



Coventry City Council

Internal Memo

Highways Development Control

To

Pooja Kumar, Friargate/11
Development Management

CC

Colin Whitehouse, Highways Development
Manager, Highways Development Control

From

Lisa Albrighton, Friargate/10
Senior Officer
Highways Development Control

Date

27th February 2018

Subject

Consultation Under the Town and Country
Planning Act 1990 - Local Highway Authority
Response

Your reference

SCR/2018/0468

Application Number : SCR/2018/0468

Location : Bennetts Road Coventry

Proposal : EIA SCREENING OPINION for the development of the site to provide up to 450 dwellings with associated work.

Dear Pooja,

In respect of this application the Highway Authority considers that the impacts of the development are not severe therefore has no objection to the current proposal.

Kind Regards

Lisa Albrighton

Senior Officer

Highways Development Control

Friargate/10



Consultation on Planning Application

From Development Management

Date: 22/02/2018

Reference: SCR/2018/0468

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Proposal: EIA SCREENING OPINION for the development of the site to provide up to 450 dwellings with associated work.

At: Bennetts Road Coventry

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=794784>

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

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:

Pooja Kumar

Tel: 02476831609

Email: Pooja.Kumar@coventry.gov.uk

Date:
Comments from: Planning Policy
Re: SCR/2018/0468

No Comments	<input checked="" type="checkbox"/>
No Objection	<input type="checkbox"/>
No Objection Subject to Conditions	<input type="checkbox"/>
Objection	<input type="checkbox"/>
Further information Requested	<input type="checkbox"/>

Comments
No policy comments at this stage on the EIA screening opinion.
Further information (if any)
Amendments Recommended (if any)
Conditions Recommended (if any)
Manager sign off
MA
Please email response to planning@coventry.gov.uk



Consultation on Planning Application

From Development Management

Date: 22/02/2018

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<http://planning.coventry.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=794784>

In line with established practice you are requested to respond with your comments, using the pro forma below, within 21 days of the date of this notice.

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

Pooja Kumar

Tel: **02476831609**

Email: **Pooja.Kumar@coventry.gov.uk**

Date: 5.3.18

Comments from: West Midlands Fire Service: Watch Commander Craig Berridge

Re: SCR/2018/0468

No Comments	
No Objection	
No Objection Subject to Conditions	X
Objection	

Comments

Amendments Recommended (if any)

Conditions Recommended (if any)

- Access would be required for a fire appliance to within 45m of all points within each dwelling house (ADB Volume 1, 11.2)
- Vehicle access route should meet the requirements of ADB Volume 1, Table 8 and Diagram 24, noting that a WMFS appliance requires access routes to have a minimum carrying capacity of 15 tonnes.

Please email response to planning@coventry.gov.uk

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

1. CASE DETAILS			
Case Reference	SCR/2018/0468	Brief description of the project / development	Land at Bennetts Road
Appellant	Click here to enter text.		
LPA	Click here to enter text.		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?		Choose an item.	
If YES, which description of development (THEN GO TO Q4)		Click here to enter text.	
Is the project Schedule 2 development under the EIA Regulations?		Choose an item.	
If YES, under which description of development in Column 1 and Column 2?		Click here to enter text.	
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		Choose an item.	
If YES, which area?		Click here to enter text.	
Are the applicable thresholds/criteria in Column 2 exceeded/met?		Choose an item.	
If yes, which applicable threshold/criteria?		Click here to enter text.	
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)			
If yes, is a copy of the SO/SD on the file?		Click here to enter text.	
If yes, is the SO/SD positive?		<SELECT>	
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?		Choose an item.	

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?)) or N/A	(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?)) or N/A
	Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site (If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')	Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.

1. NATURAL RESOURCES

1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes		No	
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	No		N/A	
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	No		N/A	

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
2. WASTE				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes		No	
3. POLLUTION AND NUISANCES				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes		No	
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes		No	
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes		No	
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	Yes		No	
4. POPULATION AND HUMAN HEALTH				
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during	No		N/A	

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
construction, operation or decommissioning?				
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	No		N/A	
5. WATER RESOURCES				
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes		No	
6. BIODIVERSITY (SPECIES AND HABITATS)				
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated	Yes	Land at Bennetts Road includes a number of locally-valuable habitats, such as hedgerows, ditches, ponds and stream. Whilst the application will consider protected species, their associated survey requirements and mitigation, consideration should be given to overall habitat and species loss. This potential loss needs to be considered in combination with other development sites in the area. The site is one part of a large urban extension in combination with other sites coming forward for development. As such, the	No	

