

COVENTRY

Canley gardens control plan



adopted 2001

This Control Plan covers the area of Canley Gardens, Beechwood Gardens and Westwood Gardens.

Background to the Control Plan

Canley Gardens was laid out as "plot-land development" about seventy years ago with narrow un-surfaced roads and no mains drainage. After World War II, the residents petitioned the City Council to provide mains drainage and to surface the roads. The City Council provided a mains drainage system designed on the basis of the low density of development on the estate and the low level of additional development anticipated. The roads were surfaced and adopted by the City Council, despite being sub-standard in view of the special circumstances and the anticipated low level of future development. In 1955 the City Council adopted the Canley Gardens Control Plan in order to restrict future development on the estate and as the basis of calculating land charges. The plan was reviewed in 1964.

Canley Gardens is characterised by a low density of development with houses and bungalows on fairly large plots of different shapes. Roads are narrow without footways or turning areas and there is substandard visibility at junctions. The area is well planted with trees, shrubs and hedges.

In order to protect the special character of the Canley Gardens estate and to avoid the problems resulting from intensification of development, including road safety, accessibility of vehicles (especially emergency and delivery vehicles) and the capacity of the sewerage system the following policy is adopted:

The City Council will generally not permit the development of new dwellings in this area, except on a one-for-one replacement basis. The subdivision, conversion or use of a dwelling for other purposes will generally not be permitted.