

Agenda Item No 4

Planning and Development Board

8 September 2014

Planning Applications

Report of the Head of Development Control

1 Subject

- 1.1 Town and Country Planning Act 1990 – applications presented for determination.

2 Purpose of Report

- 2.1 This report presents for the Board decision, a number of planning, listed building, advertisement, proposals, together with proposals for the works to, or the felling of trees covered by a Preservation Order and other miscellaneous items.
- 2.2 Minerals and Waste applications are determined by the County Council. Developments by Government Bodies and Statutory Undertakers are also determined by others. The recommendations in these cases are consultation responses to those bodies.
- 2.3 The proposals presented for decision are set out in the index at the front of the attached report.
- 2.4 Significant Applications are presented first, followed in succession by General Development Applications; the Council's own development proposals; and finally Minerals and Waste Disposal Applications. .

3 Implications

- 3.1 Should there be any implications in respect of:

Finance; Crime and Disorder; Sustainability; Human Rights Act; or other relevant legislation, associated with a particular application then that issue will be covered either in the body of the report, or if raised at the meeting, in discussion.

4 Site Visits

- 4.1 Members are encouraged to view sites in advance of the Board Meeting. Most can be seen from public land. They should however not enter private land. If they would like to see the plans whilst on site, then they should

always contact the Case Officer who will accompany them. Formal site visits can only be agreed by the Board and reasons for the request for such a visit need to be given.

- 4.2 Members are reminded of the “Planning Protocol for Members and Officers dealing with Planning Matters”, in respect of Site Visits, whether they see a site alone, or as part of a Board visit.

5 **Availability**

- 5.1 The report is made available to press and public at least five working days before the meeting is held in accordance with statutory requirements. It is also possible to view the papers on the Council’s web site: www.northwarks.gov.uk.

- 5.2 The next meeting at which planning applications will be considered following this meeting, is due to be held on Monday, 13 October 2014 at 6.30pm in the Council Chamber at the Council House.

6 **Public Speaking**

- 6.1 Information relating to public speaking at Planning and Development Board meetings can be found at: www.northwarks.gov.uk/downloads/file/4037/.

- 6.2 If you wish to speak at a meeting of the Planning and Development Board, you may either:

- e-mail democraticservices@northwarks.gov.uk;
- telephone (01827) 719222; or
- write to the Democratic Services Section, The Council House, South Street, Atherstone, Warwickshire, CV9 1DE enclosing a completed form.

Planning Applications – Index

Item No	Application No	Page No	Description	General / Significant
1	CON/2014/0017	4	Land bounded by Hall Brook, Bennetts Road South, Sandpits Lane and Tamworth Road, Coventry.	General
2	PAP/2014/0031	20	Priory Farm Karting Circuit, Priory Farm, Robeys Lane, Alvecote, Variation of condition no: 3 of planning permission ref PAP/2012/0301 relating to number of karts in operation; in respect of extension to existing track, relocation of holding area and creation of 2m high bund.	General
3	PAP/2014/0293	43	The Woodlands, Watling Street, Dordon, Continued use of property as a dwellinghouse and for vehicle storage and sales.	General
4	PAP/2014/0316	55	Littlebrook Farm, Birmingham Road, Ansley, Erection of a replacement dwellinghouse.	General

General Development Applications

(1) Application No: CON/2014/0017

Tamworth Road/Bennetts Road South, Coventry

Outline application for the erection of 800 dwellings, with associated Local Centre comprising convenience store, commercial units, primary school, public open space, allotments, nature conservation area and landscaping with all matters reserved except for means of access to the site from Tamworth Road and Bennetts Road South for

Lioncourt Homes Ltd

Introduction

This application has been submitted to the Coventry City Council and it has invited the Borough Council to submit any representations that it might have on this application. Coventry has undertaken all of the appropriate consultations and notification of neighbours, and it will determine the application in due course with the benefit of all of the consultation responses.

The Site

This is 42 hectares of land used presently for agricultural and equestrian purposes. It is contained between the Tamworth Road (the B4098), Sandpits Lane and Bennetts Road South on the northwest side of Coventry just beyond the Cardinal Newman School with the residential areas of Holbrooks to the south east and Keresley Newland to the north. The Royal Court Hotel stands on the south western boundary.

