

PLANNING APPLICATIONS COMMITTEE

ADDENDUM 24th May 2022

Item
1

AMEND SCHEDULE OF CONDITIONS:

4. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

<i>Plan Description</i>	<i>Plan No.</i>	<i>Date Received</i>
Site Location Plan	BIR.4240_02 Rev E	20 th July 2020
Land Use Plan	BIR.4240_021_01 Q	2 nd March 2022
Residential site access	SK_T_093 (P1) In Transport Assessment Addendum March 2022	2 nd March 2022
Swept Path Residential Site Access	16117_SK_T_077 Rev P 2 In Transport Assessment Addendum March 2022	2 nd March 2022
General arrangement left in/left out signalised junction to employment zone	SK_T_086 Rev P10 In Transport Assessment Addendum March 2022	2 nd March 2022
Combined Pedestrian / Cycle Path & Emergency Access off Wilsons Lane	SK_T_026 (P8) In Transport Assessment Addendum March 2022	2 nd March 2022

The following plans and documents have been considered as part of the application process:

<i>Plan Description</i>	<i>Plan No.</i>	<i>Date Received</i>
Proposed connection to Bedworth to Coventry Cycle route.	16117_SK_T_069 Rev P2 In Transport Assessment Addendum March 2022	2 nd March 2022
Proposed Longford Road roundabout improvement scheme geometry	SK_T_088 P2 In Transport Assessment Addendum March 2022	2 nd March 2022
Proposed Longford Road roundabout improvement scheme deflection	SK_T_089 P6 In Transport Assessment Addendum March 2022	2 nd March 2022
Left turn swept path analysis of proposed	SK_T_90 P1 In Transport Assessment	2 nd March 2022

Longford Road roundabout improvement scheme	Addendum March 2022	
U-turn swept path analysis of proposed Longford Road roundabout improvement scheme	SK_T_091 P1 In Transport Assessment Addendum March 2022	2 nd March 2022
Indicative Signage	SK_T_094 Rev P2 In Transport Assessment Addendum March 2022	2 nd March 2022
Proposed Dual Toucan Crossing		12 th April 2022
Proposed Diversion of Public Footpath B25	BIR.4240_26 Rev L	2 nd March 2022
Flood Risk Assessment and Drainage Strategy	May 2021, 16117-FRA&DS-01 v10	7 th July 2021
Floodplain Volume Sheet 1'	SK_C_033 Rev. P5 SK_C_034 Rev P4	
Correspondence from A. Gill (Pegasus) to J. Padbury (NBBC)	Dated 07/07/2021	
Covering Letter_ Land at Wilsons Lane/A444, Coventry_BIR.4240_03.0 3.2022		
Arboricultural Impact Assessment	May 2022 Rev H	6 th May 2022
Biodiversity Offsetting Briefing Note	May 2022	6 th May 2022
Ecological Impact Assessment	March 2022, CSA/2918/03	2 nd March 2022
Employment Framework Travel Plan	May 2021, 16117-FTP-02	7 th July 2021
Geophysical Survey Report	Feb 2020, MSSP615	4 th April 2022
Health Impact	April 2020, BIR.4240	28 th July 2020

Assessment		
Landscape and Visual Impact Assessment	May 2021, BIR.4240	7 th July 2021
Landscape Strategy	CSA/2918/105 Rev C	6 th May 2022
Noise Assessment	May 2021	7 th July 2021
Planning Statement		28 th July 2020
Utilities Assessment	May 2021, 16117-UTIL-01 v7	7 th July 2021
Air Quality Assessment	14 th May 2020 23992-04-AQA-01 Rev D	7 th July 2020
Air Quality Technical Note	14 th May 2021 BM12018/001	10 th June 2021
Air Quality Technical Note	17 th September 2021 BM12018	20 th Sept.2021
Noise Technical Note	12 th April 2022 100372	12 th April 2022
Design and Access Statement	June 2020, BIR.4240	28 th July 2020
Design and Access Statement Addendum	April 2021 BIR.4240	7 th July 2021
Public Rights of Way Strategy	May 2021, v5	7 th July 2021
Transport Assessment	May 2021, 16117-TA-01 v12	7 th July 2021
Transport Assessment Addendum	March 2022, 16117-TAA-01 v3	2 nd March 2022
Ground Conditions Assessment	May 2020, 16117-GCA-3	10 th June 2021
Ground Conditions Assessment Addendum	May 2021, 16117-GCA-01	7 th July 2021
Indicative Cross sections Drawing Unit 2 & Old Farm Lane properties 39 & 48	SK_C_038 Rev P2	2 nd March 2022
Indicative Cross sections Drawing – South of Unit	SK_C_041 Rev P3	2 nd March 2022

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Illustrative Masterplan	BIR.4240_008_01 Rev W	2 nd March 2022
Draft Testing Layout	BIR.4240_030_01	1 st June 2021

