

Planning Committee Report	
Planning Ref:	OUT/2017/3203
Site:	Land to the South of Westwood Heath Road
Ward:	Westwood
Proposal:	Hybrid application for erection of up to 425 dwellings and convenience store with full details for 129 dwellings, vehicular and pedestrian access to Westwood Heath Road and associated public open space and outline application for the remaining 296 dwellings, convenience store and associated accesses, open space and drainage and utility infrastructure
Case Officer:	Nigel Smith

SUMMARY

The proposal is a hybrid application for up to 425 dwellings and a retail store on land immediately to the south of Westwood Heath Road. As the proposal includes access to the site across a thin section of highway verge within the administrative area of Coventry City Council, a replica application has been submitted to ourselves. Subject to the completion of highway works and contributions towards other off site highway works, the proposal will comply with Policy and not result in severe adverse highway impacts.

BACKGROUND

Only the access to Westwood Heath Road lies within the administrative area of Coventry City Council. The rest of the site, including all of the buildings, lies within the administrative area of Warwick District Council. Warwick District Council planning committee have resolved to grant planning permission for an identical application, subject to completion of a S106 agreement and conditions. The land is allocated for 425 dwellings with some retail (up to 500 sq m) and possible heath and community facilities by Policy DS11 in the Warwick District Local Plan. This is part of an agreement for land in Warwick District Council to be used to help provide space for some of Coventry City Council's housing need.

KEY FACTS

Reason for report to committee:	Representations from more than 5 properties
Current use of site:	Agricultural land
Proposed use of site:	Residential (up to 425 dwellings), convenience store and associated open space

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions and subject to the completion of a S106 Agreement to secure the contributions listed within the report.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not significantly adversely impact upon highway safety or air quality.
- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies: DS1, DS2, DS3, EM7, AC1, AC2, AC3, AC4 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

This is a hybrid application for up to 425 dwellings and a convenience store, with full details provided for a 1st phase of 129 dwellings. Approval is sought for two vehicular accesses off Westwood Heath Road. The 1st phase of development is located to the north east of the site where Westwood Heath Road and Bockendon Road meet. It includes an area of open space along the road frontage and one of the accesses provides the start of a spine road which is intended to circulate through the development. The detailed phase 1 is described as the gateway to the development, which would have a tree lined avenue and areas of parkland with drainage and SUD's incorporated into them.

SITE DESCRIPTION

The site is irregular in shape and comprises approximately 30 hectares of agricultural land. It lies immediately south of Westwood Heath Road and is bounded by Bockendon Road to the east. The rear gardens of properties in Cromwell Lane define the western edge of the site. The southern edge of the site is defined by Black Waste Wood and is defined by mature hedgerows. There is a change in levels across the site with levels lower to the east. An oil pipeline runs across the north east corner of the site, which requires a 6m easement.

The entire site, apart from the highway verge to the south of Westwood Heath Road, is within the administrative boundary of Warwick District Council.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
OUT/2017/1825	Hybrid application for up to 425 dwellings and convenience store and associated infrastructure	Withdrawn (2017)
W17/2354 (Warwick District Council)	Hybrid planning application for the erection of up to 425 dwellings (detailed first phase of 129 dwellings with the remainder of the site being outline including details of access), convenience store of up to 400 sqm gross together with the erection of formal and informal open space including allotments, infrastructure provision and associated work together with means of access onto Westwood Heath Road and agricultural access onto Bockendon Lane.	Approved subject to completion of a S106 agreement by 17/7/18 and conditions at Warwick planning committee on 19/6/2018.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is

relevant, proportionate and necessary to do so. The NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs

Policy DS2: Duty to Co-operate

Policy DS3: Sustainable Development Policy

Policy AC1: Accessible Transport Network

Policy AC2: Road Network

Policy AC4: Walking and Cycling

Policy EM7: Air quality

Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

None

CONSULTATION

No Objections received from:

- Education (CCC)

No objections subject to conditions/contributions have been received from:

- Highways (CCC)

Immediate neighbours and local councillors have been notified; a site notice was posted on 10th January 2018. A press notice was displayed in the Coventry Telegraph on 11th January 2018.

94 letters of objection have been received, raising the following material planning considerations:

- a) Local services such as schools and doctor surgeries will be overloaded
- b) Potential anti-social behaviour from users of the proposed shop.
- c) Harm to ecology
- d) Potential harm to archaeology under site
- e) Harm to air quality from increased traffic
- f) The proposed housing mix and tenure is wrong. There should be more executive homes provided and buy to let should be banned and less affordable housing provided.
- g) There is no cycle lane on Westwood Heath Road and more cycle and road traffic will make the likelihood of accidents greater
- h) The cumulative impact of all of the developments proposed in the vicinity (including Cromwell Lane, Kings Hill, Burton Green, Balsall Common, HS2, Warwick University and Eastern Green) needs to be considered.
- i) Harm to the landscape
- j) The highway infrastructure cannot meet the demands of an additional 425 homes. There are significant delays all along Westwood Heath Road and surrounding roads at peak times and many junctions are operating at or over capacity. Specific reference is made to the following junctions: Cromwell Lane and Westwood Heath Road; Westwood Heath

Road and Gibbet Hill roundabout; Charter Avenue / Cromwell Lane; Duggins Lane / Station Avenue; Torrington Avenue / Station Avenue; Tile Hill Lane / Station Avenue traffic lights.

k) The proposal will likely lead to more parking on street near Tile Hill railway station

1 letters of support has been received, raising the following material planning considerations:

l) The garden village concept will enhance the area

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

m) Loss of Green Belt land. *The site is not located in the Green Belt.*

n) Impact upon house prices

o) Loss of view

p) No need for a shop

q) There is no need for the housing

Any further comments received will be reported within late representations.

