

Planning Committee Report	
Planning Ref:	OUT/2016/2918
Site:	Scots Lane
Ward:	Bablake
Applicant:	Midland Land Portfolio Limited
Proposal:	Outline application with all matters reserved except for means of access, for residential development of up to 70 dwellings and landscaping with associated public open space and car parking
Case Officer:	Shamim Chowdhury

SUMMARY

The application proposes a residential development on this site, which was in the past occupied by a brick built covered reservoir. The reservoir has been demolished and cleared and this previously developed site has re-naturalised over time into a Greenfield site. The outline application seeks approval for access from Scots Lane for developing the site with up to 70 dwellings, a public open space and landscaping.

The indicative layout demonstrates that the site is capable of accommodating a residential development of up to 70 dwellings together with large areas of public open space. The proposed access is considered acceptable from a highway safety point of view. The site is in a sustainable location with good access to facilities and the proposals are considered acceptable.

KEY FACTS

Reason for report to committee:	Representations from more than 5 properties
Current use of site:	Vacant/private allotments gardens
Site area:	2.26 hectares
No of dwellings:	Up to 70
Density:	38 units/hectare
Affordable housing:	25% with a 50/50 split between social rent and intermediate tenure i.e. shared ownership, shared equity or discounted market sale

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to the completion of a Section 106 agreement relating to education, affordable housing, to enhance and secure long term management of biodiversity, to provide a pedestrian/cycle link to connect the development site to the nearest bus stop on Holloway Field and to fund emergency admission to NHS (subject to CIL compliance check) and subject to conditions. Failure to complete the agreement by 23 May 2017 may result in the application being refused.

REASON FOR DECISION

1. The use of the land for residential development is considered most appropriate, efficient and sustainable and compatible with surrounding residential use.
2. The proposal will not adversely impact upon highway safety
3. The proposal accords with Policies H9, AM22, BE2, EM5, GE5, GE8, GE9 and GE15 of the Coventry Development Plan 2001, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application proposes residential development of vacant site and part of private allotment gardens. The application is an outline scheme seeking approval of access only, with all other matters reserved. An indicative masterplan has been submitted for up to 70 dwellings together with landscaping and public open space. The proposal seeks access to the development from Scots Lane.

The proposal is supported by a range of technical reports including a Transport Assessment, Ecological Assessment, Tree Survey Findings and Preliminary Development Implications, Environmental Noise Report, Phase 1 Geo-environmental Report, Flood Risk Assessment and Drainage Strategy. The outline planning application is also supported by a Design and Access Statement and a Planning Statement.

The supporting planning statement indicates that the indicative layout for up to 70 dwellings will provide a mix of 2, 3 and 4 detached, semi-detached and terraced properties. However, it should be noted that the layout is only indicative to demonstrate that the site can accommodate that number of dwellings and only access is being considered at this stage.

SITE DESCRIPTION

The main part of the site is the former Coundon Reservoir which was decommissioned and cleared in 2011 and has re-naturalised over time into a Greenfield site. The site also comprises of a pond, an orchard and allotment plots on the eastern part. The proposed development site adjoins Radford Road Allotment gardens to the east and an urban green space to the northeast between No. 26 and No. 50 Holloway Field. The site is bound to the north by residential properties on Holloway Field and to the south by a covered reservoir operated by Severn Trent Water and beyond that by residential properties on Christchurch Road. Bablake School Playing Fields is to the west opposite the application site.

The site has not been designated for specific development in the current Coventry Development Plan 2001(or in the Emerging Local Plan 2016) and is currently a site with low to medium ecology/biodiversity interest. The site is located in Flood Zone 1. The general character of the area is predominantly residential with no special designation or interest such as conservation area or area of special interest. There is no evidence to suggest that the site has any high or unusual levels of contamination.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
FUL/2010/1474	Demolition of existing covered reservoir and construction of new covered reservoir	Approved 06/01/2011

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Development Plan 2001 (CDP) relevant policy relating to this application is:

OS4 – Creating a more sustainable city
OS6 – Change of land use
OS10 – Planning obligations
EM2 – Air Quality
EM4 – Flood Risk and Development
EM5 – Pollution protection strategy
H9 – Windfall additions to housing land supply
H10 – Affordable housing
H12 – Design and density of housing development
AM9 – Pedestrians in new development
AM12 – Cycling in new developments
AM22 – Road safety in new developments
BE2 – The principles of urban design
BE20 – Landscape design and development
GE5 – Protection of allotment gardens
GE8 – Control over development in urban green space
GE9 – Green space provision in new housing developments
GE15 – Designing new development to accommodate wildlife.

