Statement of Common Ground (SOCG) – Coventry City Council Local Plan 2016

Statement Agreed by:

- Coventry City Council; and
- Oxalis Planning on behalf of WPS Trading Ltd

Context

This SOCG has been prepared to support the examination process of the Coventry City Council draft Local Plan (2016). The SOCG has been prepared by the parties identified above and is intended to assist the Inspector in preparing questions and discussion areas for the forthcoming hearings. The focus of the SOCG is around the proposed site allocation at London Road/Allard Way (ref. H2:9). This SOCG should be read alongside a letter from Oxalis Planning to Ms Rebecca Phillips dated 7th July 2016, in relation to the London Road/Allard Way site.

Policy H2:9 – Land at London Road/Allard Way

The following points are agreed by both parties:

- The allocation of the land at London Road/Allard Way responds positively to national policy, will help to address the housing need of the City and is justified by the Plans evidence base.
- The land at London Road/Allard Way represents an opportunity for a sustainable development within the urban area of Coventry.
- That the capacity figure in H2:9 is recognised as a minimum figure and that the site could therefore, deliver a larger number of homes.
- Should the Inspector deem the proposed extension to the allocated site boundary appropriate and justified then the capacity could increase by approximately 40 dwellings. This would reflect the Councils approach to density and capacity calculations on the existing parcels of land.

The following minor modifications proposed by Oxalis Planning are presented as appropriate and helpful modifications to the Plan.

1. A minor modification is proposed to the extent of the allocation boundary so that the allocation includes the central parcel of land. The attached ‘Proposed Revised Plan’ (Drawing No. 7331-SK103 Rev. P2) shows the proposed modified allocation boundary.

   This minor modification would enable a more comprehensive approach to the development of the site and allow for the precise interrelationship between built form and open space to result from a detailed masterplanning process, informed by detailed site assessment work. This would allow the best approach to be delivered following detailed appraisal work and would avoid, unnecessarily, constraining the way in which the area is planned.

2. A minor modification to the wording in Table 4.2 (Site Allocations for Housing) for site H2:9, to ensure a masterplan approach, as follows:

   ‘Through the use of appropriate master planning ensure development respects the highest value environmental aspects of the site and manages the transition between the built and natural environment. This should include the retention of important hedgerows and management of biodiversity /ecology impacts as well as the retention and reuse of the locally listed pumping station and lodge.’

On the basis that the extended parcel of land would support appropriate connectivity between the 2 proposed land parcels identified in the existing site allocation, and support wider integration and
appropriate transitional arrangements between the new urban environment and the wider natural environment, the Council can appreciate the benefit of the proposed modification but are not in a position to pass a formal comment at this time. The Council are however happy to discuss this further as part of the examination process if required.