The Coventry/North Warwickshire boundary is about a kilometre to the north. Corley is the closest of the North Warwickshire villages to the site.

The site is in the Green Belt.

Appendix A illustrates its location.

The Proposals

The proposals are set out in the description above, but a fuller account is provided at Appendix B, with an illustrative layout at Appendix C. A summary of the applicant's case is provided at Appendix D.

Observations

The Council will need to look at this application from two perspectives – the matter of principle and secondly the potential impact on North Warwickshire

It can be seen from Appendix D that the City Council has an outdated Development Plan and is at the very early stages of preparing a replacement Core Strategy. As a consequence the content of the National Planning Policy Framework will carry significant weight when that Council considers the application. That is a matter of course for Coventry. However Members will be aware from paragraph 8.2 of Appendix D, that the latest housing requirements that Coventry will have to accommodate are significant. Its replacement Development Plan will have to address this. There are two matters arising from this. Firstly much of the land within the City boundary and not yet built on is designated Green Belt, and secondly that with these numbers there is the potential here that this housing requirement may not be able to be accommodated within the City Council's own administrative area anyway. Coventry City Council is thus about to commence a review of its Green Belt boundaries.

North Warwickshire has a keen interest in this. The Council has and continues to strongly defend its own Green Belt. There is also concern about how Coventry's housing requirements can be accommodated without it being provided partly within the Borough. There is thus a difficult balance to meet here between Green Belt protection and dealing with Coventry's housing needs. It is therefore suggested that this Council supports the City Council in seeking to meet its housing requirements within its own administrative boundary. Coventry is undertaking a Green Belt review and thus determination of this application should await the conclusions of that review as this would clarify the future status of this land.

There will be impacts arising from this development if it is approved. It is considered that the greater impacts however will be on Coventry as the development will link more closely to Coventry than to North Warwickshire. This would particularly affect the adjoining residential areas in Coventry in terms of traffic impacts and impacts on local services and facilities. However the proposals themselves show a local centre including a primary school and shops, such that the overall impacts would be mitigated. There will however still be increased traffic movements on the Tamworth Road through Corley and Fillongley with lesser increases along Bennetts Road North into North Warwickshire. The County Council as Highway Authority will forward its observations to Coventry in light of this application. The Borough however might wish to explore whether there would be an opportunity here, if permission is granted, for the extension of Coventry's public transport provision into the new development and beyond into Corley and Fillongley.

Recommendation

That the Council supports the Coventry City Council in seeking to meet its housing needs within its own area, but expresses concern about the potential loss of Green Belt if this application is approved. The Council therefore requests deferral of a decision on the application until the completion of the Green Belt review that the City Council has commissioned. In the interim the Borough Council would wish to see the City Council explore the extension of public transport provision into the development area and into the adjoining settlements of Corley and Fillongley.