Emerging Policy Guidance

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings are currently underway. Whilst the policies do not hold significant weight at this time, they will gain weight as the local plan continues through the process. Policies within the draft local plan that are relevant include:

DS3 – Sustainable Development Policy
DS1 – Overall Development Needs
EM6 – Air Quality
EM4 – Flood Risk Management
EM5 – Sustainable Drainage Systems
EM1 – Planning for Climate Change Adaption
H1 – Housing Land Requirements
H3 – Provisions of New Housing
H4 – Securing a Mix of Housing
H6 – Affordable Housing
H9 – Residential Density
AC4 – Walking and Cycling

AC1 – Accessible Transport Network
DE1 – Ensuring High Quality Design
GE1 – Green Infrastructure
GE3 – Biodiversity, Geological, Landscape and Archaeological Conservation

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development
SPD Delivering a more sustainable city

CONSULTATION

No Objections subject to conditions received from:

Ecology
Severn Trent
Environmental Protection Officers (CCC)
Education (CCC)
Highways (CCC)
Drainage (CCC)

West Midlands Police have advised on police statistics and advises on Secured by Design Guides for New Homes 2016.

Warwickshire Wildlife Trust have raised concerns regarding the survey for Great Crested Newts and have requested a Biodiversity Offsetting Scheme and conservation enhancement for hedgehogs.

Warwickshire County Council requests conditions and Biodiversity Offsetting Scheme not exceeding £139,132.51.

At the time of writing the report comments have not been received from:

National Grid
Parks and Leisure (CCC)

Immediate neighbours and local councillors have been notified; 5 site notices were posted on 16/03/2017. A press notice was displayed in the Coventry Telegraph on 09/03/2017.

9 letters of objection have been received, raising the following material planning considerations:

- a) The proposed development would increase traffic congestion which would potentially be dangerous to pedestrians and children who attend the nearby schools
- b) Care home development would be in keeping with the area given the older persons residence in the area and better for the economy
- c) Pointed out the Traffic Survey was carried out in July, probably during school holiday period and might not be true reflection of traffic situation in the area. Also the stretch of Scots Lane is 20mph zone and not on within 30mph speed limit.
- d) Rural and quiet character of the area will be lost
- e) Loss of wildlife and natural landscape
- f) Residents will face a long term disruption to their daily lives
- g) Development to the existing "orchard" area seems unnecessary and money grabbing
- h) The proposed public open space and pond could generate anti-social behaviour
- i) Road infrastructure will not cope with the number of new properties and other statutory services will also struggle to cope

- j) The number of houses proposed is very high for the piece of land the number should be greatly decreased to lessen the impact on the area and maintain more open space on the site.
- k) Could be high rise buildings to accommodate high number of houses.
- l) The surrounding landscape buffer could be damaged, in particular concerns raised for the urban green space on Holloway Field between No. 26 and No. 50.
- m) Surface water flooding

2 letters of support have been received, raising the following material planning considerations:

- n) Great location for new development as more housing are needed in the area for first time buyers.
- o) Development would provide affordable housing for young families
- p) A Section 106 to ensure Severn Trent repair the fault should be incorporated in the Planning Application particularly as the Residents of Hollyfast Road are affected as well as Christ the King Infant School together with Christ the King Community Centre.

Within the letters received the following non material planning considerations were raised, these cannot be given due consideration in the planning process:

- q) Problems with the water pressure in the vicinity

Brooklands Residents Association has not objected to the proposal but requests the removal of existing traffic calming measures the chicanes and speed bumps and installed flashing signage indicating the individual traffic speeds. This is because existing traffic calming measures were introduced for 30mph speed limit but current speed limit is 20mph. They request that this is incorporated in a Section 106 agreement.

