

Eastern Green



Welcome

Thank you for coming to this exhibition to find out more about our proposals to develop a new sustainable community on land north of Upper Eastern Green Lane, Coventry.

The proposed site has been allocated for housing, employment, retail and education provision in the Coventry City Local Plan. The site was removed from the Green Belt in December 2017 when the Local Plan was adopted.

An Environmental Impact Assessment (EIA) is being undertaken to help inform and shape the proposals. This process will identify and assess the likely effects of the scheme. We will ensure we amend or adapt our emerging proposals, or incorporate specific design measures, to minimise any potentially significant adverse environmental effects. It will also help us to maximise the positive effects of the scheme.

Much of our EIA work is well progressed and, where relevant, reference is made in the information on display here. Any changes made as a result of this consultation will also be fed into the remainder of the EIA work, with the final outcomes presented in an Environmental Statement. This forms part of the outline planning application and the information will be consulted on in full when the application is submitted.

The scope of the EIA has been agreed with Coventry City Council, and will include assessments covering:

- Landscape Character and Visual Amenity
- Ecology and Trees
- Water and Drainage
- Archaeology
- Noise
- Air Quality
- Traffic and Transport

We are keen to hear your views before we finalise our proposals for the development and submit a planning application to Coventry City Council.

Our Project Team are all wearing badges, and are on hand to help with any questions you have.



