

Planning Committee Report	
Planning Ref:	FUL/2022/1981
Site:	Land at Thompsons Farm
Ward:	Bablake.
Proposal:	Installation and formation of highway and drainage infrastructure works pursuant to OUT/2019/0484 granted on 05/07/2022 for erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.
Case Officer:	Emma Spandley

SUMMARY

The application relates to a parcel of land that is contained within the housing allocation H2:1, called Keresley SUE. The allocation is for 3,100 dwellings.

Application OUT/2019/0484 was submitted; heard at the 27th May 2021 Planning Committee meeting and subsequently approved the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.

The redline site area for application OUT/2019/0484 extends to some 20.7ha. The current application seeks permission for the main highway infrastructure into and around the site and the drainage strategy required to support the development of the site as approved under the outline permission.

BACKGROUND

The site was previously designated Green Belt land; however, it was removed from the Green Belt following independent examination by an Inspector at Local Plan Examination in Public and allocated for Housing as a Sustainable Urban Extension (SUE). The specific housing requirements are allocated under H2:1.

Application OUT/2019/0484 was submitted; heard at the 27th May 2021 Planning Committee meeting and subsequently approved the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and

associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.

The primary vehicular access to the site as approved under the outline is on the west side Bennetts Road North with a secondary emergency access further south. The primary access is located approximately 20m northwest of the junction with Grove Lane which is located on the opposite side (west side) of Bennetts Road North. The emergency access is located approximately 30m south of the junction with Grove Lane. The primary access will link to a central avenue which forms part of this current application.

This current application relates to the initial phase of infrastructure works, which comprises the primary access into the site along with the proposed surface water attenuation areas (SuDs). The largest SuD will be centrally located within the redline site area as set out under the outline permission OUT/2019/0484, along with smaller attenuation features located within the northeast and southwest of the site overall site.

The primary access route into the site would have a single point of access from Bennetts Road North and would generally run east to west across the centre of the overall site. It would also include a primary loop road which would extend south into the main site. From this primary access road, secondary roads would extend off to serve the residential parcels.

Underpinning the outline permission, two reserved matters application have been submitted to approve the details of the housing layout. These applications are: -

RMM/2022/1982	Submission of reserved matters (appearance, landscaping, layout and scale) for the erection of 329no. dwellings and associated infrastructure pursuant to planning permission OUT/2019/0484 granted on 05/07/2022	PENDING
RMM/2022/2615	Submission of Reserved Matters (appearance, landscaping, layout and scale) for the erection of 171no. dwellings and associated infrastructure pursuant to planning permission OUT/2019/0484 granted on 05/07/2022	PENDING

KEY FACTS

Reason for report to committee:	Over five objections
Current use of site:	Agricultural
Proposed use of site:	Residential

RECOMMENDATION

Planning committee are recommended to grant planning permission, subject to the conditions listed in the report; and

Delegate authority to the Strategic Lead Planning to agree any amendments to these conditions which are considered necessary.

REASON FOR DECISION

The proposal has outline permission for 500no houses with associated works and therefore the principle of re developing the site has been secured.

The principle and overall impact on highway safety, air quality, drainage/flooding, ancient woodland or ecology were assessed under the outline permission OUT/2019/0484 in relation to the principle of the development.

The current application will not have an impact on the parameters set under the outline permission; will not have an unacceptable impact on the proposed trees and hedges proposed to be retained under the outline or any additional impact on ecology other than that already assessed under the outline permission, OUT/2019/0484.

The proposed road infrastructure and drainage will not have an adverse impact on highway safety or drainage or flooding issues.

The proposal accords with Policies DS3, DS4, GE3, GE4, AC1, AC2, AC3, AC4, AC5 of the Coventry Local Plan 2016, together with the aims of the NPPF.

APPLICATION PROPOSAL

This current application relates to the initial phase of infrastructure works, which comprises the primary access and road network into and around the site along with the proposed surface water attenuation areas.

The location of the primary access route into the site was approved under the outline permission OUT/2019/0484. It is a single point of access from Bennetts Road North with the main road running generally east to west across the centre of the site, it also includes a primary loop road which would extend south into the site. From this primary access road, secondary roads would extend off to serve the residential parcels.

The largest SuD will be centrally located within the redline site area as set out under the parameter drawing, approved under the outline permission OUT/2019/0484, along with smaller attenuation features located within the northeast and southwest of the site overall site.

The drainage attenuation will be in the form of SuDs features. It is proposed that these features would have some permanently wet areas which would enhance the biodiversity value of the site. Smaller attenuation features are located in the north-eastern and south-western corners of the site and will provide additional open space.

The application will link into two reserved matters applications, which seek permission for the appearance, landscaping, layout and scale of the approved houses under outline permission, OUT/2019/0484.

The reserved matters applications are as follows:

- RMM/2022/1982 - Submission of reserved matters (appearance, landscaping, layout and scale) for the erection of 329no. dwellings and associated infrastructure pursuant to planning permission OUT/2019/0484 granted on 05/07/2022 - Pending
- RMM/2022/2615 – Submission of Reserved Matters (appearance, landscaping, layout and scale) for the erection of 171no. dwellings and associated infrastructure pursuant to planning permission OUT/2019/0484 granted on 05/07/2022 - Pending

SITE DESCRIPTION

The entire application site, which falls under the outline permission, OUT/2019/0484, sits on the administrative boundary with North Warwickshire is located on the western side of Bennetts Road North and to the north of Thompsons Road. The site is the northern most site within the Keresley SUE.

The existing site is currently agricultural arable land and gently undulates with the lowest point located towards the centre of the eastern boundary. The site is divided into small fields separated by small hedgerows and related hedgerow trees. On the northern boundary is an existing hedgerow with trees which will be retained. Similarly, the existing hedgerow to the western boundary will be retained. Towards the centre of the site is an existing pond which is being retained.

