

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	PL/2024/0002056/RESM
<b>Site:</b>	Land Off Pickards Way, Coventry
<b>Ward:</b>	Longford
<b>Proposal:</b>	Approval of reserved matters including appearance, layout, scale, siting and landscaping; for the erection of 55,750 sqm of employment/commercial floor space, diversion of a Public Right of Way and associated works (pursuant to outline permission APP/U4610/W/23/3319687 (OUT/2020/1505) granted on 15/09/2023
<b>Case Officer:</b>	Ayesha Saleem

## SUMMARY

The application that has been submitted is for reserved matters for appearance, layout, scale and landscaping for the employment site, which is for the erection of 3 industrial units. The outline application reference OUT/2020/1505 was for the demolition of existing buildings and the erection of up to 73 dwellings and up to 55,750 sqm of employment/commercial floor space (comprising of 50,000 sqm of B8 use (including 2,500 sqm ancillary E(g)(i) office) and 5,750 sqm of B2/B8/E(g)(iii) uses (including 300 sqm ancillary E(g)(i) office)), complete with access, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) with all matters reserved except for access was granted at appeal (APP/U4610/W/23/3319687) on 15/09/2023.

This is a cross-boundary application. The majority of the application site falls within Nuneaton and Bedworth Borough Council's (NBBC's) administrative boundary; however, the red edged application site boundary includes a small area of Coventry City Council's administrative area to the side/rear of garden boundaries belonging to No.118, 120, 122 and 124 Wilson's Lane. Therefore, the proposals have been submitted to both local authorities. In this regard, NBBC and Coventry City Council have authority to approve or refuse planning permission only in respect of those parts of the application site within their respective administrative areas. Therefore, in order for the development proposals to progress planning permission would need to be granted by both Local Planning Authorities for that part of the development in their area.

## KEY FACTS

<b>Reason for report to committee:</b>	The application has been referred to planning committee as more than 5 objections have been received and a petition sponsored by the Ward Councillor
<b>Current use of site:</b>	Primarily pastoral/ grassland
<b>Proposed use of site:</b>	Employment/ commercial
<b>Proposed no of units</b>	3 units

## RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions in respect of those matters under the City Council's jurisdiction.

## **REASON FOR DECISION**

- The proposal is acceptable in principle as it complies with the outline permission.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: AC1, AC2, AC3, AC4, DE1, EM4, EM5, EM6, EM7, JE4, JE5, GE3 and GE4 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

## **SITE DESCRIPTION**

The application site is bounded by the A444 Jimmy Hill Way to the west and the B4113 Pickards Way to the north. Wilson's Lane is a residential street, and rear gardens bound the eastern edge of the application site, including the contemporary housing development off Old Farm Lane, which is set behind properties fronting Wilsons Lane and will provide access for the proposed residential element of the scheme. To the west is the Gallagher Business Park and Silverstone Drive comprising of industrial and commercial units and the Bassford Bridge Meadows Local Wildlife Site (LWS). The River Sowe also runs to the southwest - west edge of the site.

The site is mainly pastoral, and grass land currently accessed from Wilson's Lane. There are a cluster of farm buildings to the northeast, which are proposed to be demolished as part of the outline scheme. The northern part of the site is constrained by overhead National Grid powerlines and pylons and a Severn Trent Water easement. There are two existing public rights of way across the site, defined as B23 and B25.

The majority of the application site falls within NBBC's administrative boundary; however, the red edged application site boundary includes a small area of Coventry City Council's administrative area to the side/rear of garden boundaries belonging to No.118, 120, 122 and 124 Wilson's Lane.

## **APPLICATION PROPOSAL**

The proposed site layout comprises of three industrial units. Unit 1 is to be located west to the properties located on Old Farm Lane and Wilsons Lane. Units 2 and 3 are to be located north to the properties on Wilsons Lane. The details of the units are outlined below:

Unit 1 is to have a building height of 18.0 metres and is proposed to have a total floor area of 50,000sq.m, the split is as follows:

- Warehouse: 48,097 sq.m
- Hub Office: 371.5 sq.m
- 2 St Mezz Offices: 1,393.5 sq.m
- Ground Floor Core: 113 sq.m
- Gatehouse: 25 sq.m

For unit 1 the proposal is to provide 79 trailer spaces, 500 total Car Parking Spaces: (inc 25 Accessible & 100 EV spaces), 26 M'Cycle Spaces and 170 Bicycle Spaces.

Unit 2 is to have a building height of 13.0 metres and is proposed to have a total floor area of 3,986.5 sq.m, the split is as follows:

- Warehouse: 3,615 sq.m
- 1 St Mezz Office: 278.5 sq.m

- Ground Floor Core: 93 sq.m

For unit 2 the proposal is to provide 4 trailer spaces, 42 total Car Parking Spaces: (inc 2 Accessible & 8 EV spaces), 3 M'Cycle Spaces and 20 Bicycle Spaces.

