

Preferred Options Response Form

2012

For Official Use Only

Ref:

Rep. Ref.

Please use this form if you wish to support or object to the Preferred Options version of the new Local Plan.

If you are commenting on multiple sections of the document you will need to complete a separate copy of 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 plan has been made available for members of the public. You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title		MR
First Name		PATRICK
Last Name		DOWNES
Job Title (where relevant)		DIRECTOR
Organisation (where relevant)	QUADRANT LAND PLC	HARRIS LAMB LTD
Address Line 1	CROWN HOUSE	GROSVENOR HOUSE
Address Line 2	82-85 MALT MILL LANE	75-76 FRANCIS ROAD
Address Line 3	HALESOWEN	EDGBASTON
Address Line 4		BIRMINGHAM
Postcode	B62 8JQ	B16 8SP
Telephone number		0121 455 9455
Email address		patrick.downes@harrislamb.com
Would you like to be made aware of future consultations on the new Local Plan?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
About You: Gender	MALE	
Ethnic Origin	UK	
Age	<input type="checkbox"/> Under 16 <input type="checkbox"/> 16 - 24 <input type="checkbox"/> 25 - 34 <input type="checkbox"/> 35 - 44	
	<input checked="" type="checkbox"/> 45 - 54 <input type="checkbox"/> 55 - 64 <input type="checkbox"/> 65+	

Part B - Commenting on the Preferred Options

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of

Which document are you responding to?

e.g. Preferred Options (Booklet) Preferred Options (Full Version)

FULL VERSION

Which part of the document are you responding to?

Preferred Option Box (e.g. PO1)

PO1

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Preferred Development Sites – Whole District)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

WE CONSIDER THAT THE PLAN SHOULD SEEK TO PROVIDE 700 DWELLINGS PER ANNUM I.E. 12,600 OVER THE PLAN PERIOD, IN ORDER TO ENSURE THAT THE STRATEGY FOR ECONOMIC GROWTH IN THE DISTRICT IS MET IN FULL. THE NPPF IS SEEKING TO ENSURE THAT ECONOMIC DEVELOPMENT IS DELIVERED AND THE HOUSING AND ECONOMIC STRATEGY OF THE PLAN SHOULD COMBINE TO FULFIL THIS OBJECTIVE. THE ADVICE IN NPPF REQUIRES LPA'S TO ENSURE THAT DEVELOPMENT PLANS ARE DESIGNED TO DELIVER THE MOST APPROPRIATE STRATEGY (SEE PARAGRAPH 182) AND SHOULD MEET IN FULL THE OBJECTIVELY ASSESSED NEEDS OF AN AREA (SEE PARAGRAPH 14 OF NPPF).

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PO4 A. ALLOCATED SITES .

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Preferred Development Sites - Whole District)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

IN ORDER TO MEET HOUSING REQUIREMENT OF 700 DPA AND TO AVOID DEVELOPMENT IN THE GREEN BELT, LAND AT STRATFORD ROAD, WARWICK AS SHOWN ON THE ATTACHED PLAN SHOULD BE ALLOCATED FOR DEVELOPMENT AND SHOULD BE INCLUDED IN POLICY PO4 IN THE LIST OF SITES ON THE EDGE OF WARWICK (SEE PLAN ATTACHED).