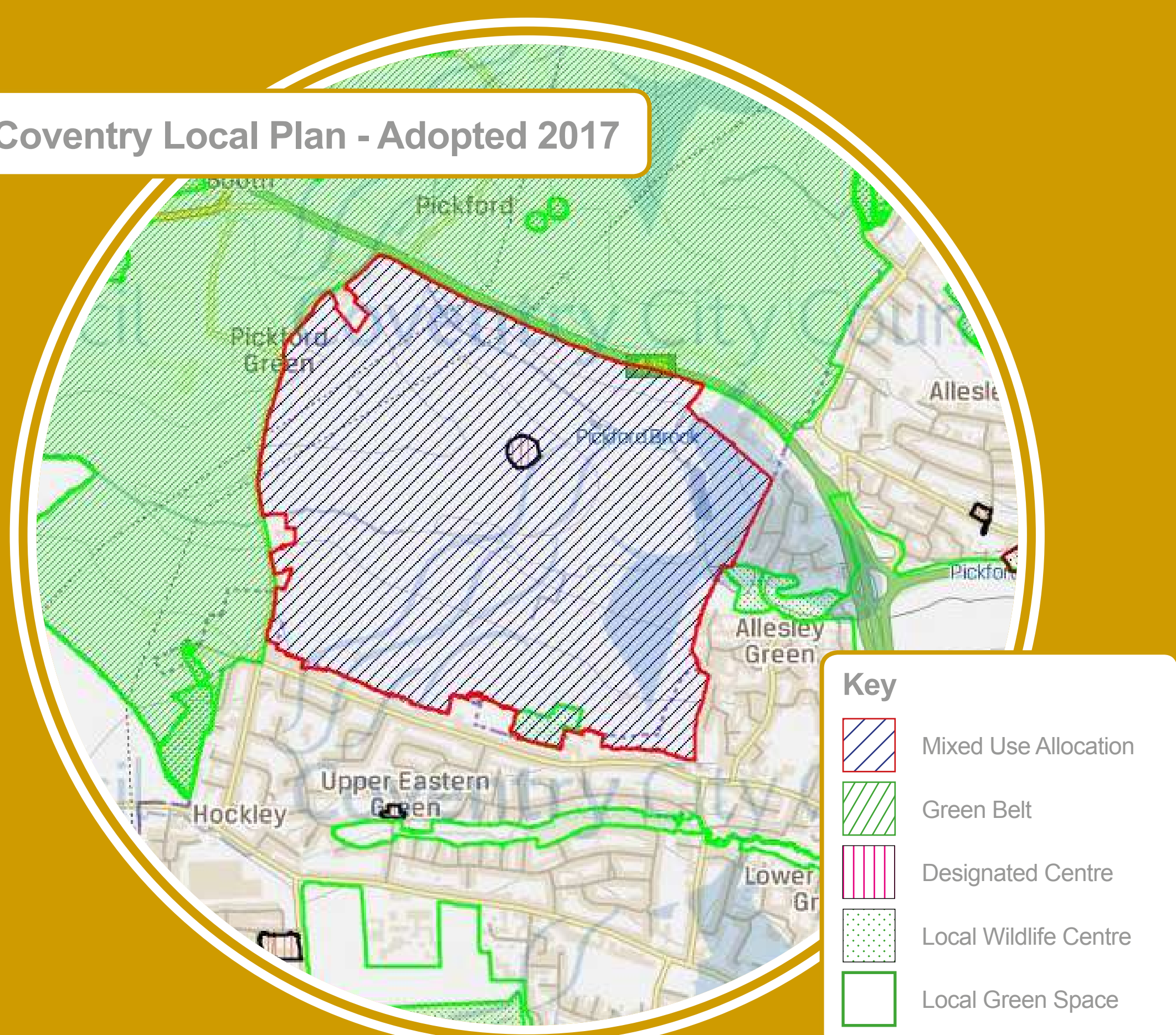
Eastern Green

Our Site in the Local Plan

The land is located to the north of Eastern Green, and west of Allesley Green on the western edge of Coventry. The area covers 142 hectares and forms a large proportion of the site allocated in the Coventry City Council Local Plan.



Coventry Local Plan - Adopted 2017



Coventry City Council's Local Plan has removed the land including the Eastern Green site from the Green Belt to help meet the current and longer term housing and employment needs of the City. National Planning Policies require the City Council to plan positively and proactively to accommodate new development to support economic growth. This also delivers social and environmental benefits. As a mixed use site, Eastern Green will create new jobs as well as a range of new homes.

The Coventry City Local Plan shows the area's 'Objectively Assessed Need' for housing is 42,400 homes for the period 2013-2033. Eastern Green is one of a number of locations allocated to help meet housing needs in the City and the Local Plan allocates a minimum of 2250 dwellings to the site.