Radford and Sadler Roads Allotment Association have made representation and sought contribution for the improvement of their allotment gardens. Their requests stated below:

- The granting of planning permission for housing by the City Council will create a considerable windfall. They assert that part of that windfall should be returned to the local community by means of the Section 106 or Community Infrastructure Levy.
- Upgrade to existing roadways within the allotment gardens to an asphalt or concrete finish.
- The erection of a shell of a building (similar to a small industrial unit) on a concrete pad with services installed. The space inside could then be flexibly configured (using voluntary labour) to include meeting space, shop, secure equipment storage, adapted toilet facilities, an education area and refreshment area.
- They also propose to modify the outline plan to include a pedestrian access to the allotment site by means of a lockable gate located to the east of the existing water board housing (No: 116 Scots Lane).

University Hospitals Coventry and Warwickshire NHS Trust have requested £15,811 to address a 30% gap in funding of emergency admission.

CCC Education have requested a contribution of £288,430 for early years, primary, secondary and sixth form education.

CCC Planning and Housing Policy request 25% affordable housing provision.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, highways, drainage, ecology, environmental issues and developer contributions together with any other matters.

Principle of development

The site is not designated within the current Development Plan (2001) and Emerging Local Plan 2016 to 2031. The vast part of the site was previously developed and was used by Severn Trent Water as a covered reservoir. However, since the decommissioning of the reservoir in 2011 it is now considered as a Greenfield site. In this context, the site is considered as a windfall site and most relevant Policy would be H9 (Windfall additions to housing land supply) and GE8 (Control over development in urban green space). In addition, there are some allotments that form part of the development site and therefore Policy GE5 needs to be addressed, which is to ensure allotment gardens are protected.

Policy H9 dealing with windfall housing sites indicates that proposals for housing development on sites not identified will be permitted subject to:

- compatibility with nearby uses;
- the provision of an attractive residential environment;
- convenient pedestrian access to local facilities;
- being well served by public transport; and
- compatibility with other plan policies.

Policy H9 also indicates that the development of a Greenfield site larger than 1 hectare will only be permitted if it is necessary to meet housing requirement for the next five years. However, the NPPF recognises the importance of providing a supply of housing and paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Therefore this element of the policy is not compliant with the intentions of the NPPF and the presumption in favour of sustainable development.

The proposed site is in a highly sustainable location within an established residential area. The site is accessible by walking, cycling and public transport. The nearest bus stops are on Holloway Field and Scots Lane. The site is also located in close proximity to a range of shops, amenities and services. It is considered that the proposal would provide an attractive residential environment for future occupiers. The proposal is considered an appropriate development and efficient land use, delivering much needed houses in the city. Therefore, the proposed residential development is considered acceptable in principle.

The allotment gardens on the eastern part of the site are not part of the Radford Road Allotment Gardens and owned by Severn Trent Water. The agent confirms that out of around 20 plots in that part only 8 plots are in use and by 3 different plot holders. There are no formal agreements between the plot holders and the land owner (Severn Trent Water) and the land owner can vacate the plots by 28 days' written notice. Therefore the allotment plots within the proposed development site do not comprise formal allotments and these are outside the boundary of Radford Road Allotment Gardens. It is considered that the proposal would not result in the loss of any allotments gardens within the Radford Road site and therefore, the proposal would not conflict Policy GE5.

The proposal also includes approximately 4,600m² of publicly accessible open space within the site as part of the development scheme. The developer has indicated that a contribution through Section 106 agreement will be provided for the enhancement of green space and adjacent allotment gardens. Therefore, it is considered the proposed development would not only enhance the site in terms of accessible urban green space but would also provide compensatory measures and therefore considered to comply with the Policy GE8.

Highway considerations

The site will provide a single access from Scots Lane via a priority junction at around the midpoint along the site frontage. Following the Highways Engineers' comments, the proposed access to the site has been amended to achieve the required vehicular visibility splay which is 2.4m x 43m. The developer/agent has also agreed to provide a new pedestrian/cycle link from the proposed development site to the nearest bus stop on Holloway Field as per Highways Engineers' recommendation.

