

Appendix 1- Indicative Keresley Masterplan

Introduction

The attached indicative Masterplan is intended to provide a high-level basis from which to support the delivery of the Keresley Sustainable Urban Extension (SUE). The Indicative Masterplan primarily reflects the Masterplan Principles policy (DS4) and Housing Allocation policy (H2:1) within the new Local Plan and the overarching aim to ensure the SUE is delivered in a comprehensive way having full regard to key infrastructure requirements and landscape characteristics.

The indicative Masterplan itself is not intended to be rigid or fixed. It is intended to provide a clear steer as to the key developable areas and key areas of green infrastructure. Points of access and specific location of key services, facilities, routes and linkages are moveable and can be negotiated as certain phases of the development move through the planning process.

[As the SUE evolves through the planning process and development stages, this Indicative Masterplan will be updated to reflect approvals and delivery.](#)

Background

The proposed development at Keresley has been promoted to the Council since 2007, when it was first considered as part of the Council's then Core Strategy document. The area was considered in detail during the Core Strategies 2009 examination and the Inspectors conclusions included approving the allocation but indicating a need to ensure its delivery was considered comprehensively to ensure the appropriate delivery of infrastructure and retention of the most important landscape features.

Due to changes in the planning system in 2010, the Coventry Core Strategy did not proceed to formal adoption. Subsequently work commenced on a new Local Plan in 2013, and the Keresley site was again promoted and considered through this process.

The New Local Plan was subsequently submitted to the Secretary of State on April 1st 2016, examined between July 2016 and January 2017 and the Inspectors report received in October 2017. The Local Plan was formally adopted by the City Council on the 5th December 2017 and came into effect the following day. The new Local Plan includes an Allocation for a Sustainable Urban Extension at Keresley (Policy H2) and provides Masterplan Principles in Policy DS4. The allocation makes provision for:

- Approximately 3,100 homes.
- Approximately 2,500sq.m of new retail-based space split across 2 separate local centres (policy R1). This is to include a range of small-scale units providing a range of local community uses and top up provisions. Local Centres are to be located at separate ends (north and south) of the SUE.
- A new distributor link road connecting Long Lane and Winding House Lane, which is to be fully operational prior to the full completion of the SUE.

- Surrounding junction improvements as appropriate and identified through a robust TA but with specific focus on the existing highway and junctions at Bennetts Road, Tamworth Road, Fivefield Road, Sandpits Lane, Thompsons Lane, Long Lane and Watery Lane to ensure they continue to operate in a safe and appropriate way.
- Provision of 1 x 2FE primary school and contributions towards a 8FE secondary school.
- Retention of medieval fishponds, ancient woodlands and important (ancient) hedgerows.
- The creation of a publicly accessible green and blue corridor focused around the Ancient Woodlands, Hounds Hill and the Hall Brook. This corridor should run north-south between the Burrow Hill Fort to the north and the Jubilee Woodland to the south east.
- Enhanced connectivity between the Ancient Woodlands and protection of the Jubilee Woodland.
- Inclusion of appropriate screening to existing residential areas.

Further to the development and adoption of the Local Plan, an outline planning application was submitted to the City Council in July 2014 for the first phase of the Keresley SUE area. This made provision for approximately 800 homes, the southern local centre, a new 2xFE primary school and contributions towards the highway requirements and green and blue infrastructure corridor. This application was subsequently referred to the Secretary of State who has now indicated he will not be giving the application any further consideration. Planning Permission was formally granted in February 2018. As such, the Council can now move forward to confirm its initial approval for the scheme.

Key Points of the Indicative Masterplan

1. Development Plots. The indicative Masterplan identifies a range of developable areas across the SUE area. These have been informed through the Council's SHLAA¹ work, ~~and~~ the Local Plan examination process and public consultation. They have also had regard to the first phase of the SUE which ~~now has -is now progressing towards a~~ planning approval. The way the SUE is structured in terms of developable areas, land ownership and site promotion, suggests an opportunity to deliver a host of smaller 'hamlet' or 'village' style developments each potentially with a slightly different take on the Arden character, but each integrated into the overall fabric of the SUE. We would support the wider consideration of this concept through site specific Masterplanning at the planning application stage. Although not all developable areas highlight smaller scale opportunities for green infrastructure, it is expected that as each development plot is brought forward in greater detail that existing trees, hedgerows and landscape features will continue to be integrated into the scheme as well as small scale amenity green spaces in accordance with the Council's Green Space Strategy and density policies (as appropriate).
2. The Green and Blue Infrastructure Corridor. This corridor is clearly shown running through the centre of the site from the Burrow Hill Fort in the north along Hounds Hill (between the ancient woodlands) and then picking up the Hall Brook sweeping round to the south east of the site toward the Jubilee Woodland. The identification of this corridor reflects landscape

¹ SHLAA – Strategic Housing Land Availability Assessment (2016)

character and sensitivity as well as heritage value and considerations relating to the Scheduled Ancient Monument (SAM) at the Burrow Hill Fort. The principle of the corridor has been developed in partnership with Historic England whilst the element around the Hall Brook has also been developed in partnership with the Environment Agency and the Lead Local Flood Authority. This corridor will be the focal point for on-site green infrastructure within the SUE as a whole. It should provide a mixture of formal and informal green spaces, which, where appropriate, should be multi-functional to maximise land efficiency. Where appropriate and in accordance with wider Green Infrastructure requirements and landscape design of individual phases, developer contributions towards green infrastructure within this corridor will be accepted. This will have regard to land ownership and how the specific phase of development relates to the targeted corridor.

