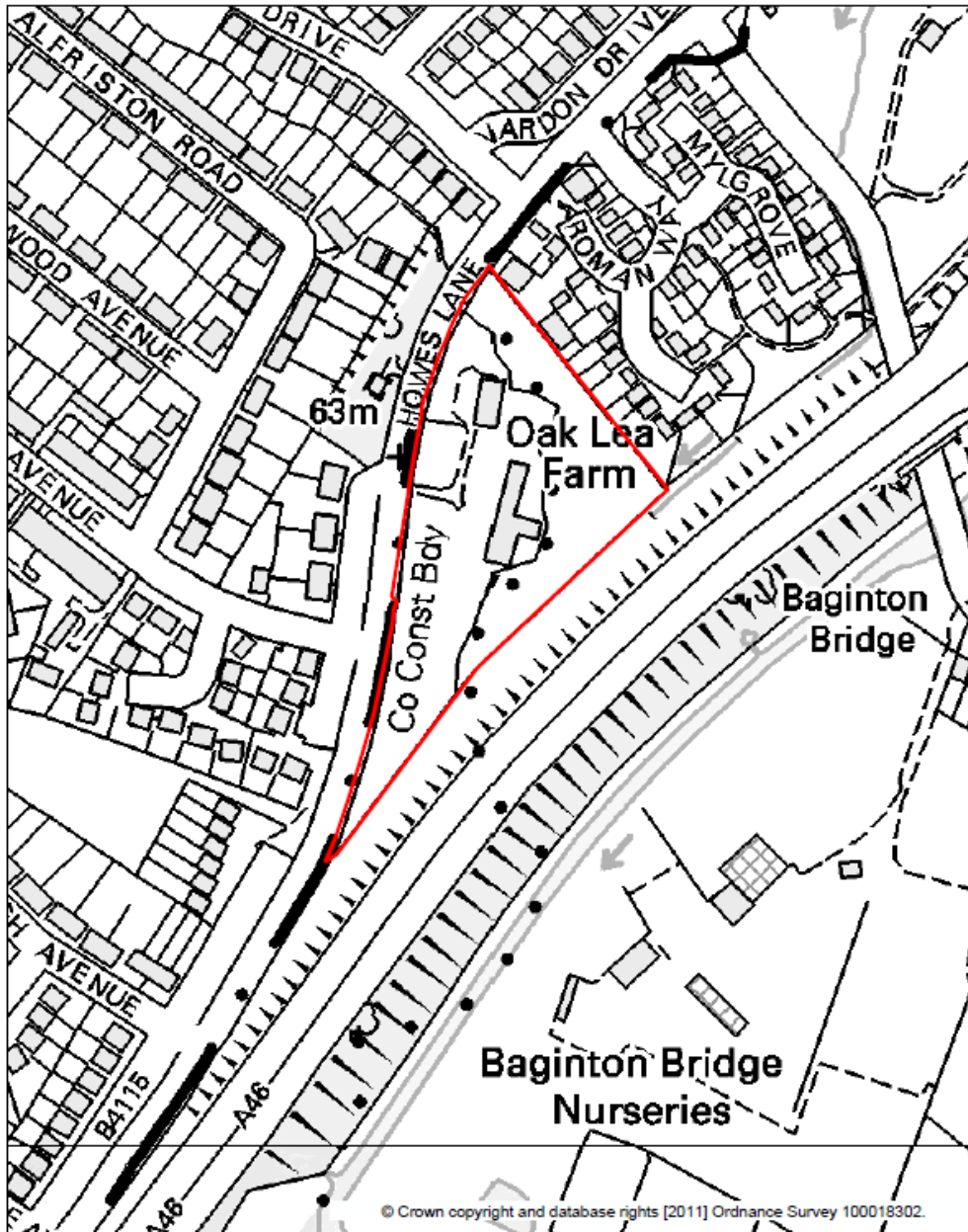


Part 3
Edge of Coventry

Site Ref	H08	Site Name	Oaklea Farm
Site Size (Hectares)	1.75	Settlement	Coventry
Source	SHLAA 2008	Land Type	Greenfield
SHLAA Ref	C04		
Status	Proposed for allocation.		

