

Planning Committee 26/2/2015

APPLICATION No. - OUT/2014/2282

Description of Development - 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); 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.

Site Address – Land bounded by Hall Brook, Bennetts Road South, Sandpits Lane and Tamworth Road

Applicant - Lioncourt Homes Limited

Ward - Bablake

RECOMMENDATION:

Planning Committee are recommended to delegate powers to the Head of Planning in consultation to Chair and Deputy Chair of Planning Committee to grant outline planning permission subject to:

- Resolution of all outstanding issues highlighted within this report
- Conditions and the completion of the S106 Agreement
- Referral to the Secretary of State.

INTRODUCTION:

It should be noted that due to this application proposing housing development in the Green Belt contrary to the Local Plan, if Planning Committee resolve that they are minded to grant outline planning permission, the application would need to be referred to the Secretary of State for Communities & Local Government, who would decide whether or not to call in the application. Should the Secretary of State decide to call in the application, there would be a public local inquiry before an Inspector, who would, following that inquiry, make a recommendation to the Secretary of State, who would then make his decision on the application having regard to the Inspector's recommendation.

DETAILS OF THE DEVELOPMENT:

This is an outline application for the proposed development 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. Whilst an indicative masterplan has been submitted with the application, all matters are reserved for subsequent approval other than the proposed means of vehicular access to the site. The application is accompanied by an Environmental Statement.

Vehicular access to the site is proposed from Tamworth Road and Bennetts Road South, with both junctions taking the form of priority junctions with ghost right turn facilities. Further off-site highway works are proposed with the realignment of the Long Lane/ Tamworth Road junction and introduction of a traffic island at this location. The detail of the access is to be considered.

The indicative masterplan suggests the following development format:-

The proposed residential development would provide for up to 800 units with a range of dwelling types and tenures of various sizes which would include the provision of affordable housing. It is anticipated that building heights would be predominantly between 2-3 storeys but with some taller buildings at key locations and within the centre.

A local centre is proposed, the location of which is indicated to be adjacent to Bennetts Road South. This would include up to 4000sqm of floorspace for retail/commercial units to be split with no single unit exceeding 2500 sq.m and could potentially include a community building for crèche/gym/health facility use. Provision is also made for a primary school within the site which would be up to 2 forms of entry and is shown located adjacent to the local centre.

The development would provide for a comprehensive green infrastructure and open space network which would allow for the retention of some of the existing landscape features on site with partial retention of hedgerows and mature trees and retention of ponds. The existing route of Hall Brook which is the watercourse running along the north-eastern boundary, would be retained and enhanced. Existing footpath routes running across the site would also be retained with proposals to upgrade these to cycle ways and an additional network of footways/cycleways would be provided.

The application is accompanied by the following supporting documents:

Environmental Statement this concludes that the ES has demonstrated that there are no overriding environmental constraints which would preclude the proposed development at Keresley from coming forward. All aspects of the proposal have taken full account of the pertinent environmental issues, and where necessary, mitigation measures have been suggested and will ensure the environment is adequately protected and any impacts from the proposal are minimised. A **Non-technical summary** is also included in the documentation.

Design and Access Statement this concludes that the development will respect the local character but also move the community towards a more sustainable future, through a significant increase in housing choice and increased community facilities. Development will accord with the principles of high quality design and best practice to create a townscape that is varied and sympathetic to its environment. The aim must

be to achieve a development with a strong identity and distinct sense of place whilst at the same time integrating with the existing community.

Planning Statement this concludes that although the site is within the Green Belt there are clear benefits associated with the proposals which cumulatively provide very special circumstances. Overall the proposal will deliver a new vibrant community, meeting the needs of the City in the short term without compromising the wider planning objectives including the key objectives of the Green Belt.

Transport Assessment this concludes that the proposed development can be accommodated within the local area when mitigation measures are provided. The development will impact on the Coundon Wedge Road corridor and mitigation is proposed by way of an upgrade of the Long Lane/Tamworth Road junction to a roundabout and a commensurate contribution to fund other improvements along this corridor. In the Radford Road/Tamworth Road Corridor most junctions will operate with reserve capacity and do not require mitigation although it is proposed that at the Bennetts Road junction with Sandpits Lane the signal controller is upgraded to accommodate MOVA control which will increase the efficiency of the junction. For the Holbrooks Lane corridor modifications would be needed to Penny Park Lane at the Bennetts Road South junction and an upgrade to signal controller at Parkville Highway/Parkgate Road/Beake Avenue/Engleton Road, to be achieved by way of a contribution. A bus strategy and walk/cycle strategy is included in this document.

Transport Mitigation Strategy this identifies a series of highway works and walking/cycling infrastructure within three corridors (Coundon Wedge Corridor, Radford Road/ Tamworth Road Corridor and Holbrooks Corridor). This also identifies a revised access strategy which: reserves land in the southwest corner of the site to enable a roundabout to be constructed should the North West Link Road come forward in the future; has revised the Masterplan to incorporate a 7.3m wide carriageway through the site along the potential future route of the North West Link Road; and has moved the Tamworth Road access further to the south to avoid potential complications should the North West Link Road come forward in the future.

Flood Risk Assessment this concludes that the risk of surface water flooding within the proposed development site is low for flooding originating from both land beyond the site boundary and within the site itself. The risk of groundwater flooding is low due to site topography preventing accumulation of any emerging water and providing a direct drainage route to the Hall Brook. The risks to the proposed development associated with sewer flooding are low. The development must incorporate flood risk management measures including raising finished floor levels above flood levels and careful design of external ground profiles.

Framework Travel Plan this provides guidance on how future consultation with residents, employees and parents and children can be undertaken and timescales for this to ensure that a successful travel plan evolves as the site evolves and the community expands.

Arboricultural Impact Assessment identifies that tree cover on the site consists of large mature trees (oak and ash) with hedgerows containing 'standard' trees throughout. There are occasional groups of trees typically confined to the perimeters of the fields and a combination of lower growing field hedgerows that have been intensively and frequently managed and hedgerows that have not been maintained and become very wide with outgrowths. Of all of the trees and hedgerows surveyed, 11 are category A (the highest category - Trees of high quality and value capable of making a significant contribution to the area for 40 or more years); 98 are category B

(Trees of moderate quality or value capable of making a significant contribution to the area for 20 or more years); and 48 are category C (Trees of low quality, adequate for retention for a minimum of 10 years expecting new planting to take place; or young trees that are less than 15 cm in diameter which should be considered for re-planting where they impinge significantly on the proposed development). Of those surveyed 121 are to be retained and 19 removed as part of the proposals. There are 17 that are to be partially removed to facilitate development, relating to hedgerows and groups that require sections to be removed.

Consultation Report this states that public consultation was undertaken using different forms of engagement including leaflet drops and exhibition. 339 responses were received and the issues analysed and recorded which has resulted in a number of changes to the scheme, most notably the relocation of the school.

Hedgerow Survey Report and Survey Plan identified 32 hedgerows which included 25 category B and 7 Category C. Of the surveyed hedgerows, 8 were assessed in the context of the Hedgerow Regulations 1997, with only 3 being identified as 'Important Hedgerows' in the context of wildlife and landscape criteria. It concludes that there are some hedgerows that should be carefully integrated into the on-going design development for the site and be retained and enhanced were possible.

Sustainability Statement this concludes that the development is considered to offer a good degree of sustainability by virtue of its location and design with good accessibility to alternative modes of transport. The design of the proposals aim to increase biodiversity of the site through enhancement, provision and maintenance of open space and green infrastructure links. Construction is proposed to achieve nationally recognised standards minimising thermal loss which will result in a lower demand for energy, with careful consideration given to use of materials including waste and water.

Agricultural Land Classification and Soil Resources Report recognises that of the land within the application site, 74% can be classified as best and most versatile (Grade 2 – Very good quality & Grade 3a – Good Quality)

Proposed Heads of Terms for S106 this suggests the following contributions towards infrastructure provision:

- Provision of 25% affordable housing
- Provision, maintenance and management of Public Open Space on site including equipped play area.
- Refurbishment of President Kennedy School swimming pool
- Provision of land for primary school and contribution for secondary school places
- Off-site highway works

Statement of Very Special Circumstances this concludes that the proposal has a number of significant benefits which in combination amount to very special circumstances. These are summarised as; helping to provide a more balanced housing stock; helping to increase the delivery of new housing in line with minimum requirements; it has previously been concluded that the site was suitable for a housing allocation by an independent Inspector; refurbishment of President Kennedy swimming pool which will benefit the community. Taken together these factors support the development as without it, potentially the housing needs of the City will be unfulfilled and there will be a detrimental effect, resulting from the closure of President Kennedy swimming pool, on leisure provision within the north of the City.

THE SITE AND THE SURROUNDINGS:

The site is located on the north-west fringe of the City and within the Green Belt. The application site itself comprises 42.4ha of land which is currently open and in use for varying agricultural purposes. The site is contained between Tamworth Road to the west, Sandpits Lane to the south, Bennetts Road South to the east and the Hall Brook to the north boundary.

Adjacent to the site on Bennetts Road South is ribbon development housing, with the northern portion of Bennetts Road South being predominantly open and forming part of the application site. Immediately to the north of the site is Manor Farm and its associated buildings. Bennetts Road South rises from Manor Farm in a southerly direction towards Sandpits Lane. A public footpath following the line of the Hall Brook runs from Bennetts Road South immediately adjacent to Manor Farm in an east/west direction, which forms the north-eastern boundary of the site. A further footpath runs to the south of Keresley Manor and this forms the remainder of the northern boundary. Keresley Manor is set back from Tamworth Road and is located within an area of woodland. The western side of Tamworth Road opposite the site contains linear residential development of detached houses. Further to the south the land becomes more open and includes Coundon Hall Park. Between the southern boundary of the site and Sandpits Lane lie The Royal Court Hotel and Golf Driving Range. To the south of the site on the opposite side of Sandpits Lane is Cardinal Newman School.

Overhead power lines cross the site from Tamworth Road to Bennetts Road south on a north-east/south-west line. The site is also crossed by a high pressure gas main that runs from Tamworth Road and across the site in a northerly direction. Two water mains also cross the site from Sandpits Lane in a north and north-east direction to Bennetts Road South.

PLANNING HISTORY:

There have been no planning applications of particular relevance in relation to the application site other than the following directions:

A screening opinion was issued in March 2012 relating to the proposed 'erection of up to 400 dwellings, community uses, public open space and associated infrastructure' that determined it was EIA development (Ref. SCR/2012/0239)

A screening direction subsequently issued by the Department for Communities and Local Government in April 2012 for the same proposals as detailed above determined that it was not EIA development.

Following this the site was enlarged and a request for a scoping opinion was made as the site was substantially larger than that considered previously and of such a scale that it was EIA development. A scoping opinion was issued in October 2013 setting out what matters should be covered in the Environmental Statement to be provided within any planning application in respect of proposals for 'proposed residential development with associated open spaces, landscaping and infrastructure to include primary school. (ref. SCO/2013/1953)

PLANNING POLICIES:

National Planning Policy Framework (NPPF)

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

The NPPF advises that development plan policies adopted before 2004 such as those in the CDP should be given weight according to their degree of consistency with the NPPF.

Overall the NPPF introduces a presumption in favour of sustainable development and states that development proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole or specific policies in the NPPF indicated that development should be restricted.

The NPPF highlights 12 Core Planning Principles which should underpin decision taking. These are as follows:

- The planning system should be genuinely plan-led, empowering local people to shape their surroundings with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date and be based on joint working and co-operation to address larger than local issues.
- The planning system should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places where people live their lives.
- Pro-actively drive and support sustainable economic development.
- Always seek to secure high quality design and a good standard of amenity.
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognizing the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.
- Support the transition to a low carbon future in a changing climate.
- Contribute to conserving and enhancing the natural environments and reducing pollution.
- Encourage the effective use of land by reusing land that has been previously developed provided that it is not of high environmental value.
- Promote mixed-use developments,
- Conserve heritage assets in a manner appropriate to their significance.
- Actively manage patterns of growth to promote sustainable transport choices.
- Support local strategies to improve health, social and cultural wellbeing and deliver sufficient community and cultural facilities and services to meet local needs.

The NPPF makes it clear that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Para. 80 states that Green Belt serves 5 purposes:

- To check the unrestricted sprawl of large built up areas;
- To prevent neighbourhood towns merging into one another
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Para.83 states that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. Para.85 continues with advice on what local planning authorities should consider when defining boundaries.