The current application relates to the initial phase of infrastructure works, which comprises the primary access and main road into the site along with the proposed surface water attenuation areas.

PLANNING HISTORY

The site is part of the wider Keresley SUE.

Application Number	Description of Development	Decision and Date
<u>Taylor Wimpey</u> OUT/2014/2282	Outline application for the erection of up to 800 dwellings, with associated Local Centre comprising Convenience Store (Class A1) Retail/Commercial Units (Class A1, A2, A3, A5 and/or D1); a Primary School; Public Open Space (including equipped play area);	Approved 12/02/2018

	allotments; nature conservation area; and landscaping; with all matters reserved except for means of vehicular access to the site from Tamworth Road and Bennetts Road South.	
RMM/2019/1030	Submission of reserved matters (layout, internal access arrangements, scale, appearance and landscape details) for Phase 1 comprising of 322 dwellings and details of green infrastructure strategy for all phases (excluding third party land) and a temporary construction access pursuant to OUT/2014/2282 for up to 800 dwellings, local centre, primary school, public open space (all matters reserved except vehicular access from Tamworth Road and Bennetts Road South). The outline application was an EIA application and an Environmental Statement was submitted with it.	Approved 20/11/2019
S73/2020/0285	Variation of condition 8 (to allow one retail unit within the local centre to have floorspace up to 500 sq m) imposed upon outline permission OUT/2014/2282 for the erection of up to 800 dwellings, with associated Local Centre comprising Convenience Store (Class A1) Retail/Commercial Units (Class A1, A2, A3, A5 and/or D1); a Primary School; Public Open Space (including equipped play area); allotments; nature conservation area; and landscaping; The outline application was accompanied by an Environmental Statement	Approved 22/04/2020
RM/2020/2399	Submission of reserved matters (layout, internal access arrangements, scale, appearance and landscaping) for Phases 2A and 2B comprising 394 dwellings, pursuant to outline permission OUT/2014/2282. The outline application was accompanied by an Environmental Statement.	Approved 29/11/2021
RMM/2021/2514	Submission of reserved Matters in accordance with condition 1 for layout, internal access arrangements, scale, appearance and landscape details for	Pending

	<p>local centre, comprising of 1,505sqm across seven units pursuant to planning permission S73/2020/0285 granted on 22nd April 2020 for Variation of condition 8 (to allow one retail unit within the local centre to have floorspace up to 500 sq m) imposed upon outline permission OUT/2014/2282 for the erection of up to 800 dwellings, with associated Local Centre comprising Convenience Store (Class A1) Retail/Commercial Units (Class A1, A2, A3, A5 and/or D1); a Primary School; Public Open Space (including equipped play area); allotments; nature conservation area; and landscaping; The outline application was accompanied by an Environmental Statement.</p>	
S73M/2021/2515	<p>Variation of condition No. 56 (Hours of Delivery) and removal of condition No. 31 (Requirement for Green Roofs) imposed on planning permission S73/2020/0285 -Variation of condition 8 (to allow one retail unit within the local centre to have floorspace up to 500 sq m) imposed upon outline permission OUT/2014/2282 for the erection of up to 800 dwellings, with associated Local Centre comprising Convenience Store (Class A1) Retail/Commercial Units (Class A1, A2, A3, A5 and/or D1); a Primary School; Public Open Space (including equipped play area); allotments; nature conservation area; and landscaping; The outline application was accompanied by an Environmental Statement, granted on 22nd April 2020</p>	Pending
<u>Bellway</u>		
OUT/2019/0022	<p>Outline application for the demolition of all existing buildings and the erection of up to 550 dwellings and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, diversion of public rights of</p>	Approved 07/02/2022

	way, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site (in part).	
RMM/2022/0633	Submission of Reserved Matters for 282 dwellings off Fivefield Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 07/02/2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site	Pending
RMM/2022/0636	Submission of Reserved Matters for 37 dwellings off Keresley Link Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site.	Pending
RMM/2022/0678	Submission of Reserved Matters for 205 dwellings off Tamworth Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency	Pending

	accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site	
RMM/2022/0679	Submission of Reserved Matters for 19no. dwellings off Tamworth Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site	Pending
RMM/2022/0680	Submission of Reserved Matters for the Ancient Woodland Buffer off Tamworth Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site.	Approved 03/08/2023
<u>Thompsons Farm</u>		
OUT/2019/0484	Outline permission for the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open	Approved 05/07/2022

	space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works	
RMM/2022/1982	Submission of reserved matters (appearance, landscaping, layout and scale) for the erection of 329no. dwellings and associated infrastructure pursuant to planning permission OUT/2019/0484 granted on 05/07/2022 for erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.	Pending
RMM/2022/2615	Submission of Reserved Matters (appearance, landscaping, layout and scale) for the erection of 171no. dwellings and associated infrastructure pursuant to planning permission OUT/2019/0484 granted on 05/07/2022 for erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North;	Pending

	Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.	
<u>Rookery Farm</u>		
OUT/2019/2277	Proposed residential development (up to 40 dwellings) with associated landscaping/open space, drainage and highway infrastructure (outline application - all matters reserved except access into the site)	Approved 06/03/2020
RMM/2021/0314	Submission of reserved matters under condition 1 for details of appearance, landscaping, layout and scale for 40 dwellings together with associated landscaping/open space, drainage and highway infrastructure and temporary construction access from land to the north west pursuant to planning permission OUT/2019/2277 granted on 6th March 2020 for outline permission with access.	Approved 13/07/2021
<u>Colliery Club</u>		
FUL/2020/2615	Demolition of existing structures to facilitate residential development with associated access, parking, landscaping and drainage.	Approved 25/03/2021
<u>David Wilson / Barratts Homes</u>		
FUL/2020/0748	Erection of 388no. dwellings (C3), public open space, landscaping, drainage attenuation areas, access from Bennetts Road and Penny Park Lane, access roads, land safeguarded for a new Link Road, and other associated works. This application is accompanied by an Environmental Statement.	Pending
<u>Manor Farm Cottages</u>		
FUL/2021/3173	Erection of two new dwellings with upgraded access and parking (Use Class C3)	Approved 02/02/2022

