



TOWN & COUNTRY PLANNING ACT 1990

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Application No.	OUT/2022/2259
Registered on:	31/08/2022
Site at:	Land Bounded By Hawkesmill Lane and Browns Lane, Coventry, CV5 9PU
Description of proposed works:	Outline application for Residential development of up to 345 dwellings (Use Class C3a) and 2 hectares of housing with care/ residential care home provision (Use Class C2), together with associated infrastructure, open space and landscape enhancements on land at Browns Lane in Coventry (with all matters reserved except access)
Planning committee decision	
Decision Issued:	02/01/2026

Coventry City Council as Local Planning Authority **GRANT** permission for the development proposed in your application, subject to the following condition(s) :-

1: Approval of the details of the appearance, layout, scale and landscaping (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced and the development shall be carried out in full accordance with those reserved matters as approved.

Reason: To conform with Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015

2: Application for approval of the reserved matters listed at condition 1 shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

Reason:To conform with Section 92 of the Town and Country Planning Act 1990 (as amended)

3: The development hereby permitted shall begin within 3 years of the date of this permission or within 2 years of the final approval of the reserved matters, whichever is the later.

Reason:To conform with Section 92 of the Town and Country Planning Act 1990 (as amended)

4: The reserved matters shall be in accordance with the Land Use Plan DWG COV0449-001 Rev E and shall include the following specific requirements and/or be supported by the following documents in so far as relevant to that matter:

Retention of trees, tree groups and hedgerows as indicated for retention on Tree Retention Plan DWG COV0449-002 Rev B

Provision of NEAP;

Provision of MUGA;

A strategy for the long-term maintenance of the Public Open Space & Highways;

Health Impact Assessment;

Sustainable Building Statement;

Inclusion of car club spaces at locations to be agreed within the development;

Preparations for cycle hire docking station(s) including hard-standing and power supply;

Provision of communal EV charging points and

Provision of car club parking and information boards/displays.

Reason:In the interests of achieving sustainable development, having particular regard to the potential impact of the development in accordance with Policy DS3 of the Coventry Local Plan 2016.

5: The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan DWG COV0449-001 Rev A

Land Use Plan DWG COV0449-001 Rev E

Tree Retention Plan DWG COV0449-002 Rev B

Building Height Plan DWG COV0449-003 Rev A

Proposed Wall Hill Road Site Access DWG 408218-MMD-HW-XXDR-C-0001 Rev P5

Proposed Browns Lane Access Roundabout Design DWG 408218-MMD-HW-DR-10011 Rev P07

Coundon Wedge Access and Visibility Plan DWG 408218-MMD-HW-DR-0021 Rev P1

Topographical Survey DWG 53527-1- 10

Planning Statement Rev B- August 2022
Design and Access Statement Rev B- July 2022
Environmental Impact Assessment- July 2022
Volume 1 – Environmental Statement – Main Report
Volume 2 – Environmental Statement – Technical Appendices
Volume 3 – Environmental Statement – Non-Technical Summary
Statement of Community Involvement Rev B- July 2022
Arboricultural Report Rev A- Dated 30th September 2019
Geo-environmental Desk Study Rev B- Dated 28th July 2022
Landscape and Visual Impact Assessment Rev B- July 2022
Historic Environment Desk Based Assessment Rev D- July 2022
Addendum to Transport Assessment- Dated 18th January 2023
Addendum to Transport Assessment 2- Dated 26th June 2023

Reason:For the avoidance of doubt and in the interests of proper planning

- 6:** Prior to the commencement of the development of a phase hereby permitted, a site wide phasing programme shall be submitted to and approved in writing by the Local Planning Authority, which shall include:• Details of the precise location and extent of individual development phases;• The extent of development within each phase and a description of the intended timing of the development and completion of each phase;• Permanent and temporary access arrangement to serve each phase of the development;• Any interim surface or boundary details relating to each phase of the development;• Timings of provision of Green Infrastructure and footpath / cycle routes within each phase. The development shall only be carried out in full accordance with the approved site wide phasing programme.

