

Thompsons Road, Keresley. **Planning Statement.**

Policy GE8

Policy GE8 states that proposals which reduce Urban green space or diminish its value will not be permitted unless the Urban Green Space would be enhanced overall by the development or by compensatory measures

The site is currently grassed over. Given that the proposed garden space for the two dwellings will maintain a satisfactory level of Urban Green Space, and subject to suitable landscaping, the proposal will be in accordance with Policy GE8

"Council's Housing & Homelessness Strategy 2013 - 2018

A new Coventry Housing & Homelessness Strategy was formally approved by Coventry City Council in March 2013 and came into effect as from 1st April 2013.

It sets out four specific key Themes as follows:

Theme 1: Increase the supply, choice and quality of new housing

Theme 2: Prevent & Tackle Homelessness

Theme 3: Healthier and more sustainable city and improving the use of existing housing etc

Theme 4: Encourage balanced, stable and sustainable communities

The Strategic Housing Market Needs Assessment 2012 (For Coventry) identified a substantial shortfall in affordable housing provision equivalent to a net need of around 650 additional affordable units per year over the 5 year period up to 2016. Of that figure, 390 new build affordable dwellings per year are required to contribute to meeting net housing need.

Under Theme 1 of the Housing & Homelessness Strategy in relation to the shortfall highlighted by the SHMA 2012, the Strategy referred to a need for all types and sizes of affordable housing in the City but an acute need for more larger family homes.

Within the existing social housing stock in Coventry, the Strategy identifies an under-supply of larger family homes especially as these do not often become available for re-letting.

Flats, maisonettes and smaller homes are the predominant type of dwellings within the social stock that become available for re-letting.

In 2011/12, only 16% of all social dwellings becoming available for re-letting comprised 3 or more bedrooms. In 2012/13 that had reduced to 15%.

The SHMA estimated that 61% of overall housing need and demand in Coventry is for family housing of 3 bedrooms or larger and that it would take around seven years to meet the level of need for 4 or more bedroomed homes from re-lets within the social housing stock.

A key objective of the above Strategy is to improve the percentage of larger family homes delivered as part of the affordable housing requirement in Coventry.

The proposed development of 2 x 4 bedroom houses at Thompsons Road will contribute to this objective especially in this higher demand area of Coventry".