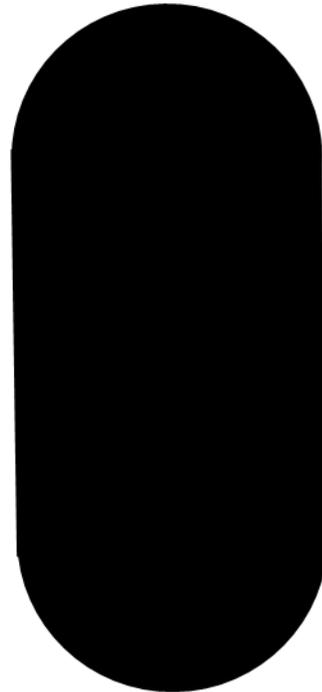
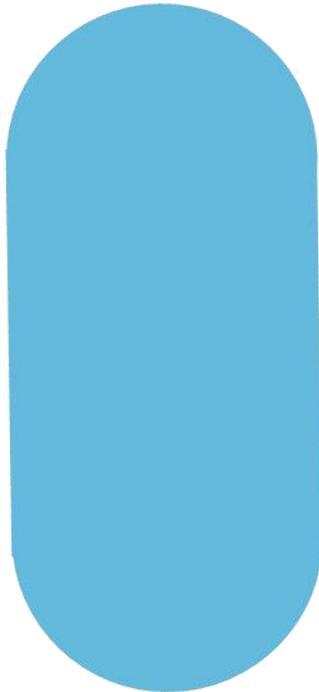


Land at Keresley, Coventry

Statement of Community Involvement

November 2018





Version Control and Approval

Version	Date	Issued By
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1. INTRODUCTION

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Marrons Planning on behalf of Bellway Homes Limited (“the Applicant”) and forms part of their outline planning application for the development of land between Tamworth Road and Fivefields Road for residential purposes, (including the demolition of all existing buildings), and creation of associated access, parking, landscaping and associated infrastructure.
- 1.2 Policy DS4 (Part A) criteria xiv. of the Coventry Local Plan (2017) requires all new masterplans to be informed by consultation with existing communities in adjoining areas. The purpose of this SCI is to demonstrate that the proposed development and its masterplan has been informed by consultation with the local community.
- 1.3 This report explains the consultation process undertaken in terms of engagement with local residents and stakeholders; the method used to publicise the public exhibition; the information presented at the exhibition; the method used to gather feedback on the proposals; and, a summary of the responses received during and after the public exhibition.



2. PUBLICISING THE EXHIBITION

- 2.1 A public exhibition was held at the Royal Court Hotel, Tamworth Road, Keresley, Coventry, CV7 8JG on Tuesday 26th June 2018 from 2:30pm – 7:30pm.
- 2.2 In order to ensure the maximum possible attendance by members of the local community at a time most convenient to them, the Applicant carried out an afternoon and early evening consultation session. Publicity was arranged in various forms in an endeavour to ensure that all interested parties were fully aware of the consultation process and the date of the public exhibition events.
- 2.3 The exhibition was advertised locally prior to the event in the Coventry Observer and by leaflet invitations sent out to 175 properties in the vicinity of the site. A map of the distribution area is attached as **APPENDIX 1**. The invitation leaflet included a site location plan, details for the proposed public exhibition, including the date, time and venue. A copy of the invitation leaflet sent to local residents is attached as **APPENDIX 2**.
- 2.4 Invitations were also sent to Keresley Parish Council and Ward Councillors for Bablake; Councillors Kershaw, Williams and Birdi.
- 2.5 A public notice was also placed in the Coventry Observer. A copy of the notice is attached as **APPENDIX 3**.



