

# Keresley Sustainable Urban Extension (SUE) Housing Developer Community Meeting

Saturday 25<sup>th</sup> June 2022

10:15-12:00

Hare & Hounds, Watery Lane, Coventry

**KERESLEY**



**PARISH COUNCIL**

# Speakers

- ▶ Coventry City Council
- ▶ LSP Developments
- ▶ Taylor Wimpey
- ▶ Bellway
- ▶ Richborough Estates
- ▶ David Wilson Homes (Apologies sent - Transcript read by Keresley Parish Council Councillor)
- ▶ Lioncourt Strategic

## Planning Policy

Write the Local Plans  
and allocate sites

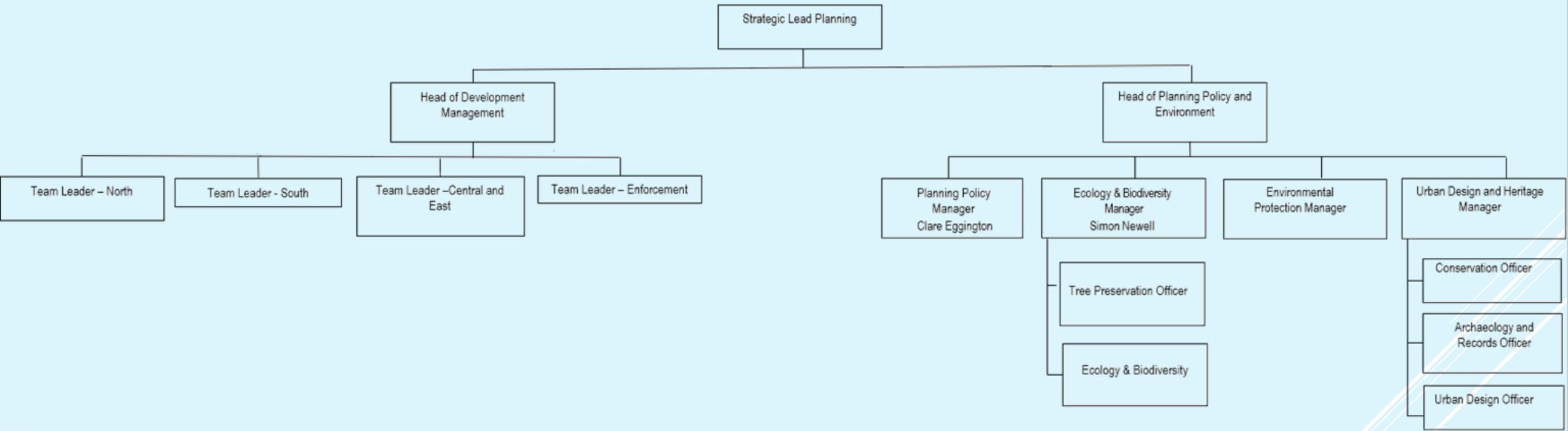
## Development Management

Determine planning applications



## Planning Enforcement

Investigates potential breaches of  
planning control



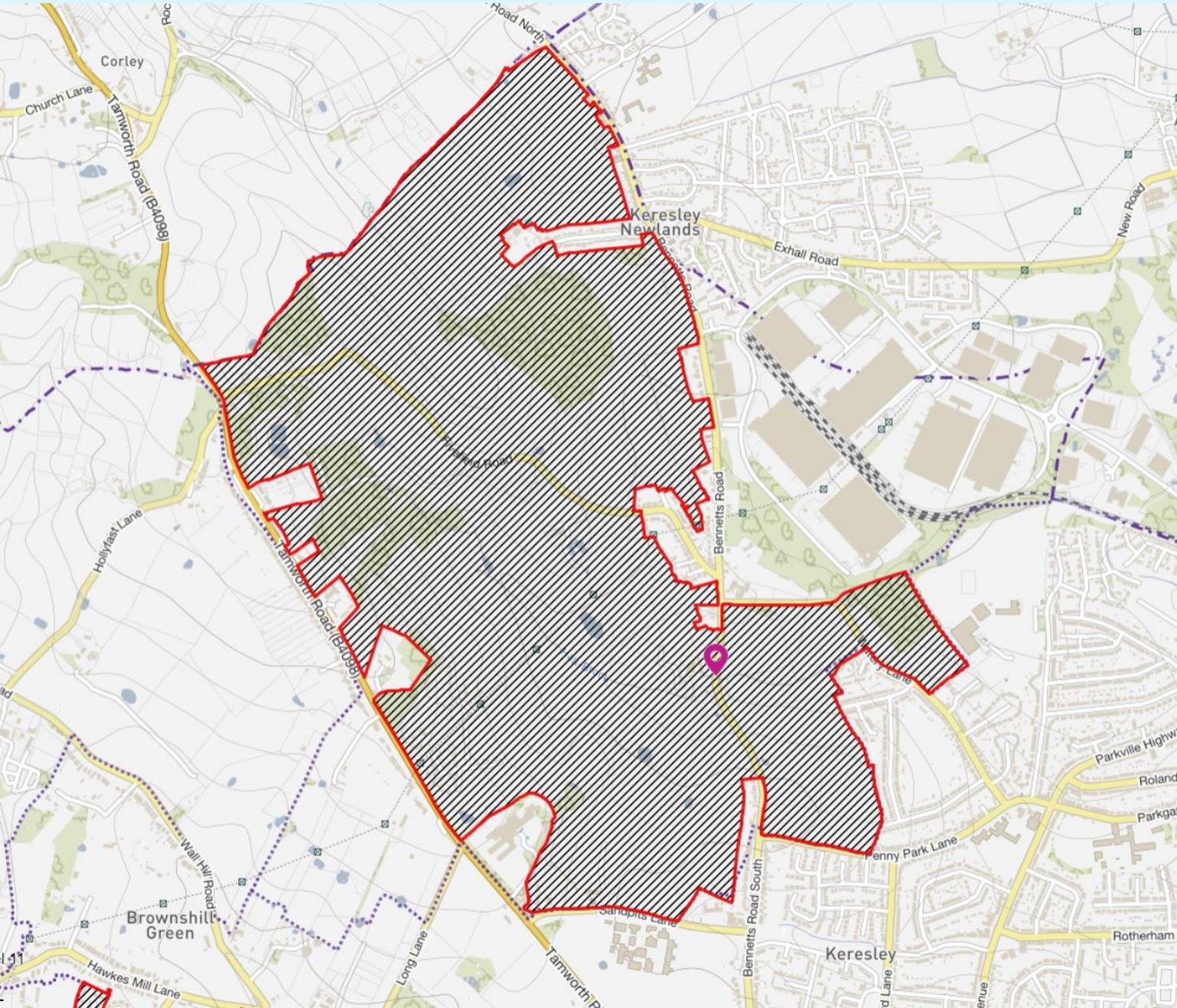
# What do Planning Officers Do?

- Take the lead on all planning applications submitted to the City Council, liaise with stakeholders and assess the merits of a proposal against National and Local Policies and any other specific site circumstances.
- The City Council as local planning authority has a statutory obligation to determine all applications submitted in accordance with the development plan and other material considerations (Section 70 TCPA 1990 provides that a local planning authority, when determining an application '*should have regard to the provisions for the development plan in so far as material to the application and to other material considerations*').

# Development / Local Plans

- All development plans or local plans have to be in accordance with national planning policy, which is contained within the National Planning Policy Framework (NPPF) last updated July 2021.
- Local plans are prepared by the Local Planning Authority (LPA), in this instance Coventry City Council (CCC).
- The NPPF states that the planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area and a framework for addressing housing needs and other economic, social and environmental priorities.
- The Coventry Local Plan (CLP) was adopted 6<sup>th</sup> December 2017 and therefore is considered up-to-date.