The proposed access road off Scots Lane would have a width of 5.5m together with footpath of width 2m along both sides. Pedestrians and cyclists would also gain access to the site from the same location. This is in addition to the pedestrian/cycle link through the northeast part of the development connecting Holloway Field. The proposed pedestrian/cycle link would go through a Council owned urban green space between No. 26 and No. 50 Holloway Field to achieve a shorter, safer and convenient access to public transport. In addition, as part of the proposals, a new footway would be provided on the east side of Scots Lane along the site frontage, which would tie into the existing provision to the north and south. The indicative Masterplan shows some of the proposed dwellinghouses would front Scots Lane and have direct vehicular access onto Scots Lane via private drives. It is considered this arrangement would be consistent with the built form of the residential area as there are houses on Scots Lane with direct vehicular access from highways through private drive.

Currently, there is no footpath along the frontage of the application site. The new section of footpath along the frontage of the site would be an improvement through the creation of safer highway for pedestrians.

The highways engineer is satisfied with the revised access layout plan and do not raise any concerns in terms of adverse impact on the highway safety and has no objection to the current proposal. The highways engineer is satisfied with the findings of the Transport Assessment and its conclusion, which has demonstrated that a priority junction onto Scots Lane would operate with significant spare capacity, and the impact of the proposed development is forecast to be minimal. There would therefore be no material traffic impact on the local highway network. A new pedestrian/cycle link to the nearest bus stop on Holloway Field is required and this would be achieved through of the section 106 Agreement

Drainage

The site is located within Flood Zone 1 and therefore, the potential of flooding would be minimal. However appropriate measures have to be in place to minimise the risk of surface water flooding and to achieve a sustainable drainage system. A satisfactory resolution in this matter could be achieved in the reserved matters stage. In the current submission, Severn Trent Water has not objected to the proposal but suggested a condition requiring submission of drainage plans for the disposal of surface water and foul sewage prior to

commencement of the development for the approval of the local planning authority. No objections subject to conditions have been raised by CCC drainage officers.

Ecology

An Ecological Assessment was submitted as part of the application. The County Council Ecologist acknowledges that the site has no specific nature conservation designation. There are records of smooth newts within the site boundary and records of bats, hedgehogs, otters, common frogs, smooth newts and invertebrates in the surrounding area. The County Council Ecologist is satisfied with the findings and recommendation of the submitted Ecological Assessment which recommends a number of mitigation and enhancement measures as part of the proposed development. The assessment report has recommended a Construction Environmental Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP) in addition to required contribution to offset the net loss of biodiversity.

The Construction Environmental Management Plan (CEMP), is to set out the measures during the construction phase to protect retained habitat features of importance and protected and priority fauna including badger, bats, breeding birds, hedgehog and common toad; and the Landscape and Ecological Management Plan (LEMP) to ensure that the retained, newly created and enhanced ecological features within the site are managed appropriately to maximise their benefit to biodiversity and offset increased levels of disturbance from the public once the site is operational.

The Ecological Assessment report indicates that the proposals will result in the loss of habitat of between negligible and local ecological importance. However, the development has been designed to retain and protect a number of the important ecological features, namely species poor semi-improved grassland within the orchard, hedgerows, orchard, tree lines, scattered mature trees and standing water/ponds.

The indicative plans indicate the creation of a large area of public open space to the northern part of the site. It is therefore considered that works can be carried out to provide ecological enhancements within this open space as well as around the retained pond. The detail enhancement programme could be part of the reserved matters. In the assessment of the impact on ecology, it is necessary to ensure that there is no net loss of biodiversity from the proposed development in accordance with NPPF, ODPM Circular 2005/06. There is a net loss of biodiversity in this scheme and this is covered in more detail in the section 106 part of this report.

The County Council Ecologist team are not entirely satisfied with the Great Crested Newt survey due to the timing of the survey and the method used. They recommended further great crested newts surveys are carried out at the appropriate time of the year by a suitably qualified ecologist in addition to Bats and lighting condition. This is to ensure safeguarding the protected species.

It is acknowledged that the proposals will result in the loss of habitat which have negligible and local ecological importance. However, the proposal has taken the ecology and the existing landscape and greeneries in consideration and has proposed a public open space as part of the development. This would help to improve biodiversity and provide a valuable community resource in addition to any other compensatory measures. It is considered that the proposal would not have negative impact on the ecology in the long term subject to compliance with the relevant conditions and mitigation/compensatory measures.

