
STATEMENT SUBMITTED ON BEHALF OF WILLIAM DAVIS LTD (862)

HEARING SESSION 6: SITE ALLOCATIONS FOR HOUSING (3)

1. Allocated Site H2:23: Land West Of Cryfield Heights, Gibbet Hill

a) How would the development of the site contribute to the aims and strategic objectives of the Local Plan?

The site is a relatively small development allocation in the Local Plan, but it would still make an important contribution to the housing land supply in this part of the city, including affordable housing, addressing the city's identified housing need. The site is particularly suited to lower density high value family homes and therefore will contribute to the strategic objective to improve and diversify the City's housing offer as part of the drive to raise the economic profile of the City (Strategic Objective 4). As such it will also address one of the key themes of the Housing and Homelessness Strategy.

b) Is the proposed level of housing appropriate? What is the proposed density of the residential development and would it be appropriate?

The site is approximately 1.53ha, and is allocated for the development of circa. 20 residential dwellings (under Policy H2 as set out in Table 4.2). This is a relatively low density but in addition to addressing key housing objectives as noted above, this capacity reflects the nature and character of the site, particularly the need to retain the tree belt along the site's western boundary. Account also needs to be taken of the site's relationship with the existing neighbouring properties to the north, east and south and the need to provide for SUDS. The proposed level of housing is therefore, considered appropriate and the relatively low density of the development will appropriately reflect the character of the surrounding area.

c) How would sustainable travel choices be optimised?

The reservation of this site for housing development was previously proposed in the 2009 Core Strategy. Whilst that plan was not adopted by the City Council, it was examined and the Inspector noted in his report (para. 3.313) that *"the site is sustainably located, within reasonable walking distance of both primary and secondary schools, albeit the nearest MDC at Cannon Park is just over 2km away"*.

Notably, the site benefits from a direct access to Gibbet Hill Road (between existing residential properties to the north) that can be used to provide a convenient pedestrian access to the bus stops that serve Warwick University's Gibbet Hill campus. They are situated approximately 250m walking distance from the centre of the site, and are served by high frequency services to the city centre, Kenilworth, Warwick and Leamington Spa.

d) What proportion, if any, of the residential scheme would contribute to the 5 year housing land supply?

Given its relatively small size all of the scheme would contribute to the 5 year housing land supply.

e) How would it integrate with neighbouring areas?

The 2016 SHLAA highlights that the site will provide a “*natural infill opportunity*”. It is surrounded on 3 sides by existing residential properties and can be accessed from Little Cryfield in the residential area to the south, as well as providing for a direct pedestrian/cycle linkage to Gibbet Hill. It would, therefore, be well integrated within the existing community.

f) Is the location and scale of the allocation appropriate to the size, form, characteristics and function of any existing nearby settlement/s?

This is a relatively small site on the periphery of a large and well established residential area of Coventry. In addition to his conclusions set out above in respect of the site’s sustainable location, the 2009 Core Strategy Inspector stated (para. 3.313): “*new housing here would be appropriate in principle, as development would help create a clearly consistent and logical western boundary to built development in the locality, to be reinforced by new planting, that would be readily defensible against further development pressures in the long term.*”

He continues to refer to the 2007 Coventry Green Belt Review that considered the site specifically rather than as part of a wider area. That highlights (para 4.6.2) the containment provided by the surrounding residential development and concludes that, with appropriate landscaping, the development of the site is unlikely to give the appearance of urban sprawl or encroachment on the open countryside.

It can therefore be concluded that the location and scale of the allocation is entirely appropriate in terms of its relationship to this part of Coventry.

g) Are there any significant constraints or barriers to the development of the site?

On the basis of the previous site assessment work that has been undertaken there are no known environmental or technical constraints to the delivery of this site. Further detailed assessments will be undertaken to inform a future planning application in due course.

h) What are the proposed timescales for delivery of the site?

William Davis will prepare and submit a planning application following the adoption of the Local Plan. It is anticipated therefore, that planning permission will be granted in late 2017 and that development of the site would begin in early 2018.

i) What are the implications of the site and/or supporting infrastructure not coming forward within the anticipated timescales for delivery of the Plan’s housing and development strategy?

Given that the Local Plan acknowledges that there will be a substantial shortfall in housing provision within the city compared to the identified needs, the failure of any allocated site to come within the plan period will have significant socio-economic implications for the city and its residents.