# Keresley SUE Allocation

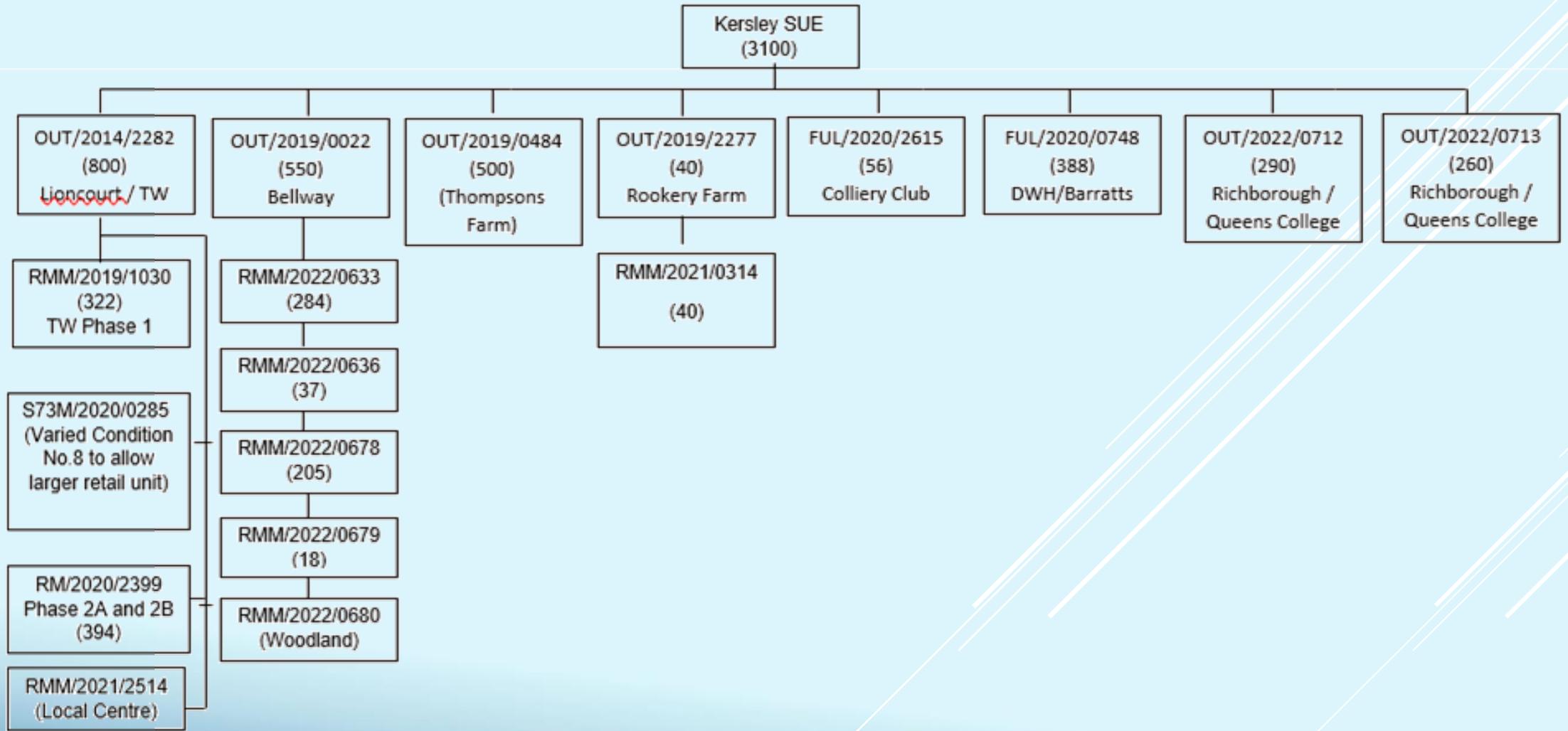


- Policy H2 of the CLP sets out the areas of Coventry allocated for housing
- Specifically Policy H2:1

Site Ref	Site	Ward	Total Dwellings	GF / PDL	Essential Site Specific Requirements and Other Uses
H2:1	Keresley SUE	Bablake	3,100	GF	Retail space within local centres (policy R1). Distributor link road connecting Long Lane and Winding House Lane to be fully operational prior to the full completion of the SUE. Surrounding junction improvements as appropriate and identified through a robust TA. Provision of 1 x 2FE primary school and contributions towards a 8FE secondary school. Retention of medieval fishponds, ancient woodlands, important (ancient) hedgerows. Creation of publicly accessible green corridor along the Hall Brook and enhanced connectivity between the ancient woodlands. Protection of Jubilee Woodland. Inclusion of appropriate screening to existing residential areas.

