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Re: Full Planning Application FUL/2022/0669

Location: Land off Watery Lane, Coventry, CV7 8JA

Proposal: Erection of four dwellinghouses (Use Class C3); associated access, landscaping and works.

General Comments

1. Southern Boundary Buffer & Wildlife
2. Trees, Hedgerows & Landscape
3. Drainage & Flood Risk Assessment
4. Noise Risk Assessment
5. Watery Lane Footpaths & Speed Limits
6. Sustainability

1. Southern Boundary Buffer & Wildlife

The [Phase 1 Preliminary Ecological Appraisal - Watery Lane](#) recommends 'To reduce the impacts to local designated sites' 'that any future development creates a 5 m buffer of species rich, semi-improved grassland, between the southern boundary and any built structures or proposed lighting'. This recommendation has not been incorporated into the plans as the driveway in some parts is very close to the hedgerow.

The [Phase 1 Preliminary Ecological Appraisal - Watery Lane](#) report also suggests ideas for habitat enhancement features for fauna, birds, bats etc.. These should definitely be taken into consideration. Bat boxes incorporated into buildings as shown in *Appendix 5*, which require no maintenance are a great way to help support habitats, despite development.

It should be noted that in the [Phase 1 Preliminary Ecological Appraisal - Watery Lane](#) report, whilst many other wildlife sites are listed, there is no mention of Keresley Jubilee Wood; an establishing wildlife site, only metres down the road.

2. Trees & Hedgerows & Landscape

The [Tree Report, dated 25th February 2022](#) states there are 6 'trees that cannot be realistically retained', being classified as BS5837 Category U. However the [Phase 1 Preliminary Ecological Appraisal - Watery Lane](#) states 'Any trees unavoidably lost to accommodate the development, will require more than compensation planting at a minimum of 1:2 ratios'. This ratio does not appear to have been fulfilled in the [Planting Plan - Drawing No.L1143 - 2.1 – 1001](#).

The hedgerow on the West boundary appears to be being cut lengthways reducing its width to maximise the space within the boundary as only 'Existing hedge to be retained outside of the fence/site boundary' as per [Planting Plan - Drawing No.L1143 - 2.1 – 1001](#). This will expose one side of the hedgerow and reduce its density. What will happen to hedgerows where the roots fall within the boundary? Hedgerows are critical to act as corridors for wildlife allowing them to travel safely across land. It is important for them to flow and be continuous as far as possible. Hedgerow removal must be restricted to absolute bare minimum.

The site access is being repositioned further East. There are no plans submitted for any gapping up activity for the existing access which will become redundant. Without gapping up, desire paths could emerge. Gapping up the existing access with a new hedgerow will go part of the way towards compensating for the hedgerow to be removed for site access.

There are no details submitted regarding a maintenance plan for trees, landscape and hedgerows. Due to the narrow Watery Lane footpath along the southern boundary, it doesn't take much growth for the footpath to become very restricted, which could force pedestrians, including wheelchair users and pushchairs into the road. The [Tree Report, dated 25th February 2022](#) advises 'it is possible that the roadside hedge could be laid and brought back into management as a hedge: not only would this look attractive and be appropriate to the setting it would help to retain some of the bio-diversity at the site'. This point should be taken into consideration.

It is worth being aware that whilst no Japanese Knotweed has been found on site, the plant is present nearby just off Watery Lane near Keresley Jubilee Wood and has been brought to the attention of Coventry City Council via Coventry Park Rangers. What Three Words: ///spirit.stroke.every

3. Drainage & Flood Risk Assessment

There are no details regarding drainage, flood risk assessments and its mitigation. Other new developments in the area (albeit larger) are requiring mitigations such as balancing ponds. Watery Lane is prone to flooding, so it is vital the risk of flooding has been assessed and the risk mitigated.

4. Noise Risk Assessment

The [Noise Risk Assessment & Acoustic Design Statement](#) does not consider the expected noise from the Hare & Hounds Public House adjacent, who also have a function room. It also does not consider future Keresley Sustainable Urban Extension plans, including more housing developments and also the proposed Keresley Link Road, expected to be routed not far south of this development.

5. Watery Lane Footpaths & Speed Limits

As mentioned in section 2, the footpaths on Watery Lane along the boundary of the proposed development are currently very narrow. These should be upgraded to a sufficient width, comfortable to support pedestrians, including wheelchair users and pushchairs.

The speed limit along the section of Watery Lane where the site access will join is currently National Speed Limit. This speed limit should be reduced to 30mph to make it safer for vehicles and pedestrians. Street lighting should be reviewed along this section of Watery Lane to make it safer for pedestrians and drivers. The existing few street lights can be obscured by trees limiting their effectiveness.

6. Sustainability

There is a lack of information on the provision of Electric Vehicle (EV) Charging. Please clarify plans for EV Charging that meet the *Coventry Air Quality SPD* requirements.

According to [Coventry City Council](#), '47% of all UK CO2 emissions are linked to the construction and operation of buildings – both housing and commercial'. *Coventry Local Plan, Policy EM2: Building Standards* states ways in which carbon reduction targets can be met, such as renewable energy generation – photovoltaic solar energy and geothermal energy to name a couple. For the sake of protecting the world and tackling climate change, developers should be looking to exceed minimum requirements laid out in policy to reduce carbon footprint.

Coventry is renowned for its innovation and ingenuity. Should the loss of green space for housing be absolutely necessary and inevitable, any new development in Keresley should be the opportunity to champion new sustainable technologies, construction methods and ways of living that are affordable. Most developments in Keresley start from blank canvases, so there is no excuse not to be ambitious in exploring affordable, sustainable solutions to minimise impact on the environment.

**Keresley Parish Council ask that application FUL/2022/0669 in its current form, be
REFUSED.**

Signed

Councillor Matthew Dille – Planning Committee Member

Councillor Nukey Proctor – Planning Committee Member

On behalf of Keresley Parish Council