

5926

Object

Document Element: Appendix C

Respondent: Cllr Sam Harper-Wallis

Date received: 31/05/2024 via Web

Summary:

The land off Cherrybrook Drive (005) is not feasible for development.

This allocation has been in place for years, with developers repeatedly failing to meet policy requirements in past, present, and emerging local plans. The site's small size and flooding issues make it difficult to achieve a viable housing number. Retaining pools would consume much of the usable space. Proximity to the M6 poses significant health risks to residents, and access issues via a small drive exacerbate the problem. Given these concerns, this allocation should be removed or at least reduced to a viable amount.

Full text:

The land off Cherrybrook drive (005)

This land is not feasible and cannot be delivered effectively by any developer.

This allocation has been implemented for years, since its allocation developers have tried and failed to achieve a suitable site inline with multiple policies in past, present and emerging local plans.

The nature of the site means (its small size and propensity to flood) means that developer struggle to get housing numbers to a feasible place in order to deliver a financially viable site.

Retaining pools would take up much of the open usable space to allow the site to be compliant in this regard.

The closeness to the M6 would have server detrimental health impacts to potential residents.

There are major concerns regarding access to the site given the only feasible access is from a small drive.

Given the above concerns this allocation must be removed or at the very least the number reduced to a viable amount.

Change suggested by respondent:

Removal from the plan or a significant reduction in the number of houses allocated to the site.

Legally compliant: No

Sound: No

Comply with duty: Yes

Attachments: None