5. No development including groundworks, remediation and site clearance shall take place until a Construction Management Plan (CMP) has been submitted for that particular phase for either a) employment area, b) residential area or (c) the signalised junction on to the B4113 (as listed in condition 14). This must be approved in writing by the Local Planning Authority in conjunction with WCC Highways, Coventry City Highways and National Highways prior to any commencement on site. The CMP must include:

- i) Access including swept paths for traffic to the site during clearance and construction.
- ii) Schedule of HGV and construction traffic delivery times, phasing and routing Plan.
- iii) Hours of work.
- iv) Loading and unloading of plant and materials.
- v) Storage of plant and materials used in constructing the development.
- vi) The erection and maintenance of security hoarding including any displays, if appropriate.
- vii) Details to prevent mud, debris and obstructions on the highway.
- viii) A Dust Management Plan which details measures to control the emission of dust and dirt during construction.
- ix) A construction phasing plan.
- x) Contractor parking arrangements and
- xi) A scheme for recycling/disposing of waste resulting from construction works.
- xii) Signage.

Only the agreed details shall be implemented on site and shall be adhered to throughout the duration of construction. No construction or delivery traffic during the construction phase will take place Monday to Friday during the following time periods 07:00 – 09:00 and 16:00 – 18:00 to minimise the impact construction traffic has on the operation of M6 Junction 3 during the peak travel periods.

6. No development including site clearance, groundworks and demolition shall commence for that particular phase for either the a) employment, b) residential area or (c) signalised junction on to the B4113 (as listed in condition 14), until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority for that phase. The approved CEMP shall contain details of:

- i. Timing, method, forms of and extent of vegetation clearance.

- ii. Any pre- construction checks required including for the demolition.
 - iii. Site clearance/demolition methods.
 - iv. The species safeguards to be employed
 - v. Extent of buffer zones and stand offs for retained habitat and sensitive ecological features.
 - vi. Any temporary lighting to include a scheme to outline how the lighting scheme avoids potential negative effects upon the habitats used by foraging and commuting bats as evidenced by a suitably qualified and experienced ecologist and will demonstrate the full prevention of light spill into open space and ecological areas on lighting contour diagrams and to ensure no impact to neighbouring residential properties.
 - vii. Timetable for presence of ecologist for key operations as applicable such as vegetation and tree clearance / demolition of farm buildings, works to existing Suds.
 - viii. Details of protective fencing and stand offs to sensitive ecological and water areas.
 - ix. What to do if protected species are discovered during construction.
 - x. Badger Mitigation Strategy: A detailed Badger Mitigation Strategy will be produced, informed by updated badger survey work on-site. The strategy will include impact avoidance and mitigation measures and the necessity for a Natural England derogation licence, as necessary.
 - xi. Details of the body or organisation responsible for the implementation and ongoing management, monitoring and remedial actions of the plan, including the mechanism for funding.
- The CEMP shall be adhered to throughout the clearance/construction period as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

7. No development including site clearance shall commence for that particular phase of either the a) employment, b) residential area or (c) the signalised junction on to the B4113 (as listed in condition 14) until a Biodiversity Enhancement and Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The content of the management plan shall include the:

- i. Purposes and objectives for the proposed mitigation works.
- ii. Detailed design and/or working method(s) necessary to achieve stated objectives
- iii. Traditional hedge laying and gapping up with wide range of native shrub species.
- iv. Details of retained ecological areas and extent and location of proposed works shown on appropriate scale maps and plans.
- v. Details of provision of bird and bat boxes and hedgehog friendly fencing.
- vi. Marginal and Emergent Pond planting for the Suds and pond features.
- vii. Timings for implementation and grassland creation methods.

- viii. Future management plan to sustain created habitat for the lifetime of the development.
- ix. Timetable for ecologist monitoring visits to check habitat creation, establishment and ongoing management and maintenance to ensure BIA targeted habitat conditions and time to targeted conditions are met and sustained.

The works shall be carried out in strict accordance with the approved details and shall be retained in that manner thereafter.

8. No development including site clearance shall commence in either a) employment, b) residential or (c) the signalised junction on to the B4113 (as listed in condition 14) until a scheme for that phase has been submitted to and approved in writing by the Council for an Arboricultural Method Statement giving details of all existing trees and hedgerows on the site and any to be retained. No tree or hedgerow other than those shown within the Arboricultural Impact Assessment (April 2022) shall be removed unless otherwise agreed. The Method Statement scheme shall show the typical canopy extent of the retained trees at maturity. The scheme shall also include details of the gapping of the hedgerows and measures for the protection of the trees and hedgerows in the course of the development in accordance with BS 5837:2012. No construction including site clearance shall commence unless the approved measures for the protection of the trees and hedgerows have been provided and are maintained during the course of development.

9. No groundwork including site clearance and demolition shall commence or continue without the attendance of a Geotechnical Consultant present for the groundwork in that phase. If during implementation of this development, contamination is encountered which has not previously been identified, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority before the additional remediation works are carried out. The remediation strategy shall be implemented as approved.