The land to the north of the A45 and west of Pickford Green Lane will remain protected as part of the Green Belt.

Eastern Green

Our Vision

Eastern Green presents Coventry City with the opportunity to create a sustainable development of high environmental quality and to strengthen its role as a key city within the West Midlands. Locally distinctive neighbourhoods encompassing approximately 2,625 homes complete with a Community Hub, including a Local Centre and primary school, a District Centre and 10 hectares of employment land will be delivered within a mature landscape framework which will provide an attractive setting and an enriched sense of place.

Employment – to include space for distribution and storage as well as light industry.

District Centre – to include a supermarket, retail and potential public house.

Grade Separated Junction – which has received provisional government funding to assist early delivery.

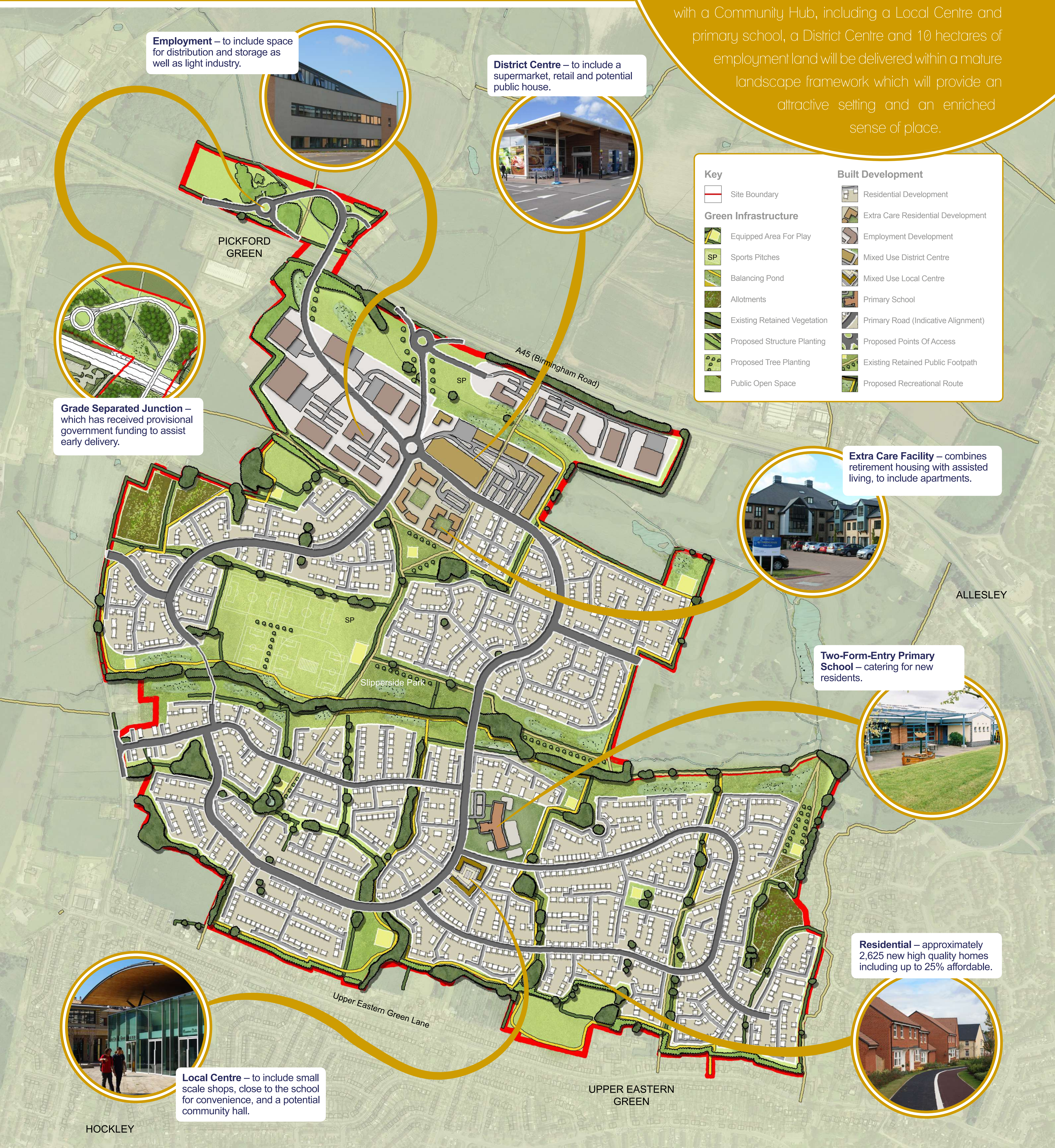
Extra Care Facility – combines retirement housing with assisted living, to include apartments.

