

Name of Cabinet Member:

Cabinet Member for City Services – Councillor P Hetherton

Director approving submission of the report:

Interim Director for Economic Growth

Ward(s) affected:

Finham

Title:

Petition to Stop work on the Bus Gate in Green Lane

Is this a key decision?

No

Executive summary:

This report relates to a petition, sponsored by Councillor Mattie Heaven, containing 612 signatures and entitled “Stop work on the bus gate in Green Lane” which states: -

“We the undersigned petition the Council to instruct there will be no further work to be carried out on the bus gate in Green Lane until a suitable construction access route has been agreed and made public to the Kings Hill development and until detailed building plans have been made available and also made public. Called for by Finham Parish Council”.

The works in question are on Coventry’s highway network and are connected with the Kings Hill development site, which is in Warwick District. The Kings Hill development was granted outline planning permission 24/12/2021 by WDC. Two access points to the site are on, or impact on, Coventry’s local highway network, and these have been the subject of planning applications to the City Council. The bus gate forms one of these access points, on Green Lane, and was granted planning permission 24/12/2021. The bus gate will provide access to the Kings Hill Development Site for Public Transport, pedestrians and cyclists only.

The developer, Lioncourt, has commenced work on the construction of the bus gate in line with the planning permission that has been granted. This work is being undertaken in advance of works starting on the main development site itself, but the City Council has made it clear that the bus gate is not intended for any other vehicles, particularly construction vehicles. The main site will be developed in due course, and several conditions will need to be discharged, by Warwick District Council, before it can proceed. One condition relates to the Construction Management Plan for the Kings Hill Site. The City Council will be consulted on this plan prior to it being approved and will certainly oppose the use of Green Lane by construction traffic associated with the Kings Hill development.

The Green Lane Works will be undertaken by the Councils Direct Labour Organisation, on behalf of Lioncourt, giving the Council direct control over the Construction management under the provisions of a legally binding highway works agreement. Even so, several stipulations have been requested, and agreed, relating to the movement of construction vehicles and clearing of mud from the highway, to ensure Highway safety.

Recommendations:

Cabinet Member for City Services is recommended to:

- 1. Advise the Lead Petitioner on why the works are being undertaken following grant of the planning permission by both Warwick District Council and Coventry City Council, together with progress on development and traffic management steps being taken to deliver the works.**

List of Appendices included:

Appendix 1 – Bus Gate Location Plan

Background papers:

None

Other useful documents

Warwick District Council Planning Application, W/18/0643, for the wider housing site, outside of Coventry's Boundary, https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal= WARWI_DCAPR_80909&activeTab=summary

Has it or will it be considered by Scrutiny?

No

Has it or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title: Petition to Stop work on the Bus Gate in Green Lane

1. Context (or background)

- 1.1. A planning application for a development on land at King's Hill Lane, Planning Ref: W/18/0643, was submitted, to Warwick District Council, March 2018. Planning permission was granted by WDC on 24/12/2021, granting outline planning permission for the development of up to 2,500 dwellings, 4,000m² of mixed-use floorspace (A1, A2, A3, A4, A5, B1, C2, D1 and D2), primary school, secondary school, open space and associated infrastructure.
- 1.2. The developer, Lioncourt Homes, has since discharged several planning conditions including the signing of a S106 agreement. This is considered a substantial start, and the planning permission is considered extant and has no time limits for when it is to be delivered.
- 1.3. A further planning permission was required with the City Council, Planning Ref: FUL/2018/0842, for the proposed installation of two new highways access junctions on land west of Green Lane and the junction of Saint Martins Road / Green Lane / Howes Lane, as this land sits in Coventry.
- 1.4. The application was granted planning permission 24/12/2021 and required the applicants to make a substantive start on the works within five years. The deadline for making a start is December this year, and it is the works on the proposed Bus Gate on Green Lane which will be used to satisfy the time limits imposed by the permission.

2. Options considered and recommended proposal

- 2.1. Access strategy for the Kings Hill Development was a key part of both of the 2018 planning applications, particularly with officers at the City Council seeking to balance the needs of access for all modes of transport and the needs of existing residents particularly those on Green Lane.
- 2.2. The final agreed position on both applications was for the provision of a Bus Gate Arrangement for Green Lane. This allows public transport to be extended into the site easily while protecting Green Lane from having a direct access for the development. It also means that bus services serving the Kings Hill site will also be able to continue serving the communities on Green Lane, providing continued access to bus services for existing residents whilst also enabling easy access to bus services for residents of the new Kings Hill development.
- 2.3. Both applications were subject to several public consultations and the views of a number of stakeholders was taken into account as the development passed through planning.
- 2.4. The Coventry application was purely for the required highway works. Due to the size of the works the Construction Management Plan was combined in the Highway works Agreements rather than condition.