10. No development including site clearance and demolition shall commence for that particular phase of development for either the a) employment, b) residential area or (c) the signalised junction on to the B4113 (as listed in condition 14), until a Construction Environmental Management Plan has been submitted to and approved in writing for that phase by the Local Planning Authority in conjunction with the Environment Agency and Lead Local Flood Authorities at Warwickshire County Council and Coventry City Council. The content of the management plan shall include the details for the wider environmental controls and best practice construction management and avoidance methods. Details to include the protection of waters including the river, ditches and existing Suds during the proposed works and provisions

made to the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase. This must include the planned demolition/construction works and the deposition of silts and cementitious materials. The works shall be carried out in strict accordance with the approved details.

11. No development other than site clearance shall commence in the residential phase until details of a noise attenuation scheme, including glazing and ventilation details, to meet the standard for internal* and external noise levels as defined in table 4 and paragraph 7.7.3.2 of BS8233:2014 (including consideration of maximum sound levels in line with the World Health Organisation's Guidelines for Community Noise) has first been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied other than in accordance with the approved details.

(*including 45dB LAFmax in bedrooms at night (11pm -7am).

12. No development shall commence for that particular phase for either a) employment or b) residential area, until a detailed surface water drainage scheme has been submitted to and approved for that phase by the Local Planning Authority in conjunction with the Environment Agency and Lead Local Flood Authorities at Warwickshire County Council and Coventry City Council. The scheme is to be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The scheme to be submitted shall include the following information:

- Finished floor levels shall be set no lower than 600mm above the relevant 100 year flood event plus relevant climate change percentage uplift.
- All built development shall be sited within Flood Zone 1.
- There shall be no ground level raising within Flood Zones 3 or 2.
- Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753 through the submission of plans and cross sections of all SuDS features.
- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm to the QBar Greenfield runoff rate of 79.8 l/s.
- Demonstrate the provisions of surface water run-off attenuation storage are provided in accordance with the requirements specified in 'Science Report SC030219 Rainfall Runoff Management for Developments'.
- Demonstrate detailed design (plans, network details and calculations) of the surface water drainage scheme including details of all attenuation and outfall arrangements. Calculations should demonstrate the performance of the designed system for the critical storm duration for at least the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods. The

calculations should be supported by a plan of the drainage network with all manholes and pipes labelled accordingly.

- Provide plans and details showing the allowance for exceedance flow and overland flow routing. Water must not be directed toward properties nor flow onto third party land. Overland flow routing should look to reduce the impact of an exceedance event.
- 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.
- Details of a scheme to install vehicular traffic pollution control measures within the car parking facilities, shut-off valve together with oil and petrol separators with high level alarm.
- Provide evidence to show an agreement from Environment Agency to connect to the outfall from the development into the River Sowe.
- Provide evidence to show an agreement from Severn Trent Water to connect to the outfall from the development into their mains foul drainage.

The scheme shall subsequently be implemented in accordance with the approved details before the areas come into use.

13. No development shall commence until full details of the site levels and finished floor levels on that particular phase of either the a) employment, b) residential area or (c) the signalised junction on to the B4113 (as listed in condition 14) has been submitted to and approved in writing by the Local Planning Authority. No construction work shall be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

14. There shall be no occupation of the employment area of the site until the signalised junction on the B4113 has been completed to the satisfaction of the planning authority in consultation with the Highway Authority, broadly in accordance with Drawing No. SK_T_086 Rev P10. Should the Highway Authority formally make the TROs for the reduction in speed limit on the B4113 and the HGV signage scheme in broad accordance with Drawing No. SK_T_094 Rev P2, the installation of the associated signage shall also be completed.

15. The Toucan crossings shall be constructed in general accordance with Drawing 'Proposed Dual Toucan Crossing' and the specification of the Highway Authority as part of the Section 278 works to construct the Longford Road roundabout mitigation scheme.

16. No development above ground level shall commence for that particular phase of either the a) employment, b) residential area or (c) the signalised junction on to the B4113 (as listed in condition 14) until a Landscape and Ecology Management Plan (LEMP) and habitat establishment plan has been submitted and approved in writing by the

Local Planning Authority for that phase. The Plan is to indicate a scheme for the long-term management and details of the future management organisation including open space, green infrastructure and planting within the public realm and details of biodiversity management. This will need to provide details of the competencies of these management bodies. The open space, green infrastructure and planting shall thereafter be managed in accordance with the approved Landscape Management Plan for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

17. No built development above slab level shall commence for that particular phase for either the a) employment or b) residential area until full details and samples of materials proposed to be used in the external parts of any building have been submitted to and approved in writing by the Council for that phase. The development shall not be carried out other than in accordance with the approved details.

18. No built development above ground level shall commence until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, on that particular phase of either the a) employment or b) residential area has been submitted to and approved in writing by the Local Planning Authority for that phase. The development phase shall not be occupied until the scheme has been implemented to the satisfaction of the Local Planning Authority.