Unit 3 is to have a building height of 13.0 metres and is proposed to have a total floor area of 1,763.5sq.m, the split is as follows:

- Warehouse 1,675.5 sq.m
- Ground Floor Office 88 sq.m

For unit 3 the proposal is to provide 7 trailer spaces, 21 total Car Parking Spaces: (inc 2 Accessible & 4 EV spaces), 3 M'Cycle Spaces and 10 Bicycle Spaces.

A mix of recessive colours are proposed (i.e. anthracite dark grey and sargasso dark blue) to reflect the developer's (Panattoni UK) branding. The darker colours are mainly proposed at a lower level where the buildings will be largely screened from view, with lighter colours towards the top of the building and roof level.

The buildings, and associated car parking and service yards, will be accessed off Pickards Way, as approved at outline stage. An emergency access is proposed off Wilsons Lane but will only be accessed by emergency vehicles, and pedestrians/cyclists. Access for other users will be restricted by barriers, as shown on the plans.

New pedestrian and cycle links have been proposed across the scheme and will link into the PROW network, including the southern link to the B25 PROW.

In terms of landscaping the proposal comprises a substantial number of additional trees, shrubs, hedgerows, as well as grassed areas. Excess topsoil will be used to create a landscaped bund along the eastern and southern boundaries closest to the existing residents to the east, and future residents to the south. Hedges and trees will be planted in between parking areas and distributed across the site within the proposed open space.

## **PLANNING HISTORY**

### **Coventry City Council Planning Applications:**

- OUT/2020/1505- Outline application for the demolition of existing buildings and the erection of up to 73 dwellings and up to 55,750 sqm of employment/commercial floor space (comprising of 50,000 sqm of B8 use (including 2,500 sqm ancillary E(g)(i) office) and 5,750 sqm of B2/B8/E(g)(iii) uses (including 300 sqm ancillary E(g)(i) office)), complete with access, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) with all matters reserved except for access- Granted on Appeal (APP/U4610/W/23/3319687) 15/09/2023

### **Residential:**

- PL/2024/0002053/RESM- Application for approval of Reserved Matters including appearance, layout, scale, siting and landscaping; for the erection of 73 dwellings and associated works (pursuant to outline permission APP/U4610/W/23/3319687 (OUT/2020/1505) granted on 15/09/2023- Awaiting Determination
- PL/2024/0002057/DCA- Submission of details to discharge condition No. 5 (Construction Management Plan); imposed on planning permission reference

APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 73 dwellings and associated works- Awaiting Determination

- PL/2024/0002058/DCA- Submission of details to discharge condition Nos. 6 (Construction Ecological Management Plan), 7 (Biodiversity Enhancement and Management Plan), 8 (Arboricultural Method Statement), 26(Landscape and Ecology Management Plan) and 35 (Width and material of the proposed footpaths and cycle routes); imposed on planning permission reference APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 73 dwellings and associated works- Awaiting Determination
- PL/2024/0002059/DCA- Submission of details to discharge condition Nos 22 (EV charging points), 27 (Materials) and 40 (Boundary treatment & access details) of the CCC permission APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 73 dwellings and associated works- Awaiting Determination
- PL/2024/0002060/DCA- Submission of details to discharge condition Nos 10 (Construction Environmental Management Plan), 11 (Detailed surface water drainage scheme), 12 (Site Levels), 16 (Long-term inspection and maintenance plan), 28 (Attenuation) of the CCC permission APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 73 dwellings and associated works- Awaiting Determination

#### Employment:

- PL/2024/0002062/DCA- Submission of details to discharge condition Nos 6 (Construction Ecological Management Plan), 7 (Biodiversity Enhancement and Management Plan), 8 (Arboricultural Method Statement), 26 (Landscape and Ecology Management Plan and habitat establishment plan) of the CCC permission APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 55,750 sqm of employment/commercial floor space, diversion of a Public Right of Way and associated works- Granted 05/03/2025
- PL/2024/0002063/DCA- Submission of details to discharge condition Nos 10 (Construction Environmental Management Plan), 11 (Surface Water Drainage Scheme), 12 (Site levels), 28 (Attenuation) of the CCC permission APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 55,750 sqm of employment/commercial floor space, diversion of a Public Right of Way and associated works- Awaiting Determination
- PL/2025/0000547/DCA- Submission of details to discharge condition No. 5 (CMP); imposed on the CCC permission APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 55,750 sqm of employment/commercial floor space, diversion of a Public Right of Way and associated works- Awaiting Determination

#### **Nuneaton & Bedworth Borough Council Planning Applications:**

- Ref:037237 - Outline application for the demolition of existing buildings and the erection of up to 73 dwellings and up to 55,750 sqm of employment/commercial floor space (comprising of 50,000 sqm of B8 use (including 2,500 sqm ancillary E(g)(i) office) and 5,750 sqm of B2/B8/E(g)(iii) uses (including 300 sqm ancillary E(g)(i) office)), complete with access, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) with all matters reserved except for access: Granted

