

Planning Committee Report	
Planning Ref:	DC/2019/3189
Site:	Scots Lane
Ward:	Bablake
Proposal:	Submission of details to discharge condition 15 (drainage details) imposed on planning permission reference S73/2018/0812 (variation of OUT/2016/2918 to remove/vary condition No. 6 (in part, 6(i) only) to exclude pedestrians/cycle link between the northern part of the site and the bus stop on Holloway Field) granted on 19th June 2018 for residential development of up to 70 dwellings and landscaping with associated public open space and car parking.
Case Officer:	Shamim Chowdhury

SUMMARY

This application provides details of an alternative drainage scheme to that which was approved by the Planning Committee in May 2019 for 69 houses on the former Coundon Reservoir on Scots Lane. The drainage proposal demonstrates how the foul sewage and surface/storm water of the residential development on site has been re-arranged. The submitted drainage scheme shows that the sewer and surface water would be disposed through a combined sewer, which would be connected to an existing combined sewer. In the last approved scheme, the surface water was discharging to a ditch, but now the developer is proposing the surface water to discharge to the combined sewer. The foul sewer remains as approved in the last discharge of condition application. The new combined sewer runs under the Radford Road allotment gardens and has connected to an existing combined sewer. The developer has obtained the necessary easement from the land owner (Council's Property Services) for the implementation of the scheme. The Local Flood Authority and Severn Trent Water are satisfied with the proposed scheme and have recommended discharging the drainage condition.

BACKGROUND

The Planning Committee granted an outline planning permission for up to 70 houses in May 2017. A subsequent reserved matters application was reviewed by the Planning Committee for 69 houses and granted permission in June 2018. A section 73 application has also been granted by the Planning Committee in June 2018 to exclude the proposed pedestrian/cycle link over the adjacent Village Green on Holloway Field. The drainage condition (No. 15) imposed on the outline permission (OUT/2016/2918) and Section 73 application (S73/2018/0812), requires the developer to submit drainage details and obtain approval from the Planning Authority prior to occupation of the dwelling houses. On May 2019, the planning committee approved a drainage scheme comprising surface water drainage along the Village Green boundary using an existing ditch and to run foul sewer under the allotment gardens. Subsequent to that decision, the developer has been unable to secure an easement to run surface water through the existing ditch and subsequently failed to implement the agreed drainage scheme. Therefore, the current drainage scheme is an alternative option and from the planning point of view the developer can seek to discharge a condition with alternative strategies but only one approved scheme has to be implemented. Although the current drainage

scheme has received no objections from the residents, this application has been brought back before the Planning Committee due to committee's previous requests to consider ongoing matters relating to drainage on this particular site and given the residents' ongoing interest in the sustainable delivery of the site. Generally, discharge of condition applications do not involve public consultation and are normally determined by the officers under delegated authority.

KEY FACTS

Reason for report to committee:	The current scheme is different to that which was approved by the Planning Committee to discharge the same drainage condition
Current use of site:	Residential development under construction
Proposed use of site:	Residential dwellings

RECOMMENDATION

Planning committee are recommended to discharge the drainage condition (condition No. 15) imposed on planning permission ref. OUT/2016/2918 and subsequent variation of condition application, Ref. S73/2018/0812.

REASON FOR DECISION

- The submitted drainage strategy is satisfactory for the proposed development at Scots Lane, which is compliant with national and local policy and design standards.
- No surface water flooding is predicted for the site. The proposed drainage scheme for the residential development would minimise the risk of surface water flooding on and off the site.
- The foul drainage scheme is satisfactory for the proposed development and is acceptable to Severn Trent Water and Council's Flood Risk and Drainage Team.
- The proposal will not adversely impact upon the amenity of neighbours.
- The drainage scheme accords with Policies: DS3, EM1, EM4, EM5 and DE1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

This application seeks to discharge condition No.15 which was imposed on planning permission OUT/2016/2918 and subsequent variation of condition application, Ref. S73/2018/0812 granted in 2017 and 2018 respectively for the residential development with associated access road and landscaping. The planning condition required the developer to submit details of drainage works to the local planning authority for approval.

SITE DESCRIPTION

The application site was the former Coundon Reservoir which was decommissioned and cleared in 2011 and has re-naturalised over time. The proposed development site adjoins Radford Road Allotment gardens to the east and a village green to the northeast corner 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. A ditch runs from the northern end of the site along the rear boundary/garden of the houses (no 50 -84, evens) on Holloway Field and the southeast boundary of the Village Green. The site is located in Flood Zone 1. The general character of the area is predominantly residential with no specific designation or interest such as conservation area or Local Wildlife site.