19. No development above ground level for that particular phase of either the a) employment or b) residential area, shall commence until details of the following are submitted and approved in writing by the Local Planning Authority for that phase:

- i) 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.
- ii) Rainwater harvesting systems.
- iii) Use of water quality control medium 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.
- iv) The use of grey water systems where appropriate.
- v) Maximise the use of green roof technology on suitable roof structures within the development.

No unit shall be occupied until the agreed system has been provided in accordance with the approved details. (Failure to make the most of these water saving devices/water brakes will need written justification.)

20. No employment units shall be occupied until a Green Travel Plan (to promote sustainable transport choices to the employment site) has been submitted to and approved in writing by the Local Planning

Authority in conjunction with Warwickshire County Council Highways, Coventry City Council Highways and National Highways. The measures (and any variations so approved shall continue to be implemented in full at all times. The plan shall include:

- (i) Specify targets, measures, ways of monitoring and support for employees and visitors traveling to and from the site to be encouraged to travel by foot, cycle, public transport, shared vehicles and other modes of transport which reduce emissions and the use of non-renewable fuels.
- (ii) Set out measures designed to achieve those targets together with timescales and arrangements for their monitoring, review and continuous improvement.
- (iii) Identify a senior manager of the business using the site with overall responsibility for the plan and a scheme for involving employees of the business in its implementation and development.
- (iv) Monitored Travel Plan, including mechanisms for discouraging high emission vehicle use and encouraging the uptake of low emission fuels and technologies.
- (v) Measures to support an Electric Vehicle Plan.
- (vi) Designated parking spaces and differentiated parking charges for low emission vehicles

21. No dwelling shall be occupied until the location, gates and track details into the Sowe Meadows Local Wildlife Site, suitable for a tractor has been submitted and approved in writing by the Local Planning Authority. This shall be created prior to the first occupation of any dwelling to provide direct access from the southern boundary to allow access into the Local Wildlife Site for maintenance. The gate and access are to be retained for the lifetime of the development for the use of the Council.

22. There shall be no occupation or subsequent use for that particular phase of either the a) employment or b) residential area until a detailed long term inspection and maintenance plan, written in accordance with CIRIA C753, is implemented and provided to the Local Planning Authority in consultation with WCC and Coventry City Council Lead Local Flood Management Authorities. Details within the management plan are to include how surface water systems shall be maintained and managed for the lifetime of the development including the installation of vehicular traffic pollution control measures within areas for parking including shut-off valves together with oil and petrol separators with high level alarm along with a periodic maintenance plan. This must include the name of the party responsible, including contact name and details. The details should also mention any notable Health and Safety or specialist training, and special equipment required as part of the routine maintenance. The approved maintenance plan shall be carried out for the lifetime of the development.

23. No development shall be occupied until a scheme for the permanent lighting to be used on that particular phase of either the a) employment, b) residential or (c) the signalised junction on to the B4113 (as listed in condition 14) area has been submitted to and approved in writing by the Local Planning Authority for that phase. This scheme should outline how the lighting scheme avoids potential negative effects upon the habitats used by foraging and commuting bats as evidenced by a suitably qualified and experienced ecologist and will demonstrate the full prevention of light spill into open space and ecological areas on lighting contour diagrams as well as impact to residential properties. The development shall not be carried out other than in accordance with the approved details.

24. Prior to the occupation of any dwelling, details of the Local Park equipment (to meet NBBC Local Park standards as set out in NBBC Open Space and Green Infrastructure Supplementary Planning Document 2021) must be submitted to and approved in writing by the Local Planning Authority. The approved details are to be laid out and available for operational use at 50% occupation of the dwellings. (NB The proposed park must be minimum of 30m from any residential properties.)

25. No development shall be occupied on that particular phase of either the a) employment or b) residential area until full details of the boundary treatments necessary for that particular phase, including new walls and fences (including acoustic fences have been submitted to and approved in writing by the Council. No unit shall be occupied on that phase until the boundary treatments have been provided in accordance with the approved details. This is to include:

- i) For the employment phase, acoustic fences between the proposed employment uses and existing and proposed residential properties.
- ii) For the residential phase, close boarded/acoustic fence to Gallagher Business Park.

26. No mobile plant or vehicles used within the employment site and controlled by the operator shall be used on the site unless fitted with broad band 'white' noise reversing alarms and maintained in accordance with the manufacturer's recommendations.

27. Any reserved matters submission pertaining to scale and layout, for the employment development, shall be supported by a Noise Assessment undertaken in accordance with BS 4142:2014+A1:2019. The Noise Assessment shall consider the impacts of the potential noise resulting from activity of the employment development, including use of service yards and parking areas, and where necessary shall identify mitigation measures to ensure that noise rating level from the development is less than 5 dB above the representative background sound levels at the proposed neighbouring residential development and the existing properties off Wilsons Lane and Old Farm Lane.

28. There shall be no external plant fitted to the employment units, until the details are submitted and approved in writing by the Local Planning Authority. The details are to include a maintenance schedule; details of expected noise output from the plant and details of any noise acoustic attenuation required. Once approved the plant, approved maintenance plan and any acoustic attenuation are to be retained in lifetime of the plants operation.