Suitability for Housing	
Location	Edge of Coventry urban area
Policy Restrictions	Green Belt
Physical Constraints	Steep slope rising to east Configuration of site Large number of significant trees on site
Potential Impacts	Within an area of medium landscape value.
Environmental Conditions	Noise and air pollution from A46.
Overall Suitability	Potentially suitable, subject to alteration of the Green Belt boundary, the protection of important trees and a significant buffer along the boundary with the A46. It is estimated therefore that only approximately 50% of site may therefore be suitable.
Availability	
Available, the owners have expressed a willingness to release the site for development	
Achievability	
Potentially achievable, although viability may be marginal at lower numbers of units given existing use of the land	
Housing Capacity	
Potential Capacity	20 dwellings
Timeframe	2016/19 20 2019/24 0 2024/29



WARWICK DISTRICT COUNCIL

C04 Land at Oak Lea, Howes Lane, Coventry.

LOCATION PLAN

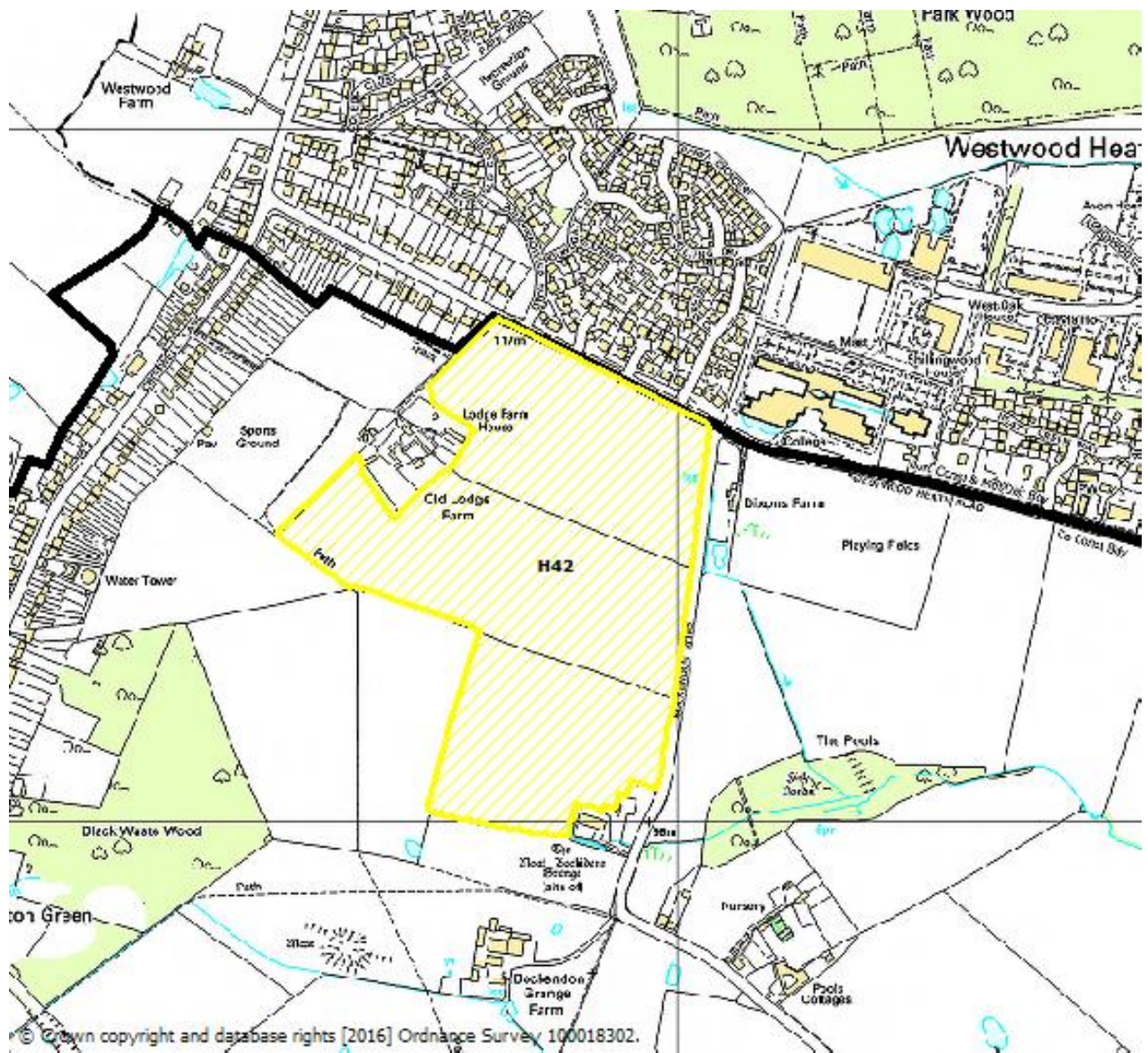
Scale: 1:2500 Drawn By: CP Date: 24 October 2011 Grid Reference: 433692 E, 275281 N North: ↑