Two-Form-Entry Primary School – catering for new residents.

Residential – approximately 2,625 new high quality homes including up to 25% affordable.

Local Centre – to include small scale shops, close to the school for convenience, and a potential community hall.

Key		Built Development	
	Site Boundary		Residential Development
Green Infrastructure			Extra Care Residential Development
	Equipped Area For Play		Employment Development
	Sports Pitches		Mixed Use District Centre
	Balancing Pond		Mixed Use Local Centre
	Allotments		Primary School
	Existing Retained Vegetation		Primary Road (Indicative Alignment)
	Proposed Structure Planting		Proposed Points Of Access
	Proposed Tree Planting		Existing Retained Public Footpath
	Public Open Space		Proposed Recreational Route



HOCKLEY

ALLESLEY

UPPER EASTERN GREEN

Eastern Green

Homes & Green Space for All



We will be applying for outline planning permission which will set the parameters for the site such as land uses, building heights and the density of the development. The detail such as the building design and what materials are used will be agreed later at the Reserved Matters stage.

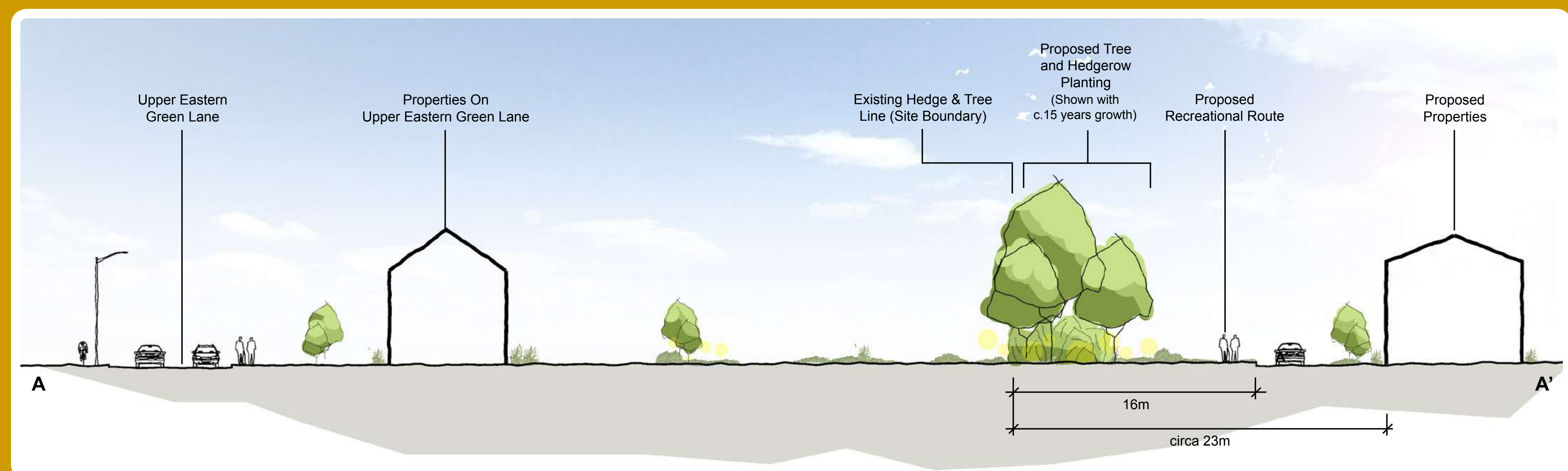
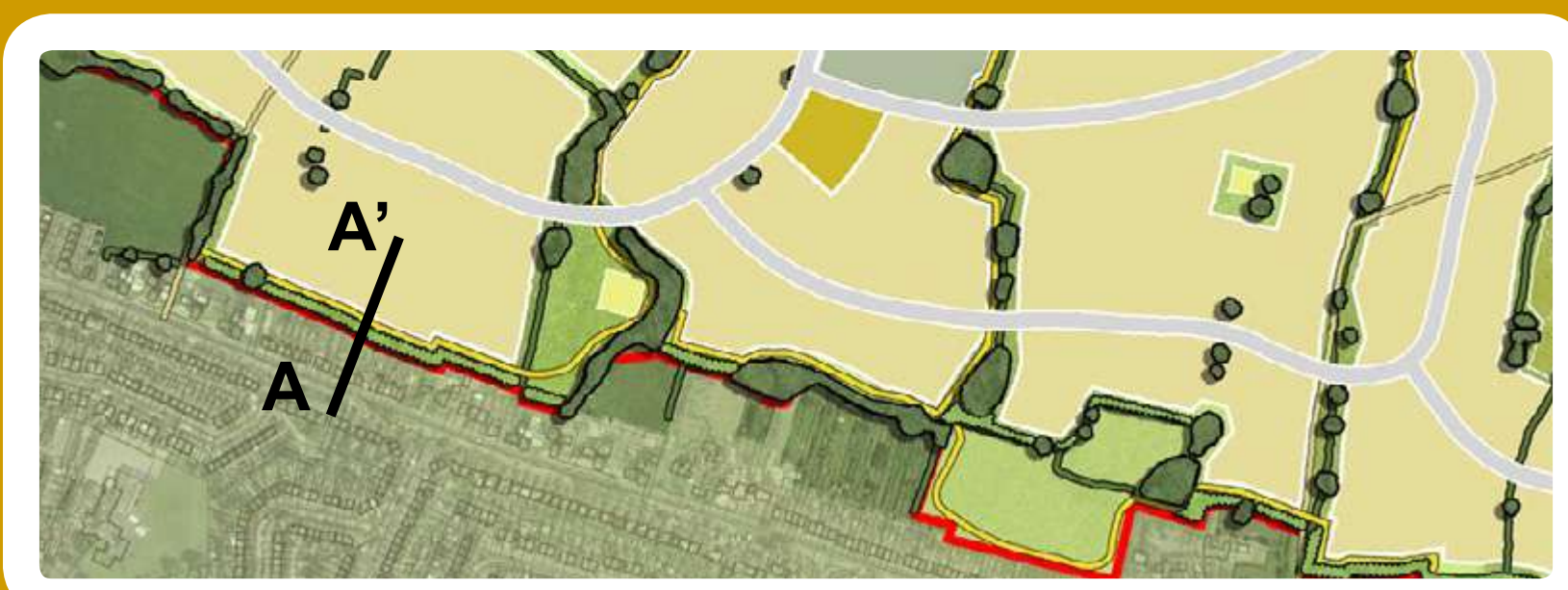
The site can accommodate a range of homes, from one - five bedrooms, to ensure there is provision for everyone as part of a high-quality and mixed new neighbourhood.

We aim to meet the council's guidelines of up to 25% affordable homes (c.656 dwellings), and will also be featuring specific provision for the elderly within an Extra Care facility.