Para.87 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

It continues at Para. 88 stating that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Para. 89 then goes onto define that the construction of new buildings is inappropriate development, before listing exceptions which do not include large scale residential development.

Coventry Development Plan 2001 (CDP)

- OS4 – Creating a more sustainable city
- OS5 – Achieving a high quality city
- OS6 – Change of land use
- OS7 – Mixed land use
- OS8 – Equal opportunity
- OS9 – Access by disabled people
- OS10 – Planning obligations
- EM2 – Air Quality
- EM3 – Water Resources and Quality
- EM4 – Flood Risk and Development
- EM5 – Pollution protection strategy
- EM6 – Contaminated Lane
- EM8 – Light Pollution
- BE1 – Overall Built Environment Strategy
- BE2 – The principles of Urban Design
- BE15 – Archaeological Sites
- BE19 – Lighting
- BE20 – Landscape Design and Development
- BE21 Security and Safety
- GE1 – Green Environment Strategy
- GE6 – Control over development in the Green Belt
- GE9 – Green Space Provision in New Housing Developments outside the City Centre
- GE11 – Protection of sites of Special Scientific Interest, local Nature Reserves and Coventry Nature Conservation Sites
- GE12 – Protection of Other Sites of Nature Conservation Value
- GE14 – Protection of Landscape Features

H1 – People and Their Housing Need
H2 – Balancing New and Existing Housing
H7 – Housing Land Provision
H9 – Windfall Additions to the Housing Land Supply
H12 – Design and density of housing development
AM1 – An integrated, accessible and sustainable transport strategy
AM2 – Public Transport
AM3 – Bus provision in Major New Developments
AM8 – Improving Pedestrian Routes
AM9 – Pedestrians in New Developments
AM11 – Improving Cycling Facilities
AM12 Cycling in New Developments
AM22 – Road safety in new developments
S1 – Shopping Strategy
S5 – Local Centres
S10 – Catering outlets
SCL1 – Social, Community, Leisure and Indoor Sports Facilities
SCL3 - Small Social, Community, Leisure and Indoor Sports Facilities
SCL6 – Educational Facilities
SCL7 – Schools and Colleges of Further Education
SCL10 – Health and Social Care

SPD ‘Delivering a more sustainable city’
Design Guidelines for Development in Coventry’s Ancient Arden – Adopted March 1995

The New Coventry Local Development Plan – Delivering Sustainable Growth

This document published in September 2014 provides the next step in delivering a new Local Plan for Coventry. Whilst it holds no weight in the decision making process, it is the first stage of community and stakeholder engagement since the previous Core Strategy was withdrawn from examination in March 2013. This document sets out three possible scenarios for meeting housing need; 1 – protect the Green Belt, 2 – Building within the boundary and 3 – Sustainable Growth. Scenario 3 is presented as the Council’s preferred approach and is considered a sustainable, deliverable and justified approach to meeting Coventry’s housing needs. This would see Coventry accommodate as much growth as possible within its own boundary, including on its least sensitive and ‘valuable’ Greenfield and Green Belt land and then working with Warwickshire authorities to accommodate the remaining need in the most appropriate and sustainable way. This is dependent on the outcomes of the Joint Green Belt Review which is expected to be completed Spring 2015.

CONSULTATION RESPONSES:

No objections from:

- **Highways Agency:** content that the development will not have a material impact on M6 junctions 2 and 3
- **NHS:** The application will impact on Park Leys Medical Practice and Springfield Medical Practice located at Keresley Green Medical centre. Keresley Green Medical Centre has adequate capacity to accommodate additional dwellings. However, any further significant development in Bablake Ward could not be accommodated within the existing practices.

- **HSE:** does not advise, on safety grounds, against the granting of planning permission.
- **Warwickshire Wildlife Trust:** Initially they objected as the proposals would result in the loss of the Local Wildlife Site Sandpits Lane Meadow and the application in its current form is contrary to the principles of para 113 of the NPPF and Policies GE11 and GE12 of the CDP. The Biodiversity Impact Assessment undertaken shows the development would result in substantial loss of biodiversity units and there has been no separate assessment for linear features. They consider an overall biodiversity loss of such magnitude is contrary to para 109 of the NPPF. However, they have since confirmed that they would not have any outstanding objections if the layout was modified to exclude the Local Wildlife Site and that there is no net loss in biodiversity value. If there were losses they would need to be fully compensated through offsetting.
- **Centro:** Having reviewed the document explaining the rationale for the proposed bus service diversion, WMITA/Centro has no objection to the proposed amendments to the existing 16/16A bus service regarding accessibility to the development site. They welcome the intention of the developer to make improvements to existing bus infrastructure and junction improvements which will assist in improving the attractiveness and reliability of this bus service.

None of these consultees have raised any new issues following reconsultation.

No objections subject to conditions from:

- **Environment Agency:** Have no objection to the principle of the development but recommend conditions relating to flood risk, biodiversity, contaminated land, infiltration soakaways, pollution prevention measures, water resources and waste.
- **Severn Trent Water:** Require the submission of drainage details
- **National Grid:** Require that no habitable buildings are to be constructed within 14m of high pressure gas pipeline
- **West Midlands Fire Service:** Require that all Fires Service access, egress and water supplies requirements are met.
- **West Midlands Police:** The development should be designed to meet Secured by Design standards.
- **Natural England:** The application should be taken as an opportunity for restoration of the Local Wildlife Site and designing enhanced Green Infrastructure provision to complement it. There is also an opportunity to incorporate features beneficial to wildlife. With regard to soil and land quality, the site is made up of the 'best and most versatile' agricultural land and therefore careful soil management should be ensured.
- **Sport England:** Initially raised concerns that although the applicants had submitted a fairly detailed planning statement it did not discuss sport or the impact the new residents will have on the existing sporting facilities/pitches. Following further discussions with Sport England they have agreed an approach which overcomes their objection, provided that the S.106 Agreement allows for flexibility and for the provision of a community use agreement.
- **Highways:** They have assessed the information submitted in support of the application and do not object subject to conditions relating to the following:
 - Details of walking/cycle network, traffic calming if appropriate, parking provision, bus stops, visibility splays, street lighting, swept paths for service/delivery vehicles
 - Cycle parking details
 - Construction management plan
 - Pedestrian routes and bus service provision
 - Travel plans; and

- Agreement with the developer on the highway works and contributions, all to be secured via a S.106 Agreement that will be required to deliver the infrastructure identified.
- **Drainage:** Require further information relating to flow routes and sub-catchments and as such recommend conditions relating to flow routes, ground water levels, sewerage capacity, surface water flooding and site investigations to establish depth and type of strata. They are satisfied that on the basis of the Flood Risk Assessment submitted with the application that the existing undeveloped (or Greenfield) discharge rate will be reduced by 20%, which would represent a betterment within the existing site, betterment to the Hall Brook at the Northern boundary and also the Keresley Brook to the South of the site and can be achieved by the use of Sustainable Drainage Solutions. Detailed conditions will be required.
- **Housing:** Would require the provision of 200 affordable dwellings split as 120 social rented and 80 intermediate tenure.
- **Environmental Protection:** Retail units would require submission of details of fume extraction/ventilation/plant including a noise survey to demonstrate acceptable relationship to residential. Conditions relating to any allotments should prevent any burning of materials on site. Standard conditions are recommended in respect of contaminated land issues. Further mitigation should be provided in respect of air quality.
- **Sustainability:** A Sustainability Assessment should be submitted as part of the design and access statement.
- **Leisure:** 20% of the total development area should be allocated as open space and on site play provision should be provided.
- **Education:** Initially education were concerned about the impact of a proposed new school on Keresley Grange Primary School and their preferred option would be to have a monetary contribution for both primary and secondary place provision. However, following further discussion they are broadly in support of the approach which would provide a primary school site with a contribution in lieu of this if development of the school does not come forward within 5 years and a contribution for secondary provision. Discussion is still to be had with regard to the size of the school site.
- **Conservation and Archaeology:** The site is within Green Belt and identified by the Coventry Historic Landscape Characterisation (HLC) as being mostly a landscape of medieval origin. Hedgerow boundaries currently present are the ones that have always been there and are likely to be of medieval origin. The layout should retain the hedgerows so they remain legible features of the historic landscape. Would recommend a condition for a programme of archaeological work.
- **Tree Officer:** Site trees should be retained. Conditions should be imposed to retain agreed hedgerows in perpetuity to a minimum height.
- **Allesley Parish Council:** Subject to the outcome of the Local Plan Consultation, whilst the Parish Council supports the outline application in principle, it is felt that the road infrastructure needs further discussion.

Objections received from:

- **Warwickshire County Council Highway Authority:** Have concerns about the modelling and the assumptions made and potential impact on Bennetts Road/Exhall Road, Bennetts Road/Smorall Road and Wheelwright Lane/Winding House Lane junctions. Also consider that the public transport offer is poor for the proposed development and would lead to reliance on car journeys for future residents

- **North Warwickshire Borough Council:** Maintain their objection - “This Council urges the City Council to meet its housing needs within its own area and particularly on brownfield land and at the highest densities. As a consequence this Council strongly objects to this proposal being for inappropriate development in the Green Belt. In the view of the City Council’s work in undertaking a review of its Green Belt, the Borough Council would urge the City Council to defer determination of this application until completion of this review.”
- **Nuneaton and Bedworth Borough Council:** Maintain their objection - With reference to the consultation Nuneaton and Bedworth Borough Council strongly objects to this proposal being for inappropriate development in the Green Belt without sufficient very special circumstances that **clearly** outweigh the harm. Paragraph 83 of the Framework states that; *“Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period”*. The extent of existing Green Belt within Coventry City Council is the subject of not only a borough wide review but also a Strategic Joint Green Belt Study pertaining Coventry City, Nuneaton & Bedworth, Rugby and Warwick. The process of examining the boundaries, the need for areas of release to accommodate growth and potential additional areas for inclusion in the Green Belt is at an early stage within the Plan making process. An important material consideration that the strategic Green Belt review will grapple with is the availability of existing sites and areas that can accommodate growth without the need for Green Belt release. Absent the results of this examination, which should be properly tested through the full extent of the Local Plan process, the outcome of such an exercise cannot be known. The application proposal cannot therefore legitimately rely on an emerging plan making process as a component of the very special circumstances case. In view of the City Council’s work in undertaking a review of its Green Belt, Nuneaton & Bedworth Borough Council would urge the City Council to defer determination of this application until completion of this review. By reference to paragraph 152 of the Framework the Council, should continue to pursue the Joint Green Belt Review process to its conclusion and only then determine the most suitable and appropriate locations to be excluded within the Green Belt.
Obviously if Coventry City Council is minded to approve the application, The Town and Country Planning (Consultation) (England) Direction 2009 requires the Council to notify the Secretary of State (National Planning Casework Unit) of the proposed departure.
- **Corley Parish Council:** maintain their objection and wish to lodge the strongest objections to the planning application for 800 houses. This is Green Belt land and as such, should not be considered for such a development – especially as there are adequate Brownfield sites available within the city, to meet all the identified housing needs over the short to medium term. The local road infrastructure is already full to capacity at peak times – to impose such a large additional load in the surrounding area, is just not acceptable and shows a total disregard to the existing local communities. All other aspects of the local infrastructure (schools, health etc.) could in no way cope with such a large development. We also have concern, that if granted, this would be just the ‘tip of the iceberg’ and more development would follow. As a community we need to maintain ‘green space’ for the benefit of all – in our view, if this application was approved, it would be nothing less than rural vandalism. Successive Coventry City Councils have

destroyed the heart and soul of Coventry - a once proud historic city – all with the objective of a quick fix and commercial gain. It is totally unacceptable that this application is even being considered and should be immediately rejected. Short term objectives, commercial greed and total disregard for our countryside are attributes which cannot be condoned and should be exposed for what they are – totally unacceptable and without moral compass.

- **Fillongley Parish Council** has commented that they are gravely concerned about the proposals as it will have significant impacts on their parish. The Council is against building on Green Belt land, especially when brown field sites are available. They understand that Coventry's local plan was adopted in 2001 which is out of date and the NPPF guidelines should be applied to this proposal. The NPPF is clearly against building in green belt and states that inappropriate development should not be approved except in very special circumstances. They do not believe that pure pressure of housing numbers merits 'very special circumstances' and that there is insufficient demonstration of need or evidence to move the Green Belt Boundary. FPC would urge CCC to consider other options that do not impact on the 'lungs' of the Parish.

