

Statement for Hearing on Tuesday 15th November 2106 - P.A. Stanworth

Matter 7D Written Statement – H24 Burton Green Nursery – Peter Stanworth (11399)

I submitted an objection to the proposed modification to the local plan for H24, Burrow Hill, on the grounds that it was unsound because it was not justified.

Background. The local plan for Burton Green was produced by Stephen Hay, an independent planner, employed for the purpose of producing the proposed local plan for Warwick District Council (WDC). When we met him at WDC offices after the plan was published he told us that he had not visited Burton Green and that he did not know the area.

The Local Plan relating to Burton Green (Nov 2013) shows a hatched area crossing the map (page 41). There is no key to explain the marked area. I wrote to the planning department and the reply was that it was the path of the proposed high speed rail line (HS2). Councillor George Illingworth of WDC told me that the plan had been drawn up without the knowledge that HS2 would run through Burton Green. He pointed this out to the department and hence it was added to the map at a late stage. As I understand it the proposed plan was not modified in the light of this further knowledge and the preferred option continued to be Plot 1, Burrow Hill. HS2 is not mentioned in the discussion or in the original Appendix 6.

Deliverability. Because of the close proximity of HS2 to Plot1 it is considered that deliverability of a development on the site may be brought into question because of construction and noise issues. The developer has given two dates for the work, 'complete by 2019' (p.7) and 20 in 2026/27, 20 in 27/28 and 20 in 2018/19 (p.41) in the supply and Delivery of Housing Land document. The SHLAA document (page 17) states that achievability: 2014/19 - but also subject to HS2 issues. The developer has recently stated that the development would be subject to market forces. I suggest that alternative sites should be considered to guarantee delivery.

Solution. Plots 2, 5 and 6 would provide the necessary housing requirement, at least 100 houses, without any problems with regard to HS2. It has been quoted that these developments would have a high landscape impact but all the plots put forward do just that; Burton Green is on high ground. They would be next to Coventry and provide the much needed housing for the city. Additional houses could be provided by plot7, which although near to HS2, would not be affected as the line is in a tunnel at that point.

I stated in my original representation that Warwick District Council had not altered their plan number 6. This is no longer the case. They have issued an amended policies map number 6 in their LP21 document (Burton Green).

However it does not affect the argument that if the buildings at Long Meadow Farm were included in the village envelope, it would not affect the openness of the area. I suggest that the buildings only at Long Meadow Farm should be included within the proposed village envelope.