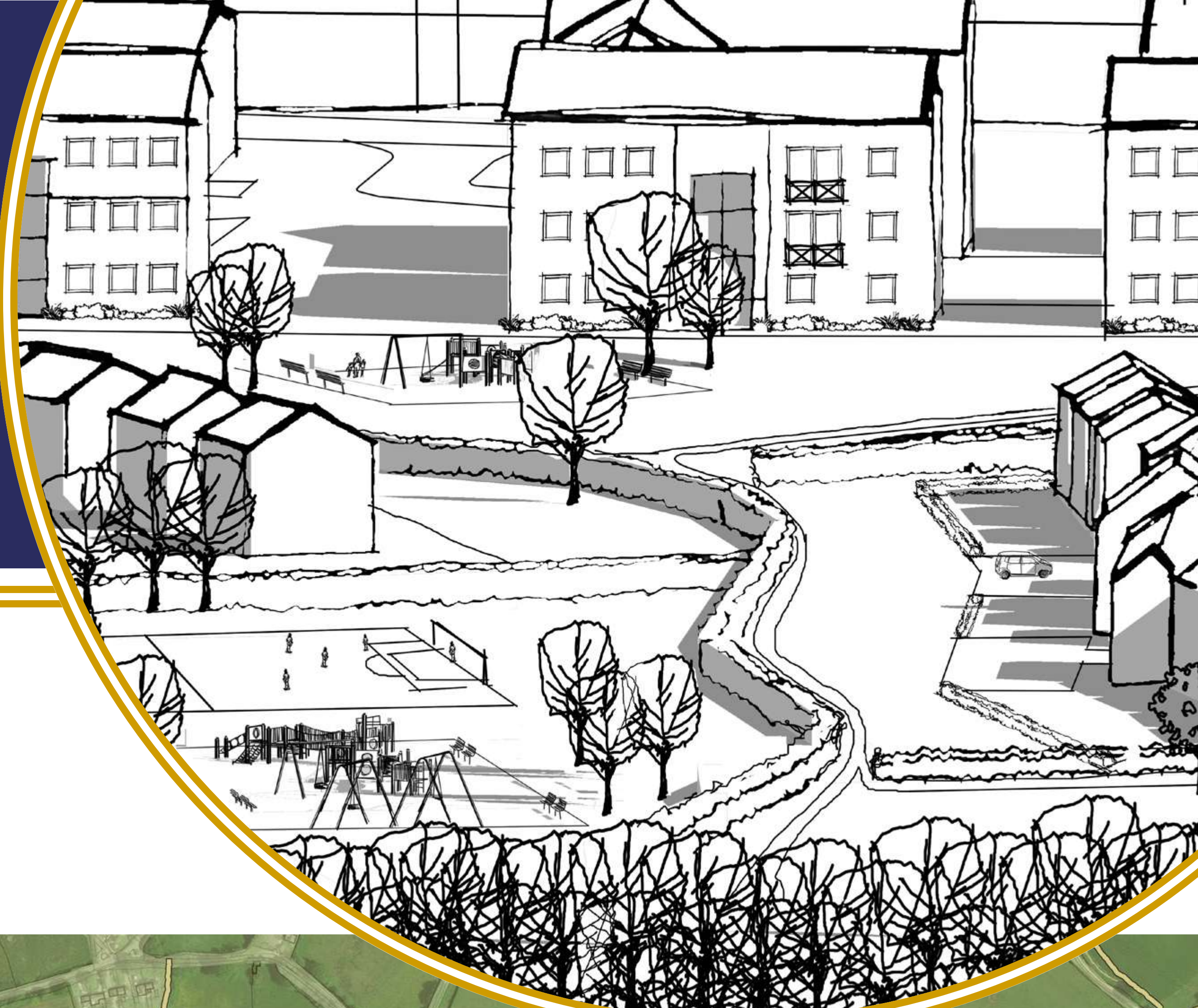
In addition to housing, the proposals are based around a strong and comprehensive 'Green Infrastructure' network of open spaces, incorporating many existing features as well as new landscaping and planting.

Our proposals have been carefully designed with areas of green open space for new and existing residents to enjoy. A key design principle is to ensure that the development (plots, buildings and public open space) is safe and secure with opportunities for crime and anti-social behaviour being designed out. Buildings will be orientated to face and overlook open green space while public footpaths, cycleways, public realm areas and streets will be designed to be active, animated and well-surveyed ensuring that they are attractive and safe to use and houses and buildings will be located close to the street edge, with low walls, hedges and railings used to create some enclosure as well as allowing natural surveillance.

We have listened to the feedback so far, and intend to plant along the Southern boundary of the site to provide a discreet buffer between the new and existing homes.



Eastern Green



Nature at the Heart

We have undertaken a full range of detailed ecological surveys to understand what flora and fauna are present within the site and we will respect the existing landscape and biodiversity to deliver a sensitive scheme.

The surveys have confirmed that on the site, or nearby, are a number of notable species, including badgers, bats, and Great Crested Newts. The habitats created or retained will be sensitive to their needs and give opportunities to support or increase their continued use of the site.

The proposals have sought to retain the important habitats and increase the diversity through careful design of the Green Infrastructure. This includes retention of the majority of existing hedgerows to help define and articulate the new development, while retaining important ecological links and connectivity.

