

# Late Representations

## Planning Committee 28<sup>th</sup> March 2024

Item No.6	<b>Planning Ref:</b>	PL/2023/0001869/FULM
	<b>Site:</b>	Land At Isadora Lea Coventry CV3 1JH
	<b>Proposal:</b>	Erection of 93 residential dwellings (Use Class C3), including access off Isadora Lea and Marjorie Way, with associated public open space, landscaping and supporting infrastructure.
<p><b>CONSULTEE RESPONSE(S)</b></p> <p>Parks: No objection, subject to an annual contribution request of £18,311.60 for maintenance of the Public Open Space in the event that they are required to maintain it. This is secured over 28 years and index linked to cover inflation.</p>		
<p><b>NEIGHBOUR RESPONSE(S)</b></p> <p>One representation has been received from New Century Park Residents' Association raising the following comment: The proposal is now described as 'including access off Isadora Lea and Marjorie Way'. The access to Marjorie Way is to be altered from pedestrian/emergency access to 'adoptable link'. We take this to mean 'a through road'. We were not informed of this major change at any stage and believe that the residents of Marjorie Way have neither been informed nor consulted about it.</p> <p>Officers advise that the application has always stated 'including access off Isadora Lea and Marjorie Way' within the neighbour letters, site and press notices.</p>		
<p><b>REPORT</b></p> <p>Regarding the contributions section of the report (page 25), it has been agreed with Highways that the following three elements can either be secured by a contribution or delivered directly by Barratt (or via Hub Transport). The s106 legal agreement will be updated accordingly to reflect this.</p> <ul style="list-style-type: none"> <li>• Travel Plan Coordinator - £9,100</li> <li>• Residential Travel Plans - £56,500</li> <li>• Household Travel Surveys - £10 per dwelling</li> </ul> <p>Regarding the £300,000 contribution towards funding of a cycle connection between the site and Allard Way, the developer has confirmed that they are agreeable to contribute towards this infrastructure, but have questioned the high amount of the contribution in relation to the scale of the development. This figure</p>		

is currently being reviewed by Highways. Officers will aim to provide an update at Committee or recommend that Members delegate the grant of planning permission to the Strategic Lead for Planning subject to the agreement of the cycle connection contribution amount between the LPA and applicant.

In terms of the requested contributions from the NHS (UHCW) and CCG (page 25/26) both consultees have failed to provide any supporting justification that their requested contributions are CIL compliant within the ample time provided. Officers are not therefore seeking to secure these two contributions on the basis that the consultees have not demonstrated that they are CIL compliant.

The Parks Team have requested an annual contribution amount of £18,311.60 (index linked), which will provide a future maintenance bond over the next 28 years, should there be a need for the grounds to be maintained by the Council in the future.

The word 'renegading' has been questioned within page 17 of the report within part (e) of the Neighbour consultation section. Although this was used by the person making the representation, for clarity it is understood that it should be 'reneging'.