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: CON/2014/0017

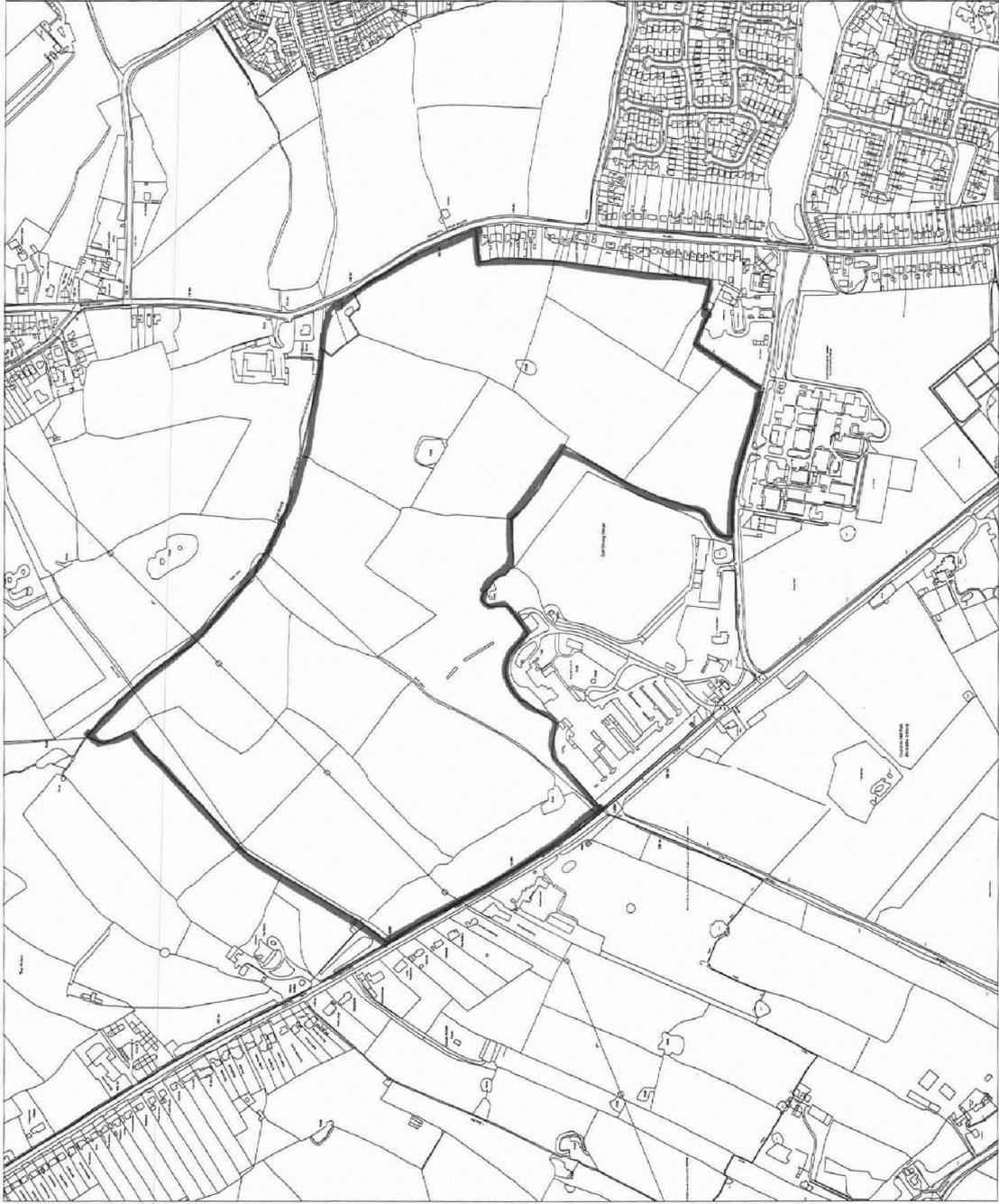
Background Paper No	Author	Nature of Background Paper	Date
1	Coventry City Council	Consultation Letter	6/8/2014

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

Appendix A

APPLICATION BOUNDARY



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3. THE PROPOSED DEVELOPMENT

3.1 The application is for outline planning permission. The nature of the outline application means that the detailed design of the proposed development has yet to be fixed. This will be subject to further design stages and in due course reserved matters planning applications.

3.2 The proposed development will comprise of the following:

- Up to 800 residential dwellings with a mix of size, tenures and types
- Provision of a local centre to potentially include small convenience store, crèche, cafe and community meeting room
- Primary school
- Public open space and green infrastructure including children's equipped play area, nature conservation areas, informal and incidental open space, retained and new landscaping, allotments and orchards
- Vehicular access to Tamworth Road and Bennetts Road South and also within the site.
- Associated infrastructure including surface water attenuation facilities, foul drainage and retained ponds.
- Network of pedestrian and cycle paths including greenway
- Development of village square plus other key note open spaces within the development

Residential

3.3 The proposed development will provide residential units with a range of dwelling types and tenures of various sizes. However in view of the location of the site on the edge of Coventry, there is a desire to accommodate aspirational dwellings of large 3 and 4 bedroom homes. The precise mix of the housing will be determined at the detailed design stage but the general mix of size and tenure will reflect the following:

- 25% of the total dwellings to be affordable
- The 25% affordable component to be split between social rented, affordable rented and intermediate housing
- Affordable housing to be delivered via a Section 106 Agreement

- 3.4 Lifetime home requirements will be met where practicable. In addition new development will accord with the relevant Code for Sustainable Homes in force at the time.
- 3.5 The homes will vary in height with the majority being between 2 and 3 storey. Taller buildings are likely to be located in specific locations to ensure variety and aid legibility, for example in and around the local centre or close to the major formal open spaces (the Greens).
- 3.6 The proposed maximum building heights for different areas of the site are identified on the Parameters Assessment Plan. Additional information is provided within the Design and Access Statement accompanying the planning application. This sets out how the design will be developed to provide a comprehensive and integrated new development.

