Hearing Session 6: Site Allocations for Housing (3)

Statement of Common Ground between Coventry City Council and Bloor Homes Limited

Nursery Sites, Browns Lane (H2:17)

The following points are agreed between the parties:

1. The proposed allocation of land for housing at Nursery Sites, Browns Lane (H2:17) is sound and founded on a robust evidence base.

2. Subject to the approval of this Local Plan and the removal of the majority of the site from the current Green Belt designation both parties agree that it is a ‘deliverable’ site within the meaning of Paragraph 47 footnote 11 of the Framework.

3. H2:17 will contribute towards the achievement of Local Plan Objective 7 (Housing that meets the needs of all people) through improving the provision of housing within the City.

4. The boundary of H2:17 as defined on the Policies Map is to be the subject of a minor amendment and a revised boundary is appended to this Statement for information. This amendment relates to the aspect of the site that is situated outside of the Green Belt at this time. It is also a technical correction that would ensure the allocation reflects the original site promotion and ownership profile.

5. The total dwellings in Table 4.2 allocated to H2:17 (80) is an indicative figure, and should not be interpreted as the maximum capacity of the site. The Council are happy to accept a higher capacity in principle so long as it does not impact upon the sites ability to deliver approximately 60% larger family homes (3+ bedrooms) in an appropriate, sustainable and well-designed way. Given their experience in delivering residential developments, the Council acknowledge that Bloor Homes are confident a capacity of 100 dwellings could be achieved on this site without compromising their ability to deliver the required number of larger family homes.

6. Although Table 4.2 classifies H2:17 as a Greenfield site, the site is described in the SHLAA as partially previously developed and contains a number of substantial and permanent buildings in horticultural use. It is not an open and undeveloped site.

7. A net density of 35 dwellings per hectare on H2:17 would be appropriate, subject to demonstrating appropriate design and layout at the planning application stage.

8. Sustainable travel choices would be optimised for residents of H2:17 through designing an appropriate means of access to Browns Lane, and appropriate contributions to existing public transport services on Browns Lane and walking and cycling routes in the vicinity of the site.

9. 100% of H2:17 could contribute to the five year housing land supply at the date of adoption of the Plan.

10. The proposed housing on H2:17 would be integrated with existing development through the provision of an appropriate means of access onto Browns Lane and potentially pedestrian access onto Hawkes Mill Lane.
11. The location of H2:17 is appropriate given the proximity to existing residential and employment areas, and services and facilities on Browns Lane, including a half hourly bus service to the City Centre. The scale of H2:17 is appropriate given the site’s location on the edge of the urban area of the City.

12. There are no significant constraints or barriers to the development of H2:17.

13. The timescales for delivery of development on H2:17 are dependent on the progress of the Local Plan, and the allocation of the site for housing. Should the Plan be adopted with the allocation of the land for housing, Bloor Homes Limited will commence the preparation of a planning application as soon as possible.