attached to the outline consent .It is anticipated that development of the CW Gateway will commence in 2018.

As drafted the BBNP plan seeks to apparently frustrate the major development proposals .This is a concern to the CWLEP.As noted above the site is a vital element of the economic development strategy for both the Warwick and Coventry Local Plans and the wider sub regional economic development strategy. This strategy must be implemented to maintain the growth of the area and to make available sufficient well located new employment land to meet current and future requirements for new employment land .The strategy has been extensively debated and the proposals established in the planning processes and various investment plans for the area.

Main Comment

Through this submission the District Council and two Parish Councils are requested to reconsider the draft proposals and revise the NP in order that it conforms with the advanced draft policies of The

Warwick District Local Plan .These set out the strategic plan policies for part of the area. The Draft NPPlan must also recognise and reflects the major planning consent and future applications that conform with the Warwick Local Plan. The BBNP/Parish Councils should produce a Neighbourhood Plan that conforms with the Coventry and Warwickshire Gateway scheme and allows its implementation alongside the development of appropriate and compatible local policies .A failure to acknowledge both the position relating to the local Development Plan and the impending implementation of the planning consent will lead this draft Neighbourhood Plan to fail the” Basic Conditions” tests set out in legislation¹, notably conditions (d) &(e) which seek to ensure general conformity of the policies contained in the development plan for any area.

In the event that the strategy is allowed to proceed to examination then the CWLEP would wish to appear at the appropriate session in order to reiterate and reinforce its concerns over the conflict between the plan proposals and the proposals for a major strategic employment growth area that lies partly in the proposed Neighbourhood Plan area.

Alongside this general submission we attach a completed copy of the Neighbourhood Plan Response form 2017.This provides contact details.

¹ Town and Country Planning Act 1990 ,Schedule 4B.