Reason:To ensure that in the event of the development being carried out on a phased basis, satisfactory access and interim environmental treatment is provided to address the impact in the interests of public safety and amenity in accordance with Policies DS4, DE1, AC1 and AC2 of the Coventry Local Plan 2016.

- 7:** No habitable buildings, structures, roadways, car parks, fencing, lighting, or anything else, shall be erected within 3m of the gas pipeline which crosses the site; except for the approved roadways identified on Land Use Plan DWG COV0449-001 Rev E

Reason:In the interests of health and safety of future occupiers in accordance with Policy H3 of the Coventry Local Plan 2016.

8: Prior to the commencement of the relevant phase of development hereby permitted, full details of the proposed NEAP and MUGA shall be submitted to and approved in writing by the Local Planning Authority, which shall include / provide for the following:

MUGA:

- Is minimum of 40m x 20m in size.
- Has a sufficient buffer zone to allow a minimum distance of 30 metres between the edge of the activity zone and the boundary of the nearest residential property
- The court can be a porous macadam (tarmac) surface with an acrylic non-slip paint applied in accordance with SAPCA Code of Practice.
- Requires markings for Football, and Basketball, using acrylic line markings, 50mm wide and to include a goal at each end for football and a basketball hoop

NEAP:

- It caters for children from 8 to 14 years of age.
- Has a minimum activity zone area of 1000 square metres.
- Play equipment will not overlook nearby gardens
- Is positioned beside a pedestrian pathway on a well-used, well-lit route
- Has a sufficient buffer zone to allow a minimum distance of 30 metres between the edge of the activity zone and the boundary of the nearest residential property
- Occupies a well-drained site with a grass or a hard surface and features an appropriate impact absorbing surface beneath and around the play equipment conforming to EN1177.
- Contains a minimum of 8 types of play equipment and each type of play equipment should be designed to stimulate one of the following activities:
 - Balancing,
 - Rocking,
 - Climbing/Agility,
 - Sliding,
 - Social play,
- Additional items may focus upon rotating, swinging, jumping, crawling, viewing, counting or touching.
- The playground equipment must conform to EN1176 or equivalent standard at the time
- Contain the appropriate amount of seating for parents and/or carers
- Contain an appropriate number of litter bins for the size of the Play area
- Has a dog proof fence (preferably metal bow topped) with a minimum of two self-closing gates on opposite sides of the play area, to deter entry by dogs and to restrict opportunities for bullying
- An appropriately worded information sign outside entrances to the play area.

Any play area will need to be managed and maintained to current ROSPA guidelines - <https://www.rospa.com/play-safety/advice/code-of-practice>

Reason:To ensure adequate play equipment is provided in accordance with Policy GE1 of the Coventry Local Plan 2016.

- 9:** An investigation and risk assessment (in addition to any assessment provided with the planning application) for each phase, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site; whether or not it originates on the site; and any report of the findings must be submitted to and approved in writing by the local planning authority prior to the commencement of development (including any demolition). The report of the findings, to be conducted in accordance with Environment Agency Guidance Land Contamination: Risk Management (2021) and must include (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options and proposal of the preferred option(s)

Reason:To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF

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

Reason:To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF

- 11:** The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development of a phase other than that required to carry out the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason:To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF

12: Prior to occupation of a phase of development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 11, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing

Reason:To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF

13: In the event that contamination is found at any time when carrying out the approved development of a phase, 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 9, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10, which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 12.

Reason:To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF

14: Any gas boilers installed on site shall have a dry NO_x emission rate of no more than 40mg/kWh. One electric vehicle recharging point per dwelling shall be provided prior to occupation and shall be kept available for such use by residents at all times.

Reason:To mitigate the impacts of development on air quality in accordance with Policy DS3 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.

15: Prior to the commencement of development of a phase, a method statement detailing the control of emissions into the air during the demolition/construction phase should be submitted to and approved in writing by the Local Planning Authority. The method statement should accord with the Best Practice Guidance - 'The control of dust and emissions from construction and demolition' and include:- a) proposed hours of work; b) map with nearest receptors and distances for dust and noise; c) noise impact on nearest neighbours and control measures as required; d) monitoring methods and measurement locations for dust and noise recording details; e) dust mitigation

measures; f) contact details for responsible persons and site personnel training; and g) information provision and liaison with local residents. The development shall only proceed in full accordance with the approved details.

