

## 5 PLANNING POLICY CONTEXT

### 5.1 INTRODUCTION

- 5.1.1 The purpose of this chapter is to establish the planning policy framework applicable to the Proposed Development. This policy chapter should be read in conjunction with the technical Chapters of the ES which address the policies that relate specifically to each of the disciplines.
- 5.1.2 In determining the acceptability of the Proposed Development, it is necessary to consider all relevant planning policies in line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, which states *'if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'*
- 5.1.3 Accordingly, this chapter also identifies the relevant policies within the Development Plan for the area which, in this case, comprises the Coventry City Council Local Plan (adopted December 2017).
- 5.1.4 Due regard is also had for other material considerations relevant to the proposal, including; the National Planning Policy Framework (Framework), the National Planning Practice Guidance (Guidance) and Supplementary Planning Documents (SPDs).

### 5.2 THE DEVELOPMENT PLAN

#### Coventry Local Plan

- 5.2.1 The Coventry Local Plan was adopted in December 2017 and sets out the land use policies and proposals for the City Council up to 2031. Its main purpose is to set out the long-term spatial vision for how the city will grow and develop and the policies to deliver this in a sustainable manner.
- 5.2.2 The overarching vision of the Local Plan is *'A top ten City that is globally connected and locally committed'*. This seeks to promote that Coventry is open for business and growth, providing jobs and prosperity, whilst remaining committed to improving the quality of life for all the city's residents.
- 5.2.3 With regard to housing the Plan aims to provide a better quality and mix of housing within Coventry, including a range of types of housing and tenures. The policies applicable to the Proposed Development are set out below.
- 5.2.4 **Policy H2** Housing Allocations identifies the sites allocated for housing development alongside essential details that will support the principles of sustainable development. This site is part of the H2:1 Keresley Sustainable Urban Extension (SUE) allocation which is identified to deliver a total of 3,100 total dwellings. Essential site-specific requirements are identified as retail space within local centres, distributor link road, junction improvements, a 2 form entry (2FE) primary school, retention of important ecological features, a green corridor along Hall Brook, protection of Jubilee Woodland and appropriate screening to existing residential development.
- 5.2.5 **Policy DS4** General Masterplan principles sets out the general principles that should be adhered to when master planning any major development. The SUEs have specific

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Masterplan policies, for the Keresley SUE Policy DS4 (Part C) sets out the relevant requirements for the SUE as follows:

- Incorporate the recommendations of the Council's SUE Design Guidance SPD;
- Ensure that the planned local centres are located at separate ends (north and south) in accordance with Policy R1;
- Ensure the new defensible boundaries to the Green Belt are clearly supported on the western side of the site to Tamworth Road and to the north around Thompsons Lane;
- Establish a comprehensive green and blue infrastructure corridor around the Ancient Woodlands, Hounds Hill and the Hall Brook. This corridor should run north-south between the Burrow Hill Fort to the north and the Jubilee Woodland to the south-east; and
- Identify clear access points to the site and make appropriate provisions for new transport infrastructure and highway improvements to support the comprehensive delivery of the site. This should include:
  - The provision of a new Link Road in accordance with Policy H2. The Link Road should be operational to traffic prior to the full completion of all development components within the SUE;
  - The delivery of the Link Road should not be to the detriment of Pro-Logis Park; and
  - The management of the existing highway junctions at Bennetts Road, Tamworth Road, Fivefield Road, Sandpits Lane, Thompsons Lane, Long Lane and Watery Lane to ensure they continue to operate in a safe and appropriate way.