Environmental Issues

The Environmental Protection Team found the submitted Noise Report to be satisfactory and raise no objections subject to conditions. The submission acknowledges that mitigation measures will be required to reduce the noise levels in the proposed development to a sufficient level. A condition has been recommended outlining details of the proposed mitigation measures for the proposed residential development in the reserved matters stage.

A preliminary site appraisal report was submitted which indicates that further investigation is required to establish any contamination and risk to human health as well as the ground condition and subsequent submission of remediation scheme if necessary. The Environmental Protection Team indicate that a full ground investigation will be required and a condition is recommended accordingly.

The city is an air quality management area for nitrogen dioxide and developments of this scale require air quality assessments. Environmental Protection are satisfied that the development will be acceptable here but mitigation measures will be required such as the need for electric vehicle charging and specification for emission from gas boilers. A condition is recommended for an air quality assessment to be submitted with mitigation measures to be submitted for our approval.

Developer Contributions

The application proposes 25% affordable housing provision in line with our Supplementary Planning Guidance and this is indicated as being split 50:50 between social rent and intermediate tenure. Housing Policy agree with this provision and a condition is recommended accordingly. A range of housing types for affordable housing will need to be agreed at the reserved matters stage. This matter would be included in the section 106 agreement.

CCC Education indicate that the development proposal is within the primary planning area of and close to Christ the King, Moseley, Coundon and Hollyfast Primary Schools. Although some additional capacity has recently been added at Hollyfast, Moseley and Coundon schools, primary numbers are still increasing but much more slowly, forecasts show there is sufficient capacity in the existing primary schools however some additional pre-school (Early Years) places are required. The closest secondary school is Coundon Court. Although some capacity exists at present, places are going to be under severe pressure in the near future, school expansions and/or new schools will be required to meet forecast demand. A contribution towards secondary and sixth form provision relating to this development is also requested and would be part of the section 106 agreement

University Hospital of NHS Trust has also sought contribution to address a 30% gap in funding of emergency admissions. This request is yet to be established whether it is CIL (Community Infrastructure Levy) compliant before give any further consideration through section 106. Further information will be provided in the late representations report.

The Biodiversity Impact Assessment (BIA) calculation shows that the proposed development would result in a net loss of 4.36 units. The County Council Ecologist has sought an appropriate contribution to offset the net loss of biodiversity which is expected to be achieved as part of the section 106 agreement.

As discussed above in the Highways Section of the report the provision of a new pedestrians/cycle link will be part of the section 106 agreement.

Parks and Greenspace have indicated that contributions for play and open space would be required to provide enhancements to the public open space as well as to the allotment gardens. The standard contributions required under a s106 Agreement would be £500 per dwelling for play and open space.) A detailed consultation response is awaited and will be reported as a late representation.

Other considerations

The siting and design of the dwellings will be matters for future consideration. However, the indicative Masterplan shows an arrangement of dwellings which demonstrates that the site can accommodate a mix of housing. The Planning Statement also indicates that the houses will be two-storey in mass and comprises of 2 bedroom, 3 bedroom and 4 bedroom houses. The indicative layout shows retention of the pond within the proposed public space together with landscaping which will provide a good visual amenity within the site. Also the public open space and soft landscaping on the northern part of the site will provide a buffer between the residential dwellings on Holloway Field and the proposed development. It is considered that a satisfactory design can be achieved at the reserved matters stage.

A Residents group requested Section 106 to ensure Severn Trent repair the existing fault in the area; however contribution through section 106 agreement is required to relate directly to the proposed development. On the basis that this is an existing issue a contribution is not requested. The issue needs to be dealt with separately with Severn Trent Water.

West Midlands Police and one of the residents' raised concerns on potential crime and anti-social behaviour around the public open areas. However, the current submission is solely for the access to the site and these issues can be considered in details at the reserved matters.

