

HEARING STATEMENT 2

from David Nixon for C Nixon & Partners



SESSION 2 MATTER TWO Housing Land Supply Update

It is accepted that the net housing requirement in the Plan significantly exceeds the total potential provision. It is, therefore, of concern that the Council's projections are reliant on sites where there are doubts as to whether the housing would be deliverable.

In particular, Blythe Vale Phase II would require a vast amount of land re-modelling across an environmentally sensitive area and there would have to be disproportionate expenditure on new infrastructure which would include a flyover across the A50. (EL7/ 007) The extent of these enabling works must raise real doubts on the viability of this phase and any reliance on this site for necessary supply should be considered unsound.

It should be further noted that this vehicle dependant site is 2500m from the centre of Blythe Bridge. That the Council has chosen to promote such sites whilst dismissing sites such as BB042/BB043 which has existing infrastructure and is within 400m of schools and facilities and where housing would definitely be deliverable demonstrates a flawed strategic approach to deliverable housing provision.

The Plan in this respect should be considered to be unsound.