

## **Green Belt Reserved Land - Issue 2a**

It is considered that the overarching need for development land to be allocated does justify further alterations to the Green Belt boundary. It is appreciated that Coventry Council has its own allocation issues but given the tight constraints of Green Belt and the boundary with Warwick, this can effectively constrain any form of development exactly where it is most needed. This is further compounded by pressures from other Authorities across the Region.

Being objective, other than for the Green Belt designation, land on the periphery of Coventry is the most appropriate location for development in view of existing services, transport links and proximity to places to work.

To be cost effective in a financial and sustainability sense, the allocation of development sites should be adjacent to main centres of existing population and commerce such as Coventry. Such sites will also prove to be the most sustainable in terms of public transport and journey to work. The land suggested for development south of Gibbet Hill Road for example is on the border of Coventry, has existing extensive public transport links and directly adjoins the University so providing for the likelihood of a high proportion of householders walking or cycling to work. The land may be Green Belt but this is substantially offset by the provision of much needed housing land which meets a wide range of essential sustainability criteria.

## **Green Belt Reserved Land - Issue 2b**

It is considered that development on this land (adjacent to H2.23) is readily achievable in the Plan Period and furthermore could be achieved without delay. As a relatively small site, it is not dependent on large scale, new infrastructure works and would make an immediate contribution to the housing needs of the area.

Adding 50 or 60 new homes to the 20 being proposed on H2.23 would make a more attractive and sustainable development with a better mix of housing. (A smaller site will naturally attract developers seeking to construct a development of larger more exclusive homes).

In view of the relative ease and immediacy of development on sites such as this, it is considered preferable that it be developed early in the Plan Period rather than safeguarded. The benefits accrue early with lesser effect from the inevitable delays to the larger sites, which can be better accommodated in the later stages.

Specifically looking at the deliverability of this land, apart from being in the Green Belt, the land is generally unconstrained by statutory designations, major service corridors or significant landscape issues. It also has existing public transport links at the boundary and borders the built up area (and Warwick University) which makes it a highly sustainable location. In summary:

- it is in the ownership of one willing owner;
- it is free from constraints inc. significant woodland, footpaths, nature reserves, etc;
- adjoining land is already proposed to be released from the Green Belt;
- In the 2009 Green Belt Review a very large area of adjoining land was formally considered and designated as “Least Constrained Parcels” (Area C13b.) It would make sense to release further land from such areas.
- Whilst being reasonable quality agricultural land it is constrained by being directly adjacent to housing and the University. The farming landowners believe that this land is more suitable to be released from agricultural use than other, more productive land in the area.
- all mains utility services are available adjacent to the site;
- there is good access direct from Gibbet Hill Road together with existing public transport links;
- no services cross the land making it readily developable without delay or disruption;
- all sustainability criteria are met as a result of the land adjoining a major University Campus.
- it directly adjoins the existing developed area of Coventry and **if** land is to be released to help meet housing need, then land adjoining existing development is clearly preferable.

## **Green Belt Reserved Land - Issue 2d**

The land is in the ownership of one willing owner.

The land is **suitable, available and achievable**. It is **deliverable** in the short term and can make an early contribution to meeting the housing needs.