5.2.6 The Indicative Masterplan for the Site subject to this application reflects the above principles where relevant. The Masterplan includes a significant landscape buffer to the northern boundary along with the retention of the existing vegetation wherever possible in order to provide a clear, defensible boundary to the adjacent Green Belt. The Masterplan also includes significant areas of green infrastructure and open space throughout the Site along with footpath connections to the wider Green Infrastructure (GI) network. Access is proposed to be via a roundabout on Bennetts Road North and modelling data has been provided to demonstrate this is suitable to serve the Proposed Development. The Transport Assessment (TA) fully considers that impact of the Proposed Development, and that of the wider allocation, on existing junctions and proposes appropriate mitigation measures which can be secured via Section 106 or Section 278 agreements. The Link Road is located a significant distance from this site and therefore is not relevant to the Masterplanning of the subject Site, however the Proposed Development will make a contribution towards the delivery of the Link Road via a Section 106 Agreement.

5.2.7 **Policy DS1** Overall Development Needs sets out the levels of different types of development required across the plan period and identifies a minimum of 24,600 additional homes to be provided. This policy notes that Coventry's objectively assessed housing need 2011-2031 is at least 42,400 additional homes however it was not possible to deliver this within the City Council's boundaries. The shortfall is to be met through neighbouring authorities through the Duty to Cooperate. The Keresley SUE allocation is due to deliver 3,100 additional homes, the largest single

allocation in the Local Plan and will provide for a significant portion of the overall housing need.

- 5.2.8 **Policy H1** Housing Land Requirements elaborates on this and sets out that provisions will be made for a minimum of 24,600 additional dwellings between 2011 and 2031 through a stepped trajectory:
- 2011-2016: 1,020 homes per annum
  - 2017-2031: 1,300 homes per annum
- 5.2.9 The Council is now in the second phase and needs to deliver 1,300 homes per annum to maintain a continuous 5 year supply of housing land. The delivery of 500 homes at this site would make a significant contribution towards this.
- 5.2.10 **Policy DS3** Sustainable Development Policy states that the Council will take a positive approach when considering development proposals that reflects the presumption in favour of sustainable development as contained in the National Planning Policy Framework (NPPF). It continues that planning applications that accord with the policies in the Coventry Local Plan (and, where relevant, with policies in supporting plans) will be approved without delay, unless material considerations indicate otherwise.
- 5.2.11 **Policy H4** Securing a Mix of Housing sets out that the Council will require residential proposals to include a mix of market housing which contributes to a balance of house types and sizes across the city in accordance with the latest Strategic Housing Market Assessment (SHMA). As this application is in outline, the details of housing mix are not yet available.
- 5.2.12 **Policy H6** Affordable Housing states that schemes of 25 dwellings or more than 1ha will be expected to provide 25% of all dwellings as affordable housing. The tenure split depends on the area of the city the site is located in. This site is located in within an area of existing low concentration and so should make the following provision:
- 15% social/affordable rental provision
  - 10% intermediate provision
- 5.2.13 The Proposed Development will seek to deliver 25% affordable housing in accordance with the split set out above. The 10% intermediate provision will likely be delivered as shared ownership which would also fulfil the National Planning Policy Framework's requirement that 10% of new housing be available for affordable home ownership. This can be secured via a Section 106 Agreement.
- 5.2.14 **Policy H9** Residential Density sets out that residential development must make the most effective and efficient use of land whilst ensuring compatibility with the quality, character and amenity of the surrounding area. Development on greenfield sites should achieve a minimum of 30 dwellings per hectare (net). The Proposed Development delivers in the order of 37.5 dwellings per hectare (net) which is in general accordance with the minimum target density set out in this policy. This ES and supporting reports demonstrate that the site can deliver 500 dwellings ensuring it makes the most efficient use of greenfield land for development, whilst respecting the existing context.
- 5.2.15 **Policy R1** Delivering Retail Growth allocates sites to support the provision of retail floor space across Coventry. There are two allocations within the Keresley SUE; New

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Keresley Local Centre South and New Keresley Local Centre North. These should provide a local centre to include a range of small scale units providing a range of local community uses and top up provisions. The location of the local centres is not shown on the Council's Indicative Masterplan and has been subject to pre-application discussions with the Council. These discussions confirmed that this site is not required to deliver a local centre and, due to the proximity of the existing parade of local shops, it is not considered to be the best location for this to be delivered.