Reason:To protect the amenity of the occupiers of neighbouring residential occupiers in accordance with Policy EM7 of the Coventry Local Plan 2016.

16: A noise assessment shall be submitted with the appearance, layout, and scale reserved matters applications for each phase of development, and which also has regard to the adjacent RSPCA site. The noise assessment shall include results for LAeq, LA max, and LA90 noise descriptors, together with a calculated arithmetical average for the LAeq. The assessment will demonstrate by calculation that internal noise levels for the proposed residential property meet the 'Good' criteria set out in British Standard 8233 'Sound Insulation and Noise Reduction for Buildings' together with any mitigation measures that are required to achieve this. The report shall also demonstrate that outdoor garden and leisure areas associated with this development meet the 55dB limit as required by the World Health Organisation (WHO). Prior to the first occupation of the buildings any necessary mitigation measures shall have been implemented in full accordance with the recommendations of the noise assessment and thereafter shall not be removed or altered in any way.

Reason:To protect the amenities of future occupiers from road traffic noise and general disturbance in accordance with Policy H3 of the Coventry Local Plan 2016.

17: The development of a phase hereby permitted shall only proceed in strict accordance with a scheme for targeting and utilising local people for construction and employment, which shall be submitted to an approved in writing by the Local Planning Authority.

Reason:To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2016.

18: A written scheme of archaeological investigation shall be submitted to and approved by the local planning authority prior to submission of the reserved matters for each phase or sub-phase of development. This shall include a detailed programme of archaeological works. An evaluation report shall be submitted for approval with reserved matters applications for development within all phases. The development shall only proceed in full accordance with these approved details.

Reason:The submission of these details is fundamental to mitigate the effect of the works associated with the development upon any heritage assets and to ensure that

information regarding these heritage assets is preserved by record for this and future generations in accordance with Policy HE2 of the Coventry Local Plan 2016

19: No phase of development (including any demolition or preparatory works) shall commence unless and until a Biodiversity Method Statement for bats and breeding/wintering birds, including Reasonable Avoidance Measures, has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with the approved Biodiversity Method Statement.

Reason:To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2021.

20: Prior to the first occupation of a phase of the development hereby permitted, details of general ecological habitat enhancement measures and hedgehog mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall include; retention and management of boundary vegetation, and hedgehog friendly boundary fencing and gates. The habitat enhancement measures shall be undertaken in strict accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason:To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2021.

21: No removal of trees/ hedges/shrubs/ or demolition of buildings/ structures shall take place between 1st March and 31st August (inclusive) unless a survey to assess the nesting bird activity on the site during this period has been undertaken by a qualified surveyor, and a scheme to protect any nesting birds identified on the site for a specific phase has first been submitted to and approved in writing by the Local Planning Authority. No trees/ hedges or shrubs shall be removed or buildings/ structures shall be demolished between 1st March and 31st August (inclusive) other than in strict accordance with the approved bird nesting protection scheme.

Reason:To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2021.

22: No development (including any demolition or preparatory works) shall commence unless and until a scheme ('the offsetting scheme') for the offsetting of biodiversity impacts for a particular phase at the site has been submitted to and approved in writing by the Local Planning Authority. The offsetting scheme shall include: a) a methodology for the identification of receptor site(s); b) the identification of receptor site(s); c) details of the offset requirements of the development (in accordance with the recognised offsetting metrics standard outlines in the Defra Metrics Guidance dated March 2012, or any document that may update or supersede that guidance). d) the provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery); and e) a management and monitoring plan (to include for the provision and maintenance of the offsetting measures in perpetuity). The offsetting scheme shall be implemented in strict accordance with the approved details within three months of the first occupation of the development hereby permitted and thereafter shall not be withdrawn or amended in any way.

Reason:In order to safeguard and enhance habitat and secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016.