FUL/2022/3213	Erection of One new dwellings with upgraded access and parking (Use Class C3)	Approved 05/01/2021
<u>Richborough / Queen College Oxford (QCO)</u>		
OUT/2022/0712	Outline application for the demolition of all existing buildings (save for Poddy Cottage) and the erection of up to 290 dwellings and creation of associated vehicular accesses to Bennetts Road and Fivefield Road, pedestrian/cycle accesses, diversion of public rights of way, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure, with all matters to be reserved except vehicular access points into the site.	Approved Planning Committee 23 rd February 2023 Decision Issued 23/06/2023
OUT/2022/0713	Outline application for the demolition of all existing buildings (save for Manor Farm Cottage) and the erection of up to 260 dwellings and creation of associated vehicular accesses to Bennetts Road, pedestrian/cycle accesses, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure, with all matters to be reserved except new vehicular access points into the site from Bennetts Road.	Approved Planning Committee 23 rd February 2023 Decision Issued 02/06/2023
<u>Hall Hill Cottages</u>		
OUT/2022/3246	Outline planning permission with all matters reserved except for access, for the demolition of existing dwelling and associated agricultural units, and the erection of up to 40 residential dwellings (Use Class C3), with parking and associated works.	Withdrawn
PL/2023/00001155/OUTM	Outline planning permission with all matters reserved except for access, for the demolition of existing dwelling and associated agricultural units, and the erection of up to 40 residential dwellings (Use Class C3), with parking and associated works (Resubmission OUT/2022/3246).	Pending

The most relevant application is:

OUT/2019/0484	Outline permission for the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works	Approved 05/07/2022
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POLICY

National Policy Guidance

National Planning Policy Framework (NPPF), updated July 2021. The NPPF 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 increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

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 DS1: Overall Development Needs
- Policy DS3: Sustainable Development Policy
- Policy DS4: (Part A) – General Masterplan Principles
- Policy DS4: (Part C) – Keresley SUE Specific Masterplan Principles
- Policy H1: Housing Lane Requirements
- Policy H2: Housing Allocations
- Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
- Policy GE4: Tree Protection
- Policy DE1 Ensuring High Quality Design
- Policy AC1: Accessible Transport Network
- Policy AC2: Road Network
- Policy AC3: Demand Management
- Policy AC4: Walking and Cycling
- Policy AC5: Bus and Rapid Transit
- Policy EM1: Planning for Climate Change Adaption

- Policy EM4: Flood Risk Management
- Policy EM5: Sustainable Drainage Systems (SuDS)
- Policy EM7: Air Quality

Supplementary Planning Guidance/ Documents (SPG/ SPD):

- SPD Air Quality
- SPD Coventry Connected
- SPD Trees and Development
- SPD Urban Extension Design Guide

CONSULTATION

No Objections received from:

- Archaeology
- Urban Design

No objections subject to conditions/contributions have been received from:

- Drainage – Local Lead Flood Authority (LLFA)
- Economic Development
- Environmental Protection
- Highways – Local Highway Authority (LHA)

Immediate neighbours and local councillors were originally notified on 6th October 2022; a site notice was posted on and press notice was published in the Coventry Telegraph on 13th October 2022.

Keresley Parish Council (KPC) objected to the application on the following basis:-

- Lack of bungalow's on the site,
- queries on distances to rear gardens and
- the impact on Hollie cottage and loss of the trees.

Seven letters of objection were received, raising the following material planning considerations:

- Impact of traffic on the highway network
- Lack of infrastructure to support more houses, schools, doctors etc
- Loss of wildlife
- Housing is not required
- Loss of Green Belt
- Loss of trees and hedgerows
- Lack of bungalows.

ISSUES AND ASSESSMENT

Principle of Development

The principle of the redevelopment of the site for residential purposes was first established under Policy H2 of the Coventry Local Plan which allocated this site and the surrounding area for housing as a Sustainable Urban Extension (SUE). The specific housing requirements are allocated under H2:1.

The principle of developing the site for residential uses has been established under the outline permission OUT/2019/0484.

OUT/2019/0484, granted on 5th July 2022, the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.

All the comments are noted with regards to the loss of the Green Belt land, flawed census figures and the need for the development; impact on infrastructure etc, however as these matters have been determined under the outline permission, which approved the redevelopment of the area for housing, these matters cannot be reassessed in the current application which seeks approval for the main road infrastructure and the SuDs which will support the development of the site for housing as approved under the outline permission.

The National Planning Policy Framework, paragraph 11, states that “Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means: -

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;
 - or ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.” Footnote 8 to paragraph 11 confirms that this includes situations where the local authority cannot demonstrate a five-year supply of deliverable housing sites.

The Coventry Local Plan was formally adopted on 6th December 2017. Since it was adopted, the Government introduced the Standard Method, a standardised way of calculating minimum housing need. As the Local Plan is now more than five years old the Standard Method is now the determining factor when considering local housing need. When using the Standard Method, the Council is not able to demonstrate a five-year housing land supply. As such, the tilted balance is engaged and therefore planning permission should be granted, unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits” when assessed against the policies of the NPPF taken as a whole.

This current application relates to the initial phase of infrastructure works, which comprises of the primary access into the site along with the proposed surface water attenuation areas.

The outline permission approved a number of parameters. One of the approved documentation is DRAWING - Access & Movement Parameter Plan - Drawing No.P16-0926_10-01D.

This drawing approves the main vehicular access into the site together with the indicative main avenue road and the locations of the proposed SuDs.

Therefore, the principal of developing the site for up to 500no. dwellings and the associated infrastructure is acceptable in principal and in accordance with the outline permission thus far.