APPRAISAL

As the whole site, apart from part of the highway access from Westwood Heath Road, lies outside of the administrative boundary of Coventry, the relevant issues are limited to the highway / air quality impact upon land within Coventry and also any impact upon other infrastructure such as schools.

Issues such as whether the principle of housing and a shop are acceptable on the site and assessment of the layout or housing mix will be assessed by Warwick District Council. Similarly, issues such as harm to ecology or archaeology on land outside of our boundary will be assessed by Warwick.

Highway considerations

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC2 states that new development proposals which are predicted to have a negative impact on the capacity or safety of the highway network should: mitigate and manage the traffic growth which they are predicted to generate to ensure that they don't cause unacceptable levels of traffic congestion, highway safety problems and poor air quality. Mitigation and management measures should firstly focus on management, including the promotion of sustainable modes of travel, and secondly on the delivery of appropriate highway capacity interventions.

It is proposed to access the development from two priority junctions with Westwood Heath Road. These junctions have been assessed for capacity in the submitted Transport Assessment and shown to operate within capacity for the future year situation, and both can provide a visibility splay of 2.4m x 43m in accordance with the Design Manual for Roads and

Bridges for a 30mph road. As part of the access arrangement it is proposed to introduce a pedestrian controlled crossing facility and the works as depicted on the submitted drawing will be implemented by the applicant through a S278/38 agreement under the Highways Act.

Included within the Transport Assessment is an indicative junction improvement scheme at Westwood heath Road / Cromwell lane, which includes modelling of the junction to increase the approach lanes and improve on the capacity of the junction. Whilst these measures are welcomed it is considered that the measures, or similar, are best delivered through a S106 agreement in order to allow for further investigations to be undertaken and public consultation on a proposed junction improvement scheme. It is estimated that the junction works will cost £335,000 and the developer has agreed to make this contribution.

It is considered that the site has reasonable accessibility for pedestrians, cyclists and users of public transport, however, the introduction of further high quality infrastructure to support all sustainable modes of travel for future occupiers is considered necessary. To achieve this, Highways have requested a contribution of £220,000 towards the provision of a new cycle link from the site to Kirby Corner Road via Westwood Business Park. This would help connect the site with existing local facilities and amenities and encourage residents to walk and cycle and therefore provide a positive contribution towards making the development sustainable.

Local residents have identified a number of other roads and junctions within the area which are operating at or over capacity at present or are anticipated to do so in the future. However, it is considered that the measures identified above are a reasonable contribution towards the improvement of highway infrastructure in the area. Other developments in the area, such as the recently approved housing development on Cromwell Lane, will provide funds to improve other roads and junctions. The developer has also agreed to pay a contribution of £969,250 towards improvements to the highway network in the Warwick District Council administrative area.

Subject to a condition requiring the submission of a phasing and construction plan for the proposed accesses and pedestrian crossings on Westwood Heath Road, and the completion of a S106 agreement to secure the proposed contributions, the proposal would comply with the highway policies of the Local Plan.

Air quality

As traffic will inevitably increase as a result of the development, there is potential for air quality to be adversely affected. The proposed contributions towards cycle infrastructure and an improvement to the junction of Cromwell Lane and Westwood Heath Road (and the other works by the developer on Westwood Heath Road adjacent to the site such as introducing right turn lanes) will reduce congestion and therefore this impact.

Furthermore, a contribution of £79,169 towards air quality mitigation measures has been agreed between the developer and Warwick District Council. This could be spent on a range of mitigation measures such as electric vehicle charging points, car clubs, bike hire schemes, low emission waste collection services and air quality monitoring programmes. Therefore it is considered that reasonable measures have been undertaken to mitigate adverse impact. It should also be noted that this is an allocated housing site in Warwick and therefore the principle of housing development on the land has already been accepted by the Local Plan Inspector.

Other Developer Contributions

Policy IM1 'Developer Contributions for Infrastructure' states that development will be expected to provide, or contribute towards provision of: a) Measures to directly mitigate its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development.

Whilst the proposed dwellings will be built on land that falls within Warwick District, given the proximity to the boundary with Coventry it is a reasonable assumption that some children residing in the development will seek to attend schools within the city. However, as the local authority responsible, Warwickshire County Council still has the statutory duty to deliver school places and as such will be using contributions for schools within their area. On that basis the education authority do not object to the proposal.

Education have advised that the nearest two primary planning areas to the site have available capacity so there should be no issue of children living on the development being selected ahead of Coventry residents. However, at secondary level, it is possible that a small amount of pupils will be able to apply and be allocated a space at Finham Park II, which does not have a traditional catchment area.

The developer has also agreed to contributions of £428,200 towards primary medical care and £489,111 towards acute and community healthcare following a request from South Warwickshire NHS Trust. This will be paid to and distributed by Warwick District Council.

CONCLUSION

The proposed development is considered to be acceptable in principle and will not result in any significant adverse impact upon highway safety, air quality or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies IM1, DS1, DS2, DS3, EM7, AC1, AC2, AC3 and AC4 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS/REASON

1. The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved documents: 7842/P100 DR3 location plan; SK21222-01A Access strategy

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. Prior to the commencement of development, a phasing and construction plan of the accesses and associated pedestrian crossings on Westwood Heath Road shall be submitted to and approved in writing by the local planning authority. The accesses and crossings shall thereafter be provided in accordance with the approved details.

Reason: *In the interests of highway safety in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.*

4. The development shall proceed only in strict accordance with a construction method statement which shall be submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies AC1, AC3, EM1 and DE1 of the Coventry Local Plan 2016.*

