

**Finch, Rebecca**

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**From:** Barbara Golding <barbaragolding@warwickshire.gov.uk>  
**Sent:** 01 February 2017 10:25  
**To:** Cornfoot, Andrew  
**Cc:** Planning Department; Mariya Tarnavska  
**Subject:** Fwd: FW: UoW MSCP south of University House - biodiversity/EIA screening  
**Categories:** Consultation Responses

Hello Andrew

**Re: University of Warwick MSCP south of University House**

In response to the applicants query - yes a BIA is required at outline stage in the event that a S106 agreement is required to be drawn up, and also so that the applicant can have an idea of the biodiversity impact of the proposed development and build compensation and mitigation measures into the plans. If there are a lack of plans at this stage then we will have to look at the worse case scenario for biodiversity loss which is a loss for the whole site.

Regards  
Barbara

Regards  
Barbara

Barbara Golding BSc (Hons) MSc AIEMA  
Ecologist

Ecology Group  
Community  
Services

Warwickshire County Council  
PO Box 43  
Warwick  
CV34 4SX

Phone: 01926 418074  
Minicom: 01926 412277  
Email: [barbaragolding@warwickshire.gov.uk](mailto:barbaragolding@warwickshire.gov.uk)

Web: [www.warwickshire.gov.uk/biodiversity](http://www.warwickshire.gov.uk/biodiversity)  
Web: [www.warwickshire.gov.uk/ecology](http://www.warwickshire.gov.uk/ecology)

----- Forwarded message -----

From: **Mariya Tarnavska** <[mariyatarnavska@warwickshire.gov.uk](mailto:mariyatarnavska@warwickshire.gov.uk)>

Date: 31 January 2017 at 14:23

Subject: Fwd: FW: UoW MSCP south of University House - biodiversity/EIA screening

To: Barbara Golding <[barbaragolding@warwickshire.gov.uk](mailto:barbaragolding@warwickshire.gov.uk)>

Hi Barbara,

Andrew Cornfoot called today with regard to BIA for this application. It is an outline application and they don't have plans yet showing what impact will exactly be as well as the landscape plans.

Masha

Mariya Tarnavska  
Apprentice Ecological Assistant  
Ecological Services  
Community Services  
PO Box 43  
Warwick  
CV34 4SX  
Tel: 01926 412471  
Email: [mariyatarnavska@warwickshire.gov.uk](mailto:mariyatarnavska@warwickshire.gov.uk)

----- Forwarded message -----

From: **Cornfoot, Andrew** <[Andrew.Cornfoot@coventry.gov.uk](mailto:Andrew.Cornfoot@coventry.gov.uk)>

Date: 27 January 2017 at 14:58

Subject: FW: UoW MSCP south of University House - biodiversity/EIA screening

To: "Mariya Tarnavska ([mariyatarnavska@warwickshire.gov.uk](mailto:mariyatarnavska@warwickshire.gov.uk))" <[mariyatarnavska@warwickshire.gov.uk](mailto:mariyatarnavska@warwickshire.gov.uk)>, "[barbaragolding@warwickshire.gov.uk](mailto:barbaragolding@warwickshire.gov.uk)" <[barbaragolding@warwickshire.gov.uk](mailto:barbaragolding@warwickshire.gov.uk)>

Hi Mariya/Barbara,

An outline application is to be submitted imminently relating to a multi-storey car park at University of Warwick on the site of an existing surface car park. Please see the note below from the applicant regarding biodiversity offsetting. Please could you let me know your thoughts on the question being asked?

Kind regards, Andrew.

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**From:** Rachel Hall [mailto:[rachel.hall@turley.co.uk](mailto:rachel.hall@turley.co.uk)]  
**Sent:** 26 January 2017 16:14  
**To:** Cornfoot, Andrew

Cc: Diane Bowers

Subject: UoW MSCP south of University House - biodiversity/EIA screening

Andrew

Thank you for confirming the position on the drainage attenuation requirement.

Just going back to the biodiversity offsetting requirement. Is it definitely required for outline planning permissions as clearly we don't have details of the landscaping at this stage, so it would just show the biodiversity impacts of the development?

On EIA screening, the development falls below the thresholds for urban development, having a site area less than 5 hectares and a building footprint of less than 1 hectare. Will you be screening the application? If needed we will submit the screening letter with or soon after the application is submitted.

Kind regards

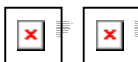
Rachel

**Rachel Hall**  
Senior Planner



9 Colmore Row  
Birmingham B3 2BJ  
T 0121 233 0902  
M 07557 265 693  
D 0121 234 9105

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**Peel, Karen**

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**To:** Cornfoot, Andrew  
**Subject:** FW: FAO Mr Andrew Cornfoot REF: OUT/2017/0260  
**Attachments:** 208431 Consultation letter.docx; NE Feedback Form (208431).pdf

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**From:** Consultations (NE) [<mailto:consultations@naturalengland.org.uk>]  
**Sent:** 22 February 2017 15:17  
**To:** Planning Department  
**Cc:** Cornfoot, Andrew  
**Subject:** FAO Mr Andrew Cornfoot REF: OUT/2017/0260

**Application ref: OUT/2017/0260**  
**Our ref: 208431**

Dear Mr Cornfoot

**Natural England has no comments to make on this application.**

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely

Kathryn Davies

Technical Support Advisor - Consultations Team  
Technical Services  
Natural England  
County Hall  
Spetchley Road  
Worcester  
WR5 2NP

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

<mailto:consultations@naturalengland.org.uk>

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## Krumpans, Igors

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**From:** Chaplin, Neil  
**Sent:** 23 February 2017 08:32  
**To:** Cornfoot, Andrew; Planning Department  
**Subject:** OUT/2017/0260

**Categories:** Consultation Responses

Hi Andy

I have objections to this application.

I recommend that the mitigation measures contained in the air quality report are formalised into a construction environmental management plan and would be happy for this to be conditioned. The contaminated land risk assessment has recommended an intrusive site investigation and I would be happy for this to be dealt with via the standard small sites condition.