They consider the current proposal does not comply with the Guidelines for development in Coventry's Ancient Arden which identifies a historic landscape area, a detail which Councillors are prepared to ignore and allow the land to be built on. They are concerned about increased levels of traffic, which would inevitably impact on Fillongley. 800 more homes would have a significant impact on traffic through the village causing loss of amenity to residents and would urge that the application be rejected.

They have made further comments that they believe that there is insufficient demonstration of need or evidence to move the Green Belt boundary and that it is interesting to note the NWBC are currently consulting on their policy for a 'meaningful gap' between some areas to maintain the separation between the settlements and respect their separate identities. CCC have a duty to cooperate with neighbouring authorities and FPC believe that the current proposals will have a significant detrimental impact.

- **Ramblers:** object to the application on the grounds that the proposals to upgrade the existing footpaths M311 and M313 to cycle ways would have the unfortunate consequence of removing the footpath from the definitive map. Consequently they should be retained on their existing routes as public footpaths only and not subsumed into the cycle network.
- **Ecology:** Initially commented that the proposed development would destroy a Local Wildlife Site (LWS) which is of county importance, and would therefore result in the loss of this locally important habitat which is protected under Coventry City Council's policies GE11, GE12 for the Protection of Statutory and non-Statutory Designated Site of Nature Conservation, and Policies GE13 and GE15 for protecting Species and Enhancing New Development sites for wildlife. Although the LWS is now being retained, they remain concerned that bat surveys were not carried out at the optimum time of year and request that further bird surveys and badger surveys are carried out. Further survey work is required along with an updated BIA but if CCC are mindful to approve the application, the following conditions are recommended: further bat survey work to be carried out, further bird survey, further badger survey, tree protection condition, LWS protection condition, protection of watercourse condition, construction and environmental management plan condition, ecological and landscaping scheme condition, updated reptile survey, hedgerow survey. The S.106 agreement will need to include provision for biodiversity off-setting if the updated BIA shows a need for it.

826 neighbouring properties were sent letters notifying them of the proposed development on 6th August 2014 and local Ward Councillors were sent e-mails informing them of the application on the same date. Site notices were erected on street furniture around the site on Tamworth Road, Bennetts Road South and Sandpits Lane on 12th August 2014 and the application was advertised in the Coventry Telegraph on 14th August 2014. Following the receipt of a revised masterplan and additional information regarding transport issues, neighbours and consultees were re-notified on 04/12/2014 and the application re-advertised. Further notification and consultation was carried out again on 22/01/15 following the receipt of a Transport Mitigation Strategy and Statement of Very Special Circumstances.

There have been more than 200 comments received from local residents objecting to the proposals as a result of the initial consultation. A further 53 comments were received following the second consultation and a further 47 comments have been received to date following the third consultation. These objections are summarised below:

- a) Loss of Green Belt unacceptable and contrary to NPPF.
- b) Development is contrary to policies in Coventry Development Plan.
- c) Green Belt should only be built on in very special circumstances and no such case has been made.
- d) There are plenty of brownfield sites which should be built on first.
- e) Local road infrastructure cannot cope with increased traffic as already congested at busy times.
- f) Roads are already busy and in bad state of repair
- g) Tamworth Road is dangerous with people driving too fast
- h) Existing junctions are extremely dangerous with lots of accidents and cannot cope with more traffic
- i) Will cause increased pollution from traffic
- j) Will destroy wildlife and habitats, affecting biodiversity
- k) Area can't support extra houses
- l) Secondary schools can't take more pupils
- m) View of local residents 'save the green belt' campaign should be considered
- n) Area is Ancient Arden landscape and should not be built on.
- o) Loss of privacy
- p) Increase noise and disturbance from the new estate
- q) Plenty of houses for sale so do not believe there is a need for new development
- r) Land is waterlogged and development will increase flooding.
- s) Drains cannot cope at the moment so will not be able to cope with increased demand from the development.
- t) Already schools and shops in the area.
- u) Valuable farming land should be retained for food production in years to come.
- v) The land has never been built on and contains ancient heritage.
- w) The land has been undermined by the Coventry Mine and is liable to subsidence.
- x) Allowing this development would set a precedent which would result in loss of more green space.
- y) Use of green belt land to encourage economic growth is a false economic move and is just a short term process
- z) NHS is oversubscribed and cannot cope
- aa) There are not enough school places
- bb) Public transport in the area does not run beyond Keresley Road in snow – how will the new development be served?
- cc) Will result in urban sprawl and merging of neighbouring communities.
- dd) Access to public transport is poor with no local rail network.

- ee) Additional traffic could be created and further compromise road safety especially relevant given the danger to children from Cardinal Newman on Bennetts Roads South.
- ff) Development will have negative impact on house prices in the area.
- gg) Coventry is struggling to meet health and social care needs of existing population and more housing will put greater pressure on this.
- hh) More focus should be made on improving the City Centre and encouraging development there.
- ii) Site is not accessible to jobs/ supermarkets – there are better placed sites within the city for development.
- jj) The local sewer system has collapsed in the past six months – although repaired, how will it cope with additional houses?
- kk) No need for allotments – existing site at Long Lane closed as no one wanted plots.
- ll) Roads would impact on newly planted woodland.
- mm) Documentation submitted with application is misleading and does not properly assess impact of development.
- nn) Application should not be determined until up to date policies are in place.
- oo) No need for convenience store as will impact on existing businesses and will result in loss of existing jobs

Dan Boyles MP has objected to the proposals as it will have a negative impact on his constituency. Firstly, there will be an increase in the volume of traffic using roads in the surrounding area. Residents in Ash Green and Keresley End are already faced with high levels of traffic and this should not be allowed to get worse. Secondly, this will set a precedent and we should hold onto what is left of the Green Belt. Coventry should not extend even further north when there are acceptable brownfield sites within the city boundaries.

Cllr. Birdi has objected to the proposals because the development is on Green Belt land.

2 letters of support have been received.

- a) Should create a footpath link from the local centre to the sports fields at the north of the site.
- b) Location is perfect to commute via A45 and for access to schools
- c) Cities expand incrementally and there is always going to be development need in greenfield locations – parkland and other accessible green space should be protected over agricultural land.
- d) If Coventry is unable to provide sufficient high-quality houses then development may go elsewhere and with it the tax base.

APPRAISAL:

The main issues in considering this application are:

Principle of development; very special circumstances; highway considerations; drainage; sustainability; ecology, landscaping, open space; listed buildings, archaeology; economic growth/development; sports provision; design; impact on neighbouring amenity; S.106 contributions; and health implications.

Principle of development

The NPPF recognises the great importance of Green Belts and the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.

Ministers have underlined the Government's commitment to protecting green belt from development with a press release from Communities Secretary Eric Pickles and Housing and Planning Minister Brandon Lewis at the beginning of October stating that thousands of brownfield sites are available for development and should be prioritised. The new guidance reaffirms how councils should use their Local Plan, drawing on protections in the National Planning Policy Framework, to safeguard their local area against urban sprawl, and protect the green lungs around towns and cities. It also states that housing need does not justify the harm done to the green belt by inappropriate development.

Para.87 of the NPPF states that 'As with previous Green Belt Policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'.

Para.89 provides a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided that the new building is in the same use and not materially larger than the one it replaces;
- limited infilling or the partial or complete redevelopment of preciously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The application site lies wholly within the Green Belt and the proposed scheme would constitute inappropriate development. The NPPF states that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 goes on to state that "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations". This is reflected in Policy GE6 of the Coventry Development Plan 2001.

The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 80 of the NPPF states that the Green Belt serves five purposes:

- to check unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

The Joint Green Belt Study undertaken in 2009 underpinned the Core Strategy which would have allowed for the release of the application site for housing as part of a much larger parcel. This identified the parcel including the application site as 'predominantly pastoral agriculture and land for keeping, stabling and exercising horses. The Prologis Park development is large scale and a prominent view from the parcel but the extensive new planting around the employment development does contribute to disguising it. As with neighbouring parcels, there are considered to be many historical features of unique interest although there is a general decline of boundaries within the farmland. The parcel is an area of Ancient Arden which has declined due firstly to the impact of mining and urban sprawl and later because of the decline of mining and regeneration impacts. It is however identified that there is a need to protect Keresley and prevent sprawl towards the M6.' It recognised that the site was directly connected to the urban area and put it forward as a site that should be considered further in developing the Core Strategy. This site was subsequently put forward for housing land in the Core Strategy and the approach found to be sound.

Although a further Joint Green Belt Review is currently being undertaken, the outcome of this is not expected until Spring 2015. In the absence of this, the findings of the 2009 Study provide a basis for assessment of the current proposals in relation to the site and how it meets the five purposes of the Green Belt.

In the Green Belt Study the site was considered in terms of how it met the five purposes of the Green Belt as follows:-

- To check the unrestricted sprawl of large built up areas – The site contributes by preventing sprawl from Keresley and Keresley Newlands.
- To assist in safeguarding the countryside from encroachment – the site safeguards the countryside from encroachment from Keresley, Keresley Newlands and Prologis Park.
- To prevent neighbouring towns from merging into one another – Keresley and Keresley Newlands are already connected by ribbon development and Prologis Park.
- To preserve the setting and special character of historic towns – The site does not contribute to the setting and character of Coventry.
- To assist in urban regeneration, by encouraging the recycling of derelict and other land – The retention of Green Belt land will encourage recycling of derelict and other urban land.

The 2009 study concluded that this was not one of the most sensitive sites in terms of meeting the 5 main purposes of the Green Belt. Physically, the site has changed little since the 2009 Study and therefore in the absence of the findings of the current joint Green Belt review, the findings of the earlier study provides a basis for assessing the current application and how the site meets the five purposes of the Green Belt.

- To check the unrestricted sprawl of large built up areas – The site is at the fringe of the city and forms part of a much larger area of green belt. Ribbon development runs along the eastern and western boundaries of the site and whilst the site itself is not developed there is development around the site so it could be argued that the proposals will not result in the development of totally open countryside. Nevertheless, the development would undoubtedly cause harm to the Green Belt purpose of restricting urban sprawl.

- To assist in safeguarding the countryside from encroachment – Ribbon development already encroaches into the Green Belt to the east and west of the site with the proposed development infilling between these areas. However it has to be recognised that the proposals would result in additional urban encroachment into the countryside which would cause harm to this purpose of the Green Belt.
- To prevent neighbouring towns from merging into one another – The application site forms part of a much wider area of green belt separating Coventry from Nuneaton to the north and Birmingham to the west. The development will not undermine the Green Belt purpose of preventing neighbouring towns merging into one another when looking at the wider area. The exception to this is Keresley and Prologis Park located to the north-east of the site which are already linked with ribbon development. The proposed development would infill the open area between Sandpits Lane and Prologis Park to the north-east, but officers consider that the harm from this would be limited.
- To preserve the setting and special character of historic towns –Views into the site are limited as it sits between two runs of ribbon development. Therefore it is not considered that the development would harm the setting and character of Coventry.
- To assist in urban regeneration, by encouraging the recycling of derelict and other land – All of the green belt within the site contributes towards this objective and it has to be recognised that housing land is available within the City boundary which is not on Green Belt land. Taking a simplistic approach, it could be considered that the development may harm the Green Belt purpose of assisting urban regeneration, but consideration also has to be given to the availability of urban sites and how deliverable they are. The evidence we have indicates that we are unable to meet our housing needs within the urban area in the longer term and we will not be able to deliver the necessary housing numbers without Green Belt release. In these circumstances it can be argued that urban regeneration will take place alongside Green Belt development to provide a varied and flexible supply of land for new homes and jobs, provided that the release of Green Belt land is managed in a phased way.

In terms of assessing the proposals against the 2009 study, whilst it can be concluded that the site is not one of the most sensitive in terms of meeting the 5 main purposes of the green belt, the site is in the Green Belt and inappropriate development, is by definition harmful to the Green Belt.

On the basis of this it has to be recognised that the development would cause harm to the openness of the Green Belt. Nevertheless, the NPPF permits such development within the Green Belt if the applicant can demonstrate very special circumstances to clearly outweigh the potential harm by reason of inappropriateness, and any other harm.