23: Prior to the installation of any street lighting or any external lighting to be fixed to any building(s), an external lighting strategy (including a plan) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate that lighting shall be kept to a minimum at night in order to minimise impact on emerging and foraging bats, and to restrict light spillage onto foraging corridors. The lighting shall be installed in full accordance with the approved strategy and all lighting thereafter shall be subsequently maintained in strict accordance with the approved details.

Reason:To ensure that protected species are not harmed by the development in accordance with Policies GE3 and DE1 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2021.

24: Prior to the first occupation of the development within each phase hereby permitted, details of bin storage areas for that phase shall be submitted to and approved in writing by the Local Planning Authority. The bin storage areas shall be provided in full accordance with the approved details prior to first occupation of the development. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days. The bin storage areas thereafter shall remain available for use at all times and shall not be removed or altered in any way.

Reason:In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policy DE1 of the Coventry Local Plan

2016.

25: Prior to the first occupation of the development within each phase hereby permitted, details of a scheme which sets out where and how 'Secured by Design' standards will be incorporated into the development, shall be submitted to and approved in writing by the Local Planning Authority. These measures should be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way

Reason:To ensure Secured by Design standards are met, in the interests of safety and security and the health and wellbeing of future occupiers of the development in accordance with Policies DS3, H3 and DE1 of the Coventry Local Plan 2016.

26: The landscaping details within each phase to be submitted and approved by Condition 1 of this approval shall be installed and planted in accordance with those details to be submitted. Any tree(s) or shrub(s) which within a period of ten years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective, or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

Reason:To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2016.

27: None of the dwellings hereby permitted shall be occupied unless and until the car and cycling parking provision for that dwelling has been constructed or laid out, and made available for use by the occupants and / or visitors to the dwellings and thereafter those spaces shall be retained for parking purposes at all time and shall not be removed or altered in any way.

Reason:To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1,AC2 and AC3 of the Coventry Local Plan 2016.

28: Prior to the first occupation of the development within each phase hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.

Reason:In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.

29: No phase of development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of: - hours of work; - hours of deliveries to the site; - the parking of vehicles of site operatives and visitors during the demolition/construction phase; - the delivery access point; - the loading and unloading of plant and materials; - anticipated size and frequency of vehicles moving to/from the site; - the storage of plant and materials used in constructing the development; - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; - wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; - measures to control the emission of dust and dirt during demolition and construction; - measures to control the presence of asbestos; - measures to minimise noise disturbance to neighbouring properties during demolition and construction; - details of any piling together with details of how any associated vibration will be monitored and controlled; a lorry routing agreement with prohibited route details & location of appropriate signage and - a scheme for recycling / disposing of waste resulting from demolition and construction works. Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.

Reason:The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies [EM7], AC1 and AC2 of the Coventry Local Plan 2016.

30: The Travel Plan within the Environmental Impact Assessment Volume 2 Section 1 hereby approved shall be implemented in full accordance with the details specified therein. The Travel Plan, as approved shall be monitored and reviewed in accordance with the approved Travel Plan targets and shall not be amended in any way.

Reason:In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.

31: Before any dwellinghouse is first occupied the road(s)/ footway(s)/cycleway(s) shall be constructed to binder course level from the dwellinghouse to the adjoining adopted highway network in accordance with the details to be approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason:In the interests of highways safety in accordance with the aims and objectives of Policies AC1 and AC2 of the Coventry Local Plan 2016.

32: Notwithstanding any approved details, no development of the vehicular, pedestrian or cycle access for each phase shall commence unless full engineering and constructional details of the proposed highway works listed as a) to d) below, has been submitted to and approved in writing by the local planning authority and no part of the development within that phase shall be occupied or otherwise brought into use until the approved works have been completed to the written satisfaction of the local planning authority and opened to traffic. The approved works shall be retained until such time as the Proposed Site Access Arrangements have been completed to the satisfaction of the local planning authority. List of proposed highway works:

a) Proposed Browns Lane Site Access Junction as shown indicatively on drawing 408218-MMD-HW-DR-10011 Rev P07

b) Proposed Wall Hill Road Site Access Roundabout as shown indicatively on drawing 408218-MMD-HW-XXDR-C-0001 Rev P5

c) Proposed Coundon Wedge Drive Junction Layout as shown indicatively on drawing 408218-MMD-HW-DR0021 rev P1

d) Proposed Browns Lane Pedestrian & Cyclist Access (adjacent to Freshfield Close) as shown indicatively on Land Use Plan DWG COV0449-001 Rev E

Reason:In the interests of highway safety and the free flow of traffic on the adjacent highway network in accordance with the aims and objectives of Policies AC1 and Ac2 of the Coventry Local Plan 2016.