3. THE EXHIBITION

- 3.1 The exhibition material was produced in order to inform and to stimulate discussion with the local community. A series of exhibition boards were displayed with information on the planning policy context, the opportunities and constraints presented by the site, the masterplan, access and highways, streets, and the environment. Copies of the exhibition material are appended to this SCI in **APPENDIX 4**.
- 3.2 Following the Exhibition, the presentation boards were made available online at www.landatkeresley.co.uk for attendees to have a second look and to allow residents and stakeholders unable to attend an opportunity to view them. The exhibition boards were also displayed in Keresley Library for the period of the consultation.
- 3.3 The exhibition was attended and overseen by representatives from the Applicant and the project team.
- 3.4 The exhibition event was attended by 134 residents. All people attending were invited to complete a feedback form. This could be completed at the event, or at a later date and forwarded to the project team via email or post prior to the close of the consultation. The feedback form is attached in **APPENDIX 5**. A total of 45 completed forms were received both during and after the exhibition.



4. WARD MEMBER AND PARISH COUNCIL MEETINGS

- 4.1 In addition to the above exhibition, meetings were held with local and neighbouring ward members, the Cabinet member for Community Development and Keresley Parish Council. A summary of these meetings is set out below. All matters raised have been taken into account in the preparation of the planning application.
- 4.2 A meeting was held with Cllr Birdi, a member of the Council for Bablake ward on the 9th August. Matters discussed included the transport impacts and highway safety, infrastructure provision, the housing mix, environmental assessment and potential impacts on existing residents.
- 4.3 On Wednesday, 17th October, a meeting was held with Cllr Ed Ruane, Cabinet Member for Community Development; Mark Andrews, Planning Policy Manager was also in attendance. Matters discussed included ensuring that the Local Plan allocations are delivered appropriately, the full provision of the affordable housing requirement, and ensuring that larger family homes for market sale are provided. Discussion was held about the wider Keresley SUE masterplan and the provision of the link road.
- 4.4 Also on Wednesday, 17th October, a meeting was held with Cllr Clifford, a member for Holbrook Ward. Matters discussed included concerns in relation to traffic and transport, the delivery of the Local Plan and detailed points that are more suitably addressed at the reserved matters stage, such as appropriate waste and recycling provision.
- 4.5 On Thursday 18th October, a meeting was held with several other councillors: Cllrs Kershaw and Williams (Bablake); Cllr Lucas and Lancaster (Holbrook) and Cllr Mal Mutton (Radford). A wide range of concerns were raised, with traffic and transport was the most significant, in particular the impact on neighbouring wards (Holbrook and Radford).



Members wanted to ensure that appropriate contributions towards community infrastructure are provided, e.g. education and healthcare.

4.6 The other key concern raised was in relation to developers working together over various parcels of the Keresley SUE, so that there wasn't either a silo approach or silo developments. Councillors were reminded of the recent SUE SPD consultation and the Council's concept masterplan for the area. In particular, reference was made to the creation of the link road and the work that is already ongoing in relation to the cumulative assessment of traffic between Bellway, Barratt/DWH, and Lioncourt. Bellway's Masterplan was shared which showed how, as well as the link road connecting the development up to the wider SUE, there would be opportunities for pedestrian/cycle connectivity elsewhere and that the Hall Brook green corridor also acted as a means of joining development up.

4.7 Councillors were pleased to hear that the public consultation was well attended and people had a chance to have their say.

4.8 On 20th November 2018, a meeting was held with Keresley Parish Council to discuss their concerns about the proposed development. Matters discussed included:

- Ground stability and issues of subsidence in the area;
- Transport impacts, including cumulative impacts and highway safety;
- The suitability of Fivefield Road, in terms of access, widening, public transport provision and weight restrictions;
- Impact of development on trees, hedgerows and ecology;
- The extent of a buffer with adjoining woodland;
- Housing needs, mix and tenure;
- Play area provision;
- Covenants and leasehold provisions;



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- Potential section 106 obligations including healthcare and education provision;
 - Long term maintenance of green space and balancing ponds;
 - Connectivity with neighbouring development;
 - Retention of public rights of way;
 - Management of construction traffic;
 - Parking provision; and
 - Coventry City Council's draft Green Space Strategy 2018.