Very special circumstances

Residential development is by definition inappropriate development within the Green Belt and contrary to Policy GE6 of the CDP and the advice contained within the NPPF. However, in this instance the applicants argue that there are very special circumstances for allowing the development to go ahead in the Green Belt. The determination as to whether very special circumstances exist is a matter of planning

judgment. Very special circumstances can be made up of a number of individual benefits, which when considered cumulatively can be considered 'very special'. The weight given to the various elements identified which either individually or cumulatively are considered to constitute very special circumstances is a matter of planning judgment and must be weighed against the Green Belt harm of inappropriateness and any other harm that may exist. In this instance, the following benefits would be derived from the development:

Assisting in addressing housing need

As part of the preparation of the latest version of a Development Plan, the Council in partnership with Warwick District Council, Rugby Borough Council, North Warwickshire Borough Council, Stratford on Avon District Council and Nuneaton and Bedworth Borough Council, have jointly commissioned a Strategic Housing Market Assessment (SHMA) (2013) and subsequent Annex (2014) for the Coventry and Warwickshire area. This work has been undertaken with our neighbouring authorities and is in complete accordance with the NPPF and supporting guidance. It also reflects significant work through the Duty to Cooperate and provides a robust basis from which to deliver the housing needs of the Housing Market Area in a sustainable way. This process has identified an initial need for Coventry of 36,220 homes (1,811 per annum) (informed by the 2012 based ONS population projections). At its meeting of November 2014 however the Coventry and Warwickshire Joint Committee endorsed a report which recognised that the city would not be able to sustainably accommodate such a level of housing within its boundaries. As such, a redistribution of housing need was approved in principle, meaning the city will now seek to plan for a minimum of 23,600 homes between 2011 and 2031 (or 1,180 per annum). The report approved by the Joint Committee in November is currently in the process of being formally approved by each individual council. The report will be before Coventry City Council for consideration at its March meeting.

The applicants argue that this is considerably in excess of the level of completions that have been achieved within Coventry in any of the last 3 years. On this basis, annual housing requirements in Coventry will need to increase significantly and this will inevitably require the identification of a significant number of new development sites to meet the five year supply necessary. The next stage of the New Coventry Local Development Plan (2011-2031) has recently been published which sets out a framework giving options for future development of the city. A period of public engagement has recently been completed with a final document due to be submitted to the Secretary of State for approval later this year. The document puts forwards options for delivering housing land in the future. It recommends that the only way housing need can be met within the city is to allow limited release of Green Belt land, which could include the site at Keresley of which this application forms a part. The application site would be able to deliver significant new housing in order to assist meeting the housing land supply. In terms of site allocation within the plan however, no final decisions have been made and will be informed, in part at least, by the findings of the forthcoming Joint Green Belt Review.

Between 2011 and 2014 a total of 2,998 homes have been completed. This requires land for a further 20,602 to be identified for the remainder of the plan period. In terms of the next 5 year requirement this is equivalent to either 6,081 or 6,442 homes (depending on the calculation method applied). This has been calculated against the housing need identified for Coventry in the Joint SHMA (2013) and subsequently endorsed by the Joint Committee in November 2014 (namely 23,600 homes between 2011 and 2031).

In terms of supply the Council have calculated a 5 year supply of deliverable land for 7,764 homes, of which 80% would be on brownfield land. This primarily includes sites already with planning permission, but also includes sites identified through the Strategic Housing Land Availability Assessment (SHLAA) and outstanding CDP Allocations.

The table below compares the 5 year supply with the 5 year requirement. It shows that adequate supply has been calculated to meet either requirement. Even when consideration is given to either a 5% or 20% buffer (which is required by national guidance) the level of supply remains sufficient to meet either requirement.

Coventry Objectively Assessed Need 2014-2019	Calculation Method	
	Liverpool approach	Sedgefield approach
Total 5 Year Supply	7,764	7,764
Total 5 Year Requirement	6,081	6,442
Requirement Annualised	1,216	1,288
Number of Years Supply	6.38	6.03
Supply as a % of requirement	128%	121%

On the basis of this evidence it is clear that the City Council can demonstrate a 5 year housing land supply and therefore it can be argued that in the short term the proposals are not required to meet housing need.

However, the availability of a 5 year housing land supply does not necessarily ensure housing delivery or allow for delivery of housing that will address the recognised imbalance with the housing stock in the City.

In terms of the delivery of new housing on sites identified in the draft SHLAA (2014) and in order to meet the housing requirements set out in the Joint SHMA and new Coventry Local Development Plan, there would need to be stepped change in the delivery of homes built per annum. The housing requirement set out in the Plan would require at least 1180 homes per annum to be built, which is a significant increase from previous years (2001-2005 average homes built per annum – 468, 2009-2013 average homes built per annum – 759). Such an increase in delivery is likely to be difficult to achieve if it relies solely on brownfield sites. Whilst it is recognised that brownfield sites remain available, these are generally those with the greatest constraints which tend to be most difficult to deliver and relying solely on these for housing is unlikely to provide for the increase in house building needed to meet the requirements of the Plan. However, if sites are located in desirable areas such as the application site it is far more likely that increased housing delivery can be achieved.

The GL Hearn Joint Coventry and Warwickshire SHMA 2013 identified that ‘in Coventry there is a strategic case for provision of larger family homes with three or more bedrooms to help diversify the City’s housing offer, reduce overcrowding and support regeneration through growing the spending power within its catchment area. There is significant under-provision of housing in Council Tax Band E and above.’ It is recognised that the lack of provision for those requiring larger homes within higher council tax band brackets has resulted in overheating in the higher value south sub-market (mainly Wainbody and Earlsdon wards) where the greatest proportion of mid-market family homes are located. The development of new homes able to meet the market demand for larger mid-market family homes in areas such as the north-west of the City could help to address this.

It is not just the housing need issues that are of significance but also the resulting socio-economic factors. A lack of supply of mid-market family housing will result in the continued drift of higher socio-economic groups to outside the City boundary if suitable housing is not available, which impacts on the economic base of the City itself. If certain socio-economic groups cannot meet their housing need within the City they will continue to locate outside the City boundary and it is likely that their expenditure will be directed to other centres outside the City boundary. Consequently there is a negative impact on growth and investment in areas such as the city centre. The provision of larger family homes as proposed in the application would help to address the current imbalance in the housing stock, which in turn should encourage inward investment into the city.

Meeting the need in a location already tested and found acceptable

Although never formally adopted, and subsequently withdrawn, the 2009 Core Strategy identified a housing requirement within Coventry's administrative boundary of 26,500 for 2006-2026, with a number of Green Belt locations being identified as suitable for housing. The largest of these Green Belt locations was Keresley which was identified for a housing target of 3600. The 2009 Core Strategy reached the Examination stage. The independent Inspector undertaking the examination endorsed the Keresley Eco-suburb proposal and confirmed that the area should be removed from the Green Belt and identified as land suitable for housing development of 3600 homes and a country park. In doing so he carefully considered a comprehensive and detailed series of reports and assessments, including a Green Belt review and evaluated the merits of this site compared to others. Consequently, it is evident that the removal of the land from the Green Belt and its allocation for housing development has already been independently assessed and endorsed as a suitable form of development to meet housing need. In reviewing these proposals, the Inspector would have been fully aware of the sites location within the Green Belt and therefore the fact that this was still considered as an appropriate site for housing is a significant factor when looking at the current proposals.

Although the site has been previously identified for housing in the Core Strategy and this was held to be sound, the document was subsequently withdrawn and therefore this has no weight. Likewise, the site is currently being considered once again for housing under the new local plan, but this is only at the options stage and again holds no weight in the decision making process.

However, it must be noted that the proposed 2009 Core Strategy was found to be sound. On the basis of the current figures, the City will need to provide a level of housing land supply similar to that identified in the 2009 Core Strategy. Given that the Keresley site has already been found to be sound by an independent Planning Inspector, this is considered to be a material consideration which is in favour of the proposals, as the application site forms a smaller part of the Keresley site which was previously identified as suitable for housing development.

Substantial improvements to local recreation:

Refurbishment of President Kennedy swimming pool

President Kennedy School has recently obtained funding for replacement school buildings and outline permission is in place for this. However the funding in place and outline permission does not include the swimming pool and as things currently stand there is no funding available for the swimming pool. The existing swimming pool at President Kennedy School is an 18m pool with changing facilities which is available as a public facility although it requires substantial improvements to meet contemporary standards. It is recognised within the Council's Sports Strategy that the

quality of the swimming facility at President Kennedy is 'poor', with limited access to and 'good' quality swimming within the north of the city. The Sports Strategy also considers the impact of the closure of the President Kennedy and Ernesford Grange swimming pools within the city and recognises that a consequence of this would be that all pools within the city would be running at 95% or more capacity. The closure of President Kennedy swimming pool would therefore result in the loss of a public swimming facility and put significant pressure on the remaining swimming pools within the city.

The Council's Sports Strategy also recognises that aquatic provision in the north-west of the city needs addressing. The application proposes a contribution of £1.7 million to provide for refurbishment of the swimming pool which would result in a good quality pool space with significantly enhanced changing facilities that would include improved facilities for people with disabilities. This contribution would also come with a Community Use Agreement which would formalise the public's right to use the facility. Such provision in this location is consistent with the Sports Strategy for Coventry document, the Indoor Facilities Strategy and the Coventry Aquatics Strategy. This could not be achieved other than as part of the package of measures associated with the development and without this there is a risk that the President Kennedy swimming pool will not remain available for use. The swimming pool refurbishment can be delivered as part of a package of measures that will provide a substantial improvement to existing recreation facilities in the local area and will provide a clear public benefit to the local community. The refurbishment of President Kennedy swimming pool can only be achieved as part of a package of measures associated with the development and this is therefore a significant factor in considering whether very special circumstances exist.

Enhanced public open space with cycle/pedestrian routes

The proposals will provide new areas of public open space that will be designed to be linked to form linear corridors. These open spaces will be available to new residents and the existing community and provide off-street cycle/pedestrian walking routes.

Both Government Policy and the Courts have established that in order to demonstrate very special circumstances a number of considerations can in combination outweigh the harm to the Green Belt by virtue of inappropriateness and any other harm. There are clearly benefits from proposals, which will help to address housing need in a location which has already been tested and found to be acceptable, and provide substantial improvements to local recreation, in particular through the refurbishment of President Kennedy swimming pool which could not otherwise be achieved.

In view of this, it is argued that the cumulative benefit of these proposals is such that the development provides for 'very special circumstances' which would allow for a departure from Policy and thus development within the Green Belt. This is a matter of judgment but Members need to be satisfied that the factors in favour of the proposals clearly outweigh the harm to the Green Belt and any other harm.

Given that the site is within the Green Belt and not identified for housing development, regard has to be had to Policy H9. Proposed housing development on this site would be compatible with nearby uses and an attractive residential environment could be provided. The proposals would allow for convenient pedestrian access to local facilities through a network of footpaths serving provision within the site and linking to the wider area and the proposals would be served by public transport, which is discussed in more detail below. In view of this, the proposals would not be contrary to policy H9.

Sustainability

A development of the scale proposed should be designed in accordance with the Supplementary Planning Guidance 'Delivering a More Sustainable City'. A Sustainability Statement has been submitted with the application which reviews the sustainability principles of the proposed development.

It is not considered that the site location is currently sustainable in terms of access or provision for pedestrians, cyclists or public transport users. Therefore the infrastructure proposals need to provide for a high quality of accessibility by all sustainable modes to adequately sustain and support a development of 800 dwellings at this location in order to accord with CDP and NPPF policies.

Walk/Cycle Access

The submitted information shows pedestrian footway access at the two proposed access points (Tamworth Road and Bennetts Road South). No segregated cycle facilities are shown at these locations and therefore cycle access is proposed to be on-road. Whilst it is likely that many cyclists travelling to/from the site will utilise the link indicated on the indicative masterplan to Sandpits Lane, it would be beneficial to provide a shared footway/cycleway at the Tamworth Road access and south towards Long Lane. The cycle and pedestrian strategy indicates that the internal link road between the two accesses would provide for pedestrians and cyclists.