29. No employment unit shall be occupied until the emergency link connecting the employment site to Wilsons Lane has been completed.(NB. Access to Wilsons Lane is shown on plan :SK_T_026 (P8) Combined Pedestrian / Cycle Path & Emergency Access off Wilsons Lane.

30. Neither the employment area or residential area shall be occupied until the footway /cycleway connections is constructed broadly in accordance with Drawings 16117_SK_T_069 Rev P2 and 'Bedworth to Coventry Cycle Route Sheet 6 of 6 to the satisfaction of the Local Planning Authority in consultation with the Highway Authority

31. No employment unit shall be occupied until ground levels within Flood Zone 3 of the River Sowe will be lowered to create an additional 650 cubic metres of fluvial floodplain storage, as detailed in drawing SK_C_034 Rev P4; SK_C_033 Rev. P5, and the submitted flood risk assessment ref: 16117-FRA&DS-01 v10 dated May 2021, to benefit areas downstream of the site. The measures shall be retained and maintained thereafter throughout the lifetime of the development.

32. No dwellings or employment units shall be occupied until electric vehicle (EV) charging points are provided for that phase, at a rate of;
Residential: 1 charging point per unit (dwelling with dedicated parking) or 1 charging point per 10 spaces (unallocated parking) and ensure appropriate cabling is provided to enable increase in future provision.
Commercial/Retail: 10% of parking spaces (32 amp) which may be phased with 5% initial provision and the remainder at an agreed trigger level. At least 1 charging unit should be provided for every 10 disabled parking spaces. Where 50 parking spaces or more are provided then 1 rapid charging unit (43kW/50kW) per 50 spaces shall be provided.
Industrial: 10% of parking spaces which may be phased with 5% initial provision and the remainder at an agreed trigger level. At least 1 charging unit should be provided for every 10 disabled parking spaces. Where 50 parking spaces or more are provided then 1 rapid charging unit (43kW/50kW) per 50 spaces shall be provided.
In addition, at that time, the developer is to ensure appropriate cabling is provided to enable increase in future provision.

33. No dwelling shall be occupied until the relevant domestic gas boiler to that plot is installed to be low NOx emission type that meet a minimum standard of less than 40 mg NOx/kWh.

34. Access to the residential development shall be in general accordance with Drawing SK_T_093 (P1) Residential Site and 16117_SK_T_077 Rev P2. No dwelling shall be occupied until the access has been completed to the satisfaction of the Local Planning Authority in consultation with the Highway Authority; including infrastructure required for the Traffic Regulation Order for event / matchday parking restrictions.

35. Prior to 40% occupation of the employment area of the site (22,300sqm) the developer shall undertake the construction of the Longford Road roundabout mitigation scheme in general accordance with Drawing No's SK_T_088 P2, SK_T_089 P6, SK_T_90 P1 and SK_T_91 P1 and to be technically approved by Warwickshire County Council as the Highway Authority.

36. Notwithstanding the approved Land Use Plan, the position, width and material of the proposed footpaths and cycle routes will need to be agreed during the Reserved Matters stage for that phase of work. This is to include the provision up to the boundary of the application site to connect into the proposed new cycle route within the Local Wildlife Site through the residential area and connection to the highway. The details will also include details of motorcycle barriers.

37. For the submission of the Reserved Matters, the employment area will need to demonstrate that all parking, loading bays, manoeuvring and dock areas are on the opposite side of the proposed buildings to residential properties.

38. The details required by condition 1(d) (The Landscaping Reserved Matter) shall be carried out within 12 months of occupation of the relevant development phase and subsequently maintained in the following manner: Any tree or plant (including any replacement) which, within a period of five years from the implementation of the scheme, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless the Council consents in writing to any variation.

39. There shall be no external storage (including fuel storage) associated with the employment units to be situated between the employment buildings and residential properties.

40. The employment site shall not be used for matchday, or event parking associated with the adjacent arena, currently known as the Coventry Building Society Arena.

AMEND S106 table in section 13 to read:

Organisation	Request For	Contribution	Notes
NBBC Housing	Affordable housing provision at 25% of total 74% affordable rent and 26% shared ownership.		Considered CIL compliant and applicant agreed to provide
NBBC Parks play and open space provision	<p>Provision and maintenance of play and open space. Miners Welfare Park, Destination Park – towards recreational and fitness facility provision and user access works</p> <p>Community Park To be omitted as on-site play provision is needed due to total local absence of facilities and so the contribution for capital and management fees will not be required. Community element to be combined with 'Local' element to deliver a reasonable 'Local' play provision - NBBC will wish to adopt play facilities and immediate surrounding land.</p> <p>Local Park To be omitted as on-site play provision is required due to the absence of a local</p>	<p>Total offsite provision for Destination Park £34,277.39.</p> <p>Total fee towards Community Park if provision not on site would be £58,048.30 but if provided on site and adopted by NBBC only the maintenance fee of £12,227.10 will be required.</p> <p>Total fee for Local Park if not provided on site will be £30,465.91. If provided on</p>	Considered CIL compliant and applicant agreed to provide

