

14 December 2016

Delivered by email

Mr Ward c/o Ian Kemp
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Droitwich Spa
Worcestershire
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Dear Mr Ward

EXAMINATION OF THE WARWICK DISTRICT LOCAL PLAN

On behalf of our client IM Properties, I write further to the examination of the Warwick Local Plan. The information set out within this letter relates to Examination Documents EXAM 131: 'Matter 7c: Proposed housing site allocations, safeguarded land and direction for growth (Edge of Coventry) – Supplementary Written Statement by Warwickshire County Council A46 Link Road (December 2016)' and EXAM 133: 'Matter 7c WDC STA Phase 5: Local Plan Development Impact Assessment, Vectos (December 2016)' which were published on the Local Plan Examination page.

In light of the discussions that Turley took part in at the Matter 7c 'Proposed housing site allocations, safeguarded land and direction for growth' Hearing Sessions on 7 and 8 November 2016, my client would like the opportunity to comment on the contents of the documents.

Our client controls land to the south of Westwood Heath Road and to the east of Burton Green. The site is not currently proposed to be allocated through the Warwick Local Plan but was referred to during the hearing sessions as 'land east of Cromwell Lane'.

The Report prepared by Vectos (Ref: EXAM: 133 (December 2016)) assesses 3 scenarios in terms of (1) the current proposed allocations, (2) an increase in number on the Crest site to 610 dwellings and (3) the Crest site at 425 dwellings plus us 130 dwellings at Cromwell Lane. The report concludes that increasing numbers on the Crest site will have a significant impact on the highway network and require extensive mitigation. However taking the Crest site at 425 dwellings and our client's site at 130 dwellings results in "minimal impacts on Crackley and Gibbet Hill Lane" (Vectos, para 48).

The Council confirmed at the hearing session that if it could be demonstrated that there was no negative impact on the landscape or local highway network as a result of the residential development of land to the east of Cromwell Lane then the Council would support the allocation of the site. It was accepted by the Council at the hearing session that any previous concerns raised regarding impact on the landscape had been addressed. The report prepared by Vectos confirms that the residential development of the site would have minimal impact on the existing highway network and would certainly present a more positive

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outcome than increasing the number of dwellings to be delivered on the Crest site. The information presented in the Vectos report verifies the information which we have presented on behalf of our client to date that the current proposed cap should not exclude our client's site.

We wish to draw the contents of this report to your attention in support of the removal of our client's site from the Green Belt and allocation as Safeguarded Land in the Warwick District Local Plan.

I trust that the update provides useful background information in relation to our client's site. Should you have any queries or require any additional information please do not hesitate to contact me.

Yours sincerely

PP 

Angela Reeve
Director

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