

## **Matter 4. The Spatial Strategy.**

**Question 2:** It does seem that there is increasing demand right across the Midlands, including from within Birmingham. It is understandable that individual Councils may wish to limit the effect within their administrative areas but Government policy is very clear. This still seeks to ensure an increasing amount of new housing and there is still a current and projected shortfall.

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.

**Question 3:** It is considered essential that development is located where it is needed and is sustainable. To be cost effective in a financial and sustainable 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 Lane 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 offset by not just the provision of much needed housing land but the sustainability resulting from the existing and future ease of access to public transport.

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. (It is of course further compounded by pressures from other Authorities across the Region.) Being objective about it, 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.

**Question 4:** In the 2009 Green Belt Review of all the possible development sites around Coventry, this resulted in a schedule of Least Constrained Green Belt Sites. Apart from land currently proposed to be allocated e.g. at Kings Hill and Westwood Heath, other sites were listed including the land in which we have an interest "South of Gibbet Hill Road" and "North of Cryfield Grange". These latter sites were formally considered and designated as one of the "Least Constrained Parcels" (Area C13b.) As the housing requirement is now considerably larger, it would make sense to release further land from these "Least Constrained Parcels."

**Question 6:** In a Spatial Strategy sense, this far outweighs the possibility of development in outlying villages which then become annexes to the built up area with severe transport/commuting issues as a direct result.