#### Residential:

- Ref: 040583- Erection of 73no. dwellings complete with all associated works and infrastructure including parking, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) (approval of reserved matters relating to siting, layout, scale, appearance and landscaping of the residential area on outline permission 037237)- Awaiting Determination
- Ref: 040584- Application for approval of details in relation to Conditions 17 (materials), 25 (boundary treatment) and 32 (electric vehicle charging points) attached to 037237 (residential area only)- Awaiting Determination
- Ref: 040586- Application for approval of details in relation to Conditions 10 (Construction Environmental Management Plan), 12 (surface water drainage scheme), 13 (levels), 19 (water saving devices/ water brakes) and 22 (long term inspection and maintenance plan) attached to 037237 (residential area only)- Awaiting Determination
- Ref: 040587- Application for approval of details in relation to Conditions 6 (Construction Ecological Management Plan), 7 (Biodiversity Enhancement and Management Plan), 8 (Arboricultural Method Statement), 16 (Landscape and Ecology Management Plan), 24 (Local Park equipment) and 36 (footpaths and cycle routes) attached to 037237 (residential area only)- Awaiting Determination
- Ref: 040588- Application for approval of details in relation to Conditions 5 (Construction Management Plan) and 11 (noise attenuation scheme) attached to 037237 (residential area only)- Awaiting Determination

#### Employment:

- Ref: 040582- Erection of three employment units complete with all associated works and infrastructure including parking, land remodelling, landscaping, flood attenuation and the diversion of a Public Right of Way (REF B25) (approval of reserved matters relating to siting, layout, scale, appearance and landscaping of the employment/ commercial area on outline permission 037237) - Awaiting Determination
- Ref: 040604- Application for approval of details in relation to Conditions 6 (Construction Ecological Management Plan), 7 (Biodiversity Enhancement and Management Plan), 8 (Arboricultural Method Statement) and 16 (Landscape and Ecology Management Plan) attached to 037237 (employment area only) – Granted 21/02/2025
- Ref: 040605- Application for approval of details in relation to Conditions 10 (Construction Environmental Management Plan), 12 (Surface water drainage scheme), 13 (levels) and 19 (water saving devices/ water brakes) attached to 037237 (employment area only) - Awaiting Determination

## **POLICY**

### **National Policy Guidance**

National Planning Policy Framework (NPPF) December 2024. 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 2017, which was adopted by Coventry City Council on 6<sup>th</sup> 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 GE1 Green Infrastructure  
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation  
Policy GE4: Tree Protection  
Policy JE4: Location of Office Development  
Policy JE5: Location of R&D, Industrial and Storage/Distribution Development  
Policy JE7: Accessibility to Employment Opportunities  
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 Adaptation  
Policy EM2: Building Standards Policy EM3 Renewable Energy Generation Policy  
Policy EM4: Flood Risk Management Policy  
Policy EM5: Sustainable Drainage Systems (SuDS) Policy  
Policy EM7: Air Quality

### **Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation**

Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:

Policy DS1: Overall Development Needs  
Policy DS3: Sustainable Development Policy  
Policy DS4: (Part A) – General Masterplan Principles  
Policy GE1 Green Infrastructure  
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation  
Policy GE4: Tree Protection  
Policy JE7: Accessibility to Employment Opportunities  
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 Adaptation  
Policy EM2: Building Standards  
Policy EM4 Flood Risk Management  
Policy EM5 Sustainable Drainage Systems (SuDS)  
Policy EM7 Air Quality

## **Supplementary Planning Guidance/ Documents (SPG/ SPD):**

SPD Delivering a More Sustainable City

SPD Coventry Connected

SPD Air Quality

## **CONSULTATION**

No objections received from: -

- Lead Local Flood Authority
- Urban Design
- Ecology
- Highways
- Tree Officer
- Environmental Protection
- Warwickshire County Council

No comments were received from: -

- Sustainable Energy

## **Neighbour consultation**

Notification letters were initially sent out to neighbouring houses and five site notices were displayed on the 28<sup>th</sup> October 2024 and a press notice was posted.

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

- The industrial buildings are too large of scale and too close to residential properties.
- Concerns regarding parking
- Concerns regarding noise and vibration on residents
- Concerns regarding design having a detrimental impact upon the countryside

The following non-material planning considerations were raised, these cannot be given due consideration, due to this being a reserved matters application, where outline permission has already been granted:

- Concerns regarding air quality
- Concerns regarding HGV movements
- The development is not needed
- Concerns regarding traffic
- Area cannot cope with current footfall and demands
- Concerns regarding species

There is also an online e-petition with 90 signatures, which has been sponsored by Councillor Bigham. The Petition raises the following concerns:

- Unit 1 will result in overdevelopment.
- The HGV vehicle movements are higher than the predicted number of HGV movements within the peak hours, which may not be in line with the outline approval.
- Concerns regarding traffic and congestion in surrounding areas.
- An assessment of economic viability should be submitted.
- Within Woodshire's Green, there are ongoing issues with the foul sewers. There are proposals to make a new connection through to the foul sewer based at Silverstone

Drive. What guarantees are in place to ensure that the new connection is delivered and working before these developments operate.