The walk/cycle strategy proposes to provide s106 contributions in order to provide/upgrade existing crossings in order for residents to reach local facilities, including schools. Crossing facilities would be provided at the following locations:

- Tamworth Road (south of Long Lane junction) – pedestrian/ cycle crossing facility
- Bennetts Road South – dropped kerbs/ tactile paving
- Sandpits Lane – controlled crossing
- Keresley Green Road – dropped kerbs/ tactile paving

And to provide:

- Off-road shared footway/cycleway adjacent to Keresley Brook Road between Sandpits Lane/Bennetts Rd South signalised junction and Halford Lane
- Off-road shared footway/cycleway adjacent to Long Lane between Tamworth Road and Brownhill Green Road
- Cycle improvements along Coundon Wedge Drive between Brownhill Green Road and Lyons Park junction.
- Footway widening on southern side of Sandpits Lane between proposed crossing and Bennetts Road South.

The measures proposed would assist in connecting the development site with the existing local facilities and amenities, encourage residents to walk/cycle, and therefore provide a positive contribution towards making the proposed development more sustainable from a transport perspective. These improvements to pedestrian accessibility outside the site would link into the network of footpaths and cycleways that are proposed within the development site to provide an accessible scheme in accordance with Policies AM8, AM9 & AM12 of the CDP.

In addition to short distance walk/cycle trips, longer distance trips eg. to/from city centre, will be made as shown in the traffic forecasting information. In order to

address this, contributions could be provided towards the provision of a cycle route to/from the city centre in addition to those already detailed. It would also be beneficial to provide a shared footway/cycleway from the site along the Tamworth Road boundary, particularly in the event that the link road scheme is not progressed.

Public Transport Access

The proposals for public transport focus on the 16/16A service, with an incremental provision of bus travel connectivity as the site is constructed. The existing 6 services per hour are proposed to be split with 3 services per hour serving the development and 3 continuing to Keresley End, and contributions would be required from the developer in order to secure this level of service during the peak periods. In addition measures are proposed as part of the on-site infrastructure and Travel Plan.

A phased approach is proposed with regard to bus travel connectivity. Within the early phases of development there would be no change to the current 16/16A route and timetable. Connectivity would be achieved with the provision of connection on foot to new bus stops to be provided close to the site access on Bennetts Road South. This situation would continue to allow for the development of dwellings within a 400m catchment of the new bus stops close to the site access on Bennetts Road South (with an additional 50 dwellings being occupied on the western side of the site with pedestrian links and access to the east)

For later phases once development has exceeded the 400m catchment from the new bus stops on Bennetts Road South, the 16/16A route would be revised as detailed above, with the revised bus service accessing the site and increased peak-period frequency north of The Scotchill.

It is recognised that there is a need to balance the provision of bus services, as soon as practicable to encourage bus travel, with the viability of running the services. . The phased approach proposed would allow for access to existing bus services for early occupiers, with increased accessibility and frequency of provision for later phases. This approach is supported by Centro and would allow for the enhancement of the viability of the existing bus service network in the vicinity of the site and would be in accordance with Policy AM3.

The design of the development will allow for the provision of public open space and green infrastructure links which would allow for ecological enhancements. Construction is indicated to achieve nationally recognised standards to minimise thermal loss and result in lower demand for heating along with consideration given to the use of materials. On this basis it is considered that the development would be in accordance with Policy OS4. A condition is recommended to ensure that 10% renewable energy is achieved across the site.

Highway considerations

The application includes details of access to the site and proposes two access points to the development, one from Tamworth Road and one from Bennetts Road South. The road layout within the site would be dealt with under any future reserved matters submissions. Detailed consideration has been given to these access arrangements and an addendum to the TA submitted which looks at the potential impact from the development. A transport mitigation strategy has also been submitted.

It is proposed to access the development site on Tamworth Road with a ghost right turn lane. This junction was assessed for capacity in the TA and shown to operate within capacity for the future year (2022) situation, and a visibility splay of 2.4m x

120m in accordance with the Design Manual for Roads and Bridges for a 40mph road is shown. This access could be downgraded and diverted to connect to any future link road through the site. It is proposed to access the development site on Bennetts Road South with a ghost right turn lane. This junction was assessed for capacity in the TA report and shown to operate within capacity for the future year (2022) situation and a 2.4m x 95m visibility splay is proposed in accordance with Manual for Street Standards. Both access points are considered to be acceptable in highway safety terms subject to details.

The Transport Assessment, Addendum TA and Transport Mitigation Strategy look at the impact of the development on the surrounding road network and the methodology used within this is considered to be sound. In terms of the impact on surrounding road network, this has considered 3 road corridors that will be affected by the development.

Coundon Wedge Corridor

- Tamworth Road/Long Lane – this junction currently experiences significant queues and delays in the peak periods, and the additional development traffic would have an adverse impact. The mitigation scheme proposed is a roundabout, and the modelling results show that this would mitigate for the development impacts and the existing capacity issues and could accommodate future integration with the potential link road scheme. It is proposed that this would be delivered by the developer via a s.278 Agreement or s.106 contributions.
- Coundon Wedge Drive/Wall Hill Road – the modelling shows that there is likely to be an adverse impact on capacity in the pm peak on the Wall Hill Road approach.
- Coundon Wedge Drive/Holyhead Road – the modelling shows that there is likely to be an adverse impact on capacity in both peak hours and on all approaches.
- A45 Dunchurch Highway/ Pickford Way – the modelling shows that there is likely to be an impact on capacity in both peak hours and on all approaches.
- It is proposed that a mitigation scheme should be provided at one of the above 3 junctions to mitigate for the development within this transport corridor. What improvements are necessary is still to be agreed, but this would be delivered by the developer via a s.278 Agreement or s. 106 contributions.
- Other mitigation provided within this corridor include a pedestrian/cycle crossing facility on Tamworth Road, a segregated footway/cycleway alongside Long Lane and cycle improvement scheme along Coundon Wedge Drive.

Radford Road/ Tamworth Road Corridor

- Tamworth Road/ Sandpits Lane – the junction is shown to be over capacity in the peak hours and this would be further impacted on by the additional development trips. Mitigation is proposed by way of signalising the junction which will provide safety and capacity benefits and whilst this is forecast to still leave the junction over capacity in the am peak, the forecast delays are an improvement over the existing priority layout. These improvements will be fully funded by the developer via a S278 Agreement.
- Bennetts Road South/Sandpits Lane – the junction is shown to be over capacity in the peak hours, and this would be further impacted by the additional development trips. It is proposed to mitigate for the development impact at this junction with an upgrade of the traffic signals to provide for MOVA which would improve the efficiency of the junction. This would be fully funded by the developer through S.106 contributions.
- Radford Road/Beake Road/Engleton Road – this junction is forecast to be operating at capacity with the additional development traffic having an adverse

impact in the peak hours. It is proposed to fund an upgrade to the traffic signals to incorporate MOVA via a s106 contribution.

- Radford Road/Lydgate Road – the modelling indicates that this junction is forecast to be operating at capacity and the additional development traffic has an adverse impact in peak hours. The developer proposes to fund an upgrade of signals to incorporate MOVA via a s106 contribution.
- Other mitigation measures proposed within this corridor include the provision of dropped kerbs/ tactile paving on Keresley Road, a controlled crossing and speed calming scheme on Sandpits Lane and a segregated footway/cycleway along Keresley Brook Road. The developer proposes a contribution towards these improvements.

Holbrooks Corridor

- Bennetts Road South/Penny Park Lane – the capacity assessments show that this junction would operate within capacity but with the additional impact of development trips there would be an adverse impact, particularly in the am peak. To mitigate for the impact of the development traffic it is proposed to widen the Penny Park Lane approach to two lanes which would be fully funded by the developer and secured by way of a S.278 Agreement.
- Penny Park Lane/Beake Avenue - this junction is forecast to be over capacity with the additional development traffic in the peak hours. It is proposed to fund an upgrade to the traffic signals to incorporate MOVA via a S.106 contribution.
- Other mitigation measures in this corridor include the provision of dropped kerbs/ tactile paving on Bennetts Road South

The package of mitigation measures proposed is a result of detailed discussions with officers. It is considered that the mitigation schemes detailed, or those to be agreed, will mitigate for the traffic impacts of the development traffic, and should either be secured via a Section 278 Agreement or as proposed by the developer S106 contributions, the details of which are still to be agreed. It is considered that the delivery of these measures would ensure that the proposals did not adversely impact on highway safety in accordance with Policy AM22.

Warwickshire County Council initially objected to the proposals on highway grounds and they have been involved in discussions with the developer regarding how these concerns can be addressed. Their concerns regarding the impact on the Winding House Lane/Wheelwright Lane remain and to address this the developers propose to remark the storage bays in the road and install pedestrian presence sensors at crossings at the junction to improve its efficiency.. Any further comments will be reported in the late representations document.

In addition to ensuring appropriate access to the site to serve the development, the access arrangements are such that they will not preclude any future provision of a North-West link road which is put forward in the new Coventry Local Development Plan. The revised Masterplan submitted now incorporates a 7.3m carriageway through the site along the potential future route of the North West link road and whilst this layout is indicative, it clearly shows that the site could be developed whilst allowing for a North West link road should this come forward.

Drainage

National Planning Policy Framework (NPPF)

Section 94 states that Planning Authorities should adopt proactive strategies to mitigation and adapt to Climate Change taking full account of flood risk, coastal change and water supply and demand considerations.

Section 99 states that local plans should take account of climate change over the long term, including factors such as flood risk. New developments should be planned to avoid increasing vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

Section 100 states that local plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities.

Section 102 states a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Strategic Flood Risk Assessment, 2008 (SFRA)

Section 7.2 of this City Council document states that SUDS are required on all new development. Section 10.3 outlines appropriate SUDS techniques for Coventry City. Infiltration systems are the preferred means of surface water disposal, provided ground conditions are appropriate. Above ground attenuation also, such as balancing ponds, should be considered in preference to below ground attenuation due to the water quality and biodiversity benefits they offer. All sites require the following:

- (i) Sustainable Drainage Systems. Space should be specifically set aside for SUDS and used to inform the overall site layout.
- (ii) Greenfield discharge rates with a minimum reduction of 20%, as required by the Environment Agency.
- (iii) 1 in 100 year above ground on-site attenuation taking into account climate change.
- (iv) Promote environmental stewardship schemes to reduce water and soil runoff from agricultural Land.”

Section 11.2 promotes the use of SUDS in all Flood Zones for both Brownfield and Greenfield sites, to achieve Greenfield discharge rates with a minimum reduction of 20%. Space should be set aside for SUDS

Preliminary Flood Risk Assessment, 2011 (PFRA)

Section 5.2 of this City Council Document states the definition of ‘locally agreed surface water information’ has been considered in conjunction with the Environment Agency and water companies in order to agree what surface water information best represents local conditions in Coventry. The ‘locally agreed surface water information’ is the Flood Map for Surface Water dataset, which gives an overview of the future flood risk from surface water in Coventry and is considered to be the most appropriate source of information.

Site Specific Flood Risk Assessment (FRA)

The Flood Risk Assessment submitted with the application states that the existing undeveloped (or Greenfield) discharge rate will be reduced by 20%. This represents betterment within the existing site, betterment to the Hall Brook at the Northern boundary and also the Keresley Brook to the South of the site.

This betterment will be achieved through the use of Sustainable Drainage Solutions to reduce the rate at which surface water will discharge and where possible, with the use of infiltration systems reduce the total volume discharging to piped systems and direct to the watercourses. Additionally, the use of surface water recycling systems is a requirement for the development site and the developer has also been challenged to consider green roofs in accordance with the Council's Supplementary Planning Document. All of the techniques sighted above, in combination, will contribute to the reduction of peak discharge, total discharge and also manage groundwater levels. In view of this it is considered that the proposals are in line with current guidance and in accordance with Policy EM4 of the CDP and will not increase the risk of flooding. Detailed conditions would be needed to ensure that any development was carried out in accordance with these principles.

Ecology, landscaping, open space

The site consists of several small fields surrounded by substantial hedgerows which will act as wildlife corridors within the site and connect it to the wider area. There are a number of ponds within the site and Hall Brook runs along the northern boundary. There are individual and groups of high grade mature trees within the hedgerow boundaries and around ponds. There are records of protected species within the application site. Whilst the site has no specific nature conservation designation, to the south of the site adjacent to Sandpits Lane there is Local Wildlife Site (LWS) Sandpits Lane consisting of meadow with semi-natural grasslands and grass, which is of County importance.

