



TOWN & COUNTRY PLANNING ACT 1990

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Application No.	PL/2025/0001302/OUTM
Registered on:	02/07/2025
Site at:	Land Off Fivefield Road, Coventry, CV7 8JF
Description of proposed works:	Outline application for the erection of up to 350 dwellings (Use Class C3); creation of associated vehicular and pedestrian/cycle access off Fivefield Road, ecological enhancements, highway improvements, parking, landscaping, drainage features, open space and all other associated works/infrastructure, with details of means of access to be discharged and details of appearance, landscaping, scale and layout to be reserved.
Delegated decision on	17/07/2026
Decision Issued:	17/07/2026

Coventry City Council as Local Planning Authority **REFUSE** permission for the development proposed in your application, for the following reason(s): -

- 1 The proposed development is contrary to the Coventry Local Plan, Sustainable Urban Extension (SUE) SPD and the provisions of the NPPF, as it would result in the loss of land identified as forming part of the Green and Blue Infrastructure Corridor within the Indicative Masterplan for the (SUE) and within the Keresley Green and Blue Infrastructure Corridor plan (Appendix D).

The designated Green and Blue Infrastructure Corridor is required to remain open and free from built development. This corridor provides an essential landscape, ecological and heritage function, linking Burrow Hill Fort in the north through Hounds Hill and along the Hall Brook toward the Jubilee Woodland. Its designation reflects the area's landscape sensitivity, its contribution to local character, and the heritage significance of the Scheduled Ancient

Monument at Burrow Hill Fort.

By introducing development into this strategically important open space, the proposal would cause unacceptable harm to the landscape character and appearance of the area and would undermine the strategy established through the Council's SHLAA work, Local Plan examination and the SUE SPD. The development therefore conflicts with Policies H2:1, DS4(c) and DE1 of the Coventry Local Plan and the SUE Supplementary Planning Document (SPD), which together seek to safeguard key landscape assets and ensure that development respects and enhances the established landscape framework.

- 2** Insufficient information has been provided to demonstrate that the development would not result in severe impacts on the Strategic Road Network. The Transport Assessment lacks essential details, including trip distribution and required modelling, meaning the effects on M6 Junction 3 cannot be assessed.

The proposed primary access fails to meet the design standards expected for a development of this scale, including insufficient street width, lack of speed-management measures and the absence of a Stage 1 Road Safety Audit. The applicant has also failed to demonstrate that safe and suitable walking, wheeling, cycling and public transport connections can be achieved, with no WCHAR or route audits submitted and bus stop arrangements relying on land outside the application boundary.

The proposal therefore fails to comply with Policies AC1, AC2, AC3, AC4 and AC5 of the Coventry Local Plan and paragraphs 115, 116 and 117 of the National Planning Policy Framework

- 3** Insufficient information has been submitted to demonstrate that the proposed development, including the SuDS strategy, would not have a detrimental impact on the hydrology of The Alders and the surrounding Ancient Woodlands. The Tree Officer confirms that the submitted Arboricultural Opportunities Assessment "does not consider the impact the SuDS will have on The Alders or AW" and that the Environmental Statement (June 2025) similarly fails to address these effects. The Alders is a wet woodland, and its ecological integrity is dependent on maintaining stable water tables, soil saturation and anaerobic conditions. The introduction of SuDS features in this location risks altering these hydrological conditions, with consequent harm to woodland health, biodiversity, flood-attenuation functions and the preservation of waterlogged soils.

In the absence of robust hydrological assessment and evidence demonstrating that the Ancient Woodlands will be protected, the Local Planning Authority cannot be satisfied that the development would avoid significant and irreversible harm to these irreplaceable habitats. The proposal therefore fails to comply with Policy GE4 of the Coventry Local Plan,

which requires development to safeguard Ancient Woodland and ensure that its ecological, hydrological and landscape functions are not adversely affected.

- 4** The proposed development fails to demonstrate compliance with Policy GE1 of the Coventry Local Plan and the Open Space SPD. Based on an estimated population of 840 residents, the scheme generates a requirement for 0.71ha of formal open space and 1.78ha of informal open space, which the submitted plans do not meet.