The site is under agricultural management, predominantly as arable land, though several semi-improved / improved grassland compartments are present and two grassland compartments designated as a Local Wildlife Site known as Pond Farm pasture. An established hedgerow network covers the site, the majority of which are well managed. Standard trees are widely present, mainly associated with hedgerows and the Slipperside Brook corridor, and includes nine veteran trees. A number of field ponds occur within the site and two watercourses; Slipperside Brook and Pickford Brook, run through the site, together with wet and dry ditches associated with hedgerows.

Due to the intensive agricultural management, the majority of the habitats within the site are of limited ecological value. Habitats identified as being of value include the network of hedgerows and associated veteran trees, the watercourses and the Local Wildlife Site. The development seeks to minimise potential effects on these habitats by retaining and incorporating them within the proposals. Where habitats will be affected, appropriate mitigation such as the creation of new species rich grassland and wetlands as well as new hedgerow and significant additional tree planting will be implemented.

The surveys have not identified any significant ecological constraints from protected species and, with the introduction of the newly created habitat, the favourable conservation status of the species will be maintained.



Eastern Green



Delivering Community Needs



We will deliver a scheme that benefits the wider community as well as new residents in support of the Local Plan.

Jobs

Jobs will be created during the construction phase. We will also enable sustainable employment for the longer term through new business located on the site, reducing the need to travel to surrounding areas to get to work. The total number of jobs provided will depend on the final mix and type of employers, but could be in the order of 1500 jobs in the employment area alone.

Shopping facilities

There will be a range of shopping facilities in the Local and District Centre for the new and existing communities to enjoy. The Local Centre will provide shopping for every day essentials, while the District Centre will encompass a supermarket and other retail outlets offering a wider choice for the extended community.