Regards

Neil

Neil Chaplin  
**Environmental Protection Manager**

Coventry City Council  
Environmental Protection  
Civic Centre 4, Floor 3  
Much Park Street  
Coventry CV1 2PY

Direct line: 024 7683 3377  
Office: 024 7683 1424  
Generic email: [env.protection@coventry.gov.uk](mailto:env.protection@coventry.gov.uk)

Web: <http://www.coventry.gov.uk/pollution>

Report a Pollution Incident Online: <http://www.coventry.gov.uk/directory/48/forms/category/162>

Andrew Cornfoot  
Coventry City Council  
Development Control  
Tower Block Much Park Street  
Coventry  
West Midlands  
CV1 2PY

**Our ref:** UT/2017/116061/01-L01  
**Your ref:** OUT/2017/0260  
**Date:** 27 February 2017

Dear Sir

**OUTLINE APPLICATION FOR THE ERECTION OF A MULTI-STOREY CAR PARK WITH ASSOCIATED ACCESSES (DISCHARGING ACCESS, ALL OTHER MATTERS RESERVED)**

**CAR PARK 16, UNIVERSITY OF WARWICK, GIBBET HILL ROAD/KIRBY CORNER ROAD, COVENTRY, CV4 7AL**

Thank you for referring the above outline application which was received on 13 February 2017.

We have reviewed the application and have **no objections**, in principle, to the proposed development but wish to make the following comments.

**GROUNDWATER & CONTAMINATION**

The site is located on solid rock strata that is designated as a Principal Aquifer. On top of these rocks, Drift sediments are expected to be present that are designated a Secondary 'A' Aquifer by the Environment Agency. Soils, if present, are expected to have a high leaching potential so are unlikely to offer any significant protection to groundwater if contaminants are mobilised from the site.

In summary, this basic desk based assessment of the site setting suggests that groundwater in the Principal and Secondary 'A' aquifers underlying the site and surface water in the adjacent watercourse are likely to be the Controlled Water receptors most vulnerable to contaminants present at the site.

We have reviewed the Arup Report "University of Warwick Multi-storey Car Park to the South of University House Ground Conditions Preliminary Risk Assessment" dated 30 January 2017. Based on the information reported in this supporting document, the historical search details that the only on site development has been a sports ground since 1955 and a flat car park since 1992. The reported historical development of the

Environment Agency  
9, Sentinel House Wellington Crescent, Fradley Park, Lichfield, WS13 8RR.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

adjacent land also does not identify any significantly contaminative uses. Limited localised site investigation data reported confirms the absence of significant contamination.

## **Conclusions and Recommendations**

A number of Controlled Water receptors are present under and adjacent to the site. Viable pathways through soils and the unsaturated zone are also present. However, it is unlikely, that a significant or extensive source of soil contamination exists on the site.

Therefore, it is unlikely that a significant source, pathway and receptor relationship exists for Controlled Waters. We agree with the recommendations of the above report, that a limited site investigation should be undertaken to confirm the absence of significant contamination in soils on the development site.

### ADVICE TO LPA

The Environment Agency have recently revised the priorities for deployment of the EA's technical resource towards focussing on;

- The protection and improvement of the groundwater that supports existing potable drinking water supplies.
- Groundwater within the most strategically important aquifers for future supply of potable drinking water or other environmental use.

As such we are unable to provide detailed site-specific advice relating to land contamination issues at this site. As an alternative, we would therefore advise that you refer to our published "Guiding Principles for Land Contamination" which outlines the approach we would wish to see adopted to managing risks to the water environment from this site.

We also recommend that you consult with your Environmental Health / Environmental Protection Department for further advice on generic aspects of land contamination management. Where planning controls are considered necessary we would recommend that you seek to integrate any requirements for human health protection with those for protection of the water environment. This approach is supported by Paragraph 109 of the National Planning Policy Framework.

As the identified previous uses of the site present a low risk to Controlled Waters we recommend that the following information is provided to the applicant;

### ADVICE TO APPLICANT

We recommend that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to the [Environment Agency Guiding principles for land contamination](#) for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Consider using the [National Quality Mark Scheme for Land Contamination Management](#) which involves the use of competent persons to ensure that land contamination risks are appropriately managed.
4. Refer to the [contaminated land](#) pages on GOV.UK for more information.



The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites.

The Environment Agency recommends that developers should refer to:

- the Position statement on the Definition of Waste: Development Industry Code of Practice and;
- The [Environmental regulations](#) page on GOV.UK

Contaminated soil that is, or must be, disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2010
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer. Refer to the [Hazardous Waste](#) pages on GOV.UK for more information.

If you have any queries please contact me on the details below.

Yours faithfully

**Ms Anne-Marie McLaughlin**  
**Planning Advisor**

Direct dial 020 8474 9914

Direct fax 020 7714 2868

Direct e-mail [anne-marie.mclaughlin@environment-agency.gov.uk](mailto:anne-marie.mclaughlin@environment-agency.gov.uk)

End

**Robins, Joel**

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**From:** Planning Department  
**Subject:** FW: OUT/2017/0260

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**From:** [Michael.Shapland@severntrent.co.uk](mailto:Michael.Shapland@severntrent.co.uk) [<mailto:Michael.Shapland@severntrent.co.uk>] **On Behalf Of**  
[net.dev.east@severntrent.co.uk](mailto:net.dev.east@severntrent.co.uk)  
**Sent:** 02 March 2017 11:11  
**To:** Robins, Joel  
**Subject:** OUT/2017/0260

For the attention of Andrew Cornfoot

Our Ref: 2017022414751

Dear Sirs,

**Re: Application No. OUT/2017/0260**  
**Site Address : Car Park 16 University of Warwick Gibbet Hill Road Kirby Corner Road**  
**Coventry CV4 7AL**

With reference to the above planning application the Company's observations regarding sewerage are as follows.

I confirm that Severn Trent Water Ltd has NO Objection to the proposal subject to the inclusion of the following condition.

**Condition**

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

**Reason**

To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

**Suggested Informative**

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

Should you require any further information please contact us on the telephone number or email below.

Yours Faithfully,

**Asset Protection Waste Water East  
Wholesale Operations  
Severn Trent Water Ltd**

**Tel: 024 7771 6843**

**(reply to email: [net.dev.east@severntrent.co.uk](mailto:net.dev.east@severntrent.co.uk))**

\*\*\*\*\*

Severn Trent Plc (registered number 2366619) and Severn Trent Water Limited (registered number 2366686) (together the "Companies") are both limited companies registered in England & Wales with their registered office at Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ

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**Communities**

PO Box 43  
Shire Hall  
Warwick  
CV34 4SX

**Tel: (01926) 418063**  
Fax: (01926) 412641  
bensimm@warwickshire.gov.uk  
[www.warwickshire.gov.uk](http://www.warwickshire.gov.uk)

Ms T Miller  
Head of Planning and Regulation  
COVENTRY CITY COUNCIL  
Floor 3, Civic Centre 4,  
Coventry  
CV1 2PY

**FAO: Andrew Cornfoot**

7<sup>th</sup> March 2017

Dear Ms Miller

**PROPOSAL:** Outline application for the erection of a multi-storey car park with associated accesses (discharging access, all other matters reserved)

**LOCATION:** Car Park 16, University of Warwick, Gibbet Hill Road / Kirby Corner Road, Coventry

**APPLICANT:** University of Warwick

Warwickshire County Council, hereby known as the 'Warwickshire Highway Authority' has undertaken a review of the planning application OUT/2017/0260 at the request of Coventry City Council.