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

H08 Summary of Issues Raised By Representors	
Support	<ul style="list-style-type: none"> Coventry City Council support proposal subject to ongoing cooperation about impact on Coventry's resources and infrastructure

Site Ref	H42	Site Name	Westwood Heath Road (east of Bockendon Road)
Site Size (Hectares)	30ha	Settlement	Coventry to north
Source	SHLAA15	Land Type	Green field, agricultural
Adjacent/ Overlapping Site	DSNEW2 – safeguarded land		
Status	Pre-application discussions		

Suitability for Housing						
Location	Adjacent to city of Coventry, University of Warwick					
Policy Restrictions	Green belt					
Physical Constraints	Public footpaths through site Road network in area close to capacity Pipeline					
Potential Impacts	Extending development beyond a definable boundary into an area of high landscape value with no strong recognisable boundary to south. Recent Landscape Review (2015 / 16) - opportunities for development allocation in this land parcel without substantial adverse impacts to the wider landscape setting or Green Belt function. Bockendon Grange Pond & Black Waste Wood are potential SINCS Loss of Grade 2 Agricultural Land					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable subject to site capacity being capped at 425 dwellings until such time as adequate road infrastructure was in place. Any development would be subject to satisfactory measures to mitigate against impact on area of high landscape value					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Potential Capacity	425					
Timeframe (in terms of practicality only)	2014/19	25	2019/24	400	2024/29	0



H42 Summary of issues raised by representors

Green Belt

- Use of GB is wrong
- Development contradicts safeguarding of GB

Need for the site

- Not suitable for further development
- No justification for allocation
- Rushed response to inspector's comments / concerns
- No evaluation of building houses here
- Lack of co-ordination / consideration of adjacent development / proximity to university
- Lack of consultation
- Lack of up-to-date evidence for site selection / SA
- Brownfield sites are available