# Infrastructure provision required by SUE

- Education – primary on site / secondary offsite
- Healthcare – Contributions for acute and emergency care at UHCW and for CCG to expand primary care / GP
- Link road between Tamworth Road and Winding House Lane – work to start on Tamworth Road roundabouts this year. Detailed design being finalised for link road beyond Taylor Wimpey site.
- Various highway junction improvements such as at both ends Sandpits Lane and at Penny Park Lane / Bennetts Road
- Numerous other such as MUGA's at Coundon Park; money towards park at Keresley village; super cycle highways along Beake Avenue and Coundon Wedge Drive; improved bus service up to Bellway site along Tamworth Road



# Keresley SUE

overview

RMM/2022/0679  
(Bellway) 18 units  
Pending

RMM/2022/0680  
(Bellway) ancient  
woodland buffer

RMM/2022/0633  
(Bellway) 284 units

OUT/2022/0712  
(Rich/QCO) 290  
units

RMM/2022/0636  
(Bellway) 37  
units  
Pending

OUT/2022/0713  
(Rich/QCO) 260  
units

S73/2021/3790  
(Outside of SUE)  
Linden House 17 units  
Pending

FUL/2022/0669  
(Outside of SUE)  
Watery Lane 4 units  
Pending

RMM/2021/0314  
Rookery Farm 40  
units  
Approved

FUL/2021/3173  
Manor Farm 2  
units  
Approved

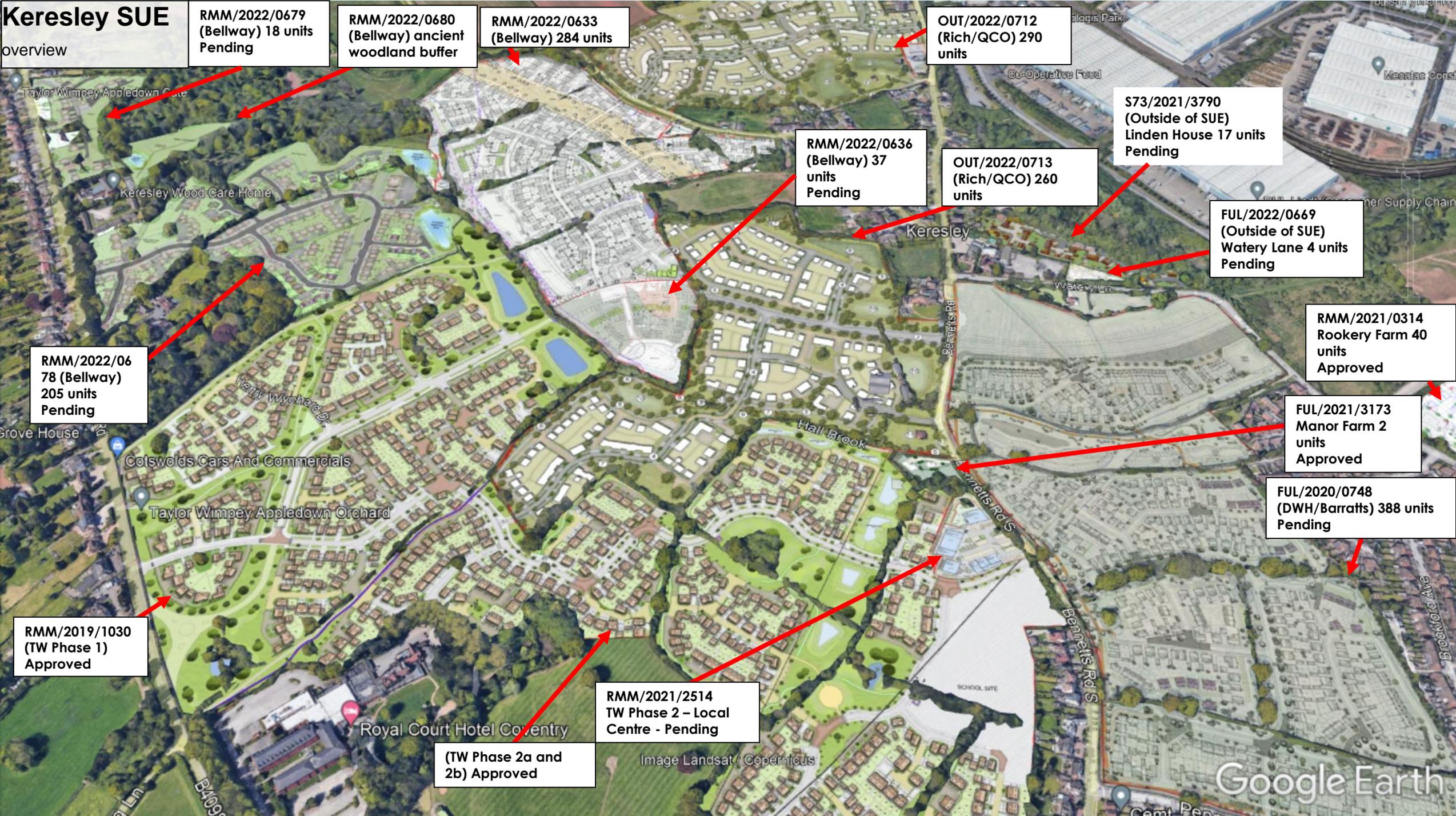
FUL/2020/0748  
(DWH/Barratts) 388 units  
Pending

