



Consultation on Planning Application

From Development Management

Date: 07/03/2019

Reference: OUT/2019/0484

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

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

At: Land at Thompsons Farm Thompsons Road Coventry CV7 8JW

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=801230>

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:

Nigel Smith

Tel: **024 7683 1246**

Email: nigel.smith@Coventry.gov.uk

Date: 18/03/2019
Comments from: Environmental Protection
Re: OUT/2019/0484

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

Comments
Further information (if any)
<p><u>Noise</u></p> <p>I am happy with the findings of the noise report for exposure for new receptors on the site and mitigation suggested. I will require full details once the design has been finalised, showing the properties requiring mitigation. It would be helpful if a sound map of the site overlaying the finalised layout plan is provided within the full application.</p> <p><u>Air Quality</u></p> <p>I have the following comments regarding the air quality assessment:</p> <ul style="list-style-type: none"> • I require full details of model parameter inputs • I require further details of the derivation of the adjustment factor of 3.309 <p>This information should be submitted as part of any full application.</p> <p>I will also require the following to be conditioned:</p> <ol style="list-style-type: none"> 1. CEMP – dust control measures in app 14.6 should be included in the CEMP along with proposed hours of works 2. Low NOx boilers 3. EV recharging points – these should be provided at a rate of one per property with a dedicated parking space and one in ten for unallocated spaces. <p><u>Contaminated Land</u></p> <p>Further investigation is required as part of the detailed design phase and should be submitted as part of the full application. It should proceed in accordance with the following:</p> <p>1. Site Characterisation</p> <p>An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be</p>

produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

Amendments Recommended (if any)

Conditions Recommended (if any)
Manager sign off
MA
Please email response to planning@coventry.gov.uk