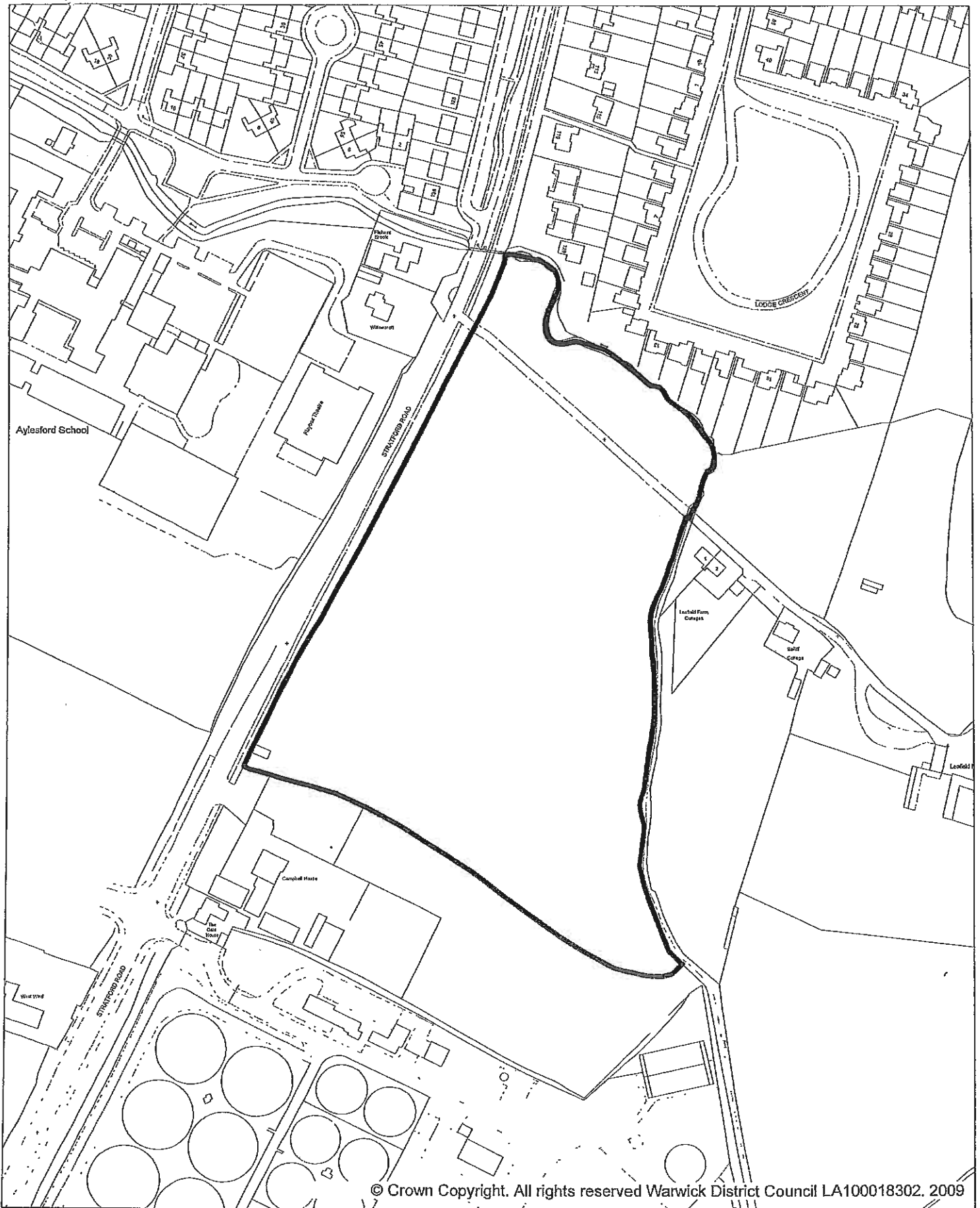
THE SITE SHOULD BE ALLOCATED IN THE FIRST PHASE OF DEVELOPMENT IN ORDER TO IMPROVE THE HOUSING TRAJECTORY (CHART 7.1) WHICH HAS A LOW DELIVERY IN THE EARLY YEARS OF THE PLAN.

THE LAND IS SUITABLE, AVAILABLE AND DELIVERABLE AND THERE ARE NO PHYSICAL OR ENVIRONMENTAL REASONS TO PREVENT DEVELOPMENT IN PRINCIPLE.

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W06 Land at Stratford Road

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

Date:
28 January 2009

Grid Reference:
427536 E, 263439 N

North:

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Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Preferred Development Sites – Whole District)