4.9 All of the points raised have been addressed within the reports that form part of the planning application, including the Environmental Statement and Planning Statement.



5. SUMMARY OF THE COMMENTS RECEIVED

Local Roads and Other Infrastructure

Comment	Response/Signposting to Information
The exit from the site onto Fivefield Road is unsuitable. The lane has a weight limit of 7.5 tons and is not suitable for use by heavy plant vehicles.	A Transport Assessment has been prepared which demonstrates the suitability of the proposed access. Fivefield Road incorporates a 7.5T restriction, except for access along its length; the “except for access” exclusion will permit access for construction vehicles during the construction phases of development. This will be reviewed and evaluated further within the Construction Traffic Management Plan.
There was concern regarding the impact that the proposed development may have on the local road network, especially during peak hours.	A Transport Assessment has been prepared which assesses the impact of the development.
Concern was expressed regarding whether or not the development would facilitate local services such as a school and a medical centre. Some residents expressed doubt that the proposed school would be built.	The Local Planning Authority has already granted planning permission for a Local Centre (including a convenience store and shop units) and a primary school on adjoining land, and a financial contribution will be made towards the delivery of the primary school from this and other residential developments in the area where necessary.
Similarly, people raised concern that existing local facilities would be stretched. This includes the hospital, cemetery and children’s play areas.	Where necessary to provide increased capacity within local facilities, a financial contribution will be made to facilitate



	improvements. Children's play areas form part of the planning application.
Residents expressed worry regarding the increase in pollution resulting from the increase in car traffic. One resident noted that this pollution would be especially harmful for children and that local hospitals won't be able to cope with the additional patients.	An air quality assessment has been prepared which assesses the impact of the development.
Some believe that the Fivefield Road will not provide an appropriate access for a major development.	The suitability of Fivefield Road to accommodate traffic from the development has been demonstrated within the Transport Assessment.
Some residents questioned whether the existing drainage infrastructure could cope with the additional homes.	A Drainage Strategy has been prepared as part of the Flood Risk Assessment.
Other residents questioned the impact the development may have on the water table.	The impact of development on Water Resources has been assessed within the Environmental Statement.
Concern was raised regarding the provision of off-street parking. It is claimed that too many new build houses do not provide enough, which leads to an increase in on-street parking.	Planning permission is not being sought at this stage for the layout of the development, and parking provision will be addressed at the reserved matters stage.
There was concern for the safety of pedestrians, especially children, due to the additional cars on the road.	The Transport Assessment has assessed the impact of the proposed development on highway safety.
One resident argued that the Coventry already has exceedances in legal NO ₂ levels, and this development should seek to not exasperate this issue.	The Air Quality Assessment has assessed the impact of the proposed development, and mitigation measures will be considered where necessary to comply with the Development Plan.



One resident questioned the point of implementing cycle lanes on Tamworth Road when many vehicles speed down this road, causing it to be unsafe.	The Transport Assessment has assessed the impact of the proposed development on highway safety.
Proper consideration needs to be had for the existing road conditions.	The Transport Assessment has assessed the existing road conditions as part of its assessment.
The scale of the proposed development should be reduced.	The scale of the development is appropriate for the size of the site, and consistent with the allocation within the Local Plan.
The provision of a primary and secondary school should make up part of the planning application.	The Site forms part of a wider site that has been allocated in the Local Plan. Policy H2:1 has stated that one 2 form entry primary school and contributions to an 8 form entry secondary school will form part of the wider proposal to be provided elsewhere within the allocation.
The freight railway line at Keresley should be extended to the site and provide a passenger service to ease congestion.	This is not a requirement of the Local Plan.
A new road should be provided to reduce the strain on the existing road network.	A link road is proposed as part of the wider allocation, and the proposed development will deliver part of the link road that crosses through the application site.
Charging points for electric cars should be provided.	Car parking standards within the Local Plan indicate the requirements for the provision of electric car charging infrastructure.
Fivefield Road should be widened in places to accommodate the additional traffic.	The suitability of Fivefield Road to accommodate traffic from the development has been demonstrated within the Transport Assessment.