Having reviewed the application and consideration of the information provided Warwickshire Highway Authority submits an **objection**, for which the justification is provided below.

**ANALYSIS:**

Warwickshire Highway Authority has undertaken a robust and thorough assessment of the planning application. The following commentary provides a summary of this analysis.

The development proposals have been assessed in line with the following national policy and guidance documents;

- National Planning Policy Framework published by Department for Communities and Local Government in March 2012;
- National Planning Practice Guidance: Travel plans, transport assessments and statements in decision making published by Department for Communities and Local Government in March 2014; and,

*Working for  
Warwickshire*

- Guidance on Transport Assessment published jointly by Department for Transport and Department for Communities and Local Government in March 2007.

**Transport Assessment:**

The applicants have submitted a Transport Assessment in support of the application which has been prepared by Arup on their behalf.

The Highway Authority has concerns about the calculations regarding the parking spaces across the campus. In 'Table 4: Planned parking number November 2016 to July 2018' the existing number of total spaces in use is calculated as 5,422. However there is no breakdown of where these parking spaces are located across the campus.

Warwickshire Highway Authority is also concerned that consideration has not been considered of those developments which have been given permission in the last 3 years which add to the parking quota, these include the following;

- FUL/2014/1161 - National Institute Automobile Construction Car Park;
- W/15/1082 - Conference Centre, Scarman Road
- W/16/1089 - Sports and Leisure Development, Land south of Scarman Road

Warwickshire Highway Authority is therefore uncertain where the starting position has been obtained from and what has been included. We consider that it may be inaccurate and not a true reflection of parking provision available on the site, or there has been omissions as these developments have not been fully constructed yet.

Until Warwickshire Highway Authority obtains clarity on this matter we will not undertake any further assessment of the application and will maintain our objection to the development proposals.

Yours sincerely

*Ben Simm*

Ben Simm  
Development Group

Head of Development Control  
Coventry City Council,  
Planning and Strategic Transportation,  
City Development Directorate,  
Civic Centre 4,  
Floor 3,  
Much Park Street,  
Coventry,  
CV1 2PY



**Communities**

Sally Clague  
Ecological Assistant  
Ecological Services  
Warwickshire County Council  
PO Box 43  
Warwick CV34 4SS  
Tel: 01926 418074  
Fax: 01926 412974  
sallyclague@warwickshire.gov.uk  
[planningecology@warwickshire.gov.uk](mailto:planningecology@warwickshire.gov.uk)

27<sup>th</sup> February 2017

Dear Sirs/Madams,

Our Ref: WE 17/02/2017

**ECOLOGICAL RESPONSE** - Weekly list for week ending 17/02/2017.

Thank you for your consultation.

**A. Either we have already received details of the following applications and will be forwarding our comments shortly or, in some cases, we may have already submitted comments or are submitting comments here.**

Application no.	Location	Comments
FUL/2017/0071 Nigel Smith	116 Broad Street	As this proposal involves impacting on an existing roof space an <b>initial bat survey</b> is recommended to be carried out prior to determination.
HH/2017/0331 Nigel Smith	74 Kingfield Road	We would request the application make considerations for potential bat access point along the roof edge whilst applying the insulation and maintain a gap along the eaves. We would also recommend a bat note and nesting bird note be attached to any approval granted.
HH/2017/0384 Pavan Flora-Choda	53 Hall Lane	The proposal will have an impact on an existing roof and an initial bat survey may be required. <b>Please send us photos</b> of the roof from all elevations featuring tiles, gable end and soffit boxes. We will then provide further comments.
HH/2017/0384 Alan Lynch	19 Shuna Croft	Our comments remain the same as previous application HH/2016/2536. Bat Note and Nesting Bird Note
HH/2017/0275 Simon Smith	3 Momus Boulevard	The proposal will have an impact on an existing roof and an initial bat survey may be required. <b>Please send us photos</b> of the roof from all elevations featuring tiles, gable end and soffit boxes. We will then provide further comments.
FUL/2017/0233 Nigel Smith	216 and 218 Treherne Road	The proposed development will result in a small loss of biodiversity and due to the proximity to various ecosites it is recommend that a bat and bird boxes condition is attached to any approval granted in accordance with NPPF and ODPM Circular 2005/06:

		<ul style="list-style-type: none"> <li>No part of the development hereby permitted shall be commenced until a scheme for the provision of bat and bird boxes to be erected on the new building, has been submitted to and approved in writing by the Local Planning Authority. The scheme to include details of box type, location and timing of works. Thereafter, the boxes shall be installed and maintained in perpetuity.</li> </ul> <p>Reason: In accordance with NPPF, ODPM Circular 2005/06.</p> <p>I would also recommend that a nesting bird note and bat note is attached to any approval granted.</p>
FUL/2016/2768 Anne Lynch	1 Coundon Road	The proposal will have an impact on an existing roof and an initial bat survey may be required. <b>Please send us photos</b> of the roof from all elevations featuring tiles, gable end and soffit boxes. We will then provide further comments.
32 Newington Close Pavan Flora Choda	32 Newington Close	Given the sites proximity to Local Wildlife Site Coundon Wedge the proposed works should be carried out with extra sensitivity and if bats are found during works, works must stop immediately and Natural England I would recommend that notes relating to bats and nesting birds, as protected species, are attached to any approval granted.
HH/2016/1955 Andrew Cornfoot	30 Dewsbury Avenue	We would recommend that a hedgehog hole is cut into the fence (13cm x 13cm) to enable movement of the hedgehogs between sites
HH/2017/0292 Alan Lynch	26 Despard Road	The proposal will have an impact on an existing roof and an initial bat survey may be required. <b>Please send us photos</b> of the roof from all elevations featuring tiles, gable end and soffit boxes. We will then provide further comments.
LDCP/2017/0377 Simon Smith	7 Monmouth Close	The proposed roof works may impact on roosting bats thus ideally we require to receive photographs of the building to assess if a bat survey is required.  However, I understand that this is a Lawful Development Certificate I would recommend that the following notes relating to bats and nesting birds, as protected species, are attached to any approval granted.  It should be noted that Permitted Development Rights do not override the protection afforded to protected species such as bats.
FUL/2017/0295 Shamim Chowdhury	29 Prior Deram Walk	Initial Bat Survey required

**B. Please await my detailed, second level response for the following applications, as they appear to have the potential to adversely affect protected species and/or protected or significant sites and I shall**

*Working for  
Warwickshire*

**therefore be investigating further. Please note that I may request plans to be emailed / sent on CD where I am unable to access them online.**

A number European Protected Species (EPS) are found in Warwickshire. In considering planning applications that may affect European Protected Species, the District Council is bound by Regulation 3(4) of the Conservation (Natural Habitats, &c.) Regulations 1994 to have regard to the Habitats Directive when exercising their functions.

