

Mod 14, 16, 20 and 22 – Continuation Sheet

Question 7

Our client acknowledges the allocation of 'land at Westwood Heath Road (including land identified as safeguarded beyond the current plan period', however, our client considers that this allocation should be extended to include land to the east of the allocation and to the rear of the properties fronting onto Cromwell Lane, Burton Green (please refer to attached site location plan).

Burton Green is a linear settlement with development focused along Cromwell Lane which passes north to south through the village. The site comprises agricultural land to the north of the village. To the north and west the site is bounded by residential properties which front onto Westwood Heath Road and Cromwell Lane. To the east and south the site is bounded by agricultural land.

The site has been assessed through the Council's Strategic Housing Land Availability Assessment (SHLAA) and is afforded the reference CO5. The assessment concludes that the site is unsuitable and not achievable. Whilst the assessment confirms that the environmental conditions are satisfactory the main constraints to bringing forward development are noted as:

- the perceived impact from traffic movements on the existing access on adjacent properties;
- the suitability of the proposed site access; and
- the perceived impact on the landscape.

The site has also been assessed through the Council's Village Site Appraisal Matrix. The salient points are summarised below:

- it is considered that access onto the highway cannot be achieved due to the width of the access point;
- there is a perceived negative impact from traffic movements on existing access on adjacent properties;
- there is perceived to be a potential negative impact on local residents;
- perceived negative landscape impact;
- air, light and noise pollution are not considered to be a long term issue;
- no major flooding issues; and
- close to public transport connections.

Access

It is proposed that access to the site will be achieved via Cromwell Lane. Work has already been undertaken for our client to demonstrate that there are no constraints which cannot be overcome which would prevent the site from being brought forward for residential development.

Initial highways advice has confirmed that suitable and safe access to the site can be achieved on land which is under the control of our client.

Depending on the layout and design of the future development on site H42 it may also be possible to secure access to our client's site through the proposed allocation.

Landscape

A Landscape and Visual Impact Assessment (LVIA) has been undertaken to examine the significance of the landscape and visual effects of the proposed development of the site.

The assessment concludes that the overall landscape sensitivity of the site and the landscape character area in which it is positioned is 'Medium' and that the landscape has some capacity to accommodate change.

Development of the site would provide an opportunity to enhance the Green Belt and improve the biodiversity and aesthetics of the location by additional landscape planting.

The assessment confirms that views into the site are screened from the North and East by existing housing on Cromwell Lane and Westwood Heath Road. Although the assessment notes that the ground to the south and west slopes away from the site it is confirmed that more distant views are obscured by undulating ground, woodland and vegetation. Significant views are confined to very close to, or within the site.

In light of the proposed allocation (H42) and the introduction of 'safeguarded land further to the east of the allocation (S1) the impact of the development of our client's site is considered to be further reduced.

Our client's site is a greenfield site located within the designated Green Belt. The site meets the required criteria to be brought forward and allocated for residential development. The site is located on the edge of the urban area of Burton Green and Tile Hill. The site is within close proximity to employment opportunities (e.g. Charter Avenue Industrial Estate) and community facilities at Tile Hill and Burton Green.

The Site

The National Planning Policy Framework (the "Framework") confirms that the Green Belt serves five purposes, to:

- Check the unrestricted sprawl of large built-up areas;
- Prevent neighbouring towns merging into one another;
- Assist in safeguarding the countryside from encroachment;
- Preserve the setting and special character of historic towns; and
- Assist in the urban regeneration, by encouraging the recycling of derelict and other urban land.

The site at Cromwell Lane does not serve to meet the purposes set out above. Given the scale of the proposed allocation at Westwood Heath Road our clients site does not prevent the unrestricted

sprawl of large built up areas. In the same vein our client's site does not prevent neighbouring towns merging into one another. The proposed allocation of land at Westwood Heath Road will ultimately assimilate with Burton Green, therefore to retain our clients site in the Green Belt is unjustified.

Our client's site does not safeguard the countryside from encroachment. Our client's site is bound by properties to the north, west and east (with further development planned to the east through the proposed allocation). Furthermore the proposed allocation (H42) extends further south into the countryside than our client's site and will change the current setting and character of the area in a way that our client's site cannot prevent. Through careful and sensitive design the development of the site will not harm the special character of Burton Green.

There are no physical constraints which would inhibit the future development of the site for residential purposes. The site is available now and is under the control willing landowners. Furthermore there has been interest in the site from a number of strategic land promoters and house builders.