Fivefield Road should be pedestrianised as it is an ancient lane with historical and ecological significance and will not be able to cope with additional traffic.	The suitability of Fivefield Road to accommodate traffic has been demonstrated within the Transport Assessment. The Road does not have historical significance, and its ecological value in terms of hedgerows will be retained where possible.
A sustainable transport system should be introduced such as dedicated cycle routes, footpaths and low-emission public transport.	The Transport Assessment contains proposed sustainable transport measures.

Landscape and Ecology

Comments	Response
There is particular concern regarding how the proposed development may negatively affect the attractiveness of the village and its surroundings. Many residents cited the 'beauty' of the site.	The application site forms part of the Local Plan allocation, and as such the principle of development has been established. Natural features of value, such as the Hall Brook will be retained.
Many residents are concerned about the loss of wildlife resulting from the development. Some residents argue that the area is rich in flora and fauna with some protected species at the site such as reptiles, amphibians, bats, birds of prey, GCN, badgers and deer. Others question whether the species need to be protected to be worth saving.	The impact of the proposed development on ecology has been assessed and included within the Environmental Statement.
One resident was concerned about the possibility of the adjacent ancient woodland being affected by pollution, trampling, predatory domestic pets ultimately resulting in the loss of the woods.	The ancient woodland falls outside of the application site, and there is no proposal to provide pedestrian access to the woodland.



<p>There were mentions of the necessity to preserve wildlife for the enjoyment of future generations.</p>	<p>The proposed development proposes to incorporate areas for wildlife.</p>
<p>Residents expressed support for the fact that the proposal was well thought out and sensitive to the landscape and the environment. This includes the preservation of the arboreal features which help the proposal look very attractive.</p>	<p>Noted</p>
<p>There is concern that polluted runoff water from the estate would run into the Brook.</p>	<p>The impact of the proposed development on Water Quality has been assessed within the Environmental Statement.</p>
<p>One resident was worried about the felling of an old Horse Chestnut tree which backs onto Queenswood Court.</p>	<p>The tree is not of high quality and is required to be felled to facilitate the efficient development of this part of the site, but will be replaced by more appropriate tree planting.</p>
<p>It is suggested that brownfield sites should be explored to facilitate the housing.</p>	<p>The Council have explored the potential of brownfield land to meet housing needs through the Local Plan process.</p>
<p>It is claimed that the ecological study that was undertaken is deficient and needs re-doing.</p>	<p>The ecological assessment is robust.</p>
<p>The existing hedgerows should be preserved.</p>	<p>The existing hedgerows will be preserved where possible.</p>
<p>The Warwickshire Wildlife Trust should be consulted to provide their full professional opinion on the impact of the proposals.</p>	<p>The Local Planning Authority will consult the Wildlife Trust.</p>
<p>The proposals should include greater provision for green spaces and nature reserves within the site.</p>	<p>The planning application proposes extensive areas of green space and areas for nature.</p>