Therefore, in all cases affecting European Protected Species, we recommend the District Council seek information on the species prior to determination of the application to enable it to consider and balance all material matters.

<b>Application no.</b>	<b>Location</b>	<b>Comments</b>
DC/2017/0285 Pavan Flora-Choda	The Chace Centre, Chace Avenue	We will respond in due course.
OUT/2017/0260 Andrew Cornfoot	Car Park 16 University of Warwick, Gibbet Hill Road	We will respond in due course.

We will be providing second level, more detailed responses whenever we feel (from the brief information provided on the planning list) that protected species are both likely to be present and adversely affected by the proposals, or that significant habitats may be affected.

However, the applicant should be informed that protected species could potentially be present wherever building work is proposed for houses or other buildings or may affect trees, particularly mature trees.

**C. The following applications do not appear to need detailed Ecological comments:**

However, we have the following brief ecological comments on them. Please attach the relevant notes (**see below**) to any planning permission granted:

NB Please note the recent change of name of non-statutory sites of nature conservation from Sites of Importance for Nature Conservation (SINCs) to Local Wildlife Sites (LWS).

<b>Application no.</b>	<b>Location</b>	<b>Ecological comments /condition/ notes to be attached to permission</b>
PA/2017/0445 Pavan Flora-Choda	30 Greycoat Road	Nesting Bird Note Hedgehog Note
HH/2017/0256 Pavan Flora-Choda	95 Babbacombe Road	Nesting Bird Note Bat Note
HH/2017/0341 Alan Lynch	10 Stoneleigh Avenue	Bat note Nesting Bird Note Amphibian and Reptile note
HH/2017/0341 Pavan Flora-Choda	32 Grasmere Avenue	Bat Note Nesting Bird Note
HH/2017/0348 Alan Lynch	8 Stivichall Croft	Bat Note Nesting Bird note Amphibian and Reptile Note Hedgehog Note
PA/2017/0426 Pavan Flora-Choda	10 The Riddings	Nesting Bird Note Amphibian and Reptile note
FUL/2017/0357 Andrew Cornfoot	8a Carlton Road	Amphibian and Reptile note Nesting Bird Notable mammal Note



FUL/2017/0361 Nigel Smith	378 Foleshill Road	Nesting Bird Note Bat Note
PA/2017/0385 Pavan Flora- Choda	58 Hampton Road	Nesting bird note Bat Note
HH/2017/0346 Alan Lynch	21 Deanston Croft	Nesting Bird Note
FUL/2017/0345 Andrew Cornfoot	Unit 14a Hales Industrial Park, Rowleys Green Lane	Nesting Bird note
HH/2017/0113 Alan Lynch	86 Elkington Street	Nesting Bird Note
HH/2015/3578 Shamim Chowdhury	38 Owenford Road	We would have recommended: Nesting Bird Note Bat Note
PA/2017/0427 Pavan Flora- Choda	28 Redesdale Avenue	Nesting Bird Note
PA/2017/0441 Pavan Flora- Choda	70 Forfield Road	Nesting Bird Note
HH/2017/0373 Simon Smith	7 Monmouth Close	Nesting Bird Note Bat Note
HH/2017/0390 Simon Smith	12 Polperro Drive	Nesting Bird Note Hedgehog Note
PA/217/0386 Pavan Flora- Choda	29 Claverdon Road	Nesting Bird Note Notable mammal note
HH/2017/0222 Alan Lynch	4 Arch Road	Nesting Bird note Amphibian and reptile note
HH/2017/0370 Simon Smith	87 Hipswell Highway	Bate Note Nesting Bird Note
HH/2017/0382 Andrew Cornfoot	30 Dewsbury Avenue	Bat Note Nesting Bird Note
FUL/2017/0037 Andrew Cornfoot	Land adjacent to 9 Riverside Close	Nesting bird note Mammal note
FUL/2017/0140 Andrew Cornfoot	2 Haddon Street	Bat note Nesting bird note Amphibian and reptile.
DC/2017/0338 Liam D'Onofrio	Spire house/ Christchurch House Complex New union	Bat Note Nesting Bird Note
FUL/2016/2900 Andrew Cornfoot	Unit 1 96 Hearsall Lane	Bat note Nesting Bird note

**Standard bat note:**

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010 making them a European Protected Species. It is a criminal offence to disturb or destroy a bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a licence may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523. If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 01453 764450 for advice on the best way to proceed.

**Nesting Bird note:**

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season lasts approximately from March to September, so work should ideally take place outside these

dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season.

#### **Bat and Nesting Bird tree note:**

If it is **essential** to fell or lop any trees or part of the hedgerows, it should be ensured that this work does not disturb nesting birds, with work ideally being conducted outside the main breeding season (March-September). All nesting birds are protected from disturbance or injury under the 1981 Wildlife and Countryside Act. In addition, if mature trees are likely to be affected by the development, (e.g. by felling or lopping work), it is important to survey these trees for the presence of bats, **prior to work commencing**. Bats and their roost sites are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act, and are also deemed a European Protected Species. Local Authorities are bound by the Conservation of Habitats and Species Regulations 2010 to have regard to the Habitats Directive when exercising their functions.

#### **For LBC roof works:**

Many listed buildings are likely to support features commonly used by bats (such as warped or lifted tiles or lead flashing and gaps around eaves or soffits). Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010, making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat 'roost', even if the roost is only occasionally used. The consent given by this notice does not override the protection afforded to these species and their habitats. You must take steps to ensure that the work you are carrying out will not harm any protected species. Where a bat 'roost' is present a licence may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523. If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 01453 764450 for advice on the best way to proceed.

#### **Bat lighting note**

Lighting can have a harmful effect on bats impacting on their use of a roost and also their commuting routes and foraging areas. Light falling on a roost access point is likely to delay bats from emerging, which can be especially damaging around dusk as that is when there is a peak in the number of insects. In the worst case scenario, it can cause the bats to desert the roost. Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010, the latter of which deems them a European Protected Species. Bats should always be taken into account when lighting is being considered. It is respectfully advised that lighting is kept to a minimum around the roof area and is limited to illuminating the ground and not any possible access points or foraging corridor. For further advice on this please contact the Ecology Unit on 01926 418060.