Transport and Access

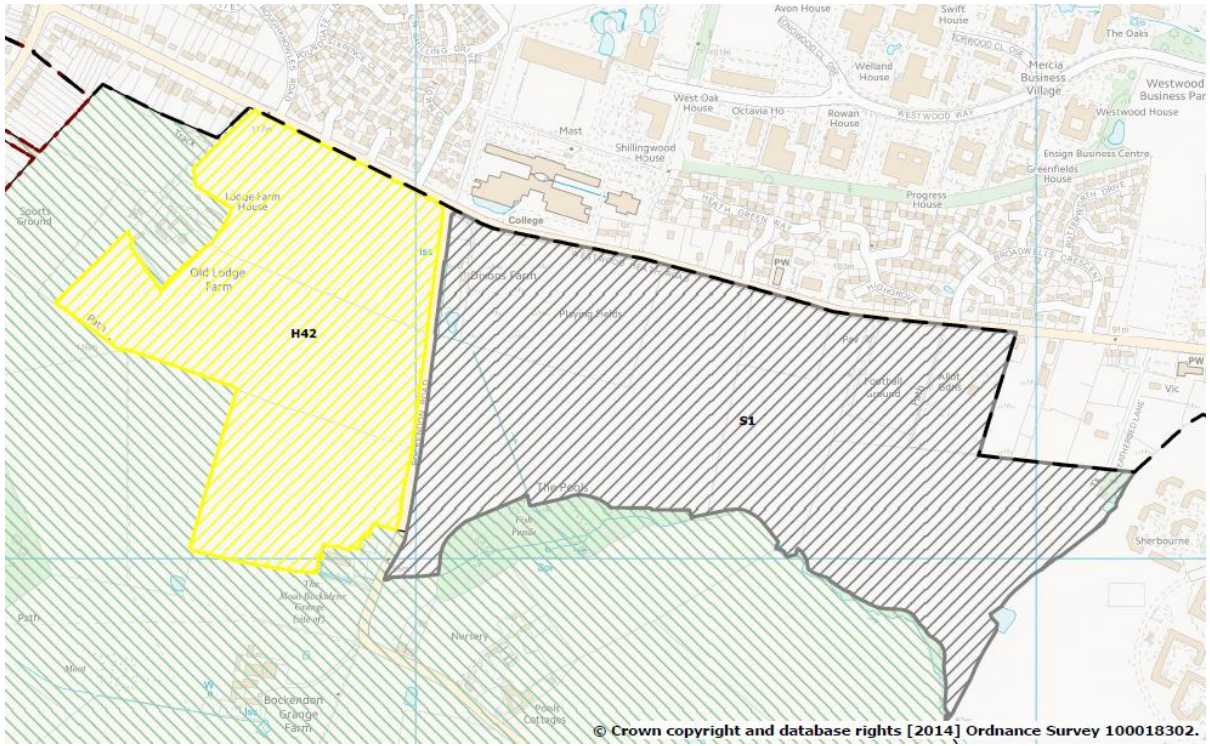
- Inadequate infrastructure – roads unable to cope
- Coventry will have to provide infrastructure
- HS2 Construction traffic impact – work on housing shouldn't start until HS2 completed
- Need link road before housing constructed
- Lack of local infrastructure – roads, public transport, parking provision at Tile Hill
- Level of housing inconsistent with road infrastructure
- Poor accessibility of site
- Exacerbate congestion
- Road improvements needed to cope with additional traffic

Environmental and other constraints

- Needs staged programme of intervention and mitigation relating to historic environment
- Adverse impact on local area / environment etc.
- Moderate adverse impact on historic remains – need to include reference to mitigation in plan
- Loss of farmland
- Loss of open space
- Constraints – pipelines
- Increased risk of flooding
- Increased air pollution
- Adverse impact on wildlife and habitats, including protected species

Site Ref	S1	Site Name	land at Westwood Heath (safeguarded)
Site Size (Hectares)	44ha	Settlement	Coventry
Source	SHLAA15	Land Type	greenfield
Adjacent/ Overlapping Site	H42		
Status	Proposed for safeguarding for consideration post-2029 (Policy DSNEW2)		

Suitability for Housing						
Location	South of Coventry					
Policy Restrictions	Green belt					
Physical Constraints	Site bounded to south by brook Pipeline crosses western part of site					
Potential Impacts	Loss of Grade 2 and 3 agricultural land Impact on area of medium landscape value					
Environmental Conditions						
Overall Suitability	Suitable, subject to Green Belt amendment and significant buffer to protect ecology, accommodate various infrastructure requirements and easements and the provision of sufficient strategic infrastructure. Development would be subject to early partial plan review after adoption.					
Availability						
Available for mixed use development						
Achievability						
Subject to appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Potential Capacity	Indicative at 35dph and 50% land take = 770					
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	NB/ site subject to proposed early partial review of the local plan five years post-adoption