Parameter Conditions

Condition No.4 attached to the outline permission, OUT/2019/0484, required the reserved matters to come forward in accordance with the following approved plans: -

- Access and Movement Parameters Plan P16- 0926_10-01D;
- Land Use Parameter Plan P16 -0926_10-03D;
- Building Heights Parameters Plan P16 -0926_10-02B,
- Site Location Plan P16- 0926_05E;
- General Arrangement Site Access Drawing 02427-A-004-P0
- shall have full regard to the Sustainable Urban Extension Design Guidance SPD and include the following specific requirements:
 - (i) provision of a children's equipped play area;
 - (ii) retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact Assessment Sep 2019;
 - (iii) Inclusion of car club spaces for the SUE wide car club;
 - (iv) Provision of a 'super bus stop' within the site;
 - (v) Provision of cycle hire storage facility.

The application was support by a number of drawings and reports. AMENDED DRAWING - Infrastructure Application Plan - Drawing No.EM038-IA-001G accords with the approved location plan – Drawing No. P16- 0926_05E and the Access and Movement Parameter Plan – Drawing No. P16- 0926_10-01D approved under the outline permission, OUT/2019/0484.

Whether the application is in accordance with the Access and Movement Parameters Plan will be discussed under the *Highways* section. The retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact Assessment Sep 2019 will be discussed under the *Tree* section.

The following condition is also attached to the outline permission which requires the submission of further details to be submitted with reserved matters applications. Whilst technically the application is not a reserved matters application it does seek to approve

details which relate to the outline permission, and therefore to that end is relevant in this consideration of this application.

Condition No.21

Notwithstanding the submitted Flood Risk Assessment and Drainage Strategy, the following shall be submitted to the local planning authority together with each reserved matters application:

- i) A scheme for the provision of surface water drainage, incorporating SuDS 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'.
- ii) A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
- iii) 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.
- iv) Evidence the 1 in 100 year plus 40% climate change events will be held within the site boundaries.
- v) 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.
- vi) Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- vii) All proposed outfalls must be confirmed and agreed with the Lead Local Flood Authority prior to the commencement of work on site.
- viii) 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
- ix) Single discharge points will be discouraged on larger sites, as discharge points are to be located to best mimic the natural discharge condition.
- x) A minimum 5m way leave must be provided from the top bank of any ordinary watercourse and open water bodies.
- xi) The development must be considered for the implementation of permeable paving or similar permeable material 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'.
- xii) 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. Finished floor slab levels must be 300mm above the 1 in 100-year pluvial flood levels.

- xiii) 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.
- xiv) The drainage strategy should not result in top water levels of attenuation structures being above the natural ground level and must achieve a 300mm freeboard, in relation to this existing ground level, at the 1 in 100 year plus climate change event.
- xv) Where an attenuation structure is located adjacent to Public Highway boundary, the applicant should demonstrate the structural adequacy of the attenuation structure to safeguard Public Highway.
- xvi) Foul drainage plans

This will be discussed under the *Drainage* section.

HIGHWAYS, ACCESS AND PARKING

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should:

- a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes.
- b) Consider the transport and accessibility needs of everyone living, working or visiting the city.
- c) Support the delivery of new and improved high-quality local transport networks which are closely integrated into the built form.
- d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC2 of the Coventry Local Plan states:- New development proposals which are predicted to have a negative impact on the capacity and/or safety of the highway network should mitigate and manage the traffic growth which they are predicted to generate to ensure that they do not cause unacceptable levels of traffic congestion, highway safety problems and poor air quality. Highway mitigation and management measures should focus firstly on demand management measures (Policy AC3) including the promotion of sustainable modes of travel, and secondly on the delivery of appropriate highway capacity interventions. Highway capacity interventions should be appropriate to the scale of development and expected impact and will be determined through the associated Transport Assessment.

The outline permission, OUT/2019/0484 approved the main access and the secondary, emergency access to the site as shown on approved drawing Access and Movement Parameter Plan – Drawing No. P16- 0926_10-01D.

This application concentrates solely on the main road loop into and back out of the site. The principle of the development and the location of the accesses into the site have been established.

The current application is in accordance with the approved parameter plan Access and Movement Parameter Plan – Drawing No. P16- 0926_10-01D.

Notwithstanding the above, a number of discussions have been held with the applicant with regards to including provision for a LTN 1/20 compliant cycle track. When the original outline permission was granted planning permission the Sustainable Urban Extension (SUE) Supplementary Planning Document (SPD) was in its infancy. As time as progressed the SUE SPD is now an adopted policy document.

The SUE SPD sets out a number of design policies in which the SUEs are to come forward in accordance with. Within the SUE SPD, it sets out an expected street hierarchy, starting with the main Keresley Link Road (KLR) down to small informal private edge roads.

The next step down from the KLR typology is the 'Avenue' typology which is intended to act as the main access route into the site.

The applicant has worked hard with Officers to include a fully compliant segregated pedestrian and cycle track along the Avenue. The cycle / pedestrian route will start on the south side of the main road, before crossing over to be on the northern side as it traverses westerly, terminating at a focal junction with various sustainable route options beyond.

The main road will contain a number of street trees and build out points accommodating visitor parking spaces.

Taking everything into consideration and being mindful that the site has extant outline permission for up to 500 dwellings, the proposed main road is in accordance with the outline permission, the SUE SPD and will not cause a harmful impact on highway safety or the free flow of traffic. Highways have raised no objections to the application, the application is therefore in accordance with Policy DS3, H21, AC1 and AC2 of the Coventry Local Plan

ECOLOGY, BIODIVERSITY AND TREES

Ecology and Biodiversity

Policy GE3 of the Coventry Local Plan states that Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced.

Policy GE3 establishes that developments should provide a net gain and where this is not possible provide some form of offsetting.

The outline application, OUT/2019/0484, assessed the impact of the proposed development. A Biodiversity Impact Assessment (BIA) was submitted with the outline application. Based on that indicative masterplan and the associated open space information the proposed development was concluded to result in the loss of approximately 2.52 units representing only 6.2% of the existing habitat.

