



# Consultation on Planning Application

**From Development Management**

**Date: 07/03/2019**

**Reference: OUT/2019/0484**

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

**Proposal: Outline permission for the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.**

**At: Land at Thompsons Farm Thompsons Road Coventry CV7 8JW**

The application will be available to view online by holding down the control key and **clicking here** to view.

Or paste the link below into your internet browser

<http://planning.coventry.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=801230>

In line with established practice you are requested to respond with your comments, using the pro forma below, within 14 days of the date of this notice.

Any comments proposing pre-commencement conditions must be received within 14 days in order to allow for sufficient time to give notice to the applicant in accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

**Please email complete pro forma response to [planning@coventry.gov.uk](mailto:planning@coventry.gov.uk)**

**IN CASE THE MEMBER OF STAFF IS OUT OF THE OFFICE. THANK YOU**

*The Personal Data being provided to you via this link is being disclosed to enable you to fulfil your role as a member of the Council. Please remember that Personal Data should only be used in accordance with the requirements of the Data Protection Act 1998 and related regulations.*

If you require any further information please contact the case officer:

**Nigel Smith**

**Tel: 024 7683 1246**

**Email: [nigel.smith@Coventry.gov.uk](mailto:nigel.smith@Coventry.gov.uk)**

<b>Date: 11<sup>th</sup> March 2019</b>
<b>Comments from: Housing &amp; Policy Services</b>
<b>Re: OUT/2019/0484</b>

No Comments	
No Objection	X
No Objection Subject to Conditions	
Objection	
Further information Requested	

<b>Comments</b>
<p>The Local Plan adopted in December 2017 requires that all sites in excess of one hectare or 25 units should provide 25% affordable housing. Therefore, as the application is for a scheme that will exceed the threshold, 25% affordable housing will be required. On a scheme of 500 units this means that 125 units should be affordable.</p> <p>As the site is in an area which currently has a low concentration of social housing the units should be delivered as 15% Social Rented Housing and 10% Intermediate Tenure. The units should be a good mix of housing types to reflect the needs of the area, which are mainly for family housing.</p>
<b>Further information (if any)</b>
<b>Amendments Recommended (if any)</b>
<b>Conditions Recommended (if any)</b>
<b>Manager sign off</b>
MA
Please email response to <a href="mailto:planning@coventry.gov.uk">planning@coventry.gov.uk</a>