



# 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**

<b>Date: 22/03/2019</b>
<b>Comments from: Planning Policy</b>
<b>Re: OUT/2019/0484</b>

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

Comments
<p>Having reviewed the application, I make the following comments.</p> <p>The site forms part of a Keresley SUE as allocated in the Coventry Local Plan 2016. Therefore, the principle of residential development on this site has been established through the Local Plan process. The proposal should accord with the criteria set out in Policy DS4 (Part A) – General Masterplan principles and Policy DS4 (Part C) – Keresley SUE Specific Masterplan Principles.</p> <p>Policies H2: Housing Allocations, H3: Provision of New Housing, H4: Securing a Mix of Housing, H6: Affordable Housing and H9: Residential Density are established through the Local Plan process and should be of significant consideration in this proposal.</p> <p>I would like to highlight the importance of policies EM2 and EM6 of the Local Plan to ensure that at the later, design stage, the properties are built to ensure high quality building standards and maximises the opportunity to incorporate renewable energy generation/provision with long(er) term sustainability of the site in mind.</p> <p>It is important that the ecological and arboricultural aspects of the site are considered as per policies GE3 and GE4 of the Local Plan. I note that there are also a number of trees on the site and the proposal should look to retain as many as possible as per policy GE4 of the Local Plan. I recommend seeking the comments of the Ecology Officer and Tree Preservation Officer for advice.</p> <p>Given Thompsons Lane forms the Southern boundary of the site, it is essential that this Medieval lane be given relevant consideration in relation to its connectivity to the development, in keeping with its status as a lane.</p> <p>Other policies that I consider relevant in this case and that should be given due consideration are:</p> <p>Policy R1 – Delivering Retail Growth  Policy GB1: Green Belt and Local Green Space  Policy GE1 Green Infrastructure  Policy GE2: Green Space  Policy DE1 Ensuring High Quality Design  Policy HE2: Conservation and Heritage Assets  Policy AC1: Accessible Transport Network  Policy AC2: Road Network  Policy AC3: Demand Management  Policy AC4: Walking and Cycling  Policy AC5: Bus and Rapid Transit  Policy EM1: Planning for Climate Change Adaptation  Policy EM3 Renewable Energy Generation  Policy EM4 Flood Risk Management  Policy EM5 Sustainable Drainage Systems (SuDS)  Policy EM7 Air Quality  Policy EM8 Waste Management  Policy IM1: Developer Contributions for Infrastructure</p>

Further information (if any)

Amendments Recommended (if any)

Conditions Recommended (if any)

Manager sign off

RH

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