The biodiversity loss is compensated against by a contribution via the S.106 agreement attached to the outline permission, OUT/2019/0484.

Trees

Policy GE4 of the Coventry Local Plan states that trees make a valuable contribution to the city's green landscape. New developments should seek to retain existing trees and other landscape features, incorporating them into a high-quality design and landscape proposals where possible. Should loss be unavoidable, compensatory provision of new trees should be proposed as part of a well-designed landscape scheme.

As mentioned above condition No.4, imposed on the outline permission, OUT/2019/0484, set a number of parameters that the application has to meet. Condition No.4 requires all trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact Assessment Sep 2019 to be retained.

Condition No.17, of the outline permission (OUT/2019/0484) requires the submission of an Arboricultural Impact Assessment (AIA), an Arboricultural Method Statement (AMS) and a dimensioned Tree Protection Plan (TPP) to be submitted.

AMENDED REPORT - Arboricultural Assessment - Infrastructure, dated 14th April 2023 - Report Ref: Rev D has been submitted in support of the application.

In total six trees and sections within two hedgerows are proposed for removal as part of the infrastructure proposals. Tree T12 and sections of H1 and H12 are required to be removed to facilitate the construction of the main road network throughout the site.

However, T11, T29, T30 and T31, are now proposed to be removed when originally where required to be retained. These trees have been proposed for removal to accommodate the level change required to install an attenuation basin located within their RPA and due to their physical condition after recent fire damage to these trees.

Another tree, T10 has been damaged by fire recently and is now unsuitable for retention due to the now poor condition of the tree.

Officers are mindful that the Council is not able to demonstrate a five-year housing land supply. As such, the tilted balance is engaged and therefore planning permission should be granted, unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits" when assessed against the policies of the NPPF taken as a whole.

The application would bring a number of benefits. The site is an allocated housing site and benefits from outline planning permission; therefore, the site is part of a significant strategic housing allocation. The application seeks permission for the main road infrastructure into the site together with the drainage required to support the houses, subject to current reserved matters applications. As the application is to facilitate the development of the site, it is considered the dwellings would contribute significantly to reducing the council's deficit of housing. The site also provides economic benefits by providing local employment during the construction period and by supporting the local economy.

The outline permission agreed the developable area for the site and the application is in accordance with the outline parameter plans, as assessed above. Taking everything into account it is considered that the application is acceptable.

DRAINAGE

Policy EM4 of the Coventry Local Plan states all major development must be assessed in respect of the level of flood risk from all sources.

Policy EM5 of the Coventry Local Plan states all development must apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.

The outline permission, OUT/2019/0484, assessed the impact of the development of flooding and drainage issues.

The Lead Local Flood Authority were satisfied with the surface water drainage proposals, as set out under the outline permission, subject to a suitably worded condition.

Condition No.21 required: -

- i) A scheme for the provision of surface water drainage, incorporating SuDS 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'.
- ii) A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
- iii) 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.
- iv) Evidence the 1 in 100 year plus 40% climate change events will be held within the site boundaries.
- v) 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.
- vi) Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- vii) All proposed outfalls must be confirmed and agreed with the Lead Local Flood Authority prior to the commencement of work on site.
- viii) 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
- ix) Single discharge points will be discouraged on larger sites, as discharge points are to be located to best mimic the natural discharge condition.

- x) A minimum 5m way leave must be provided from the top bank of any ordinary watercourse and open water bodies.
- xi) The development must be considered for the implementation of permeable paving or similar permeable material 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'.
- xii) 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. Finished floor slab levels must be 300mm above the 1 in 100-year pluvial flood levels.
- xiii) 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.
- xiv) The drainage strategy should not result in top water levels of attenuation structures being above the natural ground level and must achieve a 300mm freeboard, in relation to this existing ground level, at the 1 in 100 year plus climate change event.
- xv) Where an attenuation structure is located adjacent to Public Highway boundary, the applicant should demonstrate the structural adequacy of the attenuation structure to safeguard Public Highway.
- xvi) Foul drainage plans

A number of plans and reports have been submitted in support of the application.

The LLFA has been extensively involved in guiding the drainage strategy for the site and are pleased to see the concept and in particular the use of wet forebays and permanently wet channels within the ponds. The SUDs themselves have been designed with multi purposes in mind. Elements of the open attenuation is designed to be functionally "wet" with an appropriately planted wet zone located below outlets in order to give a biodiversity boost. The side slopes for the pond vary to make the feature look natural and accessible for leisure use outside the strict confines of its design purpose. Which means the SUDs are included within the Public Open Space (POS) as an interactive feature which also allows for effective and efficient drainage of the site.

The LLFA therefore do not raise any objections to the application subject to a condition requiring the following: -

- Review the instances of flooding at the 100yr+CC frequency and remove as necessary
- Insert spot levels on gullies within the S278 works.
- Provide a CCTV survey of the completed works to the site outfall as provided by STW
- A detailed strategy document must be submitted to, and approved in writing by, the LPA for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on site. It should also mention any notable Health and

Safety or specialist training, and special equipment required as part of the routine maintenance.

- Prior to the commencement of any works on site, 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, particularly with respect to the planned demolition/construction works and the deposition of silts and cementitious materials. This should be covered under environmental risks in the Site-Specific CEMP.
- Where new or redevelopment site levels result in the severance, diversion or reception of natural (or engineered) 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.

The application is in accordance with Policy DS3, DS4 (Part C), DE1, EM4 and EM5 of the Coventry Local Plan.

IMPACT ON VISUAL AMENITY

Policy DE1 of the Coventry Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The National Planning Policy Framework, paragraph 130 states that “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 134) “Permission should be refused for development of that is not well designed that fails to reflect local design policies and government guidance on design. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design; and/or

- b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

LPAs should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)." (Paragraph 135no.).