Furthermore, the applicant has not demonstrated that the required play areas can be safely or appropriately accommodated on site.

As the parameter plans do not show all required open space, play facilities and supporting infrastructure, it has not been demonstrated that the proposed quantum of development can be delivered while meeting the necessary standards for green infrastructure and recreation. The proposal is therefore contrary to Policy GE1 of the Coventry Local Plan and the Open Space SPD.

- 5** The submitted Flood Risk Assessment does not provide sufficient information to demonstrate that the development complies with Policies EM4 and EM5 of the Coventry Local Plan or paragraphs 171 and 181 of the NPPF.

The application fails to demonstrate that flood risk from all sources has been fully assessed or that existing surface water flow routes will be maintained. The proposed SuDS strategy lacks adequate evidence regarding the functionality of the three attenuation basins, the redirection of runoff, and the potential impacts on the downstream hydraulic regime of Hall Brook.

Insufficient assessment has been provided regarding the hydrological impacts on adjacent Ancient Woodlands. The LLFA states that “insufficient evidence has been presented to ensure that natural flow routes have not been severed” and that further investigation of watercourses and woodland hydrology is required.

As the application fails to demonstrate that flood risk will not be increased elsewhere, that natural hydrological regimes will be protected, or that an acceptable SuDS system can be delivered, it is contrary to Policies EM4 and EM5 of the Coventry Local Plan and paragraphs 171 and 181 of the NPPF.

- 6** No trial trenching has been undertaken, leaving insufficient information to assess archaeological significance or the impact of the proposed development. Pre determination trenching is required because post permission conditioning would be inappropriate: findings could affect the developable area, housing numbers, or demonstrate that the scheme is incompatible with the archaeology. Mitigation cannot be designed without evaluation.

The proposal conflicts with Coventry Local Plan Policy HE2, the SUE SPD, and NPPF paragraphs 207–208, which require appropriate field evaluation and the conservation of archaeological and historic landscape character. The development therefore fails to demonstrate that archaeological impacts can be understood or mitigated and is contrary to adopted and emerging policy.

- 7 No mechanism has been agreed to mitigate the impact of the proposal upon affordable housing, biodiversity, education facilities, highway improvements and sustainability measures, NHS, and sporting provision within this part of the city, contrary to Policy IM1 of the Coventry Local Plan.

In determining the application Coventry City Council have made the decision in a positive way to foster the delivery of sustainable development, working proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

The decision has been taken having regard to the impact of the development, and in particular to the policies and proposals in the adopted Coventry Local Plan 2017 set out below, and to all relevant material considerations, including the National Planning Policy Framework, and Supplementary Planning Guidance.

The City Council have worked in a seamless and timely manner to undertake the necessary liaison and negotiation with the applicant, third parties and statutory consultees (at the application and pre-application stages) to look for solutions which seek only high quality sustainable development.

Policy DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy

Policy DS4 (Part A): General Masterplan principles

Policy DS4 (Part C): General Masterplan principles

Policy HW1: Health Impact Assessments (HIA)

Policy JE7: Accessibility to Employment Opportunities

Policy H1: Housing Land Requirements

Policy H2: Housing Allocations

Policy H4: Securing a Mix of Housing

Policy H6: Affordable Housing

Policy H9: Residential Density

Policy GE1: Green Infrastructure

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy DE1: Ensuring High Quality Design

Policy HE2: Conservation and Heritage Assets
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy AC5: Bus and Rapid Transit
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM7: Air Quality
Policy IM1: Developer Contributions for Infrastructure
Green Space Strategy
Health Impact Assessment SPD
Trees and Developer Guidance SPD
Coventry Connected SPD
Air Quality SPD
Sustainable Urban Extension SPD
Affordable Housing SPD
Open Space SPD
Biodiversity SPD

A handwritten signature in black ink, appearing to read 'Anne Lynch', with a stylized, cursive script.

Anne Lynch

Interim Strategic Lead for Planning

Notes to Applicant

APPEAL TO SOS

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

APPEAL ALL OTHER

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.



Anne Lynch

Interim Strategic Lead for Planning

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