#### **TPO/Tree works note:**

Many trees contain wildlife such as bats and nesting birds that are protected by law. The consent given by this notice does not override the protection afforded to these species and their habitats. You must take steps to ensure that the work you are carrying out will not harm any protected species, and if it may do so you must also obtain permission from Natural England prior to carrying out the work. For more information on protected species please see <http://www.naturalengland.gov.uk>".

#### **Protection of Watercourse**

It should be ensured that there is no contamination of the watercourse either during or after development. All watercourses are of significant nature conservation value. Therefore, we would recommend that suitable measures are taken to minimise detrimental run-off and ensure no net biodiversity loss in accordance with PPS9 and to comply with guidance within the Water Framework Directive.

#### **Reptile and Amphibian note:**

In view of the nearby records, care should be taken when clearing the ground prior to development, and if evidence of specially protected species such as reptiles or amphibians is found (newts, snakes, lizard, frogs toads), work should stop while Warwickshire Museum Ecology Unit or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.

**D - All other applications on the weekly list dated week ending 17th February 2017 – have no known ecological concerns.**

We do not know of any ecological concerns regarding these developments provided any hedgerows and mature trees present are protected and preserved, and provided protected species such as badgers, great crested newts, nesting birds, etc., are not affected. However, all sites have *some* value for wildlife. Therefore we would be happy to carry out further investigations of any site on request.

If you need any further information, please do not hesitate to contact me.

Yours faithfully,

Sally Clague  
**Ecological Assistant**

## Finch, Rebecca

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**From:** Whitehouse, Colin  
**Sent:** 13 March 2017 10:01  
**To:** Cornfoot, Andrew  
**Subject:** OUT/2017/0260 Car Park 16 University of Warwick Gibbet Hill Road / Kirby Corner Road Coventry CV4 7AL

Andrew,

Further to our discussions I would like to raise the following concerns:-

1. Within the TA it referencing the existing S106 agreement and that the existing car parking levels are within the maximum threshold of 5,422 at a level of 5,356. However this has not been wholly quantified and it is suggested that a plan showing the location of all the parks including number of spaces is provided to demonstrate. This is echoed in the WCC objection where it is unclear what car parks are or are not included.
2. Table 4 shows the planned parking numbers between Nov 2016 to Jul 2018, however without a plan showing where the **all** of the car parking spaces to be removed (along with the method of how they are to be removed) then it cannot be controlled or conditioned for the removal of said car parks/car parking spaces.
3. The TA does not clearly show how the existing traffic flows are redistributed onto the highway network. In addition the TA states that there will be no increase on traffic flows which may be technically incorrect as the level of car parking will increase by 66 spaces over the period hence a very modest increase in trips may result.
4. The Toar Cottage car park is stated to either be removed or to remain and the MSCP figures adjusted accordingly to retain the level at 1300, should this be finalised as part of the application?
5. A plan showing the location of where the traffic surveys were taken would be useful to understand whether they provide sufficient information in determining the traffic flows and the proposed distribution patterns.
6. The PICADY and ARCADY models do not take into account the current traffic situation and in particular the existing queuing on the highway network. Therefore queue surveys should be undertaken at all the effected junctions.
7. The TA does not contain any accident analysis data.
8. Both access junctions should have a Stage 1 Road Safety Audit as:-
  - a. Both access junctions as proposed do not take into account the needs for pedestrians, particularly has both are proposed to be widened. This will lengthen the crossing widths and therefore may require a pedestrian refuge to be included within the access way.
  - b. The visibility splay is shown incorrectly shown on the Gibbet Hill Road access and should be repositioned to where a vehicle waiting to leave will be parked.
  - c. Both access designs are based on OS mapping which is not always accurate and therefore the proposed ghost right may not meet all the necessary design standards.
  - d. Due to the heavy cycle and pedestrian flow on Gibbet Hill Road these users have not been wholly considered in the design process.
  - e. No consideration has been given on the existing 20mph signs and associated carriageway markings/surfacing.
  - f. Improvements to the Street Lighting should be considered.

I am happy to discuss this with whoever if required. I have however already discussed some of the issues highlighted above with Peter Smith of Arup.

Kind Regards,

Colin

*Colin Whitehouse*

Principal Engineer  
Highways Development Control  
Planning, Transport and Highways

Place Directorate  
Coventry City Council  
Floor 8, Civic Centre 4, Much Park Street  
Coventry CV1 2PY

Tel : 024 7683 3394  
Mob : 077 3962 4171  
Email : [colin.whitehouse@coventry.gov.uk](mailto:colin.whitehouse@coventry.gov.uk)  
Web : [www.coventry.gov.uk](http://www.coventry.gov.uk)

## Finch, Rebecca

---

**From:** Barbara Golding <barbaragolding@warwickshire.gov.uk>  
**Sent:** 09 March 2017 16:40  
**To:** Cornfoot, Andrew  
**Cc:** Planning Department  
**Subject:** Ecological response, Car Park 16 University of Warwick OUT/2017/0260  
**Attachments:** car park 16 uni of war OUT\_2017\_0260.pdf

**Categories:** Consultation Responses

Hello Andrew

### **Re: Car Park 16 University of Warwick OUT/2017/0260**

Please find attached our ecological response.

Regards  
Barbara

Barbara Golding BSc (Hons) MSc AIEMA  
Ecologist

Ecology Group  
Community  
Services

Warwickshire County Council  
PO Box 43  
Warwick  
CV34 4SX

Phone: 01926 418074  
Minicom: 01926 412277  
Email: [barbaragolding@warwickshire.gov.uk](mailto:barbaragolding@warwickshire.gov.uk)

Web: [www.warwickshire.gov.uk/biodiversity](http://www.warwickshire.gov.uk/biodiversity)

Web: [www.warwickshire.gov.uk/ecology](http://www.warwickshire.gov.uk/ecology)

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## ECOLOGICAL RESPONSE FORM

**ADDRESS:** Car Park 16  
University of Warwick  
Gibbet Hill Road / Kirby Corner Road  
Coventry  
CV4 7AL



**PROPOSAL:** Outline application for the erection of a multi-storey car park with associated accesses (discharging access, all other matters reserved)

**APPLICATION NO:** OUT/2017/0260

**Date:** 9<sup>th</sup> September 2016

### Communities

Barbara Golding  
Ecologist  
Ecological Services  
Warwickshire County Council  
PO Box 43  
Warwick CV34 4SX  
Tel: 01926 418074  
Fax: 01926 412974  
barbaragolding@warwickshire.gov.uk  
[www.warwickshire.gov.uk/museum](http://www.warwickshire.gov.uk/museum)

Andrew Cornfoot

I have viewed the plans, searched the WBRC and aerial imagery of the site and surrounding area on Google Maps and have the following comments:

### NATURE CONSERVATION VALUE OF THE SITE:

The site has no specific nature conservation designation, and there are no records of protected species within the application site. In the surrounding area there are records of great crested newts, common frog, common toad, bats and Hedgehog.