5.2.16 **Policy GB1** Green Belt and Local Green Space identifies land within the Green Belt and land which has been removed from the Green Belt in order to accommodate future development needs. This Site, part of the wider area referred to as Land at Keresley, has been removed from Green Belt to facilitate residential development.

5.2.17 **Policy HW1** Health Impact Assessments (HIA) requires all major developments to demonstrate that they would have an acceptable impact on health and wellbeing through either a HIA Screening Report or HIA Assessment in accordance with the relevant SPD. This site has been screened in accordance with this policy and the relevant SPD and this has concluded that a full HIA is not required. The screening forms part of the application submission, separate to this ES.

5.2.18 **Policy GE1** Green Infrastructure states that new development should make provision for green infrastructure to ensure that the development is integrated into the landscape and contributes to improvements in connectivity, public access, biodiversity, landscape conservation, design, archaeology and recreation. The Proposed Development provides a comprehensive network of on-site green infrastructure and open space, as discussed within Chapter 4, with further indicative detail set out in the accompanying Design and Access statement (DAS)..

5.2.19 **Policy GE3** Biodiversity, Geological, Landscape and Archaeological Conservation states that Proposed Development on sites not subject to statutory designations, having biodiversity or geological conservation value, will be permitted provided that they protect, enhance and/or restore habitat biodiversity. Development proposals will be expected to ensure that they:

- Lead to a new gain of biodiversity, where appropriate, by means of an approved ecological assessment of existing site features and development impacts;
- Protect or enhance biodiversity assets and secure their long-term management and maintenance;
- Avoid negative impacts on existing biodiversity; and
- Preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.

5.2.20 Where this is not possible, adequate mitigation measures must be identified. If mitigation measures are not possible on site, then compensatory measures involving biodiversity offsetting will be considered, but only in exceptional circumstances.

5.2.21 The application is supported by an Ecological Assessment which is discussed further in Chapter 8. In addition, Consideration of ecological impacts on habitats within the Warwickshire, Coventry and Solihull sub-region (within which the site is located) includes reference to the biodiversity offsetting metric 'BIA' spreadsheet tool produced by Warwickshire County Council. As such, consideration of the proposals

in regard to this tool is set out at **Appendix 8.2** in regard to both habitats and linear features.

- 5.2.22 **Policy GE4** Tree Protection states that development proposals will be positively considered provided there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development, any loss should be supported by a tree survey. Trees not to be retained as a result of the development should be replaced with new trees as part of a well-designed landscape lane and that existing trees worthy of retention are sympathetically incorporated into the overall design of the scheme. This Proposed Development has retained the existing landscaping wherever possible, particularly the hedgerows and trees which have been used to inform the development parcels. The copse associated with the pond at the centre of the Site has been retained and forms the focal feature of the on-site open space.
- 5.2.23 **Policy DE1** Ensuring High Quality Design sets out the Councils approach to urban design. It advises that all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area. Development will be expected to follow a set of key principles such as responding to physical context, considering local distinctiveness and seeking high quality design. This policy, and the proposed development's response to it, is set out in greater detail in the accompanying DAS.
- 5.2.24 **Policy HE2** Conservation and Heritage Assets seeks to sustain the historic character, sense of place, environmental quality and local distinctiveness of Coventry. It states that proposals likely to affect the significance of a heritage asset or its setting should demonstrate an understanding of such significance using currently available evidence. There are no designated heritage assets within the site. The closest designated heritage assets are the Grade II Listed Holly Farmhouse and Corley Camp scheduled monument however neither would be sensitive to the Proposed Development of the site. Heritage matters are discussed further in Chapter 9.
- 5.2.25 **Policy AC1** Accessible Transport Network states that development proposals which are expected to generate additional trips on the transport network should:
- Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes;
  - Consider the transport and accessibility needs of everyone living, working or visiting the city;
  - Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form; and
  - Actively support the provision and integration of emerging and future mobility infrastructure, including electric vehicles charging points, Car Club schemes and bicycle hire.
- 5.2.26 There are various policies to support the above including; **Policy AC2** Road Network which states that new developments should mitigate and manage traffic growth, **Policy AC3** Demand Management which requires the submission of Transport Assessments and Travel Plans, **Policy AC4** Walking and Cycling which encourages the provision of walking and cycling routes as part of new development, and **Policy AC5** Bus and Rapid Transit which states new development should have safe and convenient access to the bus network. These have all been considered in the design of the Proposed Development which seeks to encourage walking and cycling through an accessible layout with dedicated pedestrian and cycle links. This application is