- 2.5. Initially, concerns were raised regarding the Construction Management Plan, particularly in relation to the absence of restrictions on delivery times given the site's proximity to two schools, the provision of wheel washing facilities, the potential transfer of mud, water and other deleterious materials onto the public highway, and the location of operative parking.
- 2.6. However, discussions have been ongoing, and the following has now been confirmed:
- All works will be undertaken during school holidays. In the event that works extend into term time, delivery restrictions will be implemented such that no deliveries will take place during school drop-off and collection periods (08:30–09:15 and 15:00–16:00 on weekdays during term time).
 - The works will be limited to the installation of a replacement bell mouth junction on the existing highway, including the replacement of kerbstones and highway surfaces.
 - No significant groundworks are proposed. There will be no large-scale excavations that would result in HGVs operating in muddy conditions, as may be expected on a housing development site. A road sweeper will be available on standby during working hours to clear any debris, although its use is anticipated to be minimal.
 - The works will be carried out by the Council's Direct Labour Organisation (DLO). As such, the contractors will be working directly for the City Council and will be fully aware of our standards, expectations and requirements. The Highway Development Control team therefore maintains a greater level of oversight than would typically be the case with contractors operating under developer supervision. For clarity, it is an offence under Sections 148 and 151 of the Highways Act 1980 to deposit mud, debris or other deleterious material on the public highway, and all agreements entered into with the Highway Development Control team include provisions to enforce this.
 - Operative vehicles will be accommodated within the main site boundary.
- 2.7. For the main housing site, W/18/0643, a condition on the Construction Management Plan is in place and prior to the works commencing this will need to be approved by Warwick District Council in consultation with the City Council. The priority at this stage will be to ensure that construction traffic and traffic management does not have an adverse impact on Coventry's network, and that construction traffic does not use Green Lane to access the main development site.

3. Results of consultation undertaken

- 3.1. Public consultations, with residents and relevant stakeholders were undertaken for both the Warwick District and Coventry Planning Applications.

- 3.2. Results of these consultations and representations formed part of the planning reports associated with the applications and considered in the decision making process.

4. Timetable for implementing this decision

- 4.1. Current plans for works have been delayed to allow this petition to be considered. It is still intended that the majority of the works will be undertaken during the summer school holidays, but the delay means that some work will spill over into September. The conditions discussed above will be required.

5. Comments from Director of Finance and Resources and Director of Law, Governance and Safer Communities.

5.1. Financial Implications

There are no direct financial implications arising from this report.

5.2. Legal Implications

There are no legal implications connected with the recommendations set out in this report

6. Other implications

6.1. How will this contribute to the One Coventry Plan?

<https://www.coventry.gov.uk/strategies-plans-policies/one-coventry-plan>

The One Coventry Plan has been taken into account with the progression of this development, post the plans publication. In particular, the provision of the public transport improvement will support the city's economic recovery and enabling long-term growth, delivering a sustainable, low carbon transport system, ensuring equality of opportunity and maximising health and wellbeing and reducing health inequalities, which are very closely aligned with those that are described in the One Coventry Plan.

6.2. How is risk being managed?

The bus gate will be subject to the Council's usual governance and risk management arrangements. As mentioned above the works are now going to be delivered by the DLO giving the Council direct control over the progression of the works and the Construction Management elements of the scheme.

6.3. What is the impact on the organisation?

None

6.4. Equalities / EIA?

No Impact.

6.5. Implications for (or impact on) climate change and the environment?

The decarbonisation of the transport system is at the heart of the Coventry's Transport Strategy, with delivering a sustainable, low carbon transport system being one of its four core objectives. The works subject to this petition will support the provision of new residents on the Kingshill development and add resilience to the services currently available to existing residents.

Schemes of this nature are critical to enable Coventry City Council to achieve its carbon emissions reduction targets and the objectives of the emerging Climate Change Strategy and One Coventry Plan.

6.6. Implications for partner organisations?

None

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Director: Steve Weir	Director of Economic Growth	-	15 July 2026	15 July 2026
Members: Councillor P Hetherton	Cabinet Member for City Services	-	10 July 2026	13 July 2026

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