

Respondent 13563 & 13564 - Cryfield Land (Kenilworth) Limited.

Matter 3. The Supply and Delivery of Housing Land.

We do not feel the need to comment in detail as the more general points will be effectively made by others, together with comment on the various statistical analyses which underpin the policies and proposed allocations.

Questions 3 & 4: It does however seem that previous projections have proven to be less than ultimately required and there is increasing demand right across the Midlands, including from within Birmingham.

If there is pressure to ensure that new Local Plans are in place sooner rather than later, then these Plans must err towards increased provision or they will very quickly become ineffective and will not 'do the job' intended.

As a result, it is strongly believed that new Local Plans, particularly in areas of considerable constraint, MUST include a large degree of flexibility in the allocation of developable land for the future. This not only provides knowledge and certainty for the local communities but also for landowners and developers.

Question 4 also asks if there are other potential sources of supply? This is why we are hoping that the Examination will look at the major sites which the Council has chosen not to allocate as well as those which the Council has decided to allocate. We believe that other sites are equally appropriate, if not better than some of the land which is being allocated.

For instance, we believe that the land "South of Gibbet Hill Road" and "North of Cryfield Grange" scores equally highly in the assessment process as say Kings Hill yet the Council has chosen not to allocate it. As noted elsewhere, apart from also being in the Green Belt, it is unconstrained by any statutory designations, major service corridors or significant landscape issues yet has existing public transport links at the boundary and borders the built up area which makes it a highly sustainable location. We believe that the only reason why it was allocated was that, at the time, there was a concern over ownership and therefore deliverability. (The long standing, farmer owner had sold a small parcel of land some years ago to the University and it recently transpired that a mistake had been made with the registration of the land.)

This meant that there appeared to be an ownership dispute which MIGHT affect the Council's ability to demonstrate to the Inspector that there was sufficient deliverable land to demonstrate soundness. This "mistake" has been rectified by mutual agreement and there is no longer any concern over deliverability. In fact, the landowner is extremely keen to cooperate with the Council and make the land available for the earliest possible development and therefore earliest possible contribution to meeting need.

Question 8. These comments also apply to in that we believe that with the addition of early delivery sites such as the land "South of Gibbet Hill Road" and "North of Cryfield Grange" there is a clear opportunity to overcome any concerns which may exist about whether the Local Plan will realistically deliver the number of dwellings required over the plan period.