33: The following shall be submitted to the Local Planning Authority together with reserved matters applications for each phase of development:

a) Tree Survey - a detailed scaled plan (to a scale and level of accuracy appropriate to

the proposal) showing the position of every tree on the site, and every tree on land adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, crown overhang from the boundary, intrusion of the Root Protection Area. The Veteran trees require a x15 dbh stem multiplier for their Root protection area radius. The green buffer which runs along the site boundary with Coundon Wedge (W1 within tree survey) requires to be a minimum width of 15m in line with its widest section. A minimum set-back distance of 15m is required in order for the plots to be of a reasonable minimum distance away from the Coundon Wedge buffer;

b) a schedule of the trees surveyed;

c) Tree Constraints Plan to include tree retentions/ removed superimpose upon a proposed layout;

d) Arboricultural Impact Assessment to assess the direct and indirect implications of trees upon the proposal and visa-versa, including locations for under-ground/ over-ground services, level changes within RPA's etc.;

e) Arboricultural Method Statement;

f) Dimensioned Tree Protection Plan and

g) A CAVAT assessment will be required for any proposed tree removals.

The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work.

Reason: To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2016

34: Prior to the first occupation of the development in any phase hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed; b) Ecological trends and constraints on site that might influence management; c) Aims and objectives of management, including mitigation and enhancement for species identified on site; d) Appropriate management option for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period); g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation; h) Ongoing monitoring and

remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met. The LEMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.

Reason: In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016.

35: Notwithstanding the details submitted the following details for each phase shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) for the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance for each reserved matters application. The submission shall include all relevant details and calculations to enable a full evaluation to be undertaken, and clear and accountable consideration shall be given to the following features:

- Open Air storage or attenuation in the form of a wet pond, dry basin, swale or other similar surface feature, aimed at managing water quantity, quality and introducing biodiversity at the ground surface.
- General below ground attenuation, aimed solely at managing the quantity of water on site (Note: preference should be given to localised cellular storage unless there is no possible mechanism for doing so)
- Water quality control mediums such as permeable paving, filter drains, rain gardens, ponds or swales aimed at improving the quality of water passing through the system either above or below ground.
- The use of water harvesting and grey water reuse at individual plot level within the development. This consideration should include both the deployment of water butts, and dedicated tank-based storage where appropriate and any reasons for NOT using should be clearly stated. All in accordance with Coventry City Council's Supplementary Planning Document "Delivering a more Sustainable City".
- The deployment of green roof technology on suitable roof structures within the development
- The use of infiltration drainage either as above ground (open air) or below ground (buried) – to be accompanied by a full intrusive Geotechnical Site Investigation.
- The stormwater discharge rates from the development shall be managed in order to reduce flood risk to surrounding sites, downstream areas or the wider environment by means of a flow control mechanism (or mechanisms) limiting the total site discharge offsite to Qbar greenfield runoff minus 20%. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the CCC SFRA.

- A detailed strategy document must be submitted to, and approved in writing by, the LPA for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on site. It should also mention any notable Health and Safety or specialist training, and special equipment required as part of the routine maintenance.
- Single outfall points will be discouraged on larger sites, as outfall points should be located to best mimic the natural discharge condition.
- An appropriately scaled intrusive ground investigation report must be provided to establish the depth and type of strata, including percolation results in accordance with BRE 365 and identifying the presence and risk associated with migrant or soluble contaminants. Please provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design.
- Prior to the commencement of any works on site, 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. This should be covered under environmental risks in the Site-Specific CEMP.
- Evidence must be provided to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the buildings will be protected in such an event.
- Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- Where new or redevelopment site levels result in the severance, diversion or reception of natural (or engineered) 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.
- A wayleave of at least 5m must be provided from the top bank of any Ordinary watercourse to the building line.
- Foul drainage plans

The drainage details shall be installed in full accordance with the approved documentation prior to occupation of the development and thereafter shall be maintained and shall not be removed or altered in any way.