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supported by a Transport Assessment (TA) and Travel Plan (TP) which, along with proposed mitigation measures, are discussed further in Chapter 12.

5.2.27 **Policy EM1** Planning for Climate Change Adaptation states that development is required to be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of the following adaptation measures:

- Using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;
- Optimising the use of multi-functional green infrastructure, including tree planting for urban cooling, local flood risk management and shading;
- Incorporating water efficiency measures;
- Minimising vulnerability to flood risk by locating development in areas of low flood risk and including SUDS;
- Seek opportunities to make space for water and develop new blue infrastructure to accommodate climate change.

5.2.28 **Policy EM2** Building Standards sets out that new development should be designed and constructed to meet the relevant Building Regulations as a minimum. As the application is in outline, the detailed designs are not available at this stage however an Energy Statement has been submitted in support of this application which confirms that the development would meet the relevant Building Regulations and sets out what adaptation measures could be delivered as part of the proposed development.

5.2.29 **Policy EM4** addressed Flood Risk Management and states that all major developments must be assessed in respect of the level of flood risk from all sources and the Flood Risk Assessment should be proportionate to the scale and nature of the Proposed Development. This application is supported by a Flood Risk Assessment (FRA) which confirms that the site is located in flood zone 1 and is therefore at the lowest flood risk. This, and other matters related to water resources, is discussed further in Chapter 11.

5.2.30 **Policy EM5** deals with Sustainable Drainage Systems (SuDS) which states that all developments should apply SuDS and should look to manage surface water run-off as close to source as possible, in accordance with the SuDS hierarchy. The policy advises that maintenance arrangements for SuDS should be agreed with the relevant managing authority. The Proposed Development includes SuDS provision in the design of the scheme, such as the use of permeable paving and trapped gullies which will be effective in preventing any polluted run-off reaching areas where infiltration could occur.

5.2.31 **Policy EM7** Air Quality states that major developments will require the submission of an Air Quality Assessment (AQA) and promote the shift to the use of sustainable low emission transport. This application is supported by an AQA which is discussed further at Chapter 14.

5.2.32 **Policy EM8** Waste Management sets out the Council's waste management strategy and that development proposals should demonstrate measures to minimise the generation of waste and promote more sustainable approaches to waste management. As the application is outline, detailed plot layouts are not available at this stage however it is considered that there is sufficient space to accommodate waste and recycling facilities on the proposed development.

5.2.33 **Policy IM1** Developer Contributions for Infrastructure sets out that developments will be expected to contribute towards provision of measures to directly mitigate its impact and make it acceptable in planning terms, and physical, social and green infrastructure to support the needs associated with the development. Heads of Terms have been submitted with this application.

### **5.3 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

5.3.1 Published in February 2019, the Framework applies to both plan-making and decision-taking. It highlights the three objectives that inform sustainable development – economic, social and environmental – that should be pursued in mutually supportive ways.

5.3.2 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. This has three inter-related objectives that are set out at paragraph 8:

- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.3.3 Paragraph 10 confirms that at the heart of the Framework is the presumption in favour of sustainable development. Paragraph 11 continues that for decision-taking this means:

- Approving development that accord with an up-to-date development plan without delay

The Coventry Local Plan is an up-to-date Local Plan. As this Chapter and the accompanying Planning Statement demonstrates, the Proposed Development is entirely in accordance with the Local Plan.