- Concerns about the impacts of noise and vibration particularly from the extensive earthworks (due to the site's gradient) and piling that may be required during construction.
- More information on how the proposed layout of loading bays, parking areas, HGV movements and lighting (24-hour site) will impact the River Sowe and Bassford Bridge Meadows Local Wildlife Site (Sowe Meadows) and what measures will be put into place to mitigate it.
- The applicant's proposals do not follow Nuneaton and Bedworth Borough Council's policy for the strategic site. Originally, there were two housing parcels, north-eastern and south-eastern. In the current proposal, one of these has been removed to be replaced by a unit. This unit is incongruous within the street scene of Wilson's Lane as this is a residential area. The removal of an area dedicated to housing has also taken away the opportunity of providing a MUGA and playing field for older children to play ball games on the west side of Longford.

Amendments were made to the scheme, in particular to Unit 3 and residents were re-consulted for a further 10 days.

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

- The industrial buildings are too large of scale and too close to residential properties.
- Concerns regarding parking
- No mention of HGV trips in the noise assessment.
- Concerns regarding noise and vibration on residents
- Concerns regarding design having a detrimental impact upon the countryside
- The building materials should be lighter towards the top of the buildings
- Dimensions of the buildings are not clearly outlined on plans
- Concerns regarding loss of light from proposed warehouses
- Concerns regarding details of fixed plant/ machinery and the impact upon residents, the users of the PROW and species.
- The proposed earthworks would be significant and there appears to be very little detail on the impacts of noise, vibration (including piling) and/or dust from activities associated with this and how the amenity of residents in the adjacent residential properties would be safeguarded.
- A lighting impact assessment has not been submitted.

The following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- Concerns regarding air quality
- Concerns regarding HGV movements
- The development is not needed
- Concerns regarding traffic
- Devalue of properties
- The passage of heavy machinery could cause damage to the road and create significant disruption for residents.
- Area cannot cope with current footfall and demands
- Concerns regarding species



- Concerns regarding surface drainage- water runoff and ground water control

Any further comments received will be reported within late representations.

## **APPRAISAL**

The main issues in determining this application are to consider the appearance, layout, scale, siting and landscaping of the proposed employment site.

### **Principle of Development**

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: -

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) 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 strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Coventry Local Plan Policy JE4 sets out preferred locations for new office development within the city and Policy JE5 sets out preferred locations for new research and development (R&D), industrial and storage/distribution development.

The majority of the application site falls within NBBC’s administrative boundary; however, the red edged application site boundary includes a small area of Coventry City Council’s administrative area to the side/rear of garden boundaries belonging to No.118, 120, 122 and 124 Wilson’s Lane.

The principle of development is already established by the site’s Strategic Allocation status in the NBBC Local Plan. Outline permission with access has been granted for the scheme by NBBC’s Planning Committee on 24th May 2022, subject to conditions and the completion of a S106 Legal Agreement to secure necessary contributions. Furthermore, outline permission for the scheme was refused by CCC’s Planning Committee on 6<sup>th</sup> October 2022, but was allowed on appeal on the 15<sup>th</sup> September 2023.

All the comments are noted with regards construction impacts, concerns regarding the need for the development, traffic, air quality, species, lighting, drainage however as these matters have been determined under the outline permission, which approved the redevelopment of the area for both the employment and residential these matters cannot be reassessed and are not material in the consideration of the current application which seeks approval for the appearance, landscaping, layout and scale of the proposed residential scheme.

### **Parameters Conditions**

Condition 23- No employment units shall be occupied until a plan showing a dedicated area within the employment site for vehicles dropping off and picking up employees and a Management Plan has been submitted to and approved in writing by the Local Planning Authority.

Condition 24- Employment Area 1 and Employment Area 2 on the approved land use plan Dwg No.BIR.4240\_021\_01 Rev Q shall be located a minimum of 20 metres from existing dwellinghouses.

Condition 30- Any reserved matters submission pertaining to scale and layout, for the employment development, shall be supported by a Noise Assessment undertaken in accordance with BS4142:2014+A1:2019 'Method for Rating and Assessing Industrial and Commercial Sound'.

Condition 36- For the submission of the Reserved Matters, the employment area will need to demonstrate that all parking, loading bays, manoeuvring and dock areas are on the opposite side of the proposed buildings to residential properties

Condition 40- The reserved matters to be submitted in accordance with Condition 1 shall include details of boundary treatment and access to the site from the residential development to the employment site to ensure it is restricted to pedestrians and cyclists

#### Assessment of Parameters Conditions:

Condition 23- This Condition is an occupation condition which is yet to be formally discharged, however a drop off area has been included on the site plan.

Condition 24- Unit 1 is located within Employment Area 1 and is located circa 41.6 metres to the closest residential property. Units 2 and 3 are located within Employment Area 2. Unit 2 is located circa 32.0 metres from the boundary to the closest residential property and Unit 3 is located circa 20.0 metres from the boundary to the closest residential property. Thus, Condition 24 has been complied with.