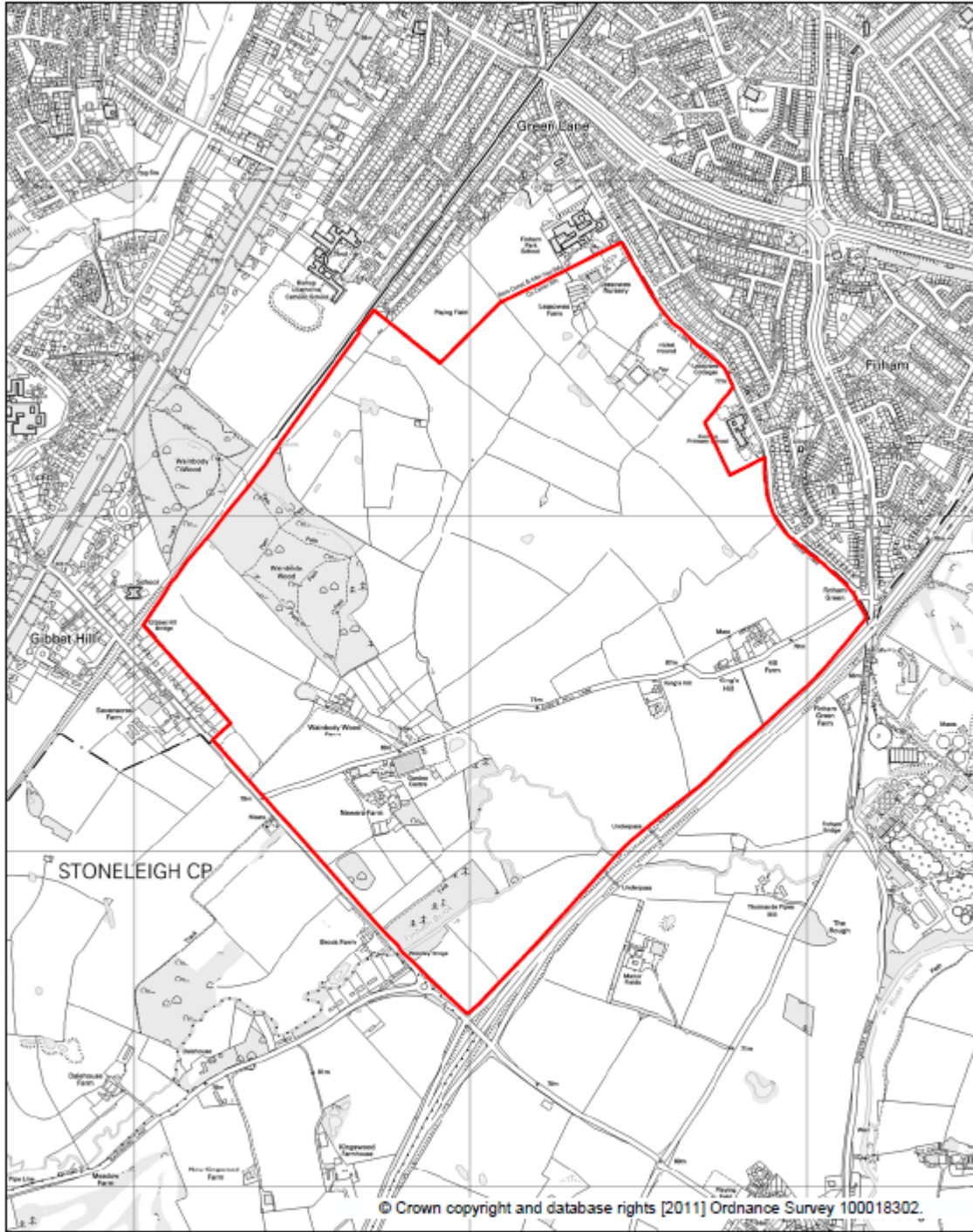


Policy DSNEW2 Summary of issues raised by representors

- Safeguarded land S1 should be allocated for residential development and combined with site H42 (via Policy DS11) to form a single housing allocation of up to 1,500 dwellings, with at least 425 dwellings to be delivered within the plan period - restriction on dwelling delivery in advance of the required highway interventions being delivered.
- S1 could deliver circa 900 dwellings, with further development capacity on land to the south.
- STA failed to consider scenarios comprising a more equitable distribution of housing between Westwood Heath and Kings Hill.