3. The Keresley Link Road. The link road is considered important to helping manage traffic distribution through and around the site. The intention has always been to run the link road between Long Lane and Winding House Lane, although the exact route is not yet finalised. This Indicative Masterplan does not finalise the route, but does show an indicative example of how it may travel through the site between the two known points. The exact alignment of the road should be considered further through the planning application stages, having regard to Transport Assessments and Junction analysis. The exact point of connectivity at Winding House Lane will also need to be considered in greater detail having regard to its impact on Prologis Park and the wider operations of that site. The transport modelling which underpinned the Local Plan highlighted the importance of focusing the initial delivery of the road towards the western side of the site, with the full completion to the east necessary by the end of the SUE's development programme (expected to be approximately 2031). This is also expected to link in with wider highway improvements to the A444 and M6 Junction 3.

The road itself will be reflective of the environment through which it travels or expected to travel upon completion of the SUE. This is expected to include a predominantly residential area, although the eastern end of the road, where it heads towards Winding House Lane for example, is likely to include more of a natural environment to the south (as it passes by the Jubilee Woodland) or commercial to the north (as it passes and links to Prologis Park. As such, the carriageway should be designed to carry all types of vehicles. The environment through which it passes should then be reflected in terms of width, materials, junction access and speed restriction. This should be agreed with the Highways Authority as part of the application process.

In terms of how the road is expected to move through the site, it should only cross the Hall Brook once, therefore minimising the need for 'bridging' and limiting the environmental impact on the brook. In terms of access junction points along the link road, these are expected to be limited to help maximise traffic flow along the route. Key junction upgrades are already planned at Long Lane/Tamworth Road. Further enhancements are expected at Bennetts Road South and Watery Lane. The exact provision of further junctions in and within the SUE itself will be considered on a phase specific basis having regard to the supporting transport assessment and site design.

4. Woodlands. The Plan highlights the 4 Ancient Woodlands at The Alders, Pickhorne Wood, Bunson's Wood and Hall Yard Wood. It also highlights the relatively newly planted area at Jubilee Woodland. All woodlands are identified within Policy H2 as needing to be protected and incorporated into the wider SUE.
5. Water Features (Blue Infrastructure). The Keresley area contains a number of water features, most notably the Hall Brook. These are shown on the indicative Masterplan and are expected to provide a focal point for blue infrastructure, biodiversity enhancements and drainage infrastructure.
6. Protected Wildlife Sites. Within the wider Keresley SUE area, a number of specific wildlife sites have been identified. The 4 Ancient Woodlands are identified as Local Wildlife Sites as are the Houldsworth Crescent Corridor to the far east of the site, the Sandpits Lane Meadows and Pastures to the south and the Keresley Mere to the west. Given the area is previously undeveloped though, surveys of current ecology and biodiversity value should be undertaken at the planning stage to help support connectivity of species and the appropriate maintenance or mitigation of areas of biodiversity and ecology value.
7. Trees and Hedgerows. In addition to the Ancient Woodlands and Jubilee Wood, the indicative Masterplan also highlights a number of other tree groupings and established hedgerows. Indeed, such features are symbolic of the wider historic landscape and should be retained and incorporated wherever possible into new developments. Site level assessments should be undertaken of all trees and hedgerows (as appropriate) at the application stage. Where these assets are retained they will need to be supported by a robust maintenance plan to ensure their long term retention.
8. Key View Points. These are highlighted at Burrow Hill Fort and the top of Hounds Hill. These are considered of strategic importance linked to the setting of the SAM. Other key view corridors should be considered as part of wider design considerations within respective phases of development.
9. Primary Access Points. Primary access points are shown on the indicative Masterplan for information only. This shows potential for access points to be realised along Bennet's Road, Tamworth Road, Watery Lane and Fivefield Road. There may also be opportunities to secure wider access from the Link Road to help support its integration into the wider development. The extent of any access and the number of dwellings it will serve will be assessed through the Transport Assessment that accompanies a specific planning application.
10. Key Connectivity Routes. The development of the site brings with the opportunity to extend pedestrian and cycle routes and integrate existing and new public rights of way. To help integrate the site into the landscape and the surrounding area it will be important to ensure pedestrians, vehicles, cyclists and public transport can move in and out of the site as well as through it in a clear and coherent manner. The indicative Masterplan highlights a small number of connecting through routes, alongside the potential access points to help show how key linkages should work through the site. The routes here should be considered a

minimum with every opportunity taken to integrate key routes and linkages to support movement through and around the site, especially to the benefit of active travel. The indicative Plan also shows how the development parcels should interact with the green corridor to support good accessibility and connectivity between the built and natural environment.

11. 'Urban' Edges. The indicative Masterplan highlights key areas of interaction between the identified development plots and the green corridor and wider countryside. These areas will need to be carefully designed to ensure they provide a high quality interface with the natural environment. This will be particularly true where development sits adjacent to the Woodland areas, Hounds Hill and the Hall Brook corridor. The SUE Design Guidance provides a character definition of 'edge road development' which should provide the initial basis for how development is designed within these areas. The indicative Masterplan also highlights areas of primary street frontage where new development will be expected to integrate with the existing street scene.

Moving Forward

As already highlighted, this indicative Masterplan is intended to provide a platform from which to support the delivery of the wider Keresley SUE. It is fully expected that as individual development parcels come forward they will be supported by their own more extensive Masterplans, however when they do so they will need to ensure they reflect the wider considerations and requirements associated with the SUE as a whole. This is reflective of Policy DS4 in the Local Plan and will help ensure the sustainable delivery of the SUE as a whole.

It is also important to clarify that the indicative Masterplan will be kept under review and updated as and when it is appropriate. This will most commonly reflect any relevant planning decision and will be communicated through the Annual Monitoring Report.

The Indicative Masterplan