Condition 30- A Noise Assessment has been submitted alongside this application and will be considered in the proceeding sections of the report. Thus Condition 30 has been complied with.

Condition 36- The site plan shows the employment area will need to demonstrate that parking, loading bays, manoeuvring and dock areas are on the opposite side of the proposed units away from facing the residential properties. This condition has been complied with.

Condition 40- The residential schemes (PL/2024/0002053/RESM) boundary treatments plan shows a low timber knee rail to the side of the entrance of the path which is enclosed by demountable bollards. Thus Condition 40 has been complied with.

#### **Design**

Policy DE1 of the 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.

Paragraph 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 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 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

#### Scale and Massing:

The council’s outline permission sets out a number of parameters which control the size of the development that can take place at the site, these are shown on the approved Land Use Plan.

The land use plan which was approved sets out that for that portion of the site occupied by unit 1 development shall not exceed an area of 50,000sq.m, buildings shall not exceed 18m in height measured from the internal slab and the finished floor level shall not exceed 100.3 AOD. This application accords with these requirements and provide better outcomes than required with regard to the finished floor level (FFL), which is at 95.9 AOD, some 4.1 m lower than is required so significantly reducing the impact of the height of the building.

Similarly for units 2 and 3, the buildings shall not exceed an area of 5,750, buildings shall not exceed 13.0m in height and measured from the internal slab and the finished floor level shall not exceed 99.5 AOD. This application accords with these requirements and

provides better outcomes than required with regard to the FFL which is at 98.65AOD, which is nearly 1m below that required.

The overall scale and massing of these proposed units are considered to be acceptable and in accordance with Policy DE1 of the Coventry Local Plan 2017.

#### Layout:

The proposals shows that Unit 1 is a larger unit, which is to have a floor area of 50,000sqm and is to be located west to the properties on Wilsons Lane/ Old Farm Lane. Unit 2 which is to have a floor area of 3,986.50sqm and Unit 3 which is to have a floor area of 1,763.50sqm are located north to the properties on Wilsons Lane. The parking / servicing areas are to be screened by the buildings themselves as per the requirements of the outline permission.

The overall layout of these proposed units is considered to be acceptable in accordance with Policy DE1 of the Coventry Local Plan 2017.

#### Appearance:

The proposed elevations show a mix of recessive colours are proposed (i.e. anthracite dark grey and sargasso dark blue). The darker colours are mainly proposed at a lower level with lighter colours towards the top of the building and roof level.

The overall appearance of these proposed units is considered to be acceptable in accordance with Policy DE1 of the Coventry Local Plan 2017.

#### **Landscaping**

Policy GE1 of the Coventry Local Plan states new development proposals should make provision for green infrastructure to ensure that such development is integrated into the landscape and contributes to improvements in connectivity and public access, biodiversity, landscape conservation, design, archaeology and recreation.

The proposed landscaping scheme seeks to retain the majority of existing vegetation along the site boundary. The proposal comprises a substantial number of additional trees, shrubs, hedgerows, as well as grassed areas. It should be noted that some constraints, such as electricity pylon so the north, have been identified which has resulted in less vegetation being proposed in these areas, albeit the need for screening is deemed less critical due to the location of the pylons.

Excess topsoil will be used to create a landscaped bund along the eastern and southern boundaries closest to the existing residents to the east, and future residents to the south. The proposed vegetation on the bund will comprise a variety of species, including evergreens, to ensure the landscape bund provides adequate screening all year round.

Hedges and trees will be planted in between parking areas and distributed across the site within the proposed open space to enhance biodiversity and encourage the use of the public open space.

The B25 and B23 PROWs will remain open, albeit diverted, to allow existing residents to continue to enjoy the PROWs. Additional footpath/cycle ways are proposed between the employment and residential site to the south.

Attenuation ponds on the site are designed to have a naturalistic appearance. They will have an area of permanent water.

The proposed landscaping details are considered to be acceptable and is in accordance with the land use plan approved under the OUT/2020/1505 application.

### **Residential Amenity**

Policies DE1 of the adopted Local Plan seeks to ensure that all development proposals must respect and enhance their surroundings. The proposals should not result in a detrimental impact to existing/neighbouring residential occupiers, the NPPF reaffirms the importance of quality design.

Unit 1 is located circa 44.3 metres away from the closest residential property, which is no 48 Old Farm Lane which is considered to be acceptable and in excess of the required 20.0 metres as stated within Parameter Condition 24 There is also a landscaping bund proposed which is to help screen the proposed unit.

Unit 2 is located circa 37.0 metres away from the side boundary of 118 Wilsons Lane and is located circa 32.0 metres to the rear boundary of No 126 Wilsons Lane. Unit 3 is located circa 20.0 metres to the boundary of No 126 Wilsons Lane. There is also a landscaping bund proposed which is to help screen the proposed unit. These relationships are considered to be acceptable.