MAP 4

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

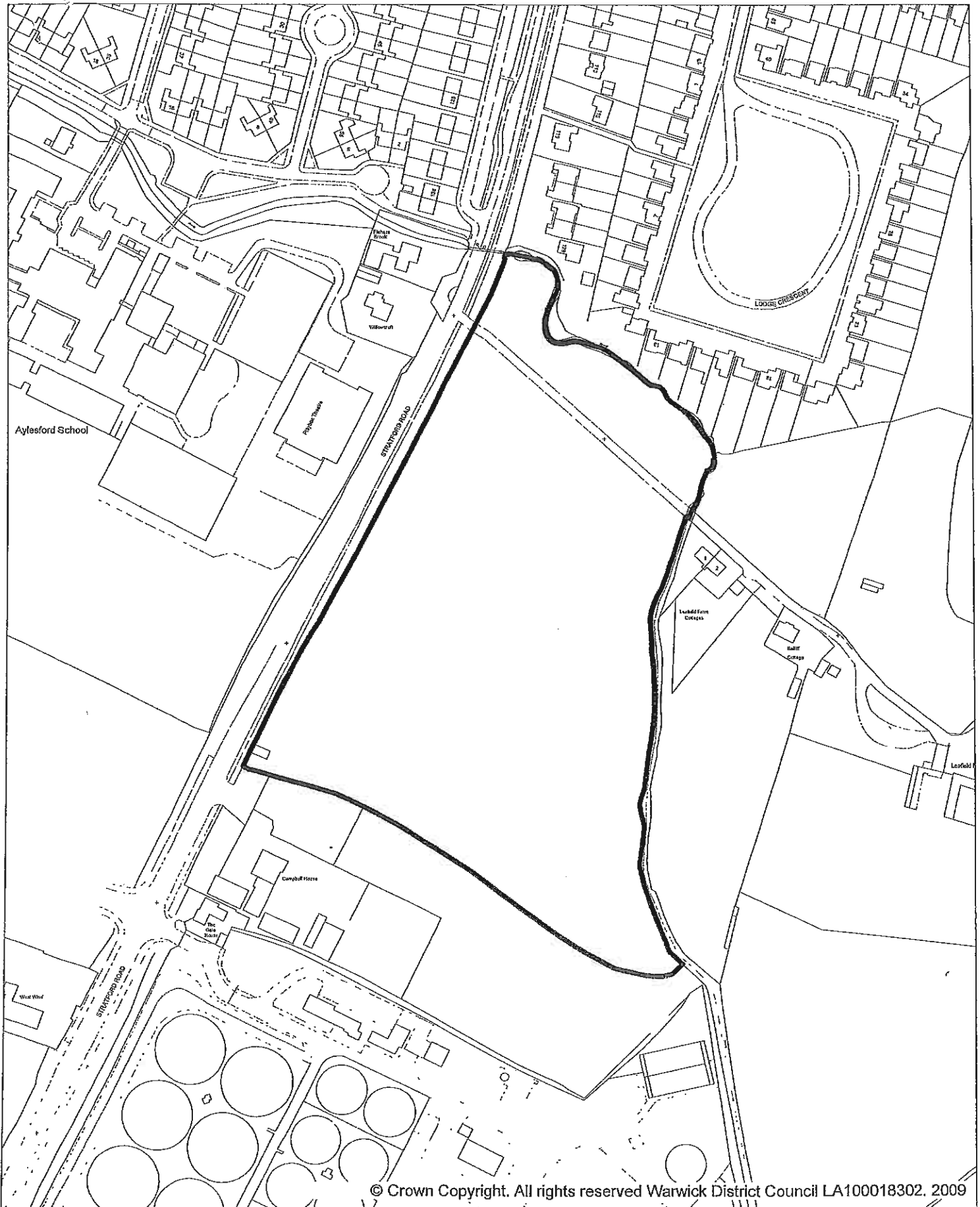
THE LAND SHOWN ON THE ATTACHED PLAN OFF STRATFORD ROAD, WARWICK SHOULD BE ALLOCATED FOR RESIDENTIAL DEVELOPMENT IN PREFERENCE TO GREEN BELT OPTIONS AND TO ENABLE THE COUNCIL TO MEET A REQUIREMENT OF 700 D.P.A. ON ALLOCATED SITES (SEE ATTACHED PLAN).

THE LAND IS SUITABLE, AVAILABLE AND DELIVERABLE AND THERE ARE NO PHYSICAL OR ENVIRONMENTAL REASONS TO PREVENT DEVELOPMENT IN PRINCIPLE.

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Which part of the document are you responding to?
Preferred Option Box (e.g. PO1)

PO4 ALLOCATED SITES
IN GREEN BELT

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Preferred Development Sites - Whole District)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

THE ALLOCATED SITES IN THE GREEN BELT SHOULD BE DELETED IN FAVOUR OF THE ALLOCATION OF NON GREEN BELT OPPORTUNITIES. THE PLAN HAS NOT DEMONSTRATED VERY SPECIAL CIRCUMSTANCES AS TO WHY THESE SITES SHOULD BE RELEASED IN FAVOUR OF NON GREEN BELT OPTIONS.