The application site is currently undisturbed countryside and therefore the proposed development will impact on ecology. However, the impact can be minimised with the retention of large sections of existing hedgerows/trees and ponds as shown on the indicative layout. Whilst this is only indicative, conditions can ensure that future development follows these principles. Further survey work is required which cannot be carried out until spring to better inform on the ecological value of the site. This information will allow for a completion of a Biodiversity Impact Assessment to identify if any biodiversity offsetting is required. Any requirement for this can be dealt with by way of S.106 contributions.

The masterplan layout has been revised to allow for the retention of the LWS to the south of the site, which was originally shown for development. This approach addresses the concerns of both Ecology and the Warwickshire Wildlife Trust. Further consultation on this revised layout has been undertaken and any further comments will be reported as late representations. Incorporation of this area into the public open space provision within the site will allow for better management and the potential to enhance its ecological value. In view of this it is considered that the development would accord with Policies GE14 and GE15 of the CDP.

It is recognised that the development will result in the loss of a large area of open undeveloped agricultural land to built development. However, the development will provide for 20% of the site to be laid out as public open space in accordance with the Council's standards. Currently the site is farmland and largely inaccessible to the public other than through the two public footpaths that cross the site. In allowing development of the site there will be large areas of publicly accessible open space running throughout the site, which will incorporate existing landscape features, the LWS and an equipped play area. Footpath links will be retained and upgraded with the addition of cycle links. It is considered that a high standard of landscape designs can be achieved within the site in accordance with Policy BE20 of the CDP.

Listed buildings/ archaeology

Whilst there are no listed buildings within the application site, there are listed buildings to the south (Beechwood Hotel, Akon Cottages Sandpits Lane and Coundon Hall Farm on Tamworth Road). The development has the potential to affect the setting of these buildings and therefore consideration has to be given to Policy BE11 of the CDP. Coundon Hall Farm is located approximately 200m southeast of the site and on the opposite side of Tamworth Road. Given the distance this building lies from the application site there is no direct relationship. The proposed junction improvements to Tamworth Road/Long Lane will result in some road realignment near this property but this is at a distance of approximately 100m away and the road to the front of the dwelling remains unaltered. On this basis it is not considered that the development would be harmful to the setting of this building. Beechwood Hotel and Akon Cottages are located directly to the south of the site on Sandpits Lane and their curtilage abuts the application site boundary. However, the buildings are well screened from the application site by substantial boundary planting which is shown on the indicative masterplan to be retained. Whilst the setting of these buildings will clearly change if the development were to proceed, in view of the screening provided by the boundary treatment it is considered that the proposed development would not be harmful to the setting of these listed buildings.

The application site has been identified by the Coventry Historic Landscape Characterisation (HLC) as being mostly a landscape of medieval origin and is also identified in the Coventry Urban Fringe Landscape Assessment as being a good example of Ancient Arden landscape. The area has previously been the subject of some research by the local archaeology society which suggested Mesolithic and Neolithic occupation in the area along with buried components of the still extant medieval landscape. This suggests that the site is of archaeological interest and in view of this a condition is recommended for a programme of archaeological work consisting of archaeological trial trench evaluation followed by excavation if archaeological remains are discovered.

Economic growth/development

The NPPF sets out 3 dimensions to sustainable development:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

At the heart of the NPPF is a presumption in favour of sustainable development. Para.19 goes on to state that 'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'

In terms of the emerging Local Plan, this sets out how Coventry needs to grow over the next couple of decades in order to become a top 10 city again. The Government has recognised that the last plan (Core Strategy), which aimed to keep developments on brownfield sites, was not a workable way forward for the city and its surrounding areas. The way forward lies in sustainable growth on brownfield sites where possible and some growth on land in the Green Belt. This approach would allow for sustainable growth with properly planned infrastructure and the creation of sustainable communities with the allocation of sites to allow for comprehensive development.

Currently Coventry's housing stock is made up of 62% flats or terraced houses (as opposed to 47% in England) and just 10% detached houses (as opposed to 22% in England). A development of predominantly aspirational housing with a high proportion of larger detached family homes would help to address this imbalance in housing provision within the City and would help bring more wealth into the City which would have associated trickle down benefits. In addition the housing development itself would generate jobs in construction and in the supply chain, thus bringing further economic benefits to the City. A clause can be included within the S106 to seek to ensure the scheme offers local employment opportunities during and post construction.

Sports provision

A development of the scale proposed will generate demand for sports provision and regard has to be had to the Council's Sports Strategy 2014-2024. This is supported by an Indoor Facilities Strategy and an Aquatics Strategy that provide a framework for taking forward and addressing the various indoor facility challenges that face the City.

In terms of indoor provision to serve the development, the site lies within 1km of the swimming pool at President Kennedy School which is available on a pay and play basis along with a 4 court sports hall. There is also a 4 court sports hall available on a pay and play basis at Cardinal Newman School which is even closer to the site. An indoor bowling facility is available in the city centre which serves the whole city. In terms of sports hall provision within the City, whilst the quality may vary, overall the supply of sports halls currently exceeds demand. Whilst there is only one indoor bowls facility, this is currently operational.

In terms of swimming provision within the City, the closest to the site are the newly provided pool at the AT7 centre (3.5km to the south-east) and Foxford Leisure Centre (3.5km to the west) which was characterised as 'very poor'. This highlights a gap in swimming provision in the north east of the City which in part relates to the quality of existing provision including that at President Kennedy. The proposals would address this with a contribution which allows for the refurbishment of the President Kennedy swimming pool which would be accessible to the community and ensured through a community use agreement. There is currently no other funding sources available for the refurbishment of this pool and therefore the proposed contribution will bring substantial benefits to the local community. This is an approach that is supported by Sport England provided that the S.106 Agreement will allow for some flexibility in how the contribution is used towards sport and for the provision of a community use agreement.

Design

The NPPF further emphasises the importance of good design with paragraph 56 highlighting that good design is a key aspect of sustainable development and is indivisible from good planning. The application is in outline form with all matters reserved other than access and therefore design of the buildings is not really a consideration at this stage. However, a design and access statement has been submitted in support of the application which sets out how the development could respond to its setting. This identifies 5 character areas (1 Tamworth Road frontage, 2 Spine Road Avenue, 3 Greenway & Meadow Frontages, 4 Core housing, 5 Local Centre & School) and sets out the design characteristics for each of these areas. This shows how a well-designed development could be achieved on the site which respects the character of the surrounding area and a condition is recommended to ensure that any subsequent reserved matters are in accordance with this. In view of this it is considered that the development would accord with Policies BE2 and BE20 of the CDP.

Impact on neighbouring amenity

There are few residential properties that immediately adjoin the site, other than those located on the west side of Bennetts Road South. These dwellings all back onto the application site, and generally have rear garden lengths in excess of 20m. In view of this it is considered that a satisfactory relationship could be achieved to any new dwelling. Details of this relationship would be considered fully under a reserved matters submission.

To the south-west, the application site is bordered by The Royal Court Hotel, which has the potential to generate noise and disturbance to future occupiers. The information submitted with the application recognises this and that mitigation will be necessary. Conditions are recommended to ensure that a satisfactory residential environment will be created for future occupiers. Similarly, conditions are

recommended to ensure that any plant or equipment to the retail/school buildings are appropriately designed.

Clearly in allowing a development of this scale there would inevitably be some impact during the construction process, but this would be limited in timescale and this in itself is not a reason to refuse planning permission. A condition is recommended to require the submission of a construction management plan.

Health implications

The application proposed a substantial number of new dwellings which will result in an increase in demand on health facilities in the locality. However, the NHS have confirmed that for a development of the size proposed, there is existing capacity within Keresley Medical Centre to accommodate the demand generated by this development and that there are no further requirements as a result of this application.

S106 contributions

The application proposes a package of contributions as follows:-

Affordable housing: 25% affordable housing will be provided within the application site. The level of affordable housing provision is in accordance with current guidance and will provide for up to 200 affordable homes within the site.

Green space/ play provision: 20% of the site will be laid out as open space which will include an equipped play area and contribution of ongoing maintenance. This level of open space provision is in accordance with current Council standards and will ensure appropriate green infrastructure within the development.

Education: A site of up to 1.8ha site would be provided for a primary school within the application site. If a new school has not been established within 5 years this site would revert to the developer for housing land and a contribution of £2,626,920 be made towards early years and primary provision. A contribution of £2,674,067 will be made towards secondary and sixth form provision.

Sports: A contribution of up to £1.7m is proposed towards the refurbishment of President Kennedy swimming pool. Should there no longer be a requirement for this refurbishment, the money would be used for alternative sports provision, the details of which would need to be agreed. Sport England has agreed with this approach to sports provision in association with the development.

Ecology: A contribution will be made towards biodiversity off-setting if a BIA shows a requirement for such.

Highways/transport: A contribution would be made towards off-site highway works and improving bus and cycle provision. This would take the form of a package of measures that would be wholly or partly funded by the developer to include:

Coundon Wedge Corridor:

- New roundabout junction at Tamworth Road/ Long Lane
- Junction improvements in Coundon Wedge corridor
- Pedestrian/ cycle crossing on Tamworth Road
- Segregated cycle/footway to Long Lane
- Cycle signage & lining scheme to Coundon Wedge Drive

Tamworth Road/ Radford Road corridor:

- Signalisation of Tamworth Road. Sandpits Lane junction
- Signal upgrade to provide MOVA at Sandpits Lane/ Bennetts Road South junction
- Signal upgrade to provide MOVA at Radford Road/ Beake Avenue/ Engleton Road junction

- Signal upgrade to provide MOVA at Radford Road/ Lydgate Road/ Laurence Saunders Road junction
- Crossing improvement on Keresley Road with dropped kerbs/ tactile paving
- Provision of controlled crossing and speed calming scheme on Sandpits Lane
- Provision of segregated footway/ cycleway on Keresley Brook Road

Holbrooks Corridor:

- Junction widening at Keresley Brook South/ Penny Park Lane junction
- Signal upgrade to provide MOVA at Parkville Highway/ Parkgate Road/ Beake Avenue/ Penny Park Lane junction
- Crossing improvement on Bennetts Road South with dropped kerbs/ tactile paving.

Other:

- Improvements to Windinghouse Lane/ Wheelwright Lane junction to remark storage bays and install pedestrian sensors at crossing.
- Improvements to cycle route to City Centre

In addition to the above it is considered pertinent in the interests of Economic Growth to include within the S106 a clause for the developer to provide opportunities for local employment during and post construction.

CONCLUSION / REASON FOR APPROVAL:

The application site lies within the Green Belt and whilst this is part of a larger site that is being put forward for suggested development, under the new local plan, this plan is still only at the options stage and has no weight in decision making. There are currently no policies in place that support the application proposal in principle, and therefore the development would not be plan led, which is one of the fundamental principles of the NPPF. However, where applications are submitted ahead of a planned approach it falls to consider it against the policy that is relevant at that point in time, in this instance the 2001 Local Plan and the NPPF.

The NPPF is clear that development within the Green Belt is inappropriate unless it is for one of a number of specified purposes. Residential development such as that proposed is harmful by definition and therefore should only be allowed if there are very special circumstances for doing so.

The case put forward by the developers is that they are providing a package of measures which when combined make the very special circumstances necessary to allow for development in the Green Belt. In summary, the development would; assist in addressing housing need by helping to address the current imbalance in the housing stock, meet need in a location already tested and found acceptable, provide substantial improvements to local recreation and enhance public open space and cycle/pedestrian routes. In addition to this the development will allow for future development of the proposed northern link road put forward in the emerging local plan and in helping to address the current imbalance in housing stock in the city will see city wide economic benefits. Furthermore, the scheme would provide an overall betterment to drainage from the current green field run off rates. Whilst none of these aspects alone would be considered as a very special circumstance, as a package of measures it is argued that there are very special circumstances for allowing the development in this instance to justify a departure from policy and that the benefits provided to the wider community are such that they outweigh any harm to the Green Belt.

The package of measure proposed will provide substantial benefits to the wider community and it is considered that these benefits will outweigh the harm to the Green Belt that would result from the development and that in view of this the development would not be contrary to the advice in the NPPF and Policy GE6 of the Coventry Development Plan 2001. The proposals would be in accordance with Policies OS4, OS5, OS6, OS9, EM3, EM4, EM5, EM6, EM8, BE1, BE2, BE15, BE20, GE1, GE9, GE12, GE14, H1, H2, H9, H12, AM1, AM2, AM3, AM8, AM12, AM22, SCL6 & SCL7 of the Coventry Development plan 2001.