5.3.4 **Chapter 4** covers decision-making and paragraph 38 clarifies that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of an area. Decision-makers at every level should seek to approve applications for sustainable development where possible. Paragraph 47 continues that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise and that decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has

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been agreed. This application submission demonstrates that the development proposals constitute sustainable development and are in accordance with the adopted Local Plan and therefore should be approved without delay.

5.3.5 **Chapter 5** addresses delivering a sufficient supply of homes and paragraph 59 reiterates the Government's continued objective of significantly boosting the supply of homes. Paragraph 72 sets out that delivering a large number of new homes can often be best achieved through planning for larger scale development, such as significant extensions to existing villages and towns. The application proposals seek to deliver a significant portion of the allocated Keresley SUE which, as set out above, is a crucial component of the City's housing supply.

5.3.6 **Chapter 6** focuses on building a strong and competitive economy. Paragraph 81 states that planning policies should, amongst other things, seek to address potential barriers to investment such as inadequate infrastructure, services or housing, or a poor environment. The application proposals will deliver a significant amount of new housing required to support the Council's economic development aspirations. Furthermore, it is generally acknowledged that residential development has a positive effect on the local economy, both during the construction and operational phases. These benefits are set out in detail in Chapter 6.

5.3.7 **Chapter 8** is concerned with promoting healthy and safe communities. Paragraph 91 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- Enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

As discussed above, the application proposals include a significant amount of on-site green infrastructure and open space along with pedestrian and cycle links to encourage active lifestyles. This is discussed in greater detail in the accompanying Design and Access Statement.

5.3.8 **Chapter 9** considers highways matters. Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. As demonstrated through the accompanying Transport Assessment the Proposed Development would not have an unacceptable impact on highway safety or cause a severe impact on the road network. This Assessment includes a cumulative assessment of the Proposed Development in the context of the wider allocation. It is therefore clear that the application proposals should not be refused on highways grounds.

- 5.3.9 **Chapter 11** is concerned with making effective use of land in meeting the need for homes and other uses. Paragraph 122 sets out that planning policies and decisions should support development that makes efficient use of land, taking into account:
- The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
  - Local market conditions and viability;
  - The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
  - The desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
  - The importance of securing well-designed, attractive and healthy places.
- 5.3.10 Paragraph 123 notes that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. The Proposed Development will deliver a density of 37.5 dwellings per hectare which is in general accordance with the Council’s target of 30 dwellings per hectare minimum. It is considered that the Proposed Development achieves the appropriate balance between making efficient use of greenfield land for development and responding to the local character of the area. This is set out in greater details in the accompanying Design and Access Statement.
- 5.3.11 **Chapter 12** addresses design and sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. Paragraph 127 sets out that planning policies and decisions should ensure that developments:
- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
  - Create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users, and where crime and disorder, or the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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- 5.3.12 **Chapter 14** addresses meeting the challenge of climate change, flooding and coastal erosion. Paragraph 148 states that the planning system should support the transition to a low carbon future, taking full account of flood risk and coastal change. In terms of flooding, paragraph 155 states that inappropriate development in areas at risk of flooding should be avoided by directing it away from areas at highest risk. As discussed above, the application is accompanied by a FRA which confirms the site is in Flood Zone 1, the lowest risk of flooding.
- 5.3.13 **Chapter 15** sets out the planning policies and decisions should contribute to and enhance the natural environment. Paragraph 175 states that when determining planning applications, local authorities should apply the following principles:
- If significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated or, as a last resort, compensated for, then planning permission should be refused.
  - Development on land within or outside of a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSIs;
  - Development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
  - Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 5.3.14 Chapter 8 of the ES addresses ecological issues in more detail. Ecological mitigation measures have been 'designed-in' wherever possible, including the retention of existing vegetation and pond and habitat creation within areas of GI and open space.
- 5.3.1 **Chapter 16** addresses the historic environment. Paragraph 189 sets out that in determining applications local planning authorities should require applicants to describe the significance of any heritage assets affected with the level of required detail being proportionate to the importance of the assets. The paragraph continues that where a development site includes, or has the potential to include, heritage assets with archaeological interest a desk based assessment and, where necessary, a field evaluation is required. Local Planning Authorities should identify and assess the particular significance of any heritage assets that may be affected by a proposal and take this into account when considering the impact upon it. Where development would lead to substantial harm or total loss of significance of a designated heritage asset then consent should be refused unless the harm or loss achieves substantial public benefits that outweigh harm or loss. The effect on significance of a non-designated asset should also be taken into account and a balanced judgement made. Further detail on heritage matters is provided in Chapter 9 of the ES.