Whilst this application specifically deals with the main infrastructure and not necessarily any structures.

The SUE SPD sets out a hierarchy of street designs that development parcels within the SUE area has to comply with.

The main road infrastructure the subject of this application is in the form of the 'Avenue' typology.

As mentioned above since the approval of the outline permission and the SUE SPD central government guidance on how cyclist and pedestrians are catered for has changed.

The 'Avenue' typology has undergone extensive negotiations and now is considered to comply with the aim of the LTN 1/20 guidance.

The SuDs design details have taken on board the LLFA requests and now they are multi-functional spaces and not just engineering ponds.

The application is in accordance with Policy DS3, DS4 (Part C) and DE1 of the Coventry Local Plan.

AIR QUALITY

Policy H1 of the Coventry Local Plan states future housing will be designed to create new and stable communities.

Policy H3 of the Coventry Local Plan states that new development must provide a high-quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment. A suitable residential environment includes safe and appropriate access, adequate amenity space and parking provision and be safe from pollution.

Policy EM7 of the Coventry Local Plan states major development proposals will require the submission of an air quality assessment, as they may lead to a significant deterioration in local air quality resulting in unacceptable effects on human health, local amenity or the natural environment.

The Air Quality SPD simplifies the consideration of air quality impacts associated with development schemes and focus on incorporation of mitigation at the design stage,

countering the cumulative impacts of aggregated developments, providing clarity to developers and defining 'sustainability' in air quality terms.

The Site is located within the Coventry citywide Air Quality Management Area which was designated for the potential exceedance of the annual mean nitrogen dioxide (NO₂) air quality objective.

The outline application, OUT/2019/0484, assessed the impact of the proposed development on Air Quality.

Environmental Protection raised no objections to the outline permission on air quality grounds. Instead requested conditions in respect of a Construction Environmental Management Plan (CEMP), low NO_x boilers and EV Charging points.

As the application only proposes supporting infrastructure, and no houses, the requirement of a Construction Environmental Management Plan (CEMP) is still relevant. This can be controlled by a suitably worded condition.

NOISE

Policy H1 of the Coventry Local Plan states future housing will be designed to create new and stable communities.

Policy H3 of the Coventry Local Plan states that new development must provide a high-quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment. A suitable residential environment includes safe and appropriate access, adequate amenity space and parking provision and be safe from pollution.

The outline application, OUT/2019/0484, assessed the impact of the proposed development on noise.

Environmental Protection raised no objections to the outline permission on noise grounds. Instead requested conditions in respect of a Construction Environmental Management Plan and noise assessments to be submitted with each reserved matters application.

As the application only proposes supporting infrastructure, and no houses, the requirement of a Construction Environmental Management Plan (CEMP) is still relevant. This can be controlled by a suitably worded condition.

CONTAMINATED LAND

Policy EM6 of the Coventry Local Plan seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of wastewater by whatever means.

The outline application, OUT/2019/0484, assessed the impact of the proposed development on contaminated land and secured conditions for an Investigation and Risk Assessment to

be submitted prior to commencement of any works on the site, please see condition No.7, attached to OUT/2019/0484.

Condition No.8 and No.9, attached to OUT/2019/0484, required a detailed remediation scheme to be submitted and implement prior to commencement of the remediation works and condition No.10 required a verification report to be submitted.

REPORT - Phase II Ground Investigation, dated October 2021 - Report Ref:21251/1 was submitted. The report shows that there were elevated levels of CO2 in two of the boreholes. As only 3 visits had been made, the full 6 monitoring visits were required to be carried out and further information on the gas screening levels to be submitted after this. As such, REPORT - Ground Gas Risk Assessment, dated 25th November 2022 - Report Ref:PJSG21-60-DCO-01, was submitted. On the basis of this report, the conditions attached to the outline, No.7, No.8 and No.9 can all be discharged.

Environmental Protection do not raise any objections subject to a condition requiring any unusual ground conditions are encountered during development are report to the city council.

EQUALITY IMPLICATIONS

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION

The application seeks permission for the main supporting infrastructure required to facilitate the housing that has been approved under outline permission, OUT/2019/0484. Two concurrent applications are pending which relate to the outstanding reserved matters relating to appearance, landscaping, layout and scale of the proposed houses (RMM/2022/1982 and RMM/2022/2615). The proposal complies with the requirements of the outline permission and in view of the design and siting of the development, it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval, subject to conditions.

CONDITIONS /REASON

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> • AMENDED DRAWING - Infrastructure Application Plan - Drawing No.EM038-IA-001G • AMENDED DRAWING - Infrastructure Landscaping Plan - Drawing No.EMxxx-LS-008e • AMENDED DRAWING - Road & Sewer Profiles - Road 1 - Drawing No.EM038-EN-102F • AMENDED DRAWING - Road & Sewer Profiles, Road 2, 3 & 5 - Drawing No.EM038-EN-103E • AMENDED DRAWING - Road & Sewer Profiles, Road 4, 6, 7, 8 & 9 - Drawing No.EM038-EN-104D • AMENDED DRAWING - Road & Sewer Profiles, Road 10 - Drawing No.EM038-EN-105D • AMENDED DRAWING - Road & Sewer Profiles - Road 11, 12, 13 & 14 - Drawing No.EM038-EN-106F • AMENDED DRAWING - Road & Sewer Profiles, Road 15-19 - Drawing No.EM038-EN-107E • AMENDED DRAWING - S21 Control Chamber - Drawing No.EM038-EN-114 • AMENDED DRAWING - S74 Control Chamber - Drawing No.EM038-EN-115 • AMENDED DRAWING - S139 Control Chamber - Drawing No.EM038-EN-116 • AMENDED DRAWING - S153 Control Chamber - Drawing No.EM038-EN-117 • AMENDED DRAWING - Headwall Details - Drawing No.EM038-EN-118 • AMENDED DRAWING - Sketch Layout - Drawing No.EM038-PD-005AA • AMENDED DRAWING - Sketch Layout - Drawing No.EM038-PD-004AA (1 of 2) • AMENDED DRAWING - Sketch Layout - Drawing No.EM038-PD-004W (2 of 2) • AMENDED DRAWING - Pond 1 Arrangement - Drawing No.EM038-EN-110B • AMENDED DRAWING - Pond 2 Arrangement - Drawing No.EM038-EN-111B