Residents have raised issues in respect of loss of existing vegetation and wildlife around and within the application site, in particular those that provide a good screening behind the rear of the houses on Holloway Field and public open space on Holloway Field. They are also concerned about the density of the houses and associated amenity spaces to create a satisfactory and quality residential environment. The application does not seek approval of layout, design and landscaping at this stage but these matters will be considered at reserved matters stage, in addition Biodiversity Offsetting is sought to ensure policy requirements are met and there is no adverse impact on neighbouring amenity as well as ensuring quality residential environment is achieved.

The residents' concern on noise disturbance from the future construction work could be resolved through construction management plan condition at reserved matters stage.

Conclusion

The site is within a residential area and sustainable location. It is a Greenfield site without any designation in the current Coventry Development Plan or in the Emerging Local Development Plan. The proposal is considered an appropriate development and efficient land use for housing development in delivering much needed houses in the city. The access is not considered to have a severe impact on the highway network and the proposals are considered acceptable in terms of highway safety. The application accords with development plan policies and supplementary planning guidelines and is therefore recommended for approval.

CONDITIONS/REASON

1. Details of the appearance, layout and scale of the buildings and landscaping of the site (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out in full accordance with these reserved matters as approved.

Reason: *To comply with Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.*

2. Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: *To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).*

3. The development to which this permission relates shall begin no later than two years of the final approval of the reserved matters.

Reason: *To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).*

4. The development hereby permitted shall be carried out in accordance with the following approved documents: Site Location Plan DWG:01; Transport Statement; Topographic Survey; Boundry Plan; Flood Risk Assessment; Tree Quality Survey Findings and Preliminary Development Implications; PHASE I SITE APPRAISAL (DESK STUDY); Noise Assessment; Design and Access Statement; Ecology Assessment; Final Planning Statement; Appendix 9 Biodiversity Impact Assessment Calculator; Proposed Site Access Dwg PB5432/SK001 Rev B.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

5. The reserved matters to be submitted in accordance with Condition 1 shall include details of all earthworks, mounding and the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings, and the development shall be carried out in strict accordance with these approved details or any subsequently approved amendments .

Reason: *To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policy BE2 of the Coventry Development Plan 2001.*

6. The reserved matters to be submitted under condition 1 shall include the following details indicated in the application documentation:
 - (i) Pedestrians/Cycle link between the northern part of the site and the bus stop on Holloway Field;
 - (ii) Noise Assessment together with detail mitigation measures;
 - (iii) Air Quality Assessment with detail mitigation measures
 - (iv) Arboricultural report including tree protection plan;
 - (v) Further Great Crested Newts Survey

Reason: *As supporting technical reports have been based on this quantum of development and to ensure that the development is sustainable, provides a satisfactory residential environment for future occupiers and does not have an adverse impact upon highway safety or ecology or trees, in accordance with Policies OS4, H9, H12, EM5, GE8, GE9, GE12, GE15, AM9, AM22 of the Coventry Development Plan 2001.*

7. The development (including any works of demolition and site clearance) shall proceed only in strict accordance with a construction method statement which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period

and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies AM1, EM5 and BE2 of the Coventry Development Plan 2001.*

8. The development hereby permitted shall not commence until a Construction and Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. In discharging this condition the LPA expect to see details concerning pre-commencement checks and measures for safeguard of badgers, reptiles, nesting birds, great crested newts and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The agreed Construction and Ecological Management Plan shall thereafter be implemented in full.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE15 of the Coventry Development Plan 2001.*

9. A landscape management plan, including long term design objectives, long term management responsibilities and maintenance schedules for all landscape areas (other than domestic gardens within the curtilage of a single dwelling house), shall be submitted to and approved in writing by the local planning authority before the first occupation of the development hereby permitted. The landscape management plan shall be implemented as soon as the approved landscaping is carried out and shall not be withdrawn or altered in any way without the prior written approval of the local planning authority.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE9, BE2 & BE20 of the Coventry Development Plan 2001.*

10. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site and any report of the findings must be submitted to and approved in writing by the local planning authority prior to first occupation. The report of the findings, to be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', must include; (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monument; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

11. The development shall be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and

historical environment must be prepared which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

12. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced shall be submitted to and approved in writing by the local planning authority.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition No. 10, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition No 11, which shall be submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with condition No.12.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