A Daylight and Sunlight Report has been submitted in support of the application. The daylight and sunlight sections show that the scheme will not breach the 25-degree angle and will fully satisfy the BRE guidelines. Therefore, the neighbouring residential properties are not expected to experience a noticeable difference in daylight and sunlight levels as a result of the proposed development.

The proposal is not considered to have a significant impact on the amenity of existing neighbouring residents in terms of loss overbearing, and loss of daylight sunlight and would be in accordance with Policy DE1 of the Coventry Local Plan.

### **Noise:**

A Noise Assessment has been submitted, which was required at reserved matters stage in line with Condition 30 within the Outline approval (OUT/2020/150). Sound level measurements have been conducted over an eight-day period at the application site to measure existing background sound levels that form the basis of the noise assessment.

A long-term unattended baseline noise survey was undertaken between Friday 16th August and Friday 23rd August 2024. The survey consisted of four long-term measurement positions at the locations detailed below:

- L1 – Northern part of the site- close to the B4113 Pickards Way which is representative of the noise levels likely to be experienced at the nursing home on the opposite side of this road.
- L2 – Eastern site boundary- The sound level meter at L2 recorded background sound levels which are representative of the most northerly residential properties on Wilsons Lane, at this location the dominant source of noise affecting background sound levels was road traffic on the M6 Motorway.

- L3 – Eastern site boundary- At L3 the sound levels meter recorded background sound levels for residential properties at a larger distance from M6 Motorway with a bit of shielding from the road traffic noise levels.
- L4 – Southern site boundary- At L4 the sound level meter recorded background sound levels representative of the committed residential development which is to be built close to this location.

#### Background sound levels:

The modal LA90,15min has been identified for the measurement location during the daytime period 07:00 – 23:00 and night-time period 23:00 – 07:00 using statistical analysis. These levels are considered to be the representative background sound levels for each period and are summarised below:

Measurement Location	Background Sound Levels (dBA)	
	Daytime (07:00-23:00)	Night-Time (23:00-07:00)
L1	58	51
L2	51	45
L3	56	52
L4	54	47

#### Operational Impact Assessment:

With regards operational impacts, for the purposes of this assessment the consultant assumed that level access doors will require forklifts to unload the HGVs, while the HGV docks will allow the trailers to be unloaded from inside the warehouses, which will be much quieter. The proposed development will operate for 24 hours a day for 7 days per week and as such has been assessed during the daytime and night-time periods.

The plans show that Unit 1 will have 48 HGV docks and 6 level access doors with an extra 79 spaces for HGV trailer parking along with 500 car parking spaces. Unit 2 will have 4 HGV docks and 2 level access doors with 7 trailer parking spaces and 42 car parking spaces. Unit 3 will have 2 level access doors with 5 trailer parking spaces and 21 car parking spaces.

The predicted numbers of HGV servicing trips during peak hours are 34 movements in the daytime and 27 during the night-time, the number of loading docks suggest that there is capacity for this to be higher so it has been assumed that each dock or level access door will load or unload one HGV per hour during the daytime and night-time. This results in 67 HGV movements during the one-hour daytime assessment period and 17 HGV movements during the 15-minute night-time assessment period.

For every level access door, it is assumed that unloading and loading will be with petrol forklifts that will spend approximately half of their operational time inside of the units, to account for this a 50% on-time correction has been applied in both the daytime and night-time assessment periods.

At level access doors it is assumed that it takes 40 minutes to unload an HGV and 30 minutes to unload at a loading dock. Where an HGV needs to manoeuvre up to the loading docks or level access doors it is assumed that this will take 2 minutes per HGV.

Activity/Equipment Name	Source Sound Power Level $L_{WA}$ (dBA)	Duration (min)		Corrected Sound Power Level $L_{WA}$ (dBA)	
		Daytime	Night-Time	Daytime	Night-Time
HGV manoeuvre	95.4	2	2	80.6	86.6
HGV Movement	80.4	20	5	75.6	75.6
Forklift unloading HGV	86.8	40	15	85.1	86.8
HGV Loading	68.9	30	15	65.9	68.9
Daikin REYQ18U ASHP	84.0	60	15	84.0	84.0

The predicted noise rating levels at all receptors are predicted to be less than 5 dB above the background sound levels during the daytime and night-time. This is indicative of a low impact depending on context. The impacts are classified as less than the Lowest Observed Adverse Effect Level (LOAEL) at all receptors and no mitigation will be required. One receptor is predicted to have noise 3dB above background levels at nighttime, but this is in Nuneaton and Bedworth and it is for our neighbouring council to assess whether this is acceptable or not, as they have a duplicate application.