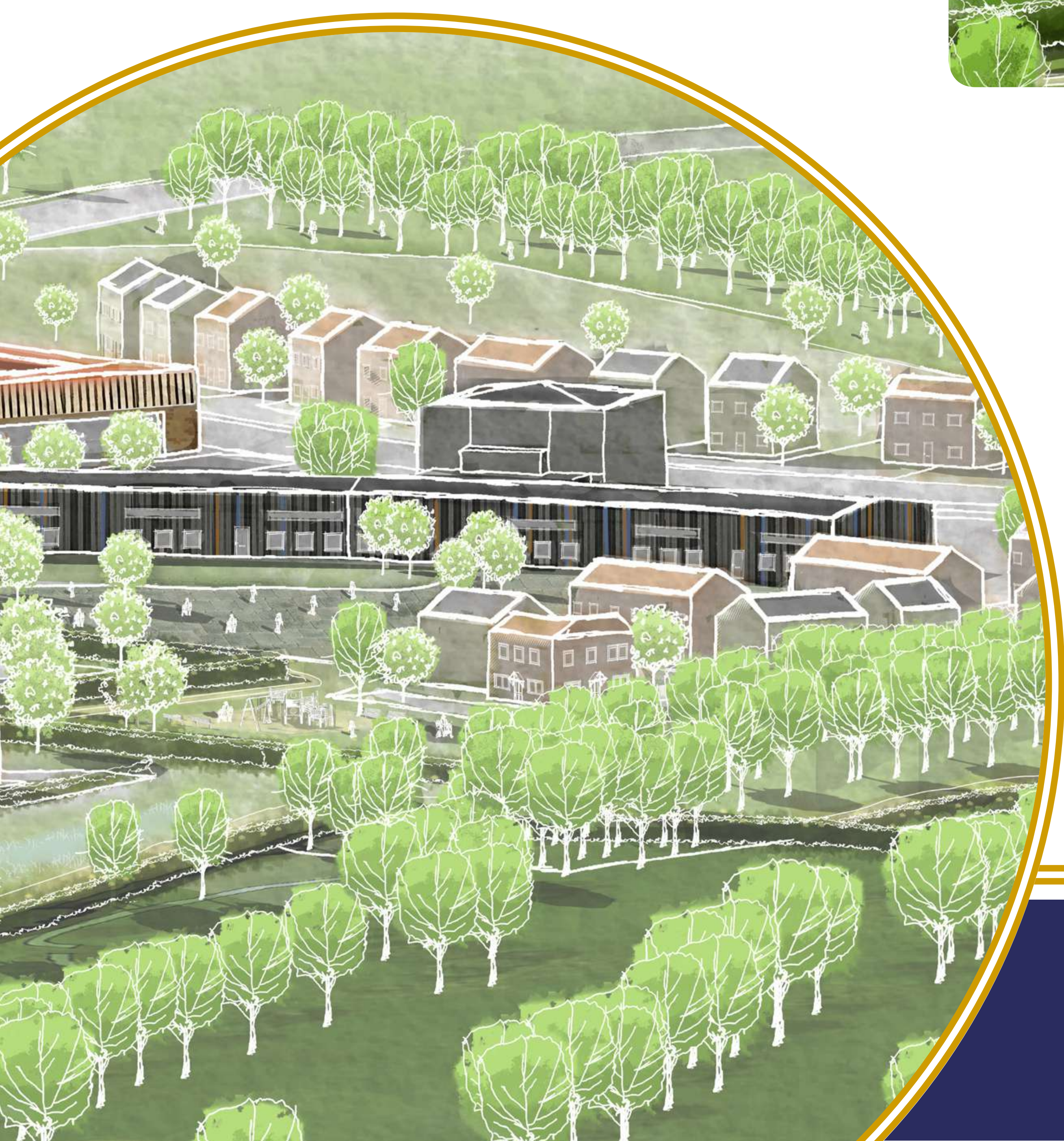


Leisure

There will be a range of leisure opportunities from publicly accessible open space, to sports pitches and, if the feedback says there is a clear desire, a Community Hall.

Education

We will work with Coventry City Council to agree funding to enable delivery of a new two form entry primary school on site. This will help meet the education needs of new residents, but also support existing local schools.



Health

We have been working with Coventry and Rugby Clinical Commissioning Group and they have advised that we do not need to provide a new health care facility at Eastern Green. However we will continue to work alongside the Group to make sure there is suitable provision within the area to cater for the development.



Eastern Green

Accessible and Sustainable Travel

We have already carried out a detailed traffic modelling exercise, using the 'Coventry Area Strategic Model' as a basis for the assessment.

The results show that, with focused off-site highway improvements, Eastern Green provides a policy compliant development. The model takes into account other committed and known developments within the area and wider Coventry City to give a clear indication of the impact of development up until the end of the current plan period.

Eastern Green will not have a significant traffic impact upon the highway network and modelling confirms there is sufficient capacity within the wider highway network to accommodate the proposals. The site is well defined by existing highways infrastructure to the north and west, with existing roads providing a clear and robust definition to the site.

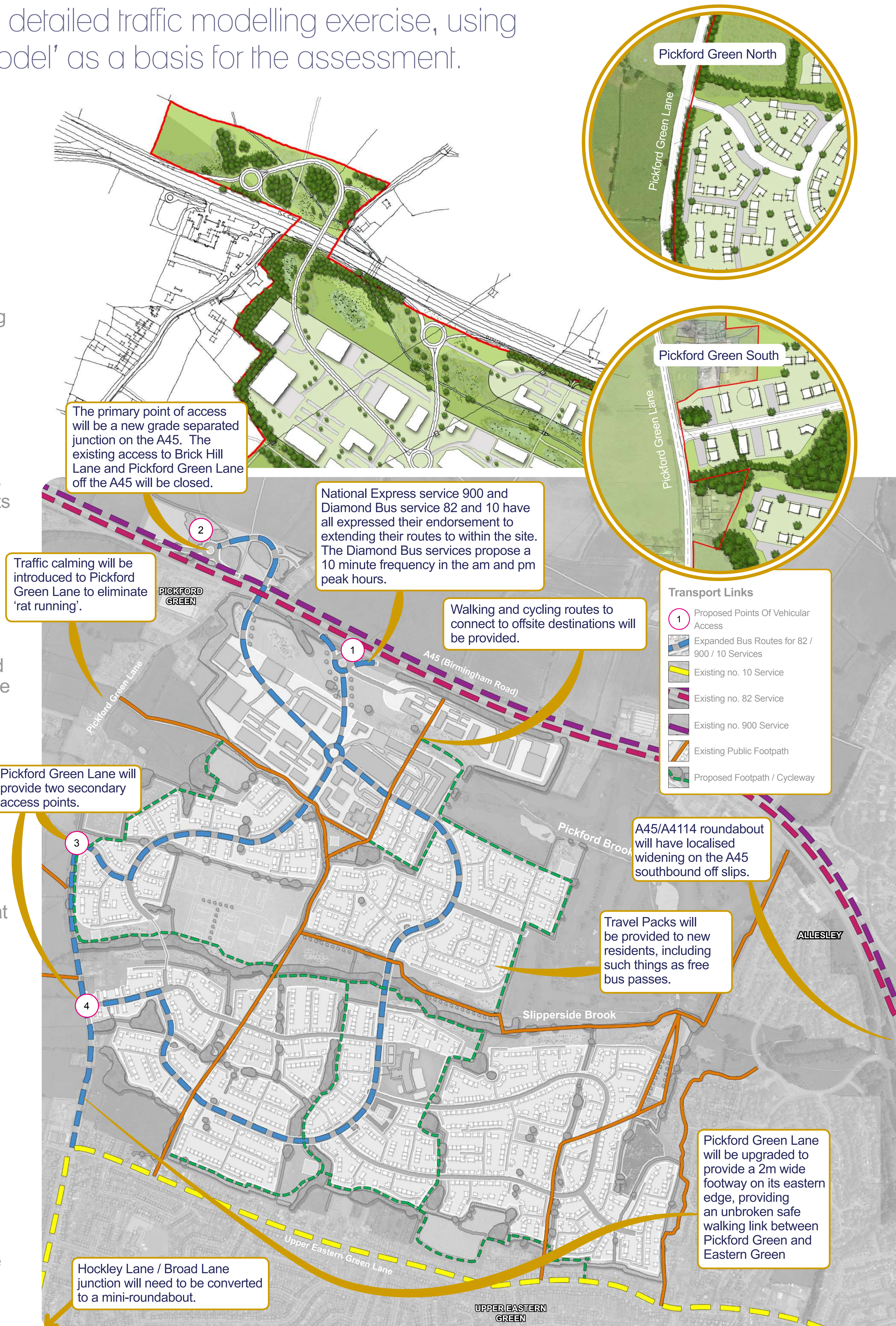
For the current plan period, the CASM identifies that a series of strategic highways improvements will be required to enhance traffic performance. This is focussed on the A45 and A46 corridors and junctions around the M6. This site will provide a significant and proportionate financial contribution to the delivery of these key improvements.