The children's play facilities need to have a natural appearance so that they blend in with the landscape.	The details of the children's play facilities do not form part of this application, but could be assessed as part of the reserved matters.
The green corridor should be widened and that the wildlife in the area should be protected and used as a "selling point".	The size of the green corridor along the Hall Brook accords with the advice given by officers at the pre-application stage of a 20m offset from the Brook consistent with the corridor approved by the Local Planning Authority on land to the south.
New woodland and meadows should be planted.	The proposed landscaping details do not form part of this planning application, but will be assessed at the reserved matters stage.
There should be holes in the fencing to accommodate hedgehogs and dormice.	Noted
The protection area around the ancient woodland should be greater than 15m.	The planning application proposes a buffer around the Ancient Woodland which is considered sufficient having regard to the significance of the trees along its border.
Concern over the sink holes in the area along with significant and costly mining subsidence.	A geo-environmental assessment of the application site was undertaken, which included obtaining and reviewing specialist information from the Coal Authority. Previous mining was at depth of over 600m and is unlikely to affect the site. No mining has been undertaken in over 20 years and subsequent effects have since ceased.
Concerns that proposals are only keeping to the legal minimum 15m buffer zone. Woodland Trust prefer 50m and Forestry	The planning application proposes a buffer around the Ancient Woodland which is considered sufficient having



Commission prefer 100m. Why is this when the woodlands are species rich?	regard to the significance of the trees along its border.
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The Siting and Density of the Proposed Development

Comments	Response
Support was expressed for the appropriate housing density of the proposed development.	Noted
Residents raised concerns regarding the proximity of the proposed dwellings to existing dwellings, citing worries about the potential noise pollution from the new dwellings.	Planning permission is not being sought at this stage for the layout of the development, and the relationship with adjoining houses will be addressed at the reserved matters stage.

Flooding and Surface Run-Off

Comments	Response
Some residents pointed out that there is an issue with surface run-off during heavy rain on nearby Watery Lane and Fivefield Road which may be exasperated by the development.	The planning application proposes a drainage strategy that will control surface water run-off from the new development, and may result in a betterment.
Many residents noted that the site is prone to flooding, with one describing it as a 'bog'.	The proposed development is within Flood Zone 1, and therefore at low risk of flooding.



Loss of Local Identity

Comments	Response
Some people expressed concerns regarding the loss of the village's identity as a result of the development.	The application site is allocated for development within the Local Plan, and the character of the proposed development will seek to reflect the local character where relevant.
Similarly, people were concerned that the development would transform the village into a town.	The application site is allocated for development within the Local Plan, and the character of the proposed development will seek to reflect the local character where relevant.
Proposed streets and houses should be given locally significant names.	Noted
The provision of a community centre should make up part of the proposals.	Policy R1 of the Local Plan states that there will be 2 community hubs on the overall development. The Local Centre to the south of the development will be made up of 1,500 sq.m of floorspace. This will include a range of small scale units providing a range of local community uses and top up provisions. The Local Centre to the north of the development will be made up of 1,000 sq.m of floorspace. This will include a range of small scale units providing a range of community uses and top up provisions.



Principle of Development

Comments	Response
Many residents believe that this site is still allocated as Green Belt.	The application site and the wider allocation were removed from the Green Belt upon the adoption of Coventry's Local Plan in December 2017.
One resident highlights the fact that a planning application for the erection of dwellings on this site was refused 5 years ago. Hence, they question why the prospect of development at this site has arisen once more.	The Site is now allocated in the Local Plan for development.
There is concern that over time, all of the land between Lyons Park and Prologis Park will be developed.	The extent of the allocation is shown within the Local Plan. Any land beyond the allocation outside of the urban area is Green Belt.
Many residents recognised that there is a need for housing development, but are keen to ensure that this takes place in a sustainable and sensitive manner. For example, there needs to be a mix of affordable housing and the nearby woodland must be protected.	Noted
Support was expressed due to the need to provide a wide range of accommodation types for local people, but also to provide enough housing for future generations.	Noted
Support has been expressed from residents due to the prospect of providing new local services, and also due to the need to accommodate Coventry's growing population.	Noted