RMM/2022/06  
78 (Bellway)  
205 units  
Pending

RMM/2019/1030  
(TW Phase 1)  
Approved

RMM/2021/2514  
TW Phase 2 - Local  
Centre - Pending

(TW Phase 2a and  
2b) Approved



# Proposed Site Plan



Keresley Local Centre

Delivered by LSP Developments in conjunction with Heart of England Co-op and Taylor Wimpey

Corstorphine & Wright



P

- LSP are an experienced Local Centre Developer.
- Appointed by TW in September 2020 to deliver the Keresley Local Centre following a tender process.
- LSP will deliver the development in conjunction with Heart of England Co-operative, who are a strong local convenience retailer.
- The scheme is to be anchored by a convenience store, together with complementary ancillary retail units, providing a range of offerings. To the north is situated a Children's Day Nursery.
- A reserved matters application for the scheme was submitted in July 2021, which is still awaiting to be determined.
- Timescales - Assuming a start on site in early 2023, we would envisage completion by the end of that year.

# Taylor Wimpey Development - Keresley

## Phase I - 322 units

Starting Date - November 2020 / Completion Date-Sept 2023

## Phase II - 394 units

Starting Date - July 2022 / Completion Date - late 2025

The relevant aspects for this development are as follows:

- The retention of the Local Wildlife Site
- The retention of Existing Trees and Hedgerows where possible
- 20% Provision of the total site area as green space
- Provision of a network of cycle/footpaths
- Provision of the School Site
- Provision of the Local Centre
- 2 Play Areas across the development
- Allotments

**Phase I** - under construction , 50% complete

## Phase II

- Ecological works started on site, to be followed by completion of Archaeological Works
- Temporary Access -predicted to commence July 2022
- Infrastructure works to commence - July 2022

## S106 Contributions

- Education - £2,674,067
- Sports - £ 1,700,000
- Ecology - £615,383
- Highways - £6,690,300





## Key Components of the Proposal for North of Tamworth Road/South of Fivefield Road

- Section of link road connecting to Tamworth Road
- Public open space corridor along Hall Brook and Woodland Buffer
- 544 homes, including 136 affordable homes



## Key Components of the Proposal for West of Bennetts Road

- Section of link road connecting Bennetts Road to link to Tamworth Road
- Public open space corridor along Hall Brook
- Allotments
- Up to 260 dwellings



## Key Components of the Proposal for North of Fivefield Road

- Road connecting Bennetts Road to Fivefield Road and integration with development to the south
- Public open space and wildlife corridors around woodland
- Up to 290 dwellings

# Land at Bennetts Road, Keresley

- Full Planning Application FUL/2020/0748
- 388 dwellings, including 97 affordable (25%)
- Market housing mix 1 - 5 bed homes
- Affordable Housing Mix 1 - 4 bed homes
- Dual Branded: DWH: 188 dwellings, Barratt: 200 dwellings
- 6.9 Ha Public Open Space including LEAP & SuDS
- Access from Bennetts Road & Penny Park Lane
- Trees & Hedgerows retained where possible
- Link Road is safeguarded land - not included within Planning Application
- Character Areas proposed
- Target Site Start December 2022 \*subject to planning approval



\*Example House types



## Key Points

- Resolution to grant consent for 500 homes
- S106 package of measures totalling £11.4m including:
  - Education: £3.6m
  - Sports: £1m
  - Healthcare: £523k
  - Biodiversity: £101k
  - Transportation £6m of which
    - Keresley Relief Road / M6 Jctn 3 / Winding House Lane junction: £3m
    - Public Transport: £400k
    - Cycling: £1.78m
    - Mobility Credits / Car Club: £545k
  - 25% affordable housing
- Site to be sold to Bloor Homes who will deliver infrastructure
- Lioncourt Homes to acquire approximately a third from Bloor.