Site Ref	H43	Site Name	King's Hill Lane
Site Size (Hectares)	269	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site	C06 – previous SHLAA submission on very similar site		
Status	Pre-application discussions		

Suitability for Housing						
Location	Adjacent to Coventry urban area					
Policy Restrictions	Green Belt Protecting sport and recreation facilities					
Physical Constraints	Flood Risk Zones 2, 3A & 3B runs EW through south of site, south & east of Newera Farm. Brook runs NS through site Topography – undulating site					
Potential Impacts	Impact on area of medium and high landscape value. Scheduled Ancient Monument at Hill Farm Wainbody Wood is an Ancient Woodland Regionally Important Geological Site to south of Kings Hill Lane					
Environmental Conditions	Noise from A46 and railway line					
Overall Suitability	Potentially suitable, subject to amendment to Green Belt boundary and only in part as a number of physical and environmental constraints exist on site which will require protection and a suitable buffer.					
Availability						
Consortium of landowners willing to bring forward site for development Site is available for development across the plan period						
Achievability						
Assuming Plan adoption 2016 and Planning Permission in 2017/18 the site could be delivering houses from 2020 onwards. Assuming delivery of up to 200-250 dwellings per annum the site could take 15-20 years to deliver						
Housing Capacity						
Potential Capacity	4000 dwellings (1800 within plan period)					
Timeframe (in terms of practicality only)	2014/19	✓	2019/24	✓	2024/29	✓



C06 King's Hill Road, Gibbet Hill, Green Lane

LOCATION PLAN

Scale:
1:15000

Drawn By:
CP

Date:
27 October 2011

Grid Reference:
432062 E, 274699 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

H43 Summary of Issues Raised By Representors

Support allocation

Green Belt

- Negative impact on Green belt
- Loss of open space / GB
- Coventry GB could be developed with less impact

Need for the site

- More appropriate sites elsewhere in sub-region
- Housing numbers unjustified – too high
- Additional housing will impact on Finham
- No critical assessment of Coventry's actual need
- Numbers not approved in Coventry's local plan
- MoU circumvents democratic process
- No details of property type / size / density to be provided
- Reduce proposed density

The Modifications – consultation and Duty to Cooperate

- Lack of consultation with residents, parish councils
- Fails duty to co-operate – WDC and CCC have rushed proposals through avoiding public involvement
- Poorly considered response to inspector's concerns
- Possibility of boundary changes to encompass site / area within Coventry

Transport and Access

- Investment in local road network / highways infrastructure would be required
- Increase in local traffic unsustainable – further congestion
- Poor accessibility

Infrastructure

- Lack of local facilities, services, social infrastructure
- Additional police infrastructure would be required
- Flood risk
- Adverse impact on local water supply (ground source / borehole)
- SA based on out-of-date data – takes no account of recent flooding in Kenilworth
- Pipelines – constraint

Environmental and other constraints

- List woods as protected habitats
- Adverse impact on historic remains – need to mitigate
- Adverse impact on Alvis Sports Club – remove from allocation or specifically retain and improve
- Loss of agricultural land
- Adverse impact on wildlife / habitats / ecology
- Adverse impact on rural character of area

Suggested alternatives

- Shift focus to Westwood Heath
- Allocate additional land at Finham Treatment Works for employment (omission)
- No negative difference in SA appraisal of Cryfield and KH – should allocate Cryfield

Omission Site

Site Ref	C27 / C28	Site Name	Cryfield Grange / south of Gibbets Hill
Reference number (JDI ID)	68377 Mods	Proposed by	Cryfield Land (Kenilworth) Ltd
Site Size (Hectares)	20.5ha total	Settlement	Coventry
Source	SHLAA15	Land Type	agricultural