SCHEDULE OF CONDITIONS:

1. The written approval of the local planning authority shall be obtained for the following reserved matters before any development is commenced in each phase of the development:-
 - a) the layout of the site and its relationship with existing adjoining development;
 - b) the scale of the buildings;
 - c) the appearance of the buildings;
 - d) the means of access within the site to the buildings;
 - e) the landscaping of the site.

R1. To comply with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

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

R2. To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3. The development to which this permission relates shall begin within ten years of the date of permission or within two years of the final approval of the reserved matters, whichever is the later.

R3. To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

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

R4. To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policy BE2 of the Coventry Development Plan 2001.

5. The development shall proceed only in accordance with phasing plans which show:

- a) details of the precise location and extent of individual development phases;
- b) extent of development within each phase and a description of the intended timing of the commencement and completion of each phase;
- c) permanent and temporary access arrangements to that phase; and
- d) any interim surface boundary or landscaping details relating to that phase; which shall be submitted to and approved in writing by the local planning authority.

R5. To ensure the proper development of the site in accordance with Policies BE2, BE20, and AM22 of the Coventry Development Plan 2001.

6. Any reserved matters submitted under this permission shall follow the masterplan principles and allow for the following:
- a) retention of Local Wildlife Site
 - b) retention of hedgerows
 - c) provision of 20% of total site area as green space
 - d) provision of a network of cycle/ footpaths
 - e) provision of a local centre
 - f) provision of a 1.8ha school site
 - g) provision of a corridor reserved for future link road
 - h) provision of a watercourse corridor
 - i) provision of character areas as set out in the Design and Access Statement

R6. To ensure that the development follows the principles set out in the indicative masterplan in accordance Policy BE2 of the Coventry Development Plan 2001.

7. The development hereby permitted shall not comprise more than 800 dwellings falling within Class C3 and no more than 2500sqm of floorspace falling within Classes A1, A2, A3, A5 and D1 of the Town and Country Planning Use Classes Order 1987 (as amended) within the local centre.

R7. The proposal is the subject of an Environmental statement (ES) in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 upon which the Masterplan is based and the significance of any material alteration and impact of that has not been assessed. The development must be limited accordingly and not exceed the total 800 dwellings.

8. No retail unit erected under this permission shall exceed 250sq.m in floor area.

R8. To ensure that the retail units are of an appropriate scale in accordance with Policies S1 & S9 of the Coventry Development Plan 2001.

9. The development within each phase shall only proceed in accordance with a tree and hedge retention plan which shall identify all trees and hedges to be retained within that phase, the details of which shall be submitted to and approved in writing by the local planning authority. The existing tree(s) and hedge(s) indicated to be retained shall not be cut down, grubbed out, topped, lopped or uprooted without the written consent of the local planning authority.

Any tree(s) or hedge(s) removed without such consent or dying, or being severely damaged or diseased or becomes, in the opinion of the local planning authority, seriously damaged or defective, within five years from the substantial completion of development of that phase shall be replaced, as soon as practicable with tree(s) and hedge(s) of such size and species details of which must be submitted to and approved by the local planning authority. All Tree(s) and hedge(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations (excluding hard surfaces).

R9. To ensure appropriate development of the site in accordance with Policies BE2 & BE20 of the Coventry Development Plan 2001.

10. Before any development commences within any phase on site the following shall be submitted to and approved in writing by the local planning authority and any approved mitigation or protection measures shall be put into place prior to and remain in place during any construction work:
- a) a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the position of every tree on the site, and every tree on land adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area etc) with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres.
 - b) a schedule of the trees surveyed as specified in paragraph 4.2.6 of 2012 Trees in relation to design, demolition and construction - Recommendations;
 - c) an arboricultural implications assessment, arboricultural method statement and tree protection plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with Clause 7 of British Standard BS5837 - Trees in Relation to Construction) which shall also include any proposal for pruning or other preventative works.

R10. In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policy GE14 of the Coventry Development Plan 2001.

11. Any hedging to be retained in accordance with Condition No. 9 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 without the written consent of the local planning authority. 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, within five years from the substantial completion of development each phase 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 BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations (excluding hard surfaces).

R11. To protect that hedging which is of significant amenity value to the area in accordance with Policies OS4 & GE14 of the Coventry Development Plan 2001.

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

R12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE9, BE2 & BE20 of the Coventry Development Plan 2001.

13. The development shall proceed only in accordance with the open space strategy that has been submitted to and approved in writing by the local planning authority. This shall include the specification and timing of completion of:
- a) all areas of informal and formal open space;
 - b) childrens play area;
 - c) sustainable urban drainage system, watercourses and other water bodies; and
 - d) green infrastructure linkages including pedestrian and cycle links and public rights of way.

R13. In the interests of residential amenity, visual amenity and provision of an appropriate green infrastructure in accordance with Policies BE20 & GE of the Coventry Development Plan 2001.

14. The development shall proceed only in accordance with a landscape management plan (including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned gardens)), the details of which shall be submitted to and approved in writing by the local planning authority.

The scheme shall include the following elements:

- a) details of extent and type of new planting (NB native species);
- b) details of maintenance regimes;
- c) details of any new habitat created on site;
- d) details of treatment of site boundaries and/or buffers around water bodies to include the brook and ponds; and
- e) details of management responsibilities.

The development shall only be carried out only in accordance with the details of the approved landscape management plan unless otherwise agreed in writing by the local planning authority.

R14. To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of nature conservation value of the site in line with national planning policy and in accordance with Policies GE14 & BE20 of the Coventry Development Plan 2001.

15. The development hereby permitted (including demolition) shall not commence until further bat transect surveys for low habitat quality of the site, to include appropriate activity surveys in accordance with BCT Bat Surveys – Good Practice Guidelines, has been carried out and a detailed mitigation plan including a schedule of works and timings has been submitted to and approved in writing by the local planning authority. Such approved mitigation plan shall thereafter be implemented in full.

R15. To ensure that protected species are not harmed by the development in accordance with Policy GE14 of the Coventry Development Plan 2001.

16. The development hereby permitted (including demolition) shall not commence until a further bat survey of Category A and Category B trees on the site, to include appropriate activity surveys if required in accordance with BCT Bat Surveys – Good Practice Guidelines, has been carried out and a detailed mitigation plan including a schedule of works and timings has been submitted to and approved in writing by the local planning authority. Such approved mitigation plan shall thereafter be implemented in full.

R16. To ensure that protected species are not harmed by the development in accordance with Policy GE14 of the Coventry Development Plan 2001.

17. The development hereby permitted shall proceed only in accordance with details of all external light fittings and external light columns which shall be submitted to and approved by the local planning authority. In discharging this condition the local planning authority expects lighting to be restricted and to be kept to a minimum at night across the whole site in order to minimise the impact on emerging and foraging bats. This could be achieved in the following ways:

- a) low pressure sodium lamps should be used in preference to high pressure sodium or mercury lamps;
- b) the brightness of lights should be as low as legally possible;
- c) lighting should be timed to provide some dark periods;
- d) connections to areas important for foraging should contain unlit stretches.

R17. In accordance with the NPPF ODPM Circular 2005/06 and in accordance with Policy GE14 of the Coventry Development Plan 2001.

18. The development hereby permitted shall not commence until a further bird survey of the site has been carried out and has been submitted to and approved in writing by the local planning authority. Such approved mitigation plan shall thereafter be implemented in full.

R18. To ensure that protected species are not harmed by the development in accordance with Policy GE15 of the Coventry Development Plan 2001.

19. No part of the development hereby permitted shall be commenced until a badger survey of the two identified woodlands and any other area deemed necessary depending on the length of time elapsed since the last surveys, including timetabled mitigation measures where appropriate, has been carried out by a suitably qualified badger consultant and has been submitted to and

approved in writing by the local planning authority. Any approved mitigation measures shall be implemented in accordance with the approved timetable.

R19. To ensure appropriate measures are taken in relation to protected species in accordance with Policy GE15 of the Coventry Development Plan 2001.

20. No work shall start until adequate measures have been taken to protect existing trees, scrub and ground flora of the Local Wildlife site during development. A barrier such as a wire fence should be erected before works start. This fenced area should include a buffer zone of at least 2-3 metres between the development and the boundary of the LWS. It is important not to allow access, or storage of materials within this buffer zone, otherwise soil compaction is likely to occur, with subsequent damage to the ground flora.

R20. To ensure the protection of important habitats during development in accordance with Policy GE14 of the Coventry Development Plan 2001.

21. The development hereby permitted shall not commence until a construction and Environment Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall include details of pre-commencement checks for great crested newts, badgers, bats, breeding birds and reptiles and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The agreed construction and environmental management plan shall thereafter be implemented in full.

R21. To ensure that protected species are not harmed by the development in accordance with Policy GE15 of the Coventry Development Plan 2001.

22. No works shall commence on site, including site clearance, until a combined ecological and landscaping scheme has been submitted to and agreed in writing by the local planning authority. The scheme must include all aspects of landscaping including details of any lake/pond creation. The agreed scheme must be fully implemented before/ during development of the site as appropriate.

R22. To ensure that protected species are not harmed by the development in accordance with NPPF, ODPM Circular 2005/06 and Policy GE15 of the Coventry Development Plan 2001.

23. No work shall start until a further reptile survey has been carried out at the appropriate time of year and during appropriate weather conditions, by a suitably qualified ecologist. The survey shall include any appropriate mitigation measures as recommended and shall be submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with such approved details..

R23. To ensure that protected species are not harmed by the development in accordance with Policy GE15 of the Coventry Development plan 2001.

24. No commercial kitchen shall be operated until details of any fume extraction and odour control equipment have been submitted to and approved in writing

by the local planning authority. Any extraction system shall consist of, as a minimum, an extraction canopy above the cooking range to incorporate grease filters and shall be powered by an extraction fan that is capable of achieving a minimum terminal efflux velocity of 15 m/s. The flue shall terminate vertically at least 1m above roof eaves level and shall not be restricted by a cop, cowl or similar device. Details shall include manufacturers specification for the extraction equipment along with details of any external ducting and maintenance schedule. The fume extraction equipment shall be fully installed in accordance with the approved details and shall be permanently maintained in accordance with the manufacturer's instruction and be operated at all times when cooking is carried out.

R24. To protect the amenities of occupants of nearby properties in accordance with Policy OS6 of the Coventry Development Plan 2001.

25. No retail/commercial unit shall be occupied unless and until the car parking for that unit has been provided in accordance with any approved drawings and thereafter such areas shall be kept marked out and available for such use at all times.

R25. To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity in accordance with Policies AM19 & AM22 of the Coventry Development Plan 2001.

26. None of the dwelling(s) hereby permitted shall be occupied unless and until the car parking provision for that dwelling(s) has been constructed or laid out, and made available for use by the occupants and / or visitors to the dwelling(s) and thereafter those spaces shall be retained for parking purposes.

R26. To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AM19 & H12 of the Coventry Development Plan 2001.

27. No development shall take place within the application site, unless and until a programme of archaeological works and investigations has been secured and initiated in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the local planning authority.

R27. In order to ensure any remains of archaeological importance, which help to increase our understanding of the City's historical development are recorded, preserved and protected where applicable, before development commences in accordance with Policy BE15 of the Coventry Development Plan 2001.

28. The development hereby permitted shall not commence until a noise assessment has been submitted to and approved in writing by the local planning authority. This should accord with the principles of PPG24 'Planning & Noise' and the noise assessment shall include results for LAeq, LA10, and LA90 noise descriptors, together with a calculated arithmetical average for the LAeq. The assessment will demonstrate by calculation that internal noise levels for the proposed residential properties meet the 'Good' criteria set out in British Standard 8233 'Sound Insulation and Noise Reduction for Buildings'

together with any mitigation measures that are required to achieve this. The report shall also demonstrate that outdoor garden and leisure areas associated with this development meet the 55dB limit as required by the World Health Organisation (WHO). Prior to the first occupation of any building any necessary mitigation measures shall have been implemented in full accordance with the recommendations of the noise assessment and thereafter shall not be removed or altered in any way without the prior written approval of the local planning authority.

R28. To protect the amenities of future occupants of nearby properties in accordance with Policy OS6 of the Coventry Development Plan 2001.

29. The development hereby permitted shall not commence until details of surface and foul water drainage works have been submitted to and approved in writing by the local planning authority. The approved drainage systems shall be implemented in full and thereafter shall be retained, managed and maintained in strict accordance with the approved details unless alternative drainage methods have been approved in writing by the local planning authority.