Education, Community and Social Development

- 3.7 A local centre will be provided adjacent to Bennetts Road South. This facility will be available for residents of the new development but also for the existing community in the vicinity. This will contain the majority of the community, social and retail facilities. The local centre will provide a mix of the following uses:
- Convenience store (between 300 sq.m and 500 sq.m. gross floor area)
 - Community building suitable for crèche/gym/health facility
 - Suitable car parking within a landscaped setting
 - Access to Bennetts Road South as well as to the wider development to the west
- 3.8 A site for a primary school with associated grounds including playing fields and playgrounds is identified on the east of the site, immediately to the south of the proposed local centre. The location of the school has changed following feedback from the consultation event. It is envisaged that this school could be managed by the President Kennedy School and act as a new feeder school.

Public Open Space and Green Infrastructure

- 3.9 The proposed development will provide a comprehensive green infrastructure and open space network. This is based upon a series of greenways which link rural areas adjacent to the site and provide green corridors through the development

itself. Other open spaces are shown on the northern boundary (Water Meadows) and along the primary spine road avenue. The design has sought to break up the development so as to provide smaller neighbourhoods well integrated with their own open spaces in the forms of village greens.

- 3.10 The open space will include nature conservation areas. Existing wetlands/water features are all retained within the proposed development and utilised as ecological resources. The Hall brook runs through the site and this will be maintained and integrated into the proposal.
- 3.11 The open spaces which permeate the site can also have a function as a nature conservation corridor, allowing wildlife to permeate through the site and into the rural areas beyond.
- 3.12 A more formal village square is proposed adjacent to the local centre. This will provide a landscaped setting for the local centre as well as providing a suitable gateway into the development from the east.
- 3.13 In addition to the main public spaces there will also be private open space. This will take the form of private gardens, balconies, terraces and communal spaces around buildings.
- 3.14 Formal playing fields, with the exception of land included as part of the primary school, are not provided within the development due to the over provision on land immediately adjoining the site. This includes Coundon Hall Park, Cardinal Newman School, the playing fields associated with the former Coventry Colliery and Keresley Sports Club and President Kennedy School.

Vehicular Access and Circulation

- 3.15 The primary vehicular access route would run east-west through the centre of the site providing a new direct link from Tamworth Road to Bennetts Road South. New residential areas would be served off secondary roads linked to the primary road network.

Drainage and Flood Risk

- 3.16 The assessment of the impact of flood risk is based on the Flood Risk Assessment prepared for the application site in accordance with the NPPF. A copy of this is

included in the Appendix to the ES. It addresses, identifies and quantifies the risk from various sources of flood risk to the site. It draws on information obtained from the Environment Agency, Coventry City Council, the Coventry Level 1 and 2 Strategic Flood Risk Assessment, the Coventry Preliminary Flood Risk Assessment, site observations and local residents input at a public consultation event. The risk associated with surface water, ground water and sewage has been assessed qualitatively using available information.

3.17 The Environment Agency Flood Map and the Level 1 Strategic Flood Risk Assessment indicate the entire site is within Flood Zone 1. However as the catchment area of all the watercourses within the site is less than 3km² and so are not included on the flood map, modelling of the Hall Brook has been undertaken to ascertain the extent of the floodplain. The results show that the floodplain of the Hall Brook within the site boundary is limited to a narrow strip along the northern boundary and that the majority of the floodplain is located beyond the site boundary on adjacent land north of the watercourse.