	<ul style="list-style-type: none"> • AMENDED DRAWING - Pond 3 Arrangement - Drawing No.EM038-EN-112B • AMENDED DRAWING - Pond 4 Arrangement - Drawing No.EM038-EN-113B • AMENDED REPORT - Storm Network 1 calculations, dated 20th July 2023 • AMENDED REPORT - Critical Storm Network 1 calculations, dated 20th July 2023 • AMENDED REPORT - Storm Network 2 calculations, dated 20th July 2023 • AMENDED REPORT - Critical Storm Network 2 calculations, dated 20th July 2023 • AMENDED DRAWING - Manhole Schedules Sheet 1 - Drawing No.EM038-EN-108F • AMENDED DRAWING - Manhole Schedules Sheet 2 - Drawing No.EM038-EN-109F • AMENDED DRAWING - S104 Adoption Plan - Sheet 1 - Drawing No.EM038-EN-100J • AMENDED DRAWING - S104 Adoption Plan - Sheet 2 - Drawing No.EM038-EN-101G • AMENDED DRAWING - Section 278 - General Arrangement - Drawing No.10857-100-301 Rev C • AMENDED DRAWING - Section 278 - Vehicle Tracking - Drawing No.10857-100-401 Rev C • AMENDED DRAWING - Section 278 - Road Cross Sections - Sheet 2 - Drawing No.10857-100-503 Rev B • AMENDED DRAWING - Section 278 - Highway Construction Details - Sheet 1 - Drawing No.10857-150-101 Rev A • AMENDED DRAWING - Section 278 - Drainage Layout - Drawing No.10857-500-101 Rev C • REPORT - Phase II Ground Investigation, dated October 2021 - Report Ref:21251/1 • REPORT - Ground Gas Risk Assessment, dated 25th November 2022 - Report Ref:PJSG21-60-DCO-01 • AMENDED REPORT - Arboricultural Assessment - Infrastructure, dated 18th September 2023 - Report Ref: Rev D
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>
3.	<p>No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of: -</p> <ul style="list-style-type: none"> • hours of work; • HGV routing plan; • hours of deliveries to the site;

	<ul style="list-style-type: none"> • the parking of vehicles of site operatives and visitors during the demolition/construction phase; • the delivery access point; • the loading and unloading of plant and materials; • anticipated size and frequency of vehicles moving to/from the site; • 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 demolition and construction; • measures to control the presence of asbestos; • measures to minimise noise disturbance to neighbouring properties during demolition and construction; • details of any piling together with details of how any associated vibration will be monitored and controlled; and • a scheme for recycling / disposing of waste resulting from demolition and construction works. <p>Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.</p>
Reason	<p><i>The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies EM7, AC1 and AC2 of the Coventry Local Plan 2016.</i></p>
4.	<p>Prior to the installation of any street lighting, an external lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate that lighting shall be kept to a minimum at night in order to minimise impact on emerging and foraging bats, and to restrict light spillage onto foraging corridors and the ancient woodland. The lighting shall be installed in full accordance with the approved strategy and all lighting thereafter shall be subsequently maintained in strict accordance with the approved details.</p>
Reason	<p><i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018</i></p>
5.	<p>The development hereby permitted shall only proceed in strict accordance with a scheme for targeting and utilising local people for construction and</p>

	employment, which shall be submitted to an approved in writing by the Local Planning Authority.
Reason	<i>To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2016.</i>
6.	<p>The development hereby permitted shall be in accordance with the following approved drainage plans, namely:-</p> <ul style="list-style-type: none"> • AMENDED REPORT - Storm Network 1 calculations, dated 20th July 2023 • AMENDED REPORT - Critical Storm Network 1 calculations, dated 20th July 2023 • AMENDED REPORT - Storm Network 2 calculations, dated 20th July 2023 • AMENDED REPORT - Critical Storm Network 2 calculations, dated 20th July 2023 • AMENDED DRAWING - Sketch Layout - Drawing No.EM038-PD-005AA • AMENDED DRAWING - Sketch Layout - Drawing No.EM038-PD-004AA (1 of 2) • AMENDED DRAWING - Sketch Layout - Drawing No.EM038-PD-004W (2 of 2) • AMENDED DRAWING - Road & Sewer Profiles - Road 1 - Drawing No.EM038-EN-102F • AMENDED DRAWING - Road & Sewer Profiles, Road 2, 3 & 5 - Drawing No.EM038-EN-103E • AMENDED DRAWING - Road & Sewer Profiles, Road 4, 6, 7, 8 & 9 - Drawing No.EM038-EN-104D • AMENDED DRAWING - Road & Sewer Profiles, Road 10 - Drawing No.EM038-EN-105D - same as submitted 13.06.23 • AMENDED DRAWING - Road & Sewer Profiles - Road 11, 12, 13 & 14 - Drawing No.EM038-EN-106F • AMENDED DRAWING - Road & Sewer Profiles, Road 15-19 - Drawing No.EM038-EN-107E • AMENDED DRAWING - Manhole Schedules Sheet 1 - Drawing No.EM038-EN-108F • AMENDED DRAWING - Manhole Schedules Sheet 2 - Drawing No.EM038-EN-109F • AMENDED DRAWING - S104 Adoption Plan - Sheet 1 - Drawing No.EM038-EN-100J • AMENDED DRAWING - S104 Adoption Plan - Sheet 2 - Drawing No.EM038-EN-101G • AMENDED DRAWING - Pond 1 Arrangement - Drawing No.EM038-EN-110B • AMENDED DRAWING - Pond 2 Arrangement - Drawing No.EM038-EN-111B • AMENDED DRAWING - Pond 3 Arrangement - Drawing No.EM038-EN-112B