R29. To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policy EM6 of the Coventry Development Plan 2001.

30. No development shall commence until a scheme for the provision of surface water drainage, fully incorporating appropriate open air SuDS (with particular emphasis being on attenuation techniques as part of the dual use amenity space in peak conditions), has been submitted to and approved in writing by the local planning authority. The drainage shall be designed in accordance with the strategy set out in the FRA (which recommends that peak runoff will be restricted to Qbar rate minus 20% for all flood events up to and including the 1:100 year).

R30. To reduce the risk of flooding by ensuring the provision of a satisfactory means of surface water disposal to achieve 20% betterment. To provide for a betterment in watercourse quality in line with the Water Framework Directive and in accordance with Policy EM4 of the Coventry Development Plan 2001.

31. The development shall incorporate Green Roofs for the management of surface water peak and total flows, biodiversity and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for "Delivering a More Sustainable City". The details of any green roofs shall be submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with such approved details.

R31. To reduce the risk of flooding from surface water runoff, infrastructure sewers, open water bodies and ground water by ensuring the provision of a satisfactory means of limiting the peak and total discharge of surface water. To provide for a betterment in watercourse quality in line with the Water Framework Directive and in accordance with Policy EM4 of the Coventry Development Plan 2001.

32. All "within building plot" drainage must be considered for the incorporation of water re-use systems such as Grey Water Harvesting to manage down both peak and total rainfall runoff discharging to sewer systems, watercourses and ground water.

R32. To reduce the risk of flooding from surface water runoff, infrastructure sewers, open water bodies and ground water by ensuring the provision of a satisfactory means of limiting the peak and total discharge of surface water. To provide for a betterment in watercourse quality in line with the Water Framework Directive and in accordance with Policy EM4 of the Coventry Development Plan 2001.

33. The development hereby permitted shall not commence until provisions have been made for the drainage of the site in accordance with details that shall be submitted to and approved in writing by the local planning authority. Such details shall demonstrate that there will be no temporary increases in flood risk on and off site during the construction phase and the development shall be carried out only in accordance with such details unless otherwise agreed in writing by the local planning authority.

R33. To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal during the construction phase. To safeguard water quality in line with the Water Framework Directive and in accordance with Policy EM4 of the Coventry Development Plan 2001.

34. Prior to the commencement of development on site an updated Flood Risk Assessment shall be submitted to and approved in writing by the local planning authority which shall include the following:

- a) Details of surface water attenuation which is to be designed on a 1:100 year + 30% for climate change and located outside the 1:100 year surface water flood map extents and National Flood Zones 2 and 3
- b) Evidence to show that all existing overland flow routes to and within the site have been managed as part of the proposed development land drainage and infrastructure drainage to not cause or exacerbate flood risk either on or off the development site.
- c) Evidence of existing groundwater levels and 12 month seasonal variation monitoring to inform the drainage design to ensure the development will not increase or cause groundwater flood risk on site or offsite.
- d) Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows and this will not exacerbate 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.
- e) Mapping of the 1:100 and 1000 year surface water flood extents to indicate the exceedance flows to inform building floor level design and general ground levels and to consider flood flow routing off site. Evidence is required that the 1 in 100 year + 30% climate change events will be held within the site boundaries and the 1:1000 year flood event flow will be safely routed.
- f) Provision of an intrusive ground investigation report to establish depth and type of strata, including percolation results in accordance with BRE 365 and the presence and risk associated with migrant contaminants.

The development shall only be carried out in accordance with the details contained within the updated FRA unless otherwise agreed in writing by the local planning authority.

R34. To ensure that properties are not located on existing overland exceedance flow routes emanating from off site or within the site that will be detrimental to the development and ensure that existing overland flows are managed to not put development on site or off site at risk of flooding and to ensure that existing land drainage is not adversely affected so as to cause flooding in accordance with Policy EM4 of the Coventry Development Plan 2001.

35. No development shall take place until a scheme for the provision and management of a minimum 20m wide buffer zone alongside the Hall Brook and ponds associated with Great Crested Newts has been submitted to and approved in writing by the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include:

- a) plans showing the extent and layout of the buffer zone;
- b) details of any proposed planting scheme (for example, native species);
- c) details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan; and
- d) details of any proposed footpaths, fencing, lighting etc.

Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing by the local planning authority.

R35. Land alongside watercourses and ponds are particularly valuable for wildlife and it is essential that this is protected. Development that encroaches on watercourses and ponds has a potentially severe impact on their ecological value. It is also essential to allow for future riparian maintenance of the watercourse in accordance with Policy EM4 of the Coventry Development Plan 2001.

36. No development shall take place until a method statement that is in accordance with the approach outlined in the Environmental Statement, has been submitted to and approved in writing by the local planning authority. This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. Such a scheme shall include the following:

- a) the timing of the works;
- b) the measures to be used during the development in order to minimise environmental impact of the works (considering both potential disturbance and pollution);
- c) the ecological enhancements as mitigation for the loss of habitat resulting from the development;
- d) a map or plan showing habitat areas to be specifically protected (identified in the ecological report);
- e) any necessary mitigation for protected species e.g. GCN protection plan, badger, breeding birds, amphibians, bats);
- f) any necessary pollution protection methods;

- g) biosecurity measures to prevent spread of invasive non-native species. Please note that (*Crangonyx pseudogracilis*) is recorded in the Hall Brook/holbrook. Any equipment in contact with the water will need to be cleaned, checked and dried, to prevent this invasive species being transported to other sites; and
- h) information on the persons/ bodies responsible for particular activities associated with the method statement that demonstrate they are qualified for the activity they are undertaking.

The work shall be carried out in accordance with the approved method statement.

R36. To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of nature conservation value of the site in line with the NPPF.

- 37. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

R37. To protect and improve the quality of 'controlled Waters' receptors on and in the vicinity of the site.

- 38. No dwelling shall be occupied unless and until street lighting has been provided on the means of access serving that dwelling or any associated parking areas in accordance with details submitted to and approved in writing by the local planning authority. Thereafter, the lighting shall be maintained in accordance with such details

R38. In the interests of public safety and the amenities of future residents in accordance with Policies EM8 & BE21 of the Coventry Development Plan 2001.

- 39. Dropped kerbs and ramps, suitable for wheelchairs and prams, shall be provided in the footways at all major pedestrian crossing points and at road junctions at the time such footways are constructed unless otherwise agreed in writing by the local planning authority.

R39. For the safety and convenience of all pedestrians, but in particular, the elderly, the disabled, and wheelchair, pram and pushchair users and in accordance with Policies AM22 & AM9 of the Coventry Development Plan 2001.

- 40. The development (including any works of demolition) shall not commence until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the

emission of dust and dirt during construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works, unless otherwise agreed in writing by the local planning authority. The agreed construction method statement shall thereafter be implemented in full.

R40. In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies AM1, EM5 and BE2 of the Coventry Development Plan 2001.

41. The development hereby permitted shall not commence until an Energy Assessment has been submitted to and approved in writing by the local planning authority. The Energy Assessment shall indicate how energy demand has been assessed, the options considered for meeting predicated demand and the methods and assumptions used to make the assessment and the conclusions reached. The Energy Assessment shall also include details regarding proposed energy efficient measures; an assessment of the feasibility of providing combined heat and power; and details of how the 10% on-site renewable energy requirement will be met. Once implemented the details contained within the Energy Assessment shall be retained and shall not be withdrawn without the prior written approval of the local planning authority.

R41. To comply with the provision the National Planning Policy Framework and in accord with Policy OS4 of the Coventry Development Plan 2001.

42. The development hereby permitted shall not be carried out otherwise than in accordance with the following plans:
- B.0263_18-1B;
 - B.0263_06-1E;
 - 968-100/A;
 - 968-02/C;
 - 968-08;
 - Figure 3.1;
 - Figure 4.1;
 - Figure 5.1.

R42. For the avoidance of doubt and in the interests of proper planning.

43. The development hereby permitted shall not commence until a public transport access strategy has been submitted to and approved in writing by the local planning authority. This shall detail access to bus stops throughout all phases of the development with the aim of ensuring that all dwellings are within 400m of a bus stop. The public transport access strategy shall thereafter be implemented in full unless otherwise agreed in writing by the local planning authority..

R43. To ensure a sustainable development in accordance with Policy OS4 of the Coventry Development Plan 2001.

44. None of the dwellings shall be occupied until the new accesses to the site from Tamworth Road and Bennetts Road have been provided in accordance with the approved details.

R44. In the interests of road safety in accordance with Policy AM22 of the Coventry Development Plan 2001.

45. The development hereby permitted shall not commence until details of cycle improvements have been submitted to and approved in writing by the local planning authority. None of the dwellings shall be occupied until the cycle improvements have been made in accordance with such approved details.

R45. In the interests of road safety and ensuring sustainable development in accordance with Policies AM22 and OS4 of the Coventry Development Plan 2001.

46. On completion of any link road from Tamworth Road across the site, the Tamworth Road access to the site shall be closed.

R46. In the interests of road safety in accordance with Policy AM22 of the Coventry Development Plan 2001.

47. None of the dwellings hereby permitted shall be occupied until the following junction improvements:

- a) Tamworth Road/ Long Lane
- b) Tamworth Road/ Sandpits Lane
- c) Bennetts Road South/ Penny Park Lane

have been completed in accordance with the approved plans.

R47. In the interests of road safety in accordance with Policy AM22 of the Coventry Development Plan 2001.

48. The development hereby permitted shall not commence within any phase until a green travel plan for that phase has been submitted to and approved in writing by the local planning authority. Such details shall cover all uses within that particular phase. The agreed travel plan shall thereafter be implemented in full and shall not be withdrawn or altered without the prior written approval of the local planning authority.

R48. To ensure a sustainable development in accordance with Policy OS4 of the Coventry Development Plan 2001.

49. Unless otherwise agreed in writing by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until all conditions regarding ground contamination have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until the relevant ground contamination conditions have been complied with in relation to that contamination.

R49. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.

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

R50. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.

51. The development shall be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

R51. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.

52. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced shall be submitted to and approved in writing by the local planning authority.

R52. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to

controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.

53. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition (No.50), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (No.51), which shall be submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with condition (No.52).

R53. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.

54. The development hereby permitted shall not commence until a soil management plan has been submitted to and approved in writing by the local planning authority. This shall identify how soils will be handled and supervised across the site. The agreed soil management plan shall be thereafter be implemented in full.

R54. To ensure that sustainable use of soil within the site in accordance with Policy OS4 of the Coventry Development Plan 2001.

55. No habitable buildings shall be constructed within 14m of the High Pressure Gas Pipeline which crosses the site.

R55. To protect important infrastructure and ensure the safety of future occupiers in accordance with Policy BE21 of the Coventry Development Plan 2001.

56. No plant or equipment shall be installed on any of the commercial/ retail units or the school hereby permitted unless a noise survey has been submitted to and approved in writing by the local planning authority. The assessment shall be made in accordance with BS4142 'Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas' and shall cover all activities, building services, plant and machinery and background noise levels shall be measured over two separate 24 hour periods. The report shall provide a scheme for any necessary noise mitigation and the findings of the report shall be implemented in full and shall not be altered in any way without the prior written approval of the local planning authority.

R56. To protect the amenity of future occupiers in accordance with Policy EM5 of the Coventry Development Plan 2001.

57. No deliveries shall be taken or dispatched from the retail/commercial units hereby permitted other than between 0800 to 2000 hours Monday to Saturday and 1000 to 1800 hours on Sundays and Bank Holidays unless otherwise agreed in writing by the local planning authority.

R57. To protect the amenity of future occupiers in accordance with Policy EM5 of the Coventry Development Plan 2001.

58. There shall be no burning of any material on allotment land unless otherwise agreed in writing by the local planning authority.

R58. To ensure that nuisance from smoke and odours does not affect the amenity of neighbouring residents in accordance with Policy EM5 of the Coventry Development Plan 2001.

59. Details of cycle parking provision for any commercial/ retail unit and the school shall be submitted to and approved in writing by the local planning authority. Such details shall be in accordance with the 'Delivering a more Sustainable City' SPD. None of the commercial/ retail units or the school shall be occupied until the agreed cycle parking has been provided and thereafter it shall remain available for use at all times.

R59. To ensure sustainable development in accordance with Policies OS4 and AM12 of the Coventry Development Plan 2001.