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
OUT/2016/2918	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	Approved 11/05/2017
RMM/2018/0316	Reserved matters application for the erection of 69 houses, landscaping, associated public open space and car parking served by new access onto Scots Lane (serving plots 4-69) and upgrade/improvements to existing access (serving plots 1-3). Submission of details pursuant to outline planning permission OUT/2016/2918	Approved 14/06/2018
S73/2018/0812	Removal / Variation of condition No. 6 (in part, 6(i) only) to exclude pedestrians/cycle link between the northern part of the site and the bus stop on Holloway Field: imposed upon planning permission OUT/2016/2918	Approved 14/06/2018

	for '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'.	
DC/2018/0284	Submission of details to discharge condition No.10 - details of site investigation and risk assessment, condition No. 11 and 12 - details of remediation and implementation scheme imposed on planning permission reference OUT/2016/2918 determined 11 May 2017 (decision notice issued 29/09/17) for an 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.	Approved 22/03/2018
DC/2018/0318	Submission details to discharge condition No. 8 - Construction and Ecological Management Plan imposed on planning permission OUT/2016/2918 determined 11 May 2017 (decision notice issued 29/09/17) for an 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.	Approved 22/03/2018
DC/2018/1049	Submission of details to discharge condition No. 6(iii) Air Quality Assessment and mitigation measures and condition No. 7 details of construction method statement, imposed on planning permission OUT/2016/2918 for 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 granted on 11/05/2017.	Approved 24/05/2018
DC/2019/0218	Submission of details to discharge condition19: Local Skills and Employment Action Plan and condition	Approved 19/03/2019

	20: Variable Message Warning Sign imposed on planning permission OUT/2016/2918 for 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 granted on 11/05/2017.	
DC/2019/3424	Submission of details to discharge condition 15 (Flood Risk Assessment and Drainage Details) imposed on planning permission S73/2018/0812 Removal / Variation of condition No. 6 (in part, 6(i) only) to exclude pedestrians/cycle link between the northern part of the site and the bus stop on Holloway Field: imposed upon planning permission OUT/2016/2918 for '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' granted on 14/06/2018.	Approved 09/05/2019
FUL/2019/1269	Erection of four dwellings together with associated parking and landscaping	Refused 01/08/2019

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The revised NPPF published in February 2019 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. In assessing flood risk from a proposed development in the determination of a planning application, the NPPF suggests that the local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.

The National Planning Practice Guidance (NPPG) 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 Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy DE1 Ensuring High Quality Design

Policy EM1: Planning for Climate Change Adaptation

Policy EM4 Flood Risk Management
Policy EM5 Sustainable Drainage Systems (SuDS)

Supplementary Planning Guidance/ Documents (SPG/ SPD):
SPD Delivering a More Sustainable City

CONSULTATION

Severn Trent Water – No objection and recommended condition to be discharged.

Flood Risk and Drainage – satisfied with the submitted drainage scheme and recommended to discharge the condition.

Immediate neighbours and local councillors have been notified; four site notices were posted around the site.

Two comments were received including one from a local Councillor. They did not object but raised concern about the drainage provision of few houses which have already been constructed and occupied without implementing the approved drainage scheme.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are whether the proposed drainage scheme will allow for satisfactory drainage of the site and whether the proposed foul sewer is capable of serving the development.

Flood Risk and Drainage

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met. However, the application site is not within flood zone 2 or 3, i.e. not susceptible to flooding, therefore, a sequential test was not required.

The drainage scheme shows that the surface water which would result from the roofs of the houses and associated hard surfaces would drain towards the northeast corner of the site where the surface water drain connects to the sewer line before it runs away from the site as combined sewer. The surface water drainage pipe would also be connected to the proposed balancing pond through a flow control chamber. The balancing pond would be part of the surface water drainage scheme which would help to control the flow of water into the combined sewer to a maximum level (to a flow of 6.3litre/second). The balancing pond is to help to minimise risk of surface water flooding on and adjacent the site. The surface water runoff rate from the site will be restricted to a maximum of 6.3l/s which is equivalent to the QBar greenfield rate minus 20%. The Council's Flood Risk and Drainage Officer is satisfied with the scheme and recommends discharging the drainage condition.

The foul sewer runs towards the north east corner of the site where it joins the surface water drainage pipe before it runs away as a combined sewer and extends to the east under the allotment gardens to connect to an existing combined sewer pipe. The Lead

Local Flood Authority and Severn Trent Water are satisfied with the combined foul and surface water drainage and raised no issues.

Other matters

The current drainage scheme would unlikely have any direct impact on the surrounding neighbouring occupiers in terms of surface water flooding nor would the drainage works affect the nearby village green. This is due to the siting and route of the drainage which is away from the existing residential houses and village green boundary. Some of the houses have already been built and a few of them are also occupied. It appears that the surface water has not been discharged via the existing ditch as per the last approved drainage scheme. However, it appears the works for the foul sewer has been carried out in accordance with the last approved scheme. The current application therefore seeks to amend the approved drainage scheme, particularly with regards the approach to surface water drainage.

Conclusion

The drainage scheme is considered to be acceptable and addresses the surface water and foul drainage requirements adequately. It is considered that the drainage scheme would minimise the potential risk of flooding on and off the site. The reason for Coventry City Council discharging the drainage condition is because the drainage scheme is in accordance with Policies DS3, EM1, EM4, EM5 and DE1 of the Coventry Local Plan 2016, together with the aims of the NPPF.