
NORTH WARWICKSHIRE BOROUGH COUNCIL LOCAL PLAN EXAMINATION

STATEMENT ON BEHALF OF SHARBA HOMES LTD

Matter 6

This submission is made by Barton Willmore LLP on behalf of **Sharba Homes Ltd**, who have an interest in the reserve site identified as site RH1.

6.1 Is the Coventry & Warwickshire Green Belt Study [CD6/9] robust evidence?

- (a) Have appropriate parcels of land been suitably and consistently assessed relative to the purposes of Green Belt set out in paragraph 80 of the NPPF 2012?**
- (b) Has CD6/9 has suitable regard to any other, subsequent, or wider strategic Green Belt studies?¹³ Are its findings consistent with them?**
- (c) Noting LP paragraph 7.14, have exceptional circumstances been demonstrated to justify all alterations to the Green Belt?**
- (d) Have sustainable patterns of development been considered in the approach taken in the LP?**
- (e) Is safeguarding of land west of Tamworth Road, Kingsbury, for potential future development suitably justified, including being necessary to meet longer-term development needs well beyond 2033?**

1. Paragraph 83 of the NPPF advises that Green Belt boundaries should only be altered in exceptional circumstances through the preparation of review of a Local Plan. In this case, the Council have already identified 2 reserve sites at RH1 and RH2 which have a combined LPA derived capacity of 748 dwellings. In actual fact, with regard to site RH1 the capacity is closer to 950 dwellings even allowing for the safeguarding of the dualling of the A5, meaning the Council have already identified reserve sites capable of delivering c. 1,300 dwellings. There is no need for further land to be released from the Green Belt at this time.

2. Based on the evidence out forward by the Council to this Local Plan review, it appears inevitable that the next review will require Green Belt release beyond that which can be

accommodated at Tamworth Road, Kingsbury. We consider it more appropriate to consider this Green Belt release through the next Plan review as we do not consider that there is any justification this during this plan review.