	<p>park and so the contribution for capital and management fees will not be required.</p> <p>Allotment – School Lane Bedworth.</p>	<p>site and adopted by NBBC only the maintenance fee of £6,033.97 will be required.</p> <p>£3,835.72 capital contribution plus 10% management fees £383.57</p>	
NBBC Parks Biodiversity	<p>Biodiversity Offsetting agreed can be carried out in Sowe Meadows for 2-unit values of offsetting.</p> <p>Vehicular access to Sowe Meadows to be retained in perpetuity.</p>	£107,248.12	Considered CIL compliant and applicant agreed to provide
NBBC Parks Biodiversity	<p>Biodiversity Offsetting. Cost if NBBC were providing remaining Biodiversity Offsetting after taking off the 2 units that are to be provided in the adjacent LWS. Total units remaining 10.64. NBBC would utilise for wetland habitat creation within Borough to deliver the 10.64 units. Alternatively, Developer can provide this themselves on other land or through third party but has to be within</p>	£425,402.00	Considered CIL compliant and applicant agreed to provide

	the Borough.		
NBBC Parks offsite cycle route	Offsite contribution towards cycle path through Sowe Meadows to Silverstone Drive	£54,066.88	Not considered CIL compliant but Applicant agreed to pay.
NBBC Parks offsite footpath route	Offsite contribution towards footpath through Sowe Meadows to Silverstone Drive. (Different position to above cycle path).	£46,803.10	Not considered CIL compliant THEREFORE, THE FEE TO NBBC IS NOT REQUESTED.
NBBC Sports Development	To enhance facilities in the South of the Borough. The contribution is built up from Sport England (SE Quarter 2 - 2018 evidence) and the Birmingham County Football Association costs and similar demand calculators and nationally standardised construction costings etc. along with any local factors. This contribution would be an offsite sum to support delivery of identified projects. A £100 per property is required for upfront costs for design of (and management delivery) of capital items. This will be deducted from the final developer's contribution of	£2,307.54 per dwelling. £168,451.00 max.	Considered CIL compliant and applicant agreed to provide

	which NBBC request 50% payment upon 25% of dwellings occupied and then the final payment of 50% contribution upon 50% of the dwellings occupied		
George Eliot Hospital Trust	Provision of healthcare at George Eliot Hospital.	£60,458.00	Considered CIL compliant and applicant agreed to provide
NHS Coventry and Warks CCG Comm	Primary Care to provide shortfall of clinical rooms in the locality.	£46,954 index linked.	Considered CIL compliant and applicant agreed to provide
WCC Infrastructure	Sustainability Welcome Packs - Provision of information packs for owners/occupiers to include information on sustainable modes of transport to promote sustainable travel and road safety in the local area.	£10 per dwelling £730	Considered CIL compliant and applicant agreed to provide
WCC Infrastructure	Libraries – seek a financial contribution to improve, enhance and extend the facilities or services of a specified library service point where local housing development will mean an expected increase in numbers of people using those facilities. This may	£1,598	Considered CIL compliant and applicant agreed to provide

	include purchase of additional stock, targeted collections, additional seating/study spaces or related facilities, improved family facilities and targeted promotions to inform new residents of services available to them.		
WCC Infrastructure	<p>WCC Rights of Way</p> <p>The rights of way affected are B4 B5 B5a B7-B10 B12-B32 B34-B38 B54 B55 B58 R27.</p> <p>The requested calculation is based on the length of public rights of way within a one-and-a-half-mile radius of the site.</p>	£1,571	Considered CIL compliant and applicant agreed to provide
WCC Infrastructure	<p>Education.</p> <ul style="list-style-type: none"> ○ £48,294 - The increase of Early Years/Pre-school provision within 2 miles of the development ○ £213,432 - Additional Secondary and Post 16 provision at Ash Green School ○ There will be no request towards primary education in respect of this application. 	£261,726	Considered CIL compliant and applicant agreed to provide

	<p>It should be noted that the County Council will not be seeking a financial contribution in respect of additional primary school places as there is forecast to be sufficient capacity within the local area.</p>		
WCC Infrastructure	<p>Road Safety A contribution of £50.00 per dwelling is sought to support road safety initiatives within the community associated with the development. Road safety initiatives include road safety education for schools and training/education for other vulnerable road users within the area.</p>	Based on 73 dwellings the total contribution requested will be £3,650.	Considered CIL compliant and applicant agreed to provide
WCC Infrastructure	<p>Monitoring and administration of S106. The County Council requires a monitoring fee for the monitoring and administration of County Council obligations, due upon signing of the agreement. £500 + (5 hours x £40 Officer time x Number of triggers)</p>	£500	Considered CIL compliant and applicant agreed to provide
WCC Highways	M6 Junction 3 Interim Improvement	£512,617	Considered CIL compliant and applicant