### ECOLOGICAL DESCRIPTION AND EFFECT OF PROPOSED DEVELOPMENT

The site lies within the University of Warwick to its west. Part of the current proposed development site is an outdoor car parking area with trees and shrubs around the boundaries of the site. These could provide nesting bird habitat and habitat for foraging and commuting bats and great crested newts.

The proposals include developing new junction layouts for access to the site.

### Habitat Suitability Index (HSI)

A HSI has been carried out by Middlemarch Environmental, January 2017, of ponds within approximately 500 metres of the site. The report found that pond 12 has records of great crested newts from a previous survey carried out by Middlemarch in 2013. However, the report also recommended that this pond did not have good connective corridors to the proposed development site with roads inbetween it and the site. Pond 3 was found to have a 'good' HSI and Ponds 4 and 6 to have an average HSI. It was therefore concluded that Ponds 3, 4 and 6 should have great crested newt presence and absence surveys carried out, and I agree with this, and a **Great Crested Newt Condition** is below to ensure that protected species are not harmed by the development. Great Crested Newts and their habitat (aquatic and terrestrial areas) are protected under the 1981 Wildlife and Countryside Act, the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010 the latter of which makes them a European Protected Species. **Where newts are present a licence might be necessary** to carry out the works. Further information about species licensing and legislation can be obtained from the Natural England Species Licensing Service.

A general reptile and amphibian note is also below for information and should be attached to any permission granted.

## Bats

Hedgerows around the site are likely to be used by foraging and commuting bats and therefore any proposed lighting should be minimised to avoid disturbance to them, and a **Bats and lighting Condition** is below in accordance with NPPF, ODPM Circular 2005/06. Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010 making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a licence may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Natural England Species Licensing Service.

## Trees

If there are any mature trees that would be affected by the proposed development then these will be inspected for **bat potential pre-determination**. Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010 making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a licence may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Natural England Species Licensing Service.

## Trees and hedgerows

If any trees and hedgerows are to be affected by the works they will be protected and a **Protection of root protection zone Condition** is below to protect trees and other features on site during construction.

## Nesting Birds

There is nesting bird habitat on and around the site and therefore the development should be timed to avoid the bird nesting season which is from March to September inclusive. If this is not possible then a suitably qualified ecologist will inspect the vegetation immediately prior to any works taking place. A **Nesting bird timings/supervision option Condition** is below to ensure that protected species are not harmed by the development. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). Any pre-works inspections will be part of a **Construction and ecological management plan**, and a **relevant Condition** is below to ensure that protected species are not harmed by the development.

## Foundation ditches

Particular care should be taken when clearing ground prior to development, and if evidence of badger, amphibians or reptiles is found (such as the presence of newts, lizards, snakes, reptile sloughs or badgers, snuffle holes, latrines or established setts) work must stop immediately while WCC Ecological Services or Natural England are contacted. Applicants are advised to pay particular attention to foundation ditches, which can be hazardous to badgers. Sloping boards or steps should be provided to allow animals to escape from such ditches should they become trapped. A general trench information note is below and should be attached to any permission granted.

## Invasive species

Cotoneaster which is an invasive species was observed on site and an Invasive weeds information note is below and should be attached to any permission granted. Information on how to deal with invasive species will be part of a **Construction and ecological management plan**, and a **relevant Condition** is below to ensure that protected species are not harmed by the development.

## Biodiversity loss

It appears from the plans there will be some biodiversity loss from the proposed development, and this will be compensated for to ensure no net loss of biodiversity in accordance with NPPF, ODPM Circular 2005/06. Therefore, in accordance with the



Preliminary Ecological Appraisal Report by Middlemarch Environmental, October 2016, Section 7, Recommendations pages 18 and 19, a **Mitigation in accordance with survey recommendations Condition** is below in accordance with NPPF, ODPM Circular 2005/06. In addition, this will also be part of a **Combined ecological and landscaping scheme** and a **relevant Condition** is below in accordance with NPPF, ODPM Circular 2005/06.

## **RECOMMENDATIONS:**

### **Pre-determination**

If any mature trees are to be affected by the works they will be inspected for bat potential.

## **CONDITIONS:**

### **Great Crested Newt survey condition**

The development hereby permitted shall not commence until Great Crested Newt presence and absence surveys of ponds 3, 4 and 6, at an appropriate time of year by a suitably qualified ecologist have been carried out, and appropriate mitigation measures (to include timing of works, protection measures, enhancement details and monitoring) as recommended following results of the survey to be agreed between the applicant and the District Council (with advice from WCC Ecological Services), and incorporated into the development design. Such approved mitigation plan shall thereafter be implemented in full.

*Reason: To ensure that protected species are not harmed by the development.*

### **Protection of root protection zone condition:**

No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the District Planning Authority and has been put in place. The scheme must include details of the erection of stout protective fencing and be in accordance with British Standard BS5837:2012, Trees in Relation to design, demolition and construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the District Planning Authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

*Reason: To protect trees and other features on site during construction.*

### **Nesting bird timings/supervision option condition:**

The development hereby permitted shall either:

- a.) Be timetabled and carried out to avoid the bird breeding season (March to September inclusive) to prevent possible disturbance to nesting birds.
- b.) Not commence until a qualified ecologist has been appointed by the applicant to inspect the building/vegetation to be cleared on site for evidence of nesting birds immediately prior to works. If evidence of nesting birds is found works may not proceed in that area until outside of the nesting bird season (March to September inclusive) or until after the young have fledged, as advised by ecologist.

Birds can nest in many places including buildings, trees, shrubs, dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act.

*Reason: To ensure that protected species are not harmed by the development.*

**Combined ecological and landscaping scheme condition:**

No works to commence on site, including site clearance, until a combined ecological and landscaping scheme has been submitted and agreed between the applicant and the local planning authority (with advice from WCC Ecological Services). The scheme must include all aspects of; landscaping including details of any lake/pond creation and any bird and bat boxes. The agreed scheme to be fully implemented before/during development of the site as appropriate.