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Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Preferred Development Sites – Whole District)

MAP 4

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

THE GREEN BELT SITES ON MAP 4 SHOULD BE DELETED IN FAVOUR OF NON GREEN BELT OPPORTUNITIES. THE PLAN HAS NOT DEMONSTRATED VERY SPECIAL CIRCUMSTANCES AS TO WHY THE GREEN BELT SITES SHOULD BE RELEASED IN FAVOUR OF NON GREEN BELT OPTIONS.

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FULL OPTION

Which part of the document are you responding to?
Preferred Option Box (e.g. PO1)

THE LOCATION OF NEW HOUSING

Paragraph number / Heading / Subheading (if relevant)

PARAGRAPH 7.0 / TABLE 7.1

Map (e.g. Preferred Development Sites – Whole District)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

THE PLAN PLACES TOO GREAT A RELIANCE ON WINDFALLS (21% OF THE TOTAL REQUIREMENT). THE COUNCIL HAS PRODUCED WINDFALLS IN THE PAST SIMPLY BECAUSE TOO LITTLE LAND WAS ALLOCATED.

THE NPPF REQUIRES LPA'S TO PREJUDICE THE MOST APPROPRIATE STRATEGY (PARAGRAPH 182) AND IN THIS CASE WE CONSIDER THAT LAND SHOULD BE ALLOCATED FOR DEVELOPMENT IN ORDER TO PROVIDE CERTAINTY FOR DEVELOPERS AND INFRASTRUCTURE PROVIDERS.

THE NPPF DOES NOT ENDORSE THE USE OF WINDFALLS AS A MEANS OF PROVIDING HOUSING WHEN DETERMINING THE HOUSING REQUIREMENT OF A DEVELOPMENT PLAN.

GIVEN THAT THERE ARE OPPORTUNITIES TO ALLOCATE SITES, THE MOST APPROPRIATE STRATEGY IS TO ALLOCATE SITES IN THE PLAN.

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Which part of the document are you responding to?
Preferred Option Box (e.g. PO1)

PO4

Paragraph number / Heading / Subheading (if relevant)

D DEVELOPMENT ON
GREENFIELD LAND

Map (e.g. Preferred Development Sites - Whole District)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

THE PLAN REQUIRES RELEASE OF WINDFALL SITES TO MAKE UP STRATEGIC HOUSING NUMBERS. (21% OF THAT REQUIREMENT). THIS MAY REQUIRE THE RELEASE OF GREENFIELD SITES. THEREFORE PO4 D. SHOULD BE RE-WORDED TO ALLOW FOR THE RELEASE OF NON GREEN BELT SITES ADJOINING THE URBAN EDGE OF WARWICK OR LEAMINGTON.

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Which part of the document are you responding to?
Preferred Option Box (e.g. PO1)

PO8

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Preferred Development Sites – Whole District)

What is the nature of your representation?