3.18 The proposal provides for a number of mitigation measures which include the following:

- Careful storage of construction materials and plant to ensure that they are managed in the event of flood and ensure they do not cause a pollution incident
- Controls on vehicle refuelling to contain any pollutants

3.19 Measures post development will include the following:

- Limiting post development discharge rates into the Holbrook to existing average annual run-off rates less 20% and including the 1 in 100 year plus 30% event
- Exiting post development discharge rates into the existing surface water sewage system shall be limited to existing average annual run-off rates less 20% for all rainfall events up to and including the 1 in 30 year event
- Surface water drainage system will incorporate SUDS techniques to store and treat surface water

- Proposed surface water drainage system will be designed to manage adverse off-site conditions in terms of surcharged outfalls
- Designing dwellings to have a finished floor level at least 0.15 metres above adjacent ground levels
- Incorporate surface water overland flow corridors

3.20 The above measures and management of surface water flooding represent an improvement on the existing situation with benefits in terms of lowered flood risks downstream. Consequently the proposed development is able to provide an improvement to the wider area and assist in addressing a recognised local problem.

Construction Phasing of the Development

3.21 It is acknowledged that the phasing of development will be discussed further at the more detailed stages, however for the purposes of the assessment it is envisaged that the proposed development will commence by 2016 and be completed by 2024. Development is likely to first commence around the proposed site access to Tamworth Road in two separate phases incorporating land north and south of the western greenway. A start could also be made on the eastern portion of the site providing the new local centre, primary school and associated residential development. An indicative phasing plan which illustrates one potential way the site could be built out is provided at **Figure XY**. For the assessment purposes this assumes approximately 100 dwellings per year over an approximately 8 year build programme (2016-2024).

3.22 The construction phase for the site is likely to involve Standard Construction Practices and enabling works including:

- Utilities works including diversion, upgrades and new provision
- Highway works which are likely to incorporate other infrastructure services
- Temporary access and haul routes, site compounds, hoardings, temporary signage and car parking
- Site re-grading/standard ground modelling to create the required development plateau. The development plots and sizes will be sited to work with the topography of the site to minimise the cut and fill requirements.

- Soil stripping and recycling/temporary stock piling within the site, the location and scale of which is likely to be specified and approved as part of the earthworks strategy for the development.
- The use of construction machinery such as general plant, forklifts, lifting equipment and other light and heavy haulage commercial vehicles
- Early implementation of an approved landscape scheme where appropriate; and
- Standard construction and good site management practices will be adopted prior to the commencement of construction to ensure that both statutory and non-statutory environmental commitments are adhered to. For example this could include a Code of Construction Practice and/or Construction Environmental Management Plans.

- KEY:**
- SITE LOCATION (A22944)
 - BUILT FORM/LAND USES:
 - RESIDENTIAL AREA (UP TO 80 DWELLINGS)
 - PRIMARY SCHOOL
 - LOCAL CENTRE
 - OPEN SPACE POLICY REQUIRES MINIMUM OF 6.5HA BASED ON THE STANDARD 2.4M/1000 POPULATION
 - LANDMARK BUILDINGS
 - INDICATIVE BUILT FORM (KEY FRONTAGE)
 - ACCESS & MOVEMENT:**
 - PRIMARY SITE ACCESS
 - POTENTIAL FOR EMERGENCY ONLY ACCESS
 - PRIMARY ROUTE (ROAD, CYCLEWAY, SEGREGATED FOOT, CYCLEWAY, ALIGNED)
 - SECONDARY STREET
 - TERTIARY STREET
 - EXPOSURE POTENTIAL FOR PRIVATE DRIVES (UP TO 64 PLOTS) & SHARED SURFACE BASED ON ACCESSING & TRAFFIC CALMING DEVICE
 - EXISTING PUBLIC FOOTPATH RETAINED
 - EXISTING PUBLIC FOOTPATH (UPGRADED TO FOOT/CYCLEWAY)
 - PROPOSED FOOTPATH / CYCLEWAY
 - PROPOSED FOOT / CYCLEWAY (DI) ALONG PRIMARY SITE ROAD
 - GREEN INFRASTRUCTURE:**
 - RETAINED EXISTING TREES/WETLAND ROW
 - KEYHOLE OPEN SPACES
 - EXISTING PONDS/WETLAND AREAS
 - PROPOSED ATTENUATION AREAS
 - PLAY AREAS
 - PROPOSED OPEN SPACE (STRATEGIC PLANTING, AMENITY/NATURAL & SEMI-NATURAL LANDSCAPE)
 - SERVICE ROUTE CONSTRAINTS:**
 - SERVICE ROUTE CONSTRAINTS
 - EXISTING POWERLINE



