

Part B - Commenting on the Preferred Options

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of

Which document are you responding to?

e.g. Preferred Options (Booklet) Preferred Options (Full Version)

Preferred Options full version

Which part of the document are you responding to?

Preferred Option Box (e.g. PO1)

PO4

Paragraph number / Heading / Subheading (if relevant)

Distribution of Sites for Housing Omission Site

Map (e.g. Preferred Development Sites – Whole District)

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What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

Please see attached

For Official Use Only

Ref:

Rep. Ref.

Summary

We object to the failure to allocate land at Oak Lea, Howes Lane, Coventry, for residential development, as shown on attached drawing. The land should be allocated for the development of up to 30 dwellings in Phase 1 and included on Map 3 as a Preferred Option. The Green Belt boundary should be amended accordingly.

The owner of the land, Mrs Brown, spoke with Sally Jones on 5 July 2012 at one of the exhibitions who asked her to submit a detailed representation promoting the site for development. This followed a conversation between Ms Jones and Stansgate Planning in June 2012 when the same request was made. During that conversation Ms Jones indicated this site was a one-off on the edge of Coventry that was suitable for development, stating it appeared merely to have been forgotten about when drafting the Plan (the focus being on larger sites).

Discussion

It has been concluded in response to other parts of the Preferred Options that it is appropriate to allocate land on the edge of Coventry for residential development. We have also commented that the overall housing requirement is too low and that additional land should be allocated. The following assesses the suitability of the land outlined in red on the attached plan for residential development at the current time.

For the most part the edge of Warwick District runs along the built up boundary of Coventry. The exception to this is on the edge of Finham where the District boundary cuts through one of the residential suburbs of Coventry. It runs along Howes Lane leaving a small area of land between the A46 dual carriageway and the District boundary. This parcel of land contains allotments, a 1970's residential development (Roman Way) and the land in question.

The roughly triangular parcel of land comprises a substantial two storey house with agricultural style outbuildings set in grounds of about 1.75ha that also include a paddock. The eastern boundary is marked by a screen of mature trees beyond which the land rises steeply to an elevated section of the A46. The western highway boundary is formed by various hedges and trees. To the north is the residential development at Roman Way. The site is well screened from the wider area and is too small for active agricultural use.

The site is sustainably located. It is approximately 3km from the centre of Coventry but is less than 250m from the local shopping centre on Brentwood Avenue. An area of public open space is a similar distance away, and there are many local footpaths of recreational value. The Finham Primary School is 700m as the crow flies and approximately 1km by road on Green Lane. Finham Park Secondary School is a little further away also on Green Lane. The closest community facilities are the allotments to the north, and The Old Mill hotel and restaurant situated on the edge of Baginton some 800m away on the other side of the A46 but accessible via a road which runs under the dual carriageway. These services and facilities are all accessible on foot or by bicycle. A wide range of employment opportunities are available within and adjacent to Coventry. These and other services and facilities can be accessed by bus. There is a bus stop just to the north of the site on Howes Lane and a further stop at the shops on Brentwood Avenue. Both stops are on circular routes providing access into the City Centre.

Representations seeking the allocation of this land for development have been made in the past and rejected because the site lies within the Green Belt and, at the times the representations have been made, Green Belt releases were not considered necessary. Circumstances are now different. Green Belt releases are now required to meet the housing target set by the District Council and indeed more will be required if the housing numbers were to be increased in line with our representations. We strongly support the recognition

that land within the Green Belt should be released in order to spread development around the District and not focus it all in one area to the south of Warwick (outside the Green Belt).

The site is assessed in the SHLAA under reference CO4 which concludes that it is potentially suitable subject to an alteration to the Green Belt and the protection of the trees along the boundary with the A46 (for visual and noise purposes).

Map 2 of the Preferred Options identifies the site as a potentially suitable urban/edge of urban site.

Its Green Belt function was assessed by the Inspector during the previous Local Plan Inquiry. This concluded that the site fulfilled two of the five Green Belt purposes:

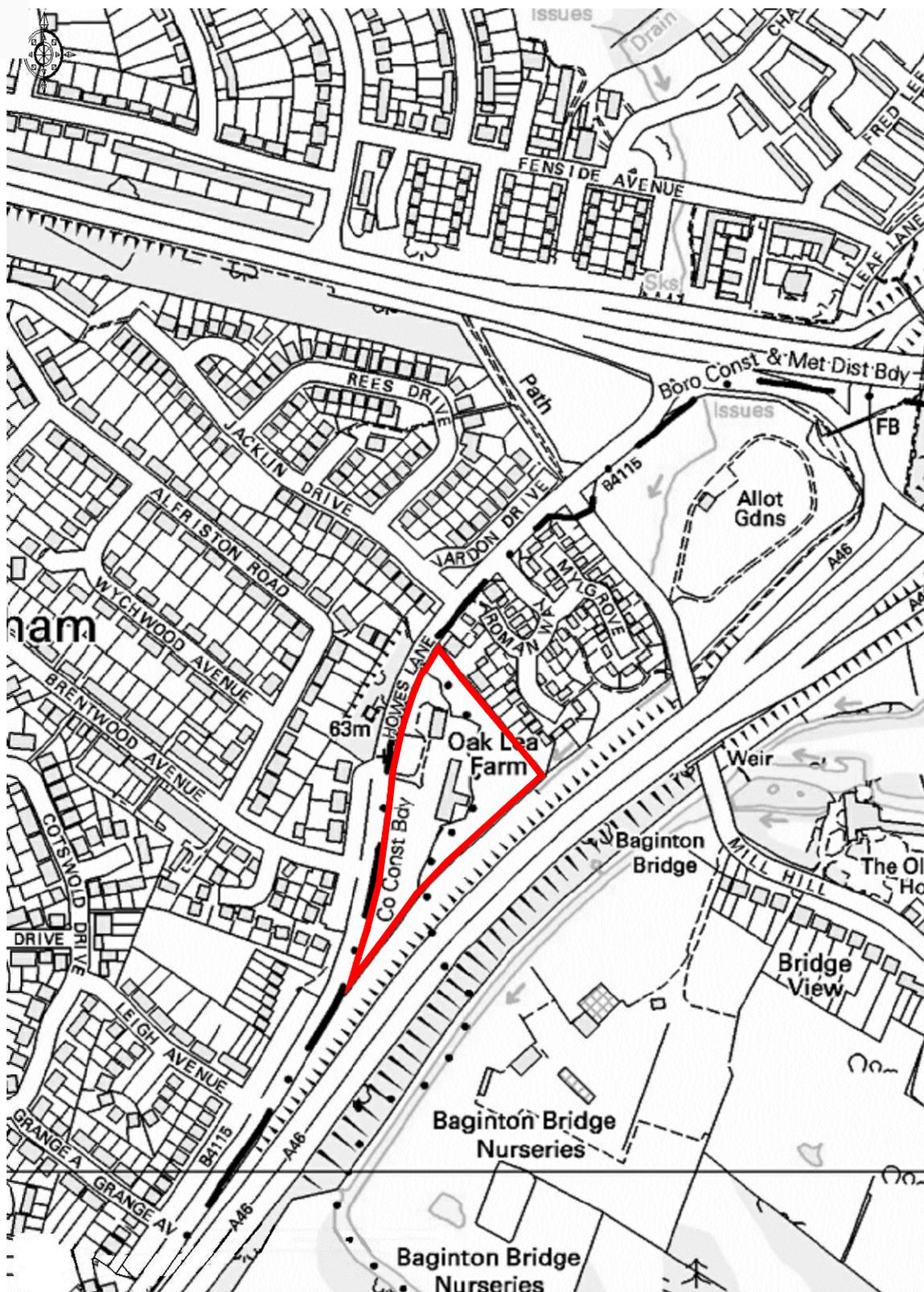
- It assisted in safeguarding the countryside from encroachment; and
- It assisted in urban regeneration by encouraging the recycling of derelict and other urban land.

The inquiry was held in 2006 and planning policy and indeed matters of the ground have since moved forward. At the time of the previous appraisal there was no need for development on Green Belt land; and there was a large quantity of previously developed land within the District. Now much of the derelict and other land has been developed. The Council acknowledges that substantial amounts of development on green field land is now required and that some of that must be Green Belt land to provide a balance of sustainable development around the District, with the least level of harm to the visual amenity of the area. They cannot protect all countryside from encroachment. But they can protect the more important parts of it. This site is not important when compared to others. Indeed the SHLAA assessment states it is only of medium landscape value.

In the light of this the protection of the site will no longer assist in urban regeneration as greenfield land must now be allocated for development. Moreover its development will have very little impact on the countryside. The land already has development on all three sides, housing to the north and west and an elevated section of the A46 to the east. Development will be largely screened from the wider area and where it is visible it will be seen against the backdrop of existing development. The main area of countryside will not be encroached, that being land to the east of the A46 and to the south of this site.

It is concluded, for the above reasons, that the land is suitable for development. The owner is actively promoting its development through planning consultants. It is therefore available for development. The owner has received several approaches from local and regional house builders interested acquiring the site for development. It is therefore thought to be viable and deliverable. The site should be allocated for development.

Enc Warwick DC drawing C04



Drawing Location Plan
 Project Land at Oak Lea
 Howes Lane
 Coventry

Drawing No 2286-100
 Client Mrs Brown
 Scale 1:5000 @ A4
 Date July 2012


stansgate
PLANNING
 9 The Courtyard, Timothy's Bridge Road
 Stratford upon Avon CV37 9NP
 Tel: 01789 414097
 Fax 01789 414608
 E-mail: mail@stansgate.co.uk