## 5.4 PLANNING PRACTICE GUIDANCE

- 5.4.1 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance (PPG), which is an online resource that

seeks to provide more detail on how the policies in the Framework should be applied. This replaces a number of older guidance notes and complements the Framework. There are some sections of the PPG which are of relevance to the Proposed Development, these are properly taken into account in the relevant chapters of this ES, or in other documents accompanying the application submission.

- 5.4.2 The most relevant sections are in relation to flood risk, surface water run-off, sustainable drainage systems and biodiversity and green infrastructure.

## **5.5 OTHER MATERIAL CONSIDERATIONS**

### **SUE Urban Design Guidance SPD (Draft, February 2019)**

- 5.5.1 This document has not been adopted by the Council at time of writing and remains in draft form. The document expands on the Masterplan policy set out in the Local Plan and provides best practice examples and technical guidance to support the delivery of high quality developments primarily within the planned urban extensions at Eastern Green and Keresley.

- 5.5.2 The document includes sections on the Arden building characteristics, housing design, street hierarchy, parking, public realm and landscaping. Further details regarding this is set out in the accompanying Design and Access Statement.

- 5.5.3 Appendix 1 of this SPD deals specifically with the Keresley SUE. This sets out the site-specific requirements of the allocation policy and the Masterplan policy. It also includes an Indicative Masterplan drawn up by the Council showing how they envisage the Keresley SUE being developed and has informed the production of the Indicative Concept Masterplan and Parameters Plans forming part of this planning application. Most importantly, the Council Masterplan identifies Land North of Thompsons Farm for residential development confirming the Council consider the site suitable for residential development.

### **Health Impact Assessments SPD (Adopted January 2019)**

- 5.5.4 This document provides guidance on how to assess the impact of the Proposed Development on health and wellbeing. This includes a screening process to determine if a full HIA is required to support an application. This application is supported by a Screening Assessment which demonstrates that a full HIA is not required.

### **Coventry Connected SPD (Adopted January 2019)**

- 5.5.5 This document provides guidance on how to model and assess the impacts of development on the local highway network and how to maximise the benefits of public transport. It provides additional information to support the policies of the Local Plan and guidance on how the Council's key objectives can be delivered. This document has informed the production of the accompanying Transport Assessment.

### **Air Quality SPD (Draft January 2019)**

- 5.5.6 This document aims to simplify the consideration of air quality impacts associated with development schemes and focus on incorporation of mitigation at design stage, countering the cumulative impacts of aggregated developments, providing clarity to developers and defining of sustainability in air quality terms. The document also sets out the types of development that require further air quality assessment work and what mitigation should be considered. This document has been considered further as part of the Air Quality Assessment included within Chapter 14 of the ES.

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**5.6 SUMMARY**

This chapter of the ES serves to provide the planning policy framework for the subsequent chapters of the ES that address individual topics. This Chapter, explored in more detail in the Planning Statement, established that the Proposed Development constitutes sustainable development and is in accordance with the adopted Local Plan.