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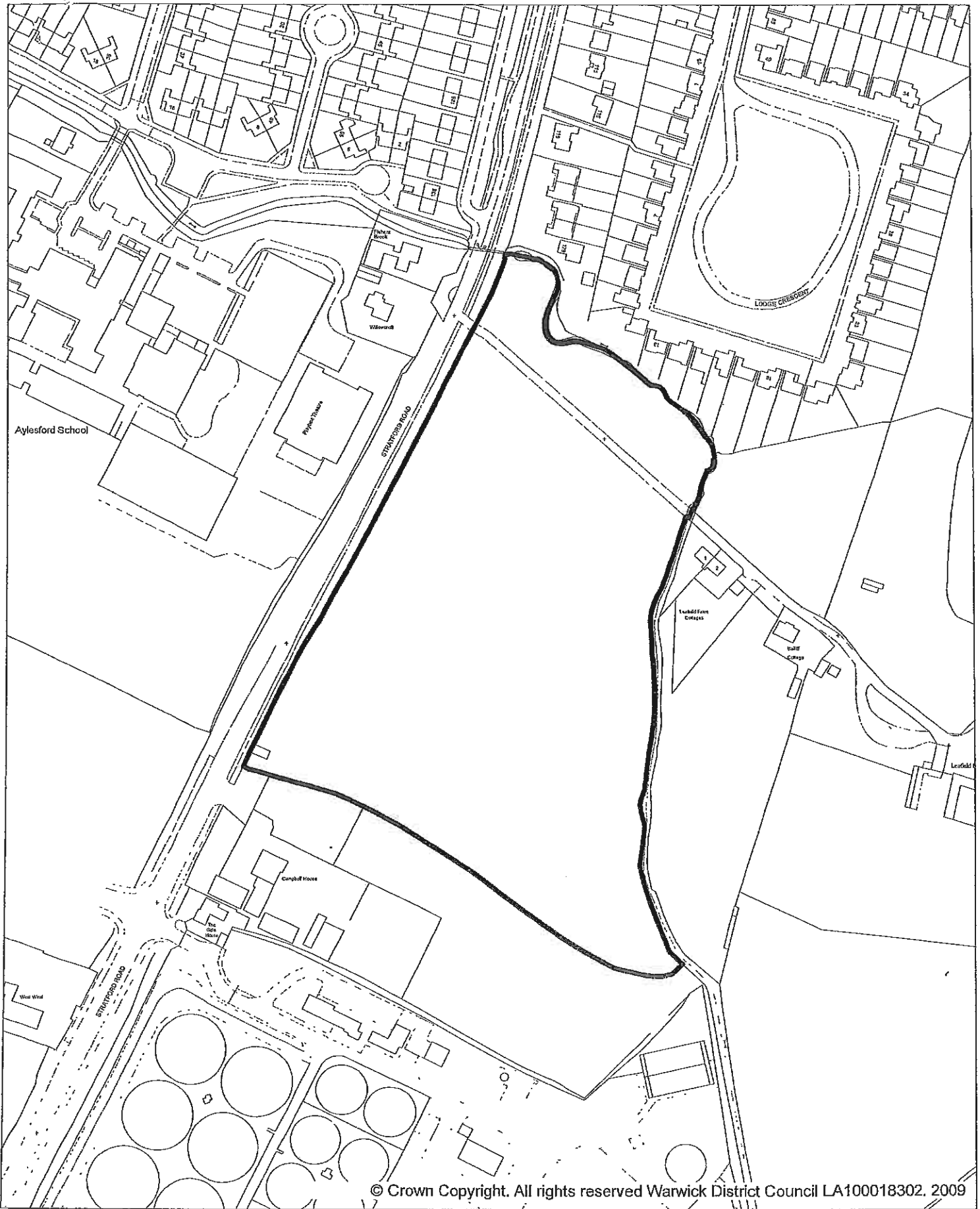
LAND AT STRAFORD ROAD, WARWICK; IDENTIFIED ON THE ATTACHED PLAN HAS POTENTIAL TO BE USED FOR A VARIETY OF EMPLOYMENT, COMMERCIAL AND C1/C2/D2 USES AND SHOULD BE ALLOCATED FOR EMPLOYMENT PURPOSES. IT IS WELL RELATED TO THE URBAN AREA AND PUBLIC TRANSPORT. THERE ARE NO PHYSICAL OR ENVIRONMENTAL REASONS WHICH PREVENT THE RELEASE OF THE SITE IN PRINCIPLE.

ITS ALLOCATION WILL SUPPORT THE ECONOMIC OBJECTIVES OF THE PLAN AND NPPF OBJECTIVES REGARDING THE ECONOMY AND THE NEED TO RELEASE LAND TO MEET THE NEEDS OF AN AREA.

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Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Preferred Development Sites - Whole District)

MAP 4

What is the nature of your representation?