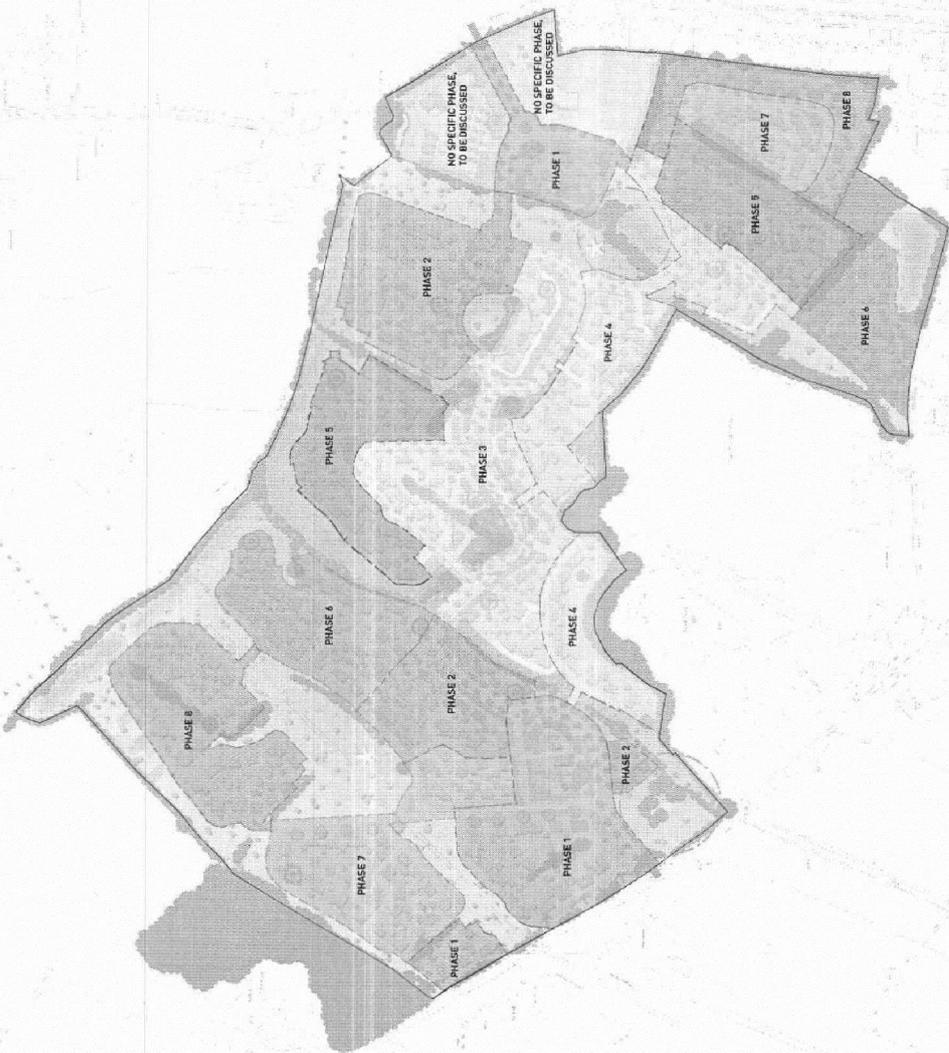
LAND NORTH OF TAMWORTH ROAD, COVENTRY - INDICATIVE MASTERPLAN

| T 01295 641717 | F 01295 642348 | www.pegasuspp.co.uk | Team: MCC/SL | JUNE 2014 | 1:2000 @ A1 | dwg: B.0263_06-1B | Client: Lioncourt Homes

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LAND NORTH OF TAMWORTH ROAD, COVENTRY - INDICATIVE PHASING PLAN

T 01285 641717 | F 01285 642348 | www.pegasusppg.co.uk | Team: MCC/SL | JULY 2014 | 1:2000 (D/A1) | Drawg: B.0263 1B-1 | Client: Lioncourt Homes |



8. CONCLUSIONS

8.1 The site is located within the Green Belt. Strict policy restrictions are placed on new development in the Green Belt and the proposal does not constitute a form of development that would be considered appropriate. As a consequence it is necessary to demonstrate very special circumstances before development could be justified.