*Reason: In accordance with NPPF, ODPM Circular 2005/06.*

**Bats and lighting condition:**

The development hereby permitted shall not commence until details of all external light fittings and external light columns have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. In discharging this condition the District Planning Authority expects lighting to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats. This could be achieved in the following ways:

- Narrow spectrum lighting should be used to avoid the blue-white wavelengths
- Lighting should be directed away from vegetated areas
- Lighting should be shielded to avoid spillage onto vegetated areas
- The brightness of lights should be as low as legally possible;
- Lighting should be timed to provide some dark periods;
- Connections to areas important for foraging should contain unlit stretches.

*Reason: In accordance with NPPF, ODPM Circular 2005/06*

**Construction and Ecological Management Plan:**

The development hereby permitted shall not commence until a Construction and Ecological Management Plan has been submitted to and approved in writing by the District Planning Authority. In discharging this condition the LPA expect to see details concerning pre-commencement checks for bats in any mature trees, breeding birds and amphibians, and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The agreed Construction and Ecological Management Plan shall thereafter be implemented in full.

*Reason: To ensure that protected species are not harmed by the development*

**Mitigation in accordance with survey recommendations condition:**

The development shall be timetabled and carried out to wholly accord with the detailed mitigation measures for the loss of biodiversity within the site as set out in the document 'Preliminary Ecological appraisal prepared by Middlemarch Environmental, dated October 2016, Section 7, pages 18 and 19-Recommendations.

*Reason: In accordance with NPPF, ODPM Circular 2005/06*

**NOTES:****Invasive Weeds note:**

Cotoneaster is an invasive plant listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). This means that, although it is not illegal to have the plant on your land, it is illegal to plant it or actively allow it to spread (e.g. through translocation of soil containing Cotoneaster seeds). Any Cotoneaster polluted soil or plant material that is discarded, intended to be discarded or required to be discarded is classed as controlled waste and should be accompanied by appropriate Waste Transfer documentation. Invasive plants

threaten biodiversity by out-competing native species and should be eradicated where possible. Please contact the WCC Ecological Services for further advice (01926 418060).

**General trench note:**

Particular care should be taken when clearing ground prior to development, and if evidence of badger, amphibians or reptiles is found (such as the presence of newts, lizards, snakes, reptile sloughs or badgers, snuffle holes, latrines or established setts) work must stop immediately while WCC Ecological Services or Natural England are contacted. Applicants are advised to pay particular attention to foundation ditches, which can be hazardous to badgers. Sloping boards or steps should be provided to allow animals to escape from such ditches should they become trapped. Failure to consider this matter, leading to the death of individuals, may leave the developer liable for prosecution. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 01733 455136. Badgers and their setts (communal place of rest) are protected under the Protection of Badgers Act 1992, making it illegal to carry out work that may disturb badgers without a Natural England licence. Reptiles and amphibians are protected to varying degrees under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.

**Generic reptile and amphibian note:**

In view of the nearby record(s) and ponds, care should be taken when clearing the ground prior to development and when storing materials on site. If evidence of specially protected species such as reptiles or amphibians is found (great crested newt, grass snake, common lizard or slow-worm), work should stop while WCC Ecological Services or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species under the Conservation of Habitats and Species Regulations 2010.

Please do contact me if you would like to discuss this further.

Regards

Barbara Golding  
**Ecologist**

## **Robins, Joel**

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**From:** Planning Department  
**Subject:** FW: Warwick Uni MSCP

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**From:** Millar, Alexander  
**Sent:** 14 March 2017 16:09  
**To:** Cornfoot, Andrew  
**Subject:** Warwick Uni MSCP

Hi Andy,

The proposed MSCP will be visible in the views of the site from Westwood Way, Kirby Corner, Westwood Heath Rd and Gibbet Hill Rd. Its visibility varies depending on the level of tree cover and this in turn will vary depending on the time of year. How the MSCP sits in these views will depend on the roof form of the building, architectural detailing and choice of materials. The first and third indicative façade treatments and their associated precedent treatments will help give the structure a more lightweight appearance with the vertical fins almost 'disappearing' into the sky (this would work best if there is not a horizontal cap to the top floor fins). The proposed use of timber fins on indicative treatment three would sit well behind the tree belt and depending on the type of timber chosen could weather and soften over time to give the MSCP a softer appearance. The suggested planting to the lower levels would further soften the building when viewed from immediately around it. I think on balance this the third option is probably the best one for the building in this context.

Kind regards,

Alex

**Alexander Millar**  
Urban Designer  
Place Directorate  
Coventry City Council  
Floor 11, Civic Centre 4,  
Much Park Street,  
Coventry,  
CV1 2PY

Tel: 024 7683 1277  
Mob: 07931 674033

[www.coventry.gov.uk](http://www.coventry.gov.uk)



# Consultation on Planning Application

**From Development Management**

**Date: 16/02/2017**

**Reference: OUT/2017/0260**

*CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990*

**Proposal: Outline application for the erection of a multi-storey car park with associated accesses (discharging access, all other matters reserved).**

**At: Car Park 16 University of Warwick Gibbet Hill Road / Kirby Corner Road Coventry CV4 7AL**

The application will be available to view online by holding down the control key and **clicking here** to view.

Or paste the link below into your internet browser

<http://planning.coventry.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=788132>

In line with established practice you are requested to respond with your comments, using the pro forma below, within 14 days of the date of this notice.

**Please email complete pro forma response to [planning@coventry.gov.uk](mailto:planning@coventry.gov.uk)**

**IN CASE THE MEMBER OF STAFF IS OUT OF THE OFFICE. THANK YOU**

*The Personal Data being provided to you via this link is being disclosed to enable you to fulfil your role as a member of the Council. Please remember that Personal Data should only be used in accordance with the requirements of the Data Protection Act 1998 and related regulations.*

If you require any further information please contact the case officer:

**Andrew Cornfoot**

**Tel: (024) 7683 1231**

**Email: [andrew.cornfoot@coventry.gov.uk](mailto:andrew.cornfoot@coventry.gov.uk)**

<b>Date: 16/03/2017</b>
<b>Comments from: Drainage</b>
<b>Re: OUT/2017/0260</b>

No Comments	
No Objection	
No Objection Subject to Conditions	X
Objection	
Further information Requested	

**Comments**

The proposal is to replace an existing at grade car park with the new multi-storey car park. The proposals are less vulnerable and are at high risk of localised surface water flooding. The existing flood risk appears to be generated and largely retained on-site, however it is noted that existing surface water mapping is unlikely to account for existing private drainage features located on the site. It is anticipated that the reconfiguration of the site with a robust drainage proposal will mitigate this risk.