Further work on local junctions has been carried out as part of the assessment process and some local improvements may be proposed to further reduce local impacts. Sustainable travel options have also been reviewed. The outcomes are shown on the plan to the right.

The new junction off the A45 has received provisional government funding to assist in the early delivery of this large infrastructure item. This junction has been designed in conjunction with Coventry City Council to ensure they are happy with the layout. The Local Plan states that the new junction needs to be fully operational before the employment land and District Centre is in use.

There will be a primary route through the site, which will be looped and linked to secondary roads. The alignment of the primary route will not be 'straight' to ensure the likelihood of rat-running through the site is severely hampered.

Our proposals also include connections to existing public transport routes as well as cycle and pedestrian access, further creating links and integration between the new and existing communities. Discussions have been carried out with the current local bus providers who are interested in providing a new bus service for the development.



Eastern Green



Drainage

The proposals include a comprehensive drainage strategy so the development can accommodate and manage surface water without causing new, or contributing to, existing concerns about flood-risk within the surrounding area. The proposed strategy makes use of, and incorporates, the existing Slipperside Brook and Pickford Brook which will form important features within the site once developed.

Our plans will improve the local drainage conditions, as they are designed to deal with both the existing overland flows and surface water disposal from the development.

Providing a Sustainable urban Drainage System (SuDS) on the new development will benefit the wider surrounding area. SuDS manage, store and limit the future storm water entering into the existing watercourses, ensuring that water cannot be released into the existing watercourses beyond a 'greenfield run off rate'. This increased control and management of water leaving the site is likely to have significant benefits for areas downstream, by being more predictable and manageable, even during storm events.

In addition, the use of sustainable drainage techniques to control runoff from the development will create ponds and swales. These will be designed to provide additional habitats for wildlife and recreational benefits for the community to enjoy.

All drainage systems are sized and located within the development boundary, with all discharge points being made on-site to existing, established watercourses.



Eastern Green

What Happens Next?

Thank you for taking the time to attend today's exhibition.

We will be applying for outline planning permission which will set the parameters for the site such as land uses, building heights and the density of the development. The detail such as layout, design and what materials are used will be set out later at the Reserved Matters stage, and the development is likely to be brought forward in phases.



This opportunity to take your views into account before we submit our application is really important. Please can you complete a feedback form, and place it in the box provided. You can also complete the survey online at www.eastern-green.com or return the completed feedback form via Freepost:

FREEPOST RTLY-RLGH-GKSE
Eastern Green
Hallam Land
25 Priestgate
Peterborough
PE1 1JL

Please let us have your feedback by Tuesday 26 June 2018.

All feedback we receive will be considered carefully before we finalise our plans and submit a planning application to Coventry City Council. There will be a further opportunity to comment on the plans during the Council's statutory consultation period for the planning application.

