

Warwick District local Plan Examination.

Statement on Behalf of Representor 12966. Dr P Thornton and Others.

Matter 4. The Spatial Strategy.

Location and Broad Distribution of Development.

1. In submissions in response to Modification 8, Broad Location of Allocated Sites, my clients advised that;

- a. The amount of new housing that could be distributed to the Growth villages should be of a higher order.
- b. That in part that additional level of growth should be directed to the Growth Villages that lie closest to the City of Coventry.
- c. That the present strategy for the distribution of growth, in so far as providing in part for the shortfall in housing provision in Coventry, will not deliver sufficient new dwellings per annum from the sites that have been allocated and are close to the City; (see in particular paragraph 6.5 of those submissions).

2. In addition to that may be added the prospect of the District having to accommodate a higher level of provision to meet the City's shortfall over and above that set out in the HMoU; (see Statement in relation to Matter2)

3. In the statement on Matter 3 my clients have submitted that because the forecast rates of delivery from various sources of housing land across the District, are unlikely to resolve the shortfalls in housing provision that have built up since 2011, there is a pressing need to allow the release of more land in the short term, and beyond. Increase in the demand from Coventry has also been identified which in turn reinforces my clients view that it would be appropriate to plan for the identification and release of more land for housing in Burton Green

4. In that context it is of some relevance to note that at paragraph 25 of the February 2016 Paper "Distribution of Development", the Council acknowledge the connectivity with Coventry as an important factor in considering the extent to which the Growth Villages could accommodate additional growth over and above the allocations in the Publication Draft Plan. It also takes account of the need to boost housing supply and to deliver a five years supply of land on adoption of the plan. Many of the sites adjacent to the villages tend to be smaller in size and address a different market. To some degree they can therefore assist in delivering the five years supply. These views are for the most part shared by my clients.

5. Burton Green and Baginton are the two Growth Villages closest to Coventry and function as settlements closely related to the City and have historically met some to the City's housing needs. In the case of Burton Green it may be said that it functions as a suburban adjunct to the City. Both villages are close to some of the city's employment areas. In the

case of Burton Green this is located in close proximity to an extensive area of employment premises along Torrington Avenue, the office Park at Westwood Heath and the extensive Warwick University Campus. Under a development strategy that seeks to reduce the journey times and distances to employment centres from new housing, provision of new homes at Burton Green is consistent with that objective.

6. Notwithstanding that there is a limited range of local facilities available in the village it is a village that enjoys good connectivity with the City via public transport services and in the future will be accessible to the new local centre on the Westwood Heath housing development; (see Modification 20 Paragraph NEW 1.7).

7. The strategy for the distribution of housing growth therefore needs some adjustment. Housing provision in the Growth Villages close to Coventry, particularly Burton Green, should be increased to acknowledge;

- a. The capacity for further growth; (see Statement in response to Matter 7d).
- b. The need to provide more housing sites close in to Coventry as demonstrated in Representations in response to Modification 8 .
- c. The need to acknowledge the emerging evidence of higher levels of housing need in Coventry as evidenced by the 2014 Household Projections.

Alasdair Jones. BA MRTPI
Obh Representor 12966
August 2016
Ref 020