The site currently discharges to a culvert associated with Westwood Brook. Modelling of this watercourse was undertaken as part of a wider development strategy for the university. The modelling suggests that during a peak 1 in 100 year plus climate change event (20%), flood levels are retained well below existing on-site levels. Revising the modelling to account for revised climate change requirements is not expected to result in on-site flooding, however where flooding does occur, the proposals are less vulnerable and the consequence of flooding is relatively minor.

The proposals seek to discharge surface water from the application site at Qbar -20% for events up to the 1 in 100 year +40% climate change rainfall event, in-line with the requirements of the SFRA. The proposals will also maintain existing connections through the site from other parts of the university site at existing rates.

The calculations submitted appear robust however do not appear to account for surcharging of the receiving watercourse. We would request that this be set at the 1 in 5 year peak level for any on-site future design calculations.

**Further information (if any)**

**Amendments Recommended (if any)**

**Conditions Recommended (if any)**

**Condition:**

- i. A scheme for the provision of surface water drainage, fully incorporating open air SuDS with particular emphasis on attenuation techniques. There must be consideration of features such as green roofs, rain gardens and swales, for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- ii. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
- iii. Development discharge rates to be managed to Qbar greenfield rates minus 20%. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA. On-site proposals must also account for a 1 in 5 year downstream watercourse surcharge level.
- iv. Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase.
- v. Evidence of the 1 in 100 year plus climate change events will be held within the site boundaries.
- vi. A 5m way leave must be provided from the top bank of any ordinary watercourse to the building line.
- vii. An intrusive ground investigation report to establish the depth and type of strata, including percolation results in accordance with BRE 365 and the presence and risk associated with migrant contaminants. Provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design.
- viii. The development must be considered for the implementation of permeable paving for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- ix. The development shall not be commenced until such time as a scheme to install vehicular traffic pollution control measures within the car parking facilities, together with oil and petrol separators with high level alarm, has been submitted to, and approved by, the Local Planning Authority. This should be submitted along with a periodic maintenance plan.
- x. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- xi. Where new or redevelopment site levels result in the severance, diversion or the reception of natural land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.

**Reason:**

- i. To reduce the risk of flooding from surface water runoff, infrastructure sewers, open water bodies and groundwater by ensuring the provision of a satisfactory means of limiting the peak and total discharge of surface water. To provide learning opportunities and increase the interaction of people with water, in accordance with section 7.3 of the SWMP. Furthermore, to provide for betterment in watercourse quality, in line with the Water Framework Directive.
- ii. For enforcement purposes to prevent an increased risk of flooding by ensuring good stewardship and the long-term effective surface water drainage, as well as the safeguarding of water quality in line with the Water Framework Directive.
- iii. To ensure surface runoff is not increased, and where there is an existing flooding issue, reduce the runoff to manage flood risk. This is in line with national standards

- for betterment, and existing rights of discharge do not apply.
- iv. To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal during the construction phase.
  - v. To ensure that provisions are made for any increase in rainfall frequency / intensity and urban creep. To ensure the development does not increase flood risk within the site or off site.
  - vi. To enable future riparian maintenance of the watercourse, to improve water quality in line with the Water Framework Directive, as well as minimising impacts on biodiversity in
  - vii. To assess the suitability of the ground conditions for the disposal of surface water using SuDS. Infiltration SuDS can cause increased groundwater levels, and in some circumstances, increased flood risk on or off site. Evidence is required that this is not a significant risk.
  - viii. To reduce the risk of flooding from surface water runoff, infrastructure sewers, open water bodies and groundwater by ensuring the provision of a satisfactory means of limiting total discharge of surface water, with reference to the Building Regulations Part H. Furthermore, to provide for betterment in watercourse quality, in line with the Water Framework Directive.
  - ix. The River Basin Management Plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact could cause deterioration of a quality element to a lower status, and prevent the recovery of the receiving water body.
  - x. Local planning authorities should ensure flood risk is not increased elsewhere, in accordance with paragraph 103 of the National Planning Policy Framework. Also, to prevent flooding of the Public Highway from private land.
  - xi. To ensure the development does not increase flood risk within the site or off site.

Please email response to [planning@coventry.gov.uk](mailto:planning@coventry.gov.uk)



## Robins, Joel

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**From:** Planning Department  
**Subject:** FW: OUT/2017/0260 Warwick Uni

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**From:** Patrick, Christopher  
**Sent:** 20 March 2017 13:21  
**To:** Cornfoot, Andrew  
**Subject:** OUT/2017/0260 Warwick Uni

Dear Andrew

No objections to the proposed car park on archaeological grounds, the site has in the past been subject to a negative geophysical survey and has already been subject to two phases of development to create sports pitches and then the current car park. I therefore feel that any remains associated with the Iron Age settlement to the north that might have been present are likely to have been removed.

Regards

Chris

**Chris Patrick**  
Conservation and Archaeology Officer

Coventry City Council  
Place Directorate  
Floor 3  
Civic Centre 4  
Much Park Street  
Coventry  
CV1 2PY

Direct Line 024 76831271

Mobile 07960 180601

**Peel, Karen**

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**To:** Cornfoot, Andrew  
**Subject:** FW: OUT/2017/0260 Car Park 16 University of Warwick Gibbet Hill Road

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**From:** Penlington, Robert  
**Sent:** 23 March 2017 14:35  
**To:** Cornfoot, Andrew  
**Cc:** Planning Department  
**Subject:** OUT/2017/0260 Car Park 16 University of Warwick Gibbet Hill Road

Dear Andrew,

*OUT/2017/0260 Car Park 16 University of Warwick Gibbet Hill Road / Kirby Corner Road  
Coventry  
Outline application for the erection of a multi-storey car park with associated accesses  
(discharging access, all other matters reserved).*

I raise no objections to the proposed layout.

Applicant to submit a Dimensioned Tree Protection Plan, in order to safeguard the higher amenity trees located to the site boundaries, in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations'

Kind regards

Robert

**Robert Penlington**  
Tree Preservation Officer  
Planning, Transport and Highways  
Place Directorate  
Coventry City Council  
Civic Centre 4 Floor 3  
Much Park Street  
Coventry, CV1 2PY

[Tel:- 024 7683 1269](tel:02476831269)  
[Fax:- 024 7683 1259](tel:02476831259)  
[robert.penlington@coventry.gov.uk](mailto:robert.penlington@coventry.gov.uk)  
[www.coventry.gov.uk](http://www.coventry.gov.uk)

***Our Building Control team is now back in-house and based here at Coventry.  
Phone: 024 7683 2057/2058 or email: [buildingcontrol@coventry.gov.uk](mailto:buildingcontrol@coventry.gov.uk)***