	<ul style="list-style-type: none"> • AMENDED DRAWING - Pond 4 Arrangement - Drawing No.EM038-EN-113B • AMENDED DRAWING - Overland Flow - Drawing No.EM038-EN-116 <p>Notwithstanding, the above, prior to commencement of the development hereby permitted the following drainage details shall be submitted to and approved in writing by the Local Planning Authority:</p> <ol style="list-style-type: none"> 1. Review the instances of flooding at the 100yr+CC frequency and remove, as necessary. 2. Insert spot levels on gullies within the S278 works. 3. Provide a CCTV survey of the completed works to the site outfall as provided by STW 4. A detailed strategy document must be submitted to, and approved in writing by, the LPA for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on site. It should also mention any notable Health and Safety or specialist training, and special equipment required as part of the routine maintenance. 5. Prior to the commencement of any works on site, 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, particularly with respect to the planned demolition/construction works and the deposition of silts and cementitious materials. This should be covered under environmental risks in the Site-Specific CEMP. 6. Where new or redevelopment site levels result in the severance, diversion or reception of natural (or engineered) 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. <p>The drainage details shall be installed in full accordance with the approved documentation prior to the first use of the site and thereafter shall be maintained and shall not be removed or altered in any way unless alternative details have been approved via a discharge of condition application.</p>
Reason	<p><i>To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2016 and Coventry City Councils adopted Supplementary Planning Document for Delivering a More Sustainable City.</i></p>
7.	<p>No development, relating to the internal junction hereby permitted shall commence unless and until full engineering and construction details of the internal junction at the western end of the spine road hereby permitted, as</p>

	shown on approved drawing, AMENDED DRAWING - Infrastructure Application Plan - Drawing No.EM038-IA-001G have been submitted to and approved in writing by the local planning authority. The junction shall not be used unless and until the approved works have been completed in accordance with the approved plans. The works shall be retained as approved thereafter unless alternative details have been approved via a discharge of condition application.
Reason	<i>In the interests of highway safety in accordance with the aims and objectives of Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016</i>
8.	No development, relating to the 3m combined footway and cycle track, hereby permitted shall commence unless and until full engineering and construction details of the 3m combined footway and cycle track running parallel to the western side of Bennetts Road North as shown on approved drawing, AMENDED DRAWING - Infrastructure Application Plan - Drawing No.EM038-IA-001G, have been submitted to and approved in writing by the local planning authority and not in use until the approved works have been completed in accordance with the approved plans. The works shall be retained as approved thereafter, unless alternative details have been approved via a discharge of condition application
Reason	<i>In the interests of highway safety in accordance with the aims and objectives of Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016</i>
9.	No use of the carriageway(s) and / or footway(s) hereby permitted shall be brought into public use unless and until details of road directional signage and road markings have been submitted to and approved in writing by the Local Planning Authority. The signage and road marking shall be installed in full accordance with the approved details prior to first use of the infrastructure hereby permitted and thereafter retained and shall not be removed or altered in any way.
Reason	<i>In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2016.</i>
10.	The access shown on the eastern boundary with Bennetts Road frontage shall be used by emergency vehicles only with gates/bollards kept closed at all times other than in the event of an emergency.
Reason	<i>To ensure that use of the emergency access is restricted, in the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2016</i>
11.	The existing hedge(s) and tree(s) indicated on the approved plan AMENDED DRAWING - Infrastructure Application Plan - Drawing No.EM038-IA-001G and contained within AMENDED REPORT -

	<p>Arboricultural Assessment - Infrastructure, dated 18th September 2023 - Report Ref: Rev D, unless alternative details have been approved via a discharge of condition application, to be retained shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height of the hedge(s) falls below 2m at any point. Any hedge(s) removed without consent or dying, or being severely damaged or diseased or becomes; in the opinion of the Local Planning Authority; seriously damaged or defective, shall be replaced within the next planting season with hedging, tree(s) and/or shrub(s) of such size and species details of which must be submitted to and approved by the Local Planning Authority. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations (excluding hard surfaces).</p>
Reason	<p><i>To protect those landscape features which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policies GE3, GE4 and HE2 of the Coventry Local Plan 2016.</i></p>
12.	<p>No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until the tree protection measures identified in the approved AMENDED REPORT - Arboricultural Assessment - Infrastructure, dated 18th September 2023 - Report Ref: Rev D, unless alternative details have been approved via a discharge of condition application, have been put into place in strict accordance with the approved details and thereafter they shall remain in place during all construction work. In addition no excavations, site works, stock piling, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy or root protection area of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).</p>
Reason	<p><i>To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2016.</i></p>
13.	<p>Prior to the first use of the development hereby permitted, details of any hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details shall include any 'off-plot': bollards, railings and/or fences and gates to be erected, specifying the type and</p>

	<p>colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first use of the development hereby permitted and thereafter they shall be retained and shall not be removed or altered in any way.</p>
Reason	<p><i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.</i></p>
14.	<p>The soft landscaping shown on the approved plan, AMENDED DRAWING - Infrastructure Landscaping Plan - Drawing No.EMxxx-LS-008e, unless alternative details have been approved via a discharge of condition application, shall be completed in all respects by the first use my members of the public and the tree(s) and shrub(s) shall be planted within the first planting season following the first use my members of the public. 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 BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.</p>
Reason	<p><i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2016.</i></p>
15.	<p>In the event that contamination or unusual ground conditions are encountered during the development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared for submission to and approval in writing of the Local Planning Authority. Following completion of the measures identified within the approved remediation scheme, a verification report must be prepared for submission to and approval of the Local Planning Authority.</p>
Reason	<p><i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.</i></p>