14. Any landscaping (other than the planting of trees and shrubs) including boundary treatment, paving and footpaths referred to in condition one shall be completed in all respects, with the exception of tree(s) and shrub(s) planting, within the first planting season following the first occupation of any dwelling and the tree(s) and shrub(s) shall be planted within six months of that first use. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE9, BE2 & BE20 of the Coventry Development Plan 2001.*

15. Notwithstanding the Flood Risk Assessment and Drainage Strategy already submitted, the development hereby permitted shall only be undertaken in strict accordance with

drainage details, incorporating open air SuDS with particular emphasis on attenuation techniques. There must be consideration of features such as green roofs, rain gardens and swales, for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'. The details of Drainage and Flood Risk Management plan have been submitted to and approved in writing by the local planning authority. Drainage detail shall also include followings:

- i. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
- ii. Development discharge rates to be managed to Qbar greenfield rates minus 20%. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.
- iii. Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase.
- iv. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
- v. No ordinary watercourse shall be culverted unless there is an overriding need to do so, and justified in line with the Environment Agency's current policy. If possible, any existing surface water culverts should be opened and restored to a natural channel.
- vi. Single discharge points to water bodies will be discouraged on larger sites, as discharge points are to be located to best mimic the natural discharge condition.
- vii. The surface water flood mapping indicates that the site is vulnerable to surface water flooding at site boundary. An appropriately scaled flood risk assessment is required to establish the risk to the development, as well as the appropriate mitigation measures.
- viii. Information held by Coventry City Council indicates that the site and site entrance may be subject to surface water flooding during a 1:30 year event. The development must not exacerbate this flood risk and where possible reduce this. On this basis, a site specific flood risk assessment considering surface water and appropriate mitigation measures to manage down this risk will be required.
- ix. Mapping of the 1 in 100 and 1 in 1000 year surface water flood extents is required, to indicate the exceedance flows to inform building floor level design and general ground levels, and to consider flood flow routing off site. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
- x. Evidence of the 1 in 100 year plus climate change events will be held within the site boundaries.
- xi. A 5m way leave must be provided from the top bank of any ordinary watercourse to the building line.
- xii. An intrusive ground investigation report to establish the depth and type of strata, including percolation results in accordance with BRE 365 and the presence and risk associated with migrant contaminants. Provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design.
- xiii. The development must be considered for the implementation of permeable paving for the management of total surface water flows, and water filtering in accordance

with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.

- xiv. Evidence to show the management of overland flow routes in the event of exceedance or blockage to the drainage system. Details should include demonstration of how the building will be protected in such an event.
- xv. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- xvi. Where new or redevelopment site levels result in the severance, diversion or the reception of natural land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.
- xvii. Foul drainage plans.
Once approved, the development shall only proceed in accordance with the approved details including any recommended mitigation measures and shall remain in place thereafter.

Reason: *To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies EM4 and OS4 of the Coventry Development Plan 2001.*

16. The dwellings hereby permitted shall not be occupied unless and until the means of access to the site has been provided in full accordance with details on drawing number Dwg PB5432/SK001 Rev B and thereafter the means of access shall be kept available for use by vehicular traffic at all times.

Reason: *In the interests of highway safety in accordance with Policy AM22 of the Coventry Development Plan 2001.*

17. Any gas boilers or Combined Heat and Power systems serving the development must have a maximum dry NOx emissions rate of 40mg/kWh.

Reason: *To reduce the impact of the development on air quality in accordance with Policy EM5 of the Coventry Development Plan.*

18. Electric vehicle recharging points shall be provided at a rate of 1 per allocated space and 1 per 10 unallocated spaces as recommended by the West Midlands LETCP guidance.

Reason: *To reduce the impact of the development on air quality in accordance with Policy EM5 of the Coventry Development Plan.*

19. No development shall take place until a scheme for targeting and utilising local people for construction and post construction employment has been submitted to and approved in writing by the local planning authority. Thereafter, the scheme shall be implemented in full accordance with the approved details.

Reason: *In the interests of promoting employment opportunities for local people in accordance with Policy E10 of the Coventry Development Plan 2001.*

[Site Location Plan](#)

[Sketch layout sheet](#)

[Proposed site access](#)