Suitability for Housing	
Location	Adjacent to Coventry urban area
Policy Restrictions	Green belt
Physical Constraints	Grade 3, some Grade 2 agricultural land Stream to western boundary Area susceptible to ground water flooding Fluvial Zone 3a, 3b flood zone along western boundary
Potential Impacts	Adjacent to university, university playing fields, residential and agricultural land Landscape Review (2015 / 6) looked at Cryfield Grange area including this site - opportunities for development allocation in this land parcel without substantial adverse impacts to the wider landscape setting or Green Belt function
Environmental Conditions	Tocil Wood ancient woodland on opposite side of Gibbet Hill Road (C28)
Overall Suitability	Potentially suitable, subject to Green Belt amendment
Any other comments	
Availability	
Available for residential development	
Achievability	
Achievable subject to appropriate improvements / contributions being made towards infrastructure and services.	
Potential Capacity	Not assessed. Potentially around 350 dwellings

Cryfield Grange Map Here

Omission Site

Site Ref	-	Site Name	Finham STW
Reference number (JDI ID)	69027 Modifications	Proposed by	Severn Trent
Site Size (Hectares)	2.8ha	Settlement	Coventry
Source		Land Type	Previously developed – disused office and laboratory

Suitability for Housing	
Location	North of sewage works, south of Coventry
Policy Restrictions	Green belt
Physical Constraints	Adjacent to A46 Site currently part of Finham sewage treatment works
Potential Impacts	Identified in Joint Green belt study as low-performing parcel
Environmental Conditions	Odours Noise from A46
Overall Suitability	May be suitable for employment activity provided sufficient mitigation can be undertaken
Any other comments	Proposed for employment development in conjunction with Kings Hill
Availability	
Site being promoted by landowner	
Achievability	
Potential Capacity	Proposed for employment land

Finham STW map here

Omission Site

Site Ref	-	Site Name	The Moat, Bockenden Grange
Reference number (JDI ID)	69397 Modifications	Proposed by	Mr D Squires
Site Size (Hectares)	Approx. 0.7ha	Settlement	Coventry
Source	Mods16	Land Type	residential

Suitability for Housing	
Location	South of Coventry
Policy Restrictions	Green belt
Physical Constraints	No obvious constraints
Potential Impacts	Intensification of development in green belt – impact on openness
Environmental Conditions	Satisfactory
Overall Suitability	Suitable for development
Any other comments	Small site, could represent rounding off of larger site and more logical green belt boundary
Availability	
Proposed for removal from green belt	
Achievability	
Potential Capacity	Not assessed

The Moat South of Coventry Map Here

Omission Site

Site Ref	C10	Site Name	Land South of Coventry at Baginton
Reference number (JDI ID)	66194	Proposed by	RPS on behalf of LENCO Investments
Site Size (Hectares)	62.3	Settlement	Baginton
Source	SHLAA08	Land Type	Greenfield

Suitability for Housing	
Location	Adjacent to village to the immediate south of Coventry
Policy Restrictions	Green Belt
Physical Constraints	Flood Zones 2, 3A & 3B to west Topography, steep slopes to west Public footpath along western perimeter Airport safeguarding constraints Potential Minerals Site
Potential Impacts	Scheduled Ancient Monument to North West Conservation Area to the north Potential SINCR River Sowe to South West Extending finger of development into open countryside away from urban area within an area of largely high landscape value (Landscape Assessment Nov 13).
Environmental Conditions	Noise from Stoneleigh Road & Coventry Road above acceptable levels. Odour from sewage works Close to former filled quarry where elevated levels of landfill gas have been determined Within flight path of Coventry Airport
Overall Suitability	Potentially suitable in small part to north eastern part of site but subject to overcoming numerous constraints re: noise, odour and contamination.
Availability	
The owner confirms that the site is entirely available in one ownership without any covenant constraint.	
Achievability	
Potentially achievable in small part (1.8 has) with high quality landscape and design. Development of rest of site uncertain due to numerous constraints. Site promoter has presented further information on overcoming constraints but further work is required to demonstrate fully that all the constraints can be overcome satisfactorily	
Housing Capacity	
Potential Capacity	Not assessed

South of Baginton Map Here