	<p>Scheme/M6 junction 3 improvement works split between residential and employment elements.</p> <p>Residential trips = 23% of total development trips. Residential total contribution = £117,901.91.</p> <p>Residential Trigger Point 1 – 50% at 50% occupation (36 dwellings) or within 3 years of first occupation, whichever comes first = £58,950.96.</p> <p>Residential Trigger Point 2 – remainder of contribution at 75% occupation or within 3 years of first payment, whichever comes first = £58,950.95</p> <p>Employment trips = 77% of total development trips. Employment total contribution = £394,715.09</p> <p>Employment Trigger Point 1 - 50% at 50% occupation (27,875sqm) or within 3 years of first occupation, whichever comes</p>		<p>agreed to provide</p>
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	<p>first = £197,357.55.</p> <p>Employment Trigger Point 2 – remainder of contribution at 75% occupation or within 3 years of first payment, whichever comes first = £197,357.</p>		
WCC Highways	<p>Contribution to process and install the speed limit reduction to 50mph on Pickards Way (B4113). The sum is requested to be paid no later than implementation of works so that the speed limit is in place for when the access to the commercial area is constructed and ready for use.</p>	£3,000	<p>Considered CIL compliant and applicant agreed to provide</p>
WCC Highways	<p>A contribution to process and install the Traffic Regulation Order (TRO) on the housing site to prevent matchday / events parking associated with the adjacent arena, currently known as the Coventry Building Society Arena.</p>	£3,000	<p>Considered CIL compliant and applicant agreed to provide</p>
WCC Highways/CCC	<p>A contribution to the process and install the TRO of weight limit on Wilson Lane</p>	£3,000	
WCC Highways	<p>Secure bus services for £73,000</p>	£383,000.	<p>Considered CIL compliant and applicant</p>

	<p>residential development and £ 310,000 for employment site for the funding towards the enhancement of existing services in the local area (20b/78/78a).</p> <p>The total fee of £383,000 is based on an estimated cost of an average of £76,600 per annum for a period of 5 years, by which time the service should have become sufficiently established to operate on a commercial basis.</p>		<p>agreed to provide</p>
<p>National Highways</p>	<p>M6 Junction 3 Interim Improvement Scheme.</p> <p>Obligation 1: A contribution shall be identified and obtained from the developer and paid to WCC Highways prior to first occupation of a dwelling on the development site; to enable the implementation of the M6 Junction 3 Interim Improvement Scheme (drawing ref 24.2 – 200-004) by WCC. This scheme will be implemented no later than 2026,</p>	<p>Contribution to be identified and paid to WCC prior to first occupation of a dwelling</p>	<p>THIS IS TO BE PAID TO WCC HIGHWAYS AND IS UNDER THEIR REQUEST</p>

	unless another scheme which provides the same or greater capacity is identified and agreed for implementation in writing by Highways England, WCC and Coventry City Council.		
Coventry City Council	Ecology within adjacent LWS		This referred to the LWS within NBBC's ownership & payment amount is to be determined by NBBC not CCC. THEREFORE, THE FEE TO CCC IS NOT REQUESTED
Coventry City Council	CCC Rights of Way to CAP228. This PROW connects to the residential area of the Site (at the southeast corner) and connects to Rowley's Green Lane. This then leads to the public footpath 226 that goes through Sowe Meadows and to Silverstone Drive.	£57,542.40	Considered CIL compliant and applicant agreed to provide

Amend Consultees notified section to remove duplicate listings of Civil Aviation Authority and National Highways.

Add NBBC Waste & Refuse into consultees notified section.

Add NBBC Waste & Refuse into consultation no response from section.

2. AMEND S106 from Warwickshire Police to read:
£34,609

3. AMEND Background to read:

This is an outline application for the construction of up to 1,700 residential dwellings including affordable housing, a mixed-use district centre with a range of retail and community uses, a primary school with a pre-school plus land safeguarded for a secondary school and 6th form, green Infrastructure, public open space, allotments and enhanced pedestrian and cycle links. The following matter is to be considered at this stage:

- Access – accessibility to the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and how these fit into the surrounding access network.

The following matters are reserved to be considered at a future stage and do not form part of the application:

- Layout – the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.
- Scale – the height, width and length of each building proposed in relation to its surroundings.
- Appearance – The aspects of a building or place which determine the visual impression it makes, including the external built form of the development.
- Landscaping – Treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.

AMEND WCC Highways S106 request to read:

Junction improvements on the A444 Leicester Road/A47 Hinckley Road

(ring road junctions) £5,701,125 (£3,305 per dwelling)

Junction improvements to A47 Hinckley Road/Higham Lane junction
£201,125 (£3,305 per dwelling)

Sustainable Travel Pack £17,000

AMEND WCC Infrastructure request to read:

Monitoring of County Council obligations- £3,000. Applicant agreed to pay.