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
indicate level of designation (international, national, regional or local)).		likely cumulative impact on habitats and species needs to be included in an EIA process.		
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	Land at Bennetts Road includes a number of locally-valuable habitats, such as hedgerows, ditches, ponds and stream. Potential for the site to support nesting birds, bats, reptiles, water vole and great crested newt all need to be considered through the ecological impact assessment process; priority species such as hedgehog and common toad also.	No	
7. LANDSCAPE AND VISUAL				
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	Yes		No	
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes		No	

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
8. CULTURAL HERITAGE/ARCHAEOLOGY				
8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	Yes		No	
9. TRANSPORT AND ACCESS				
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes		No	
9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No		N/A	
10. LAND USE				
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce,	Yes		No	

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.				
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	Yes		No	
11. LAND STABILITY AND CLIMATE				
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No		N/A	
12. CUMULATIVE EFFECTS				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Yes		Yes	
13. TRANSBOUNDARY EFFECTS				
13.1 Is the project likely to lead to transboundary effects? ²	No		N/A	

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

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6. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	Choose an item.
Is it necessary to issue a SD?	
Is an ES required?	Choose an item.

7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)

	OUTCOME	
Is likely to have significant effects on the environment	ES required	
<u>Not</u> likely to have significant effects on the environment	ES not required	
More information is required to inform direction	Request further info	

NAME	
DATE	

Consultation on Planning Application

From Development Management

Date: 22/02/2018

Reference: SCR/2018/0468

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

Pooja Kumar

Tel: **02476831609**

Email: **Pooja.Kumar@coventry.gov.uk**

Date: 15/03/2018
Comments from: Drainage
Re: SCR/2018/0468

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

Comments
<p><u>Section 5 - Water Resources. 5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?</u></p> <p>Part 2a: Yes</p> <p>Part 2b: The site area predominantly discharges to the Hall Brook (sometimes via a network of ditches and smaller watercourses), an ordinary watercourse flowing through the site. There are also some surface water flow paths. There is also a potentially elevated Groundwater level on this site.</p> <p><u>Is a Significant Effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.</u></p> <p>Part 3a: Yes</p> <p>Part 3b: The site is predominantly Greenfield. The proposed development will result in an increased percentage impermeable area (PIMP), hypothetically increasing both the rate and volume at which water discharges to the Hall Brook. However if: appropriately designed Sustainable Drainage Systems (SuDS) providing discharge rate controls and volume reduction are implemented; the capacity of the Hall Brook is not restricted or reduced (e.g. through culverting); and an appropriately sized blue-green corridor is provided, then consequent flood risk associated with the Hall Brook will not increase. To reduce the risk of surface water flooding, Surface water flow paths should also be considered within the site masterplan.</p> <p>There is also an opportunity to reduce flood risk to the downstream catchment. See Local Plan Policy EM4(2): “All opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage.”</p> <p>Detailed pre-application advice and meetings More detailed and site-specific flood risk management and drainage advice should be sought by submitting a request for pre-application advice to the LLFA. Please contact the LLFA for further information: Flooding@coventry.go.uk</p> <p><u>Section 6 – Biodiversity (Species and Habitats). 6.1 6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the</u></p>

coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local)))

Part 2a: Yes

Part 2b: The Hall Brook, an ordinary watercourse, flows through the site. Although not classified for ecological value, please note the following. The Brook is part of the Water Framework Directive (WFD) water body GB109054044660 (Sowe – confluence of Breach Brook to confluence of Withy Brook). This water body currently has a Overall WFD classification of Poor (2016), including a Poor Ecological classification; the target classification assigned by the Severn River Basin Management Plan (regional) is Moderate by 2027. Additionally, the Coventry Brooks and rivers are described as a priority Sub-catchment area in the Warwickshire Avon Catchment Plan (p7)(regional). Therefore the development should not impact negatively upon the water quality and value to biodiversity of the Hall Brook. In fact, there is a strong case for environmental enhancement of the Hall Brook through the development.

Is a Significant Effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.

Part 3a: Not known

Part 3b: The land uses of the proposed development could decrease the quality of water discharging to the Hall Brook. This can be mitigated if **appropriately designed Sustainable Drainage Systems (SuDS) provide on-site water treatment in a SuDS management train.**

As well as protecting the Hall Brook's existing environmental value, there is also opportunity for improvements through **river restoration**. See Local Plan policy EM4 (2c): "*all opportunities to undertake river restoration and enhancement including de-culverting, removing unnecessary structures and reinstating a natural, sinuous watercourse will be encouraged*".

Detailed pre-application advice and meetings

More detailed and site-specific flood risk management and drainage advice should be sought by submitting a request for pre-application advice to the LLFA. Please contact the LLFA for further information:

Flooding@coventry.go.uk

Further information (if any)

Please refer to the following local plan policies for further information:

- DS4 (Parts A & C)
- H2:1
- DE1
- EM1, EM2, EM4 and EM 5

Amendments Recommended (if any)

Conditions Recommended (if any)

Please email response to planning@coventry.gov.uk