<p>One resident argued that the masterplan is contrary to Policy DS4 Part C of the Local Plan as it does not adequately provide a blue/green corridor as mentioned in the policy.</p>	<p>The planning application proposes a blue/green corridor along the Hall Brook consistent with the corridor approved by the Local Planning Authority on land to the south.</p>
<p>There should be a reduction in the number of houses.</p>	<p>A reduction in the number of houses proposed would not make good use of the land.</p>
<p>The development should be located on a brownfield site.</p>	<p>The Local Plan has established there is insufficient brownfield land within the City to accommodate its development needs to 2031.</p>
<p>There should be a significant separation distance between the new houses and existing houses to reduce the effects of the development on residential amenity.</p>	<p>Planning permission is not being sought at this stage for the layout of the development, and the relationship with adjoining houses will be addressed at the reserved matters stage.</p>
<p>One resident wanted to ensure that 3 storey dwellings are not erected along Fivefield Road and Tamworth Road.</p>	<p>Planning permission is not being sought at this stage for the scale of the development, and the relationship with adjoining houses will be addressed at the reserved matters stage.</p>
<p>The higher quality housing should be sited at the Tamworth Road end of the development.</p>	<p>The planning application proposes high quality development across the site.</p>



Construction Process

Comments	Response
Concerns were expressed regarding the possibility that existing homes would be damaged in the construction process.	Existing homes will not be damaged.
People questioned how much noise would result from the construction of the site and the extent to which this would affect local people.	A noise impact assessment has been undertaken as part of the Environmental Statement.
The effect of the construction vehicles on traffic must be minimised.	The effect of construction vehicles can be controlled by conditions.

Miscellaneous

Comment	Response
There is concern regarding whether or not proper consideration is being had for the findings of studies of the site.	Consideration has been taken to the findings of the studies in relation to the site. These will be taken into account when the Council are making a decision on the planning application.
Some residents had concerns about the possibility of there being further development around the site.	The application site does form part of a wider allocation within the Local Plan.
One resident argued that the plans which were consulted on were too speculative.	The plans were in draft form, but broadly reflect the plans that now form part of the planning application.
A resident believed that the Council's "piece-meal" approach to development by assessing the housing need at each stage of development from the urban fringe was not acceptable.	Noted
Questions were raised regarding the layout of the proposed development.	Planning permission is not being sought at this stage for the layout of the



	development, and this will be addressed at the reserved matters stage.
A few residents expressed concern about possible mining subsidence and undetonated WW2 bombs at the site.	A geo-environmental assessment of the application site was undertaken, which included obtaining and reviewing specialist information from the Coal Authority. Previous mining was at depth of over 600m and is unlikely to affect the site. No mining has been undertaken in over 20 years and subsequent effects have since ceased.
Some residents expressed concern regarding the possibility of there being important archaeological remains at the site. One resident highlighted the ancient burrows, moated manor house, and medieval fishponds close to the site.	An archaeological assessment forms part of the Environmental Statement.
One resident claimed that there are ancient walkways on the site which are not shown by the plans.	A heritage assessment forms part of the Environmental Statement.
Support was given for the preservation of the existing footpath.	Noted
One resident raised the point that the site provides a valuable green space for people which is beneficial to their physical and mental health, saving the NHS money.	The application site is allocated for development within the Local Plan.
One resident raised concerns regarding the lack of jobs in the area.	The balance between homes and jobs was considered as part of the Local Plan process.
One resident believes that the same number of houses could be accommodated if the site was laid out in straight streets. As a result,	Planning permission is not being sought at this stage for the layout of the development, and this will be addressed at the reserved matters stage.



land could be left free for agricultural purposes.	
Residents would like a continued role in the development process to ensure the development is acceptable for them and sustainable.	Residents are able to make comments on the planning application.
Some suggested that development should not go ahead.	The application site is allocated for development within the Local Plan.
Prior to development, a full archaeological excavation should be undertaken and all findings should be presented to the public.	An archaeological assessment forms part of the Environmental Statement.
The development should consist of a series of eco houses which are made of sustainable sources and include renewable energy microgeneration.	Planning permission is not being sought at this stage for the appearance of the development, and this will be addressed at the reserved matters stage.
Many residents would like regular updates on the timeframe of development so they can plan their lives accordingly.	Noted