ADD WCC Rights of Way S106 request:

Ongoing maintenance of public rights of way within a one and a half miles radius of the site- £32,000. Applicant agreed to contribution.

AMEND Condition 4 to read:

4. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

Plan Description	Plan No.	Date Received
Site Plan	35378- Lea202	15th November 2017
Northern Access Junction	35378-LEA151B	19th May 2022
Southern Access Junction	35378-LEA137A	15th February 2018

ADD letter of objection received from Councillor Kondakor raising the following points:

- 1) Lack of consultation on planning application.
- 2) Very unhappy that there is no funding provided for potential 2nd entrance to Nuneaton railway Station on the Weddington side with parking and bus interchange.
- 3) The scale being proposed is excessive and it is clear that it would take around 15 years to deliver. The mixture of what is being proposed is out of date. For example, we now have 5 primary schools in Weddington division built or with planning permission (Lower Farm, Weddington, St Nicolas, Milby and Callendar Farm (phase2)).
- 4) Need extra wide pavements and segregated LTN1/20 standard provision near secondary school and across Higham lane. There is no cycling provision north from Northern Junction.
- 5) Woodland needs to be planted on the site.
- 6) Tree report is out of date.
- 7) Currently do not have enough capacity at the Weddington Road sewage pumping station.
- 8) Condition 6- add no construction or remediation HGV traffic should use Milby Drive, Peake Avenue, St Nicolas Park Drive or Brookdale Road.
- 9) The bus service proposal must include at least a skeleton Sunday service and a few later buses in the late evenings.
- 10) The proposals for remediation of Foot & Mouth animal burial site should go to planning committee.
- 11) Police infrastructure need to include two ANPR camera and funding their operation up to 12 months after the last home is first occupied. We need start-up funding for neighbourhood watch groups.
- 12) There should be a condition to provide a connection to land to the North and onwards to the A5 if that is ever developed.
- 13) This is a County Council application on land that they own. Would need clarification on if County Councillors are allowed to vote on this application.

4. AMEND Condition 2:

2. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

<i>Plan Description</i>	<i>Plan Number</i>	<i>Date Received</i>
Site Location Plan	100-552AR/016	17 th Sept. 2021
Site Layout Plan	100-552AR/009 Rev S	17 th Dec. 2021
House Type AA Plots 8 & 9)	100-552AR/010 Rev H	20 th May 2022
House Type B (Plot 4)	100-552AR/011 Rev H	20 th May 2022

House Type C (Plots 2,3 & 6)	100-552AR/012 Rev G	17 th Dec. 2021
House Type DB1D (Plots 10,11 & 12)	100-552AR/013 Rev G	17 th Dec. 2021
House Type B (Plot 5)	100-552AR/017 Rev E	20 th May 2022
House Type B2 (Plot 1)	100-552AR/018 Rev B	20 th May 2022
House Type C (Plot 7)	100-552AR/019 Rev B	17 th Dec. 2021
Boundary Treatment Plan	100-552AR/014 Rev C	17 th Dec.2021
Landscape Plan	7510.LP.1.0 Rev A	20 th April 2022
Flood Risk and Drainage Assessment (ref: 5009229-RDG-XX-ST-DOC-C-0006 P4)		17 th May 2022
Letter Correspondence from Severn Trent Water (ref: 1011894, 26/07/2021)		12 th Aug 2021
Ecological Appraisal	March 2021	15 th April 2021
Arboricultural Impact Assessment	March 2021 Rev A	15 th April 2021
BSI Standards – Trees in relation to Demolition and construction – Recommendations		10 th Sept. 2021
Tree Constraints Plan	10864 TCP - 01	10 th Sept. 2021
Tree Schedule	10864 TS - 01	10 th Sept. 2021

AMEND condition 4:

4. No development including any further site clearance/demolition, shall commence until a Tree Protection Plan has been submitted and approved in writing by the Local Planning Authority. This needs to show the existing trees/hedgerows including those to be removed and to include measures for the protection of the retained trees/hedgerow in the course of the development. The scheme shall show the typical canopy extent of the retained trees at maturity. The submitted information must include details of a no dig methodology where necessary to conform to BS5837:2012. Where hardstanding is to be provided within the Tree Root Protection Areas; details of an appropriate cellular system (specification and installation methodology as per BS5837:2012) is to be submitted and approved and implemented.

No tree or hedgerow other than so agreed within this report shall be removed, and no construction works including site clearance shall commence unless the approved measures for the protection of those to be retained have been provided and are maintained during the course of development. Any tree or plant (including any replacement) which, within a period of five years from the implementation of the scheme is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless the Council consents in writing to any variation.

5. Neighbours notified -

In addition to the letters that were sent to the neighbouring properties on 3rd November 2021, further letters were sent on 12th April 2022 to

notify neighbours of amended plans. Letters were sent to the following addresses:

13, 16, 20, 22, 24, 26 29 Bracebridge Street
9, 11, 15 Norman Avenue

8. Add to neighbour responses:
 - 3) No details about impact or mitigation.