#### Car Parking:

Car parking is not typically included in BS 4142:2014+A1:2019 noise assessments because it is not specifically industrial or commercial in nature however this source is specifically mentioned in planning condition 30. It is not clear how many vehicle movements are likely to be associated with the car parks at the development so a reasonable worst-case has been assumed of two vehicle movements per space per 8-hour period, which would be accurate for three shift changeovers per day. The predicted sound levels are provided below:

Receptor	Daytime (07:00 – 23:00) (dBA)			Night-Time (23:00 – 07:00) (dBA)		
	Car Parking Level $L_{Aeq}$	Ambient Level	Difference	Car Parking Level $L_{Aeq}$	Ambient Level	Difference
R01	42.1	63.9	-21.8	42.1	58.6	-16.5
R02	38.5	57.4	-18.9	38.5	53.0	-14.5
R03	39.5	60.9	-21.4	39.5	55.4	-15.9
R04	44.8	60.9	-16.1	44.8	55.4	-10.6
R05	40.2	60.9	-20.7	40.2	55.4	-15.2
R06	17.6	58.8	-41.2	17.6	52.4	-34.8
R07	11.9	58.8	-46.9	11.9	52.4	-40.5

The noise levels, as a result of the development, are not predicted to result in adverse impacts at any of the identified noise sensitive receptors and can be classified as less than LOAEL without any additional mitigation.

Environmental Protection officers accept that the noise assessment meets the requirements of condition 30. They advise the applicant that a continuous bund between

the houses and units would provide further resilience against noise breakout from the site, however this cannot be insisted upon.

## Highways

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 seeks to ensure that development proposals do not have a detrimental impact upon the road network and where required suitable mitigation should be provided as part of any approval, i.e. through obligations.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

## Accesses:

The buildings, and associated car parking and service yards, will be accessed off Pickards Way, as approved at outline stage. An emergency access is proposed off Wilsons Lane but will only be accessed by emergency vehicles, and pedestrians/cyclists. Access for other users will be restricted by barriers, as shown on the plans. This application cannot revisit this element.

## Parking:

The proposed car parking provision is in line with the Nuneaton and Bedworth Borough Council's parking guidelines, as demonstrated below:

Unit:	Car Parking:	Motorcycle:	Bicycle:
1 -50,000 sq.m	500 (incl. 100 EV and 25 accessible)	26	170
2 -3986.50 sq.m	42 (incl. 8 EV and 2 accessible)	3	20
3- 1763.5 sq.m	21 (incl. 4 EV and 2 accessible)	3	10

As well as the parking for the individual units, a drop off / pick up area for staff is proposed within the site, as required under the terms of the outline permission, following concerns from residents of Old Farm Lane and Wilson's Lane regarding drop off taking place on those roads. The drop off / pick up area would provide 11 spaces and a condition is proposed to ensure that this is provided prior to occupation of any units and retained thereafter.



Condition 23 on the outline consent also requires a management plan to be approved prior to occupation of any of the units. There is no need to repeat the condition on this reserved matters application.

Layout:

Highways have raised no objections to the layout as proposed from a highway safety point of view. The application is in accordance with policies DS3, AC3 and AC4 of the Coventry Local Plan.

Warwickshire County Council:

The Warwickshire County Council response recommends a number of conditions, which have already been covered by the Outline planning consent. Therefore, these do not need to be repeated on this consent.

**Public Rights of Way**

The site is currently crossed by two Public Rights of Way (the B23 and B25), which are to be re-routed through the site on dedicated footpaths. The principle of the proposed diverted footpaths has been agreed at the outline stage. This application cannot revisit this element.

**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 biodiversity impacts and their mitigation were established under the outline permission, OUT/2020/1505 and secured via conditions.

The landscaping plan has provided sufficient information that biodiversity will be enhanced, and that appropriate species have been chosen.

A Biodiversity Enhancement and Management Plan was submitted, this shows adequate information on how these habitats will be managed and at appropriate times of the year. This report has shown that the management activities will aim to maximize long-term opportunities for faunal species (including those already present within the site, as well as providing opportunities for additional faunal species which may be present within the wider area). The report that has been submitted is sufficient. Ecology officers have no objections to the proposals.

Trees:

Paragraph 136 of the NPPF (2024) attributes trees to making an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. As such the NPPF is clear in that planning decisions should ensure that new streets are tree-lined and that appropriate measures are in place to secure the

long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.

Policy GE4 of the Local Plan states the development proposals will be positively considered provided that:

- a) there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development, any loss should be supported by a tree survey.
- b) trees not to be retained as a result of the development are replaced with new trees as part of a well-designed landscape scheme; and
- c) existing trees worthy of retention are sympathetically incorporated into the overall design of the scheme including all necessary measures taken to ensure their continued protection and survival during construction

The Arboricultural Method Statement giving details of all existing trees and hedgerows on the site and any to be retained are conditioned under the outline permission, OUT/2020/1505. The details of the Arboricultural Method Statement have been granted on 05/03/2025 under application reference PL/2024/0002062/DCA.

### **Drainage and Flood Risk**

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 drainage assessment and their mitigation were established under the outline permission, OUT/2020/1505 and secured via conditions.

