

ADDITIONAL SHEET FOR SECTION 7

SUBMISSION IS NOT SOUND

2. Justified

The area H34 - King's Hill is now the largest single development in WDC's Local Plan

- 4,000 new dwellings to be totally concentrated on this site, yet there is no nearby WDC infrastructure to support and guide its development.
- Built hard up to the CCC / WDC border at Finham (which is an isolated area with only 1,931 dwellings, a weak infrastructure and a limited road system. It is difficult to imagine the proposed development could survive on Finham's existing facilities alone).
- Kings Hill presents serious difficulties to development in terms of water on the site (natural springs, Finham Brook Basin, volume of liquid treated sewage discharge and water run-off to the local rivers). The proposed development would need to deal with increased water run-off from roads, roofs, etc. and ensure that the drinking water bore hole in Green Lane is not contaminated.
- There are strong road access limitations to area H34. The only viable access is through Stoneleigh Road and Kenilworth Road.
- There are established underground main utility services (water, gas, electricity, oil products and raw sewage across H34).
- Kings Hill has Special Areas of interest which have, so far, been protected. This includes its Green Belt classification and its aesthetic value
- Wainbody Wood is a protected ancient forest. It would appear from the map for H34 that the larger part to the East of the railway line will suddenly become part of the proposed development.
- The established Alvis Sports Club (Finham's only recreation area) has been highlighted for the development but would be protected until the end of its current 33 year lease. This has been confirmed by Ann Lucas Leader CCC.
- Despite being under WDC's authority, Coventry City Council has mounted many attempts to get Kings Hill to be developed. Records show that this was even happening in 1977/8 when an application was rejected completely by Michael Heseltine MP. Giving the need for Coventry to have a cross border overspill problem, it seems that it could be better served by using Coventry's border to the East with Rugby.
- Placing all of the housing against the border with Coventry removes any green space between the two Authorities. Previous Local plans have maintained the green Belt for this very reason. The houses would belong to WDC but separated from the area.
- The above and similar concerns would suggest that the target of 4,000 new homes cannot be achieved on H34.

3. effective

- The plan requires considerable infrastructure to use any of the land
- No in depth bio - diversity study into Bats, Crested newts and badgers .
 - This will disturb the bat colonies against the regulations
 - destroy badger setts.
- The land is wet due to Finham Brook basin
- Local drinking water comes from a bore hole in Green Lane. Development in this area could lead to contamination of the water supply.
- The natural drainage of the land through the fields will be prevented by the new houses and the additional surface water from roofs and concrete areas will add to the flow to Finham Brook and cause the lower areas i.e. Green Lane Coventry to become a flood risk area.
- The Green Lane Area was considered unacceptable for a burial ground because of the flood risks.
- Restricted use of the land due to -
 - 2 x Anglo Saxon sites - Farmers have not been allowed to plough deeper than 9" to protect the sites
 - Ancient Arden Forest goes across King's Hill
 - Protected Oak trees
 - Protected ancient hedgerows
 - Ancient ponds
- Network of pipes under part of the E34 land. These deal with raw sewage, electricity, gas mains and petroleum products. Raw sewerage comes from Canley and Kenilworth going to Finham Sewerage Works. In 2009 The Environment Agency stated that the Works at Finham were at capacity. The projected number of new houses could require an expansion of the Finham Plant.
- Destruction of the local community of Finham
- It is removing acres of working farmland and increasing the carbon footprint.