Reason: To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2016 and Coventry City Councils adopted Supplementary Planning Document for Delivering a More Sustainable City.

36: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, as amended, or any Order revoking and re-enacting that Order with or without modification, the use indicated as a care home on Land Use Plan

DWG COV0449-001 Rev E hereby permitted shall be used only as a care facility/ residential care home under Use Class C2 and for no other purpose (even if such other purpose would not otherwise require planning permission or would otherwise be permitted by any legislation).

Reason: It is considered necessary to strictly control the nature and intensity of the use of the site and only the approved use has been considered in establishing whether the proposal would have acceptable impacts in this location, and other use would require further detailed consideration in accordance with Policies DE1 and DS3 of the Coventry Local Plan 2016.

37: No fixed plant and/or machinery shall be operated at the care facility/ residential care home unless and until details of the fixed plant and/or machinery, including any mitigation measures, has been submitted to and approved in writing by the Local Planning Authority. The rating level of the noise emitted from the plant and machinery shall not exceed the current background noise level at the nearest off-site residential receptor. The noise levels shall be determined by measurements or calculations at the nearest off site, noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014. All details shall be carried out as approved prior to first occupation of the development and any mitigation measures shall remain in place thereafter and shall not be removed or altered in any way.

Reason: To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.

38: No development of the pedestrian and cyclist access from Lyons Drive as shown indicatively on Land Use Plan DWG COV0449-001 Rev E shall commence until full engineering and construction details have been submitted and approved in writing by the local planning authority. Furthermore, no development within that phase shall be occupied or otherwise brought into use until the access has been provided up to the boundary of the application site.

Reason: In the interests of highway safety and the free flow of traffic on the adjacent highway network in accordance with the aims and objectives of Policies AC1 and AC2 of the Coventry Local Plan 2016.

In determining the application Coventry City Council have made the decision in a positive way to foster the delivery of sustainable development, working proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The

decision has been taken having regard to the impact of the development, and in particular to the policies and proposals in the adopted Coventry Local Plan 2017 set out below, and to all relevant material considerations, including the National Planning Policy Framework, and Supplementary Planning Guidance.

The City Council have worked in a seamless and timely manner to undertake the necessary liaison and negotiation with the applicant, third parties and statutory consultees (at the application and pre-application stages) to look for solutions which seek only high quality sustainable development.

Policy AC1: Accessible Transport Network

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

Policy H1: Housing Land Requirements

Policy H2: Housing Allocations

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing

Policy H5: Managing Existing Housing Stock

Policy H6: Affordable Housing

Policy H9: Residential Density

Policy DE1: Ensuring High Quality Design

Policy EM4: Flood Risk Management

Policy EM5: Sustainable Drainage Systems (SuDS)

Policy EM7: Air Quality

Policy GB1: Green Belt and Local Green Space

Policy GE1: Green Infrastructure

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy HE2: Conservation and Heritage Assets

Policy IM1: Developer Contributions for Infrastructure

Policy JE7: Accessibility to Employment Opportunities

Policy DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy

Policy DS4 (Part A): General Masterplan principles

Ancient Arden

Policy GB1: Green Belt and Local Green Space

Policy JE2: Provision of Employment Land and Premises

A handwritten signature in black ink, appearing to read 'Anne Lynch', written in a cursive style.

Anne Lynch

Interim Strategic Lead for Planning

Notes to Applicant

APPEAL TO SOS

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

APPEAL ALL OTHER

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

ALL DEVELOPMENTS WITHIN COALFIELD STANDING ADVICE AREAS

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. It should be noted that this site may also lie within an area where a current licence exists for underground coal mining. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary

information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com



Anne Lynch

Interim Strategic Lead for Planning

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