### **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 proposal is in accordance with the outline permission. The proposed appearance, layout, scale and landscaping of the proposed employment site is considered to be

acceptable and will not result in any significant impact upon the character of the area, neighbour amenity, highway safety, ecology and trees. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, AC1, AC2, AC3, AC4, DE1, EM4, EM5, EM6, EM7, JE4, JE5, GE3 and GE4 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

## CONDITIONS / REASON

1.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location plan DWG 22-173-SGP-STE-XX-DR-A-120000</p> <p>Site Plan DWG 22-173-SGP-STE-XX-DR-A-121000 Rev H</p> <p>Unit 1 warehouse GA plan DWG 22-173-SGP-01-ZZ-DR-A-121100 Rev A</p> <p>Unit 1 office GA plan DWG 22-173-SGP-01-ZZ-DR-A-121101 Rev A</p> <p>Unit 1 hub GA plan DWG 22-173-SGP-01-ZZ-DR-A-121102 Rev A</p> <p>Unit 1 roof GA plan DWG 22-173-SGP-01-ZZ-DR-A-121103 Rev A</p> <p>Unit 1 overall warehouse elevations DWG 22-173-SGP-01-ZZ-DR-A-121300 Rev A</p> <p>Unit 2 warehouse GA plan DWG 22-173-SGP-02-ZZ-DR-A-121100 Rev A</p> <p>Unit 2 office GA plan DWG 22-173-SGP-02-ZZ-DR-A-121101 Rev A</p> <p>Unit 2 roof GA plan DWG 22-173-SGP-02-ZZ-DR-A-121102 Rev A</p> <p>Unit 2 overall warehouse elevations DWG 22-173-SGP-02-ZZ-DR-A-121300 Rev A</p> <p>Unit 3 Warehouse GA plan DWG 22173-SGP-03-ZZ-DR-A-121100 Rev B</p> <p>Unit 3 Office GA plans DWG 22173-SGP-03-ZZ-DR-A-121101 Rev B</p> <p>Unit 3 Roof GA plan DWG 22173-SGP-03-ZZ-DR-A-121102 Rev B</p> <p>Unit 3 Overall warehouse elevations DWG 22173-SGP-03-ZZ-DR-A-121300 Rev C</p> <p>Gatehouse DWG22-173-SGP-GH-ZZ-DR-A-111300-P1 Rev C1</p> <p>Proposed finished levels - Sheet 1 of 4 DWG WLC-BWB-EXT-XX-DR-C-0600-S4-P08</p> <p>Proposed finished levels - Sheet 2 of 4 DWG WLC-BWB-EXT-XX-DR-C-0601-S4-P08</p> <p>Proposed finished levels - Sheet 3 of 4 DWG WLC-BWB-EXT-XX-DR-C-0602-S4-P08</p> <p>Proposed finished levels - Sheet 4 of 4 DWG WLC-BWB-EXT-XX-DR-C-0603-S4-P08</p> <p>S278 works general arrangement DWG 24227-JUBB-LI-XX-DR-C-00105 P04</p> <p>Swept path analysis - Sheet 1 DWG WLC-BWB-INF-XX-DR-C-0110 Rev P01</p> <p>Swept path analysis - Sheet 2 DWG WLC-BWB-INF-XX-DR-C-0111 Rev P01</p> <p>Swept path analysis - Sheet 3 DWG WLC-BWB-INF-XX-DR-C-0112 Rev P01</p> <p>Footpath and Wader Scrapes Typical Section DWG WLC-BCA-ELS-XX-DR-L-2361-24-15 Rev A</p>
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	<p>External Protection Plan DWG 22-173-SGP-STE-XX-DR-A-121002 Rev D</p> <p>Estate Road General Arrangement DWG WLC-BWB-INF-XX-DR-C-0100 Rev P03</p> <p>Boundary Treatments / Hard Landscaping and External Furniture Details DWG 22-173-SGP-STE-XX-DR-A-121001 Ref F</p> <p>Landscape Concept 1 of 2 DWG WLC-BCA-ELS-XX-DR-L-2361-24-12 Rev G</p> <p>Landscape Concept 2 of 2 DWG WLC-BCA-ELS-XX-DR-L-2361-24-13 Rev K</p> <p>Landscape Cross Sections - 1 of 2 DWG WIL BCA ELS XX DR L 2361-24-14 S5 Rev B</p> <p>Landscape Cross Sections - 2 of 2 DWG WIL BCA ELS XX DR L 2361-24-15 S5 Rev B</p> <p>Proposed earthworks strategy heat map DWG WLC-BWB-EXT-XX-DR-C-0631 P01</p> <p>Noise Assessment- January 2025</p> <p>Landscape, Ecology and Biodiversity Enhancement Management Plan- January 2025</p> <p>Daylight and Sunlight Report- 22nd October 2024</p>
<b>Reason</b>	<i>For the avoidance of doubt and in the interests of proper planning.</i>
<b>2.</b>	The buildings hereby permitted shall not be occupied unless and until the drop off area as indicated on the site plan DWG 22-173-SGP-STE-XX-DR-A-121000 Rev H has been provided. Thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
<b>Reason</b>	<i>In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2016.</i>