Support

Object

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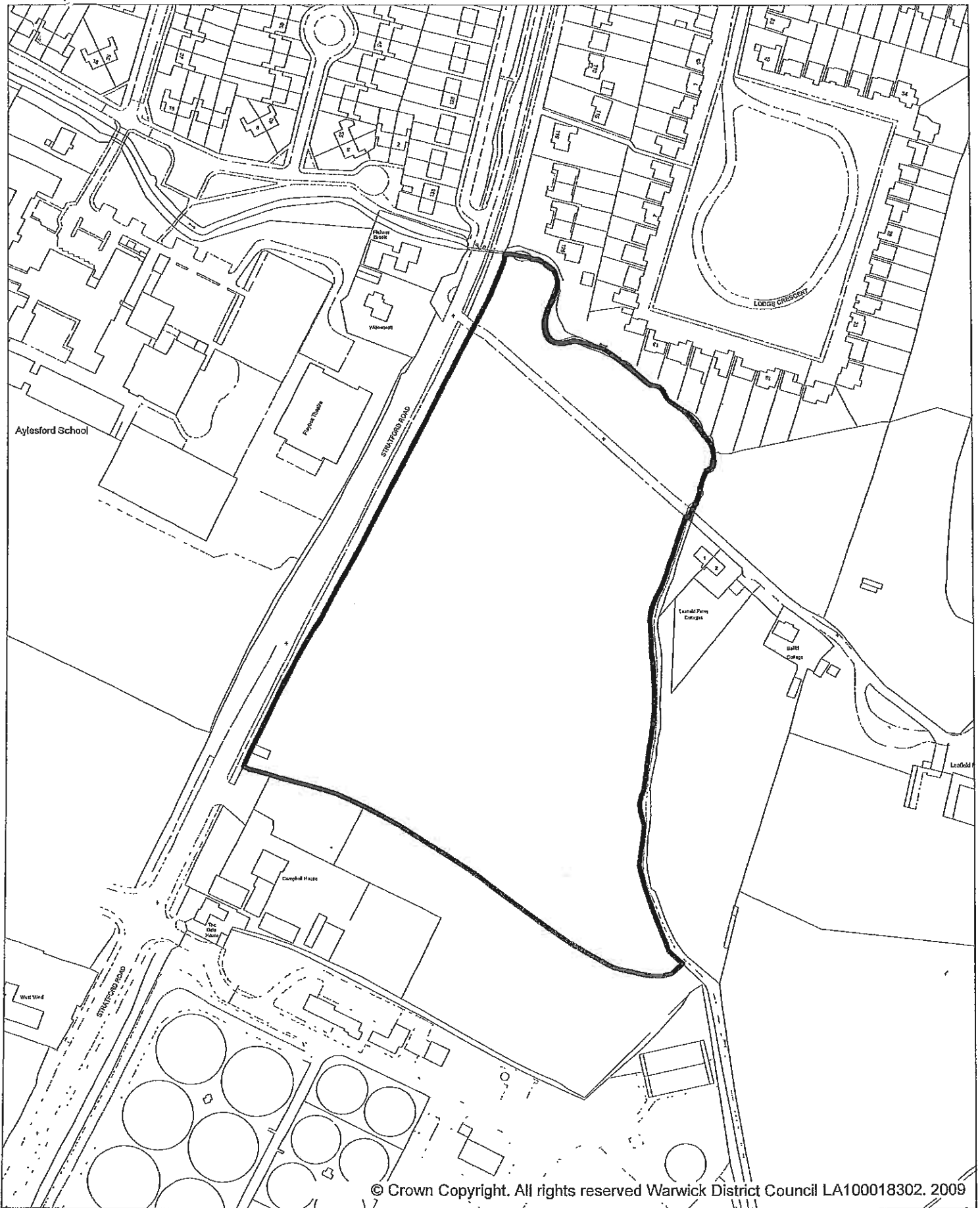
LAND AT STRATFORD ROAD, WARWICK; IDENTIFIED ON THE ATTACHED PLAN HAS POTENTIAL TO BE USED FOR A VARIETY OF EMPLOYMENT, COMMERCIAL AND C1/C2/D2 USES AND SHOULD BE ALLOCATED FOR EMPLOYMENT PURPOSES. IT IS WELL RELATED TO THE URBAN AREA AND PUBLIC TRANSPORT. THERE ARE NO PHYSICAL OR ENVIRONMENTAL REASONS WHICH PREVENT THE RELEASE OF THE SITE IN PRINCIPLE.

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PO12

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Preferred Development Sites - Whole District)

What is the nature of your representation?

Support Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

THE REQUIREMENT TO PROVIDE 20% REDUCTION IN CARBON EMISSIONS IS TOO STRINGENT AND MANY DEVELOPMENTS WILL NOT BE ABLE TO ACHIEVE THIS TARGET IN TERMS OF BOTH PRACTICALITY AND VIABILITY.

A FIGURE OF 10% SHOULD BE USED.

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