8.2 In this case there are clear benefits associated with the proposal which cumulatively provide the necessary very special circumstances. In summary these are:

- The Council in preparing the 2009 Core Strategy identified the Keresley area as suitable for a development of 3,600 dwellings. This included the application site. This approach was endorsed by the Inspector undertaking the Examination into the Plan. Consequently the principle of utilising the site for housing development has been considered and found to be appropriate in order to meet the housing requirements of the City.
- The Council's later approach in the 2012 Core Strategy was found not to have met with its legal obligations to cooperate with neighbouring authorities. The second Core Strategy also aimed to reduce the housing requirement.
- It is now evident from the Council's jointly produced SHMA that the housing need in Coventry is likely to be closer to that established in the 2009 Core Strategy than the repressed housing requirement set out in the 2012 Core Strategy. In order to meet this need it is evident that some Green Belt release will be necessary.
- The application site represents an area of Green Belt land which was a small part of the larger Keresley proposal found to be sound by an Inspector. It is located closest to the existing urban edge of the City. It therefore represents the most sustainable portion of the wider Keresley Eco-Suburb proposal set out in the 2009 Core Strategy and is the most suitable to come forward as a first phase of development.
- It is evident that the proposal is required in order to meet with the Council's own housing needs expressed in the SHMA. The site

represents the most suitable location for the delivery of new housing to meet these needs, being free of any significant physical constraints.

- The site does not conflict with any of the five purposes of including land within the Green Belt and has been found to be suitable for Green Belt release by the first examining Inspector.
- It was also found that development of the wider site would not adversely affect significant parts of the Green Belt such as the Meridan Gap.
- In addition to the above the proposal will have its own significant benefits in economic, social and environmental terms. This includes the provision of new public open space, new community and education facilities, new wildlife sites and improved pedestrian and cycle links.
- In addition the proposal will deliver significant recreational benefits to the wider community through the refurbishment of the President Kennedy Swimming Pool. This can be secured via a Section 106 Agreement.
- In combination the above provide the very special circumstances necessary to depart from the normal restrictions placed on development in the Green Belt.

8.3 The proposal has also been assessed against the wider objectives of the NPPF. This has demonstrated that the development will deliver economic, social and environmental benefits. The proposal will promote sustainable travel through the provision of new local facilities, including a local convenience store and primary school, these will also be linked in an integrated way into new housing areas to provide the opportunities to utilise walking and cycling rather than the private car.

8.4 The application has been supported with a detailed Illustrative Masterplan and Design and Access Statement. This sets out how the proposal will delivery good quality design and high quality residential environments. It is consistent with the aims and objectives of the NPPF.

8.5 The proposal will promote healthy communities in providing new recreation facilities within the areas of public open space, improved recreation facilities for sport at the President Kennedy School and potentially new facilities as part of the local centre.

- 8.6 The proposal has also been assessed against the requirements of the existing Coventry Development Plan. It has been established that the proposal will be compatible with the aims and objectives of Policy H9 which seeks to control windfall housing development within the City.
- 8.7 The proposal will deliver affordable housing based on the Council's requirement of 25% of the total numbers of units.
- 8.8 The proposal will deliver an efficient and effective use of land having to meet the needs for housing within the City in an environmentally sensitive way which provides clear benefits in terms of an integrate and comprehensive approach to new development.
- 8.9 The proposal has been through a detailed Environmental Impact Assessment which has established that the environmental implications of the proposal will be acceptable provided that suitable mitigation is provided. The Environmental Statement sets out in detail all the supporting reports including the Transport Assessment, Flood Risk Assessment and Ecology Report. These all demonstrate that the proposal is acceptable in planning terms and will not have any adverse implications for the surrounding area.
- 8.8 Overall the proposal will deliver a new vibrant and environmentally sensitive residential community, meeting the needs of the City in the short term without compromising wider planning objectives including the key objectives of the Green Belt. As a consequence the proposal meets with the overarching requirement of securing sustainable development and merits planning permission.