

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	FUL/2018/1361
<b>Site:</b>	Land to the west of Cryfield Heights, Gibbet Hill Road
<b>Ward:</b>	Wainbody
<b>Proposal:</b>	Erection of 16 dwellings and associated access, landscaping, drainage and substation
<b>Case Officer:</b>	Nigel Smith

## SUMMARY

The principle of development is acceptable as this is an allocated housing site in the Local Plan. The proposed design and layout is considered to be high quality and the proposal would widen the housing mix in the City by increasing the availability of larger dwellings. The proposal would not result in harm to highway safety or residential amenity and unavoidable loss of wildlife habitat would be offset.

## BACKGROUND

The site comprises a single field of semi-improved grassland to the south of properties fronting onto Gibbet Hill Road, to the north of Little Cryfield and to the west of Cryfield Heights. The proposal is for the erection of 16 large detached properties with double garages.

## KEY FACTS

<b>Reason for report to committee:</b>	Objections from 5 or more members of the public
<b>Current use of site:</b>	Field
<b>Proposed use of site:</b>	Residential
<b>No. dwellings</b>	16
<b>Policy designation</b>	Allocated housing site

## RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions and subject to the completion of a S106 Agreement to secure the contributions listed within the report.

## REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies: DS3, H2, H3, H4, H6, DE1, GE3, AC2, AC3, AC4, IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

The proposal is for the erection of 16 large detached properties with double garages. They have generally been arranged to back onto existing houses and face out towards roads and the field to the west. Vehicular access would be taken from Little Cryfield to the south with a gated pedestrian / cycle access to the north onto Gibbet Hill Road. The existing on site pond would be filled in and an attenuation pond created to the north of the site as part of a sustainable drainage solution. Existing trees and vegetation would be retained to the northern and western boundaries of the site.

### **SITE DESCRIPTION**

The site comprises a single field of semi-improved grassland to the south of properties fronting onto Gibbet Hill Road, to the north of Little Cryfield and to the west of Cryfield Heights. The site includes a gated access track to Gibbet Hill Road. Surrounding properties are large detached dwellings. To the west is a field and there is a pond in the south western part of the site which straddles the field boundary and is surrounded by dense vegetation. There is a mature Ash tree close to Little Cryfield as well as mature hedgerows and trees to the site boundaries. The site levels fall by circa 4m from south east to north west.

### **PLANNING HISTORY**

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
FUL/2018/1360	Engineering works associated with infilling of pond	Pending

## **POLICY**

### **National Policy Guidance**

National Planning Policy Framework (NPPF). The new NPPF published on 24 July 2018 sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) 2014, this adds further context to the NPPF and it is intended that the two documents are read together.

### **Local Policy Guidance**

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6<sup>th</sup> December 2017. Relevant policy relating to this application is:

- Policy DS3: Sustainable Development Policy
- Policy DS4: (Part A) – General Masterplan Principles
- Policy H2: Housing Allocations
- Policy H3: Provision of New Housing
- Policy H4: Securing a Mix of Housing
- Policy H6: Affordable Housing

Policy H9: Residential Density  
Policy GE1 Green Infrastructure  
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation  
Policy GE4: Tree Protection  
Policy DE1 Ensuring High Quality Design  
Policy HE2: Conservation and Heritage Assets  
Policy AC1: Accessible Transport Network  
Policy AC2: Road Network  
Policy AC3: Demand Management  
Policy AC4: Walking and Cycling  
Policy EM3 Renewable Energy Generation  
Policy EM4 Flood Risk Management  
Policy EM5 Sustainable Drainage Systems (SuDS)  
Policy EM7 Air Quality  
Policy IM1: Developer Contributions for Infrastructure

**Supplementary Planning Guidance/ Documents (SPG/ SPD):**

SPG Design Guidelines for New Residential Development  
SPD Delivering a More Sustainable City

**CONSULTATION**

No objections subject to conditions/contributions have been received from:

- Environmental Protection (CCC) subject to conditions relating to land contamination and air quality mitigation
- Drainage (CCC)
- Education – request £101645 towards secondary and post 16 education
- Highways – request circa £30k contribution towards offsite pedestrian / cycle infrastructure and conditions regarding access and parking and construction method statement
- Ecology – recommend biodiversity offsetting of 5.75 units and conditions including retention of boundary and hedgerow habitat
- NHS – request £8272 towards acute and emergency care

Immediate neighbours and local councillors have been notified; a site notice was posted on 7<sup>th</sup> June 2018. A press notice was displayed in the Coventry Telegraph on 7<sup>th</sup> June 2018.

6 letters of objection have been received, raising the following material planning considerations:

- a) There is Japanese knotweed on the site
- b) Increase in traffic at junction with Gibbet Hill Road
- c) The substation could be located in a less prominent location
- d) Landscaping should be used to prevent overlooking of neighbouring houses
- e) The proposed access will remove on street parking for visitors to existing houses
- f) Disruption during construction
- g) The houses should not be let to students
- h) Hedge to rear of 12 Cryfield Heights should remain
- i) Danger on Little Cryfield from more cars on shared surface street
- j) Increased noise pollution
- k) Loss of wildlife / habitat
- l) Headlights shining into neighbouring houses

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

m) The boundary of the site is not clear and needs to be clarified

Any further comments received will be reported within late representations.

## **APPRAISAL**

The main issues in determining this application are: principle of development; the impact upon the character of the area; the impact upon neighbouring amenity, highway considerations; ecology; and contributions.

### **Principle of development**

The site is allocated for housing in Policy H2 of the Local Plan. Therefore the principle of development is acceptable. Whilst the proposed density of development is low (around 10 dwellings per hectare) this site is seen as one where it is suitable for large detached properties which will help to diversify the City's housing stock by increasing the availability of larger aspirational properties.

It is considered that the proposal meets the requirements of Policy H3 as a high standard of living accommodation would be provided for future occupiers with safe access and suitable amenity space and a high quality of design.

### **Impact on visual amenity**

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area. The new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve". The new NPPF expects Local Plans to set out clear design vision and expectations for the local authority area. The Coventry Local Plan achieves this primarily through policy DE1.

It is considered that the layout and design of the scheme is excellent, with bespoke traditional style houses including features such as chimneys, steeply pitched front gables, bay windows, some lower eaves sections with small pitched dormers, and porch canopies. All properties would be two storey with pitched tiled roofs. An objection has been received in respect of the location of the substation. The substation, located on the vehicular entrance to the site is considered appropriate, the design and materials have been carefully considered and it appears similar in scale to the detached garages proposed on the site.

The layout provides good surveillance over public space, including the accesses to the site and the agricultural field to the west. All properties are set back from the road and sit comfortably within their plots.

Overall the proposal provides a high standard of design and complies with Policies DE1 and H3 of the local plan.

### **Impact on residential amenity**

The NPPF seeks to protect the amenities of all existing and future occupants of land and buildings. The adopted SPG also includes minimum separation distances including 20m between facing habitable room windows and 12m between side gables and rear elevations.

The proposal complies with these distances, with over 20m between new houses and those on Cryfield Heights to the east, and also 12m between the side of 2 Little Cryfield and the rear of proposed houses.

Whilst there would inevitably be some disruption during construction, this is short lived and is not a reason to withhold planning permission.

### **Highway considerations**

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

Subsequent to the planning application being submitted and after initial Highway Authority advice on the proposed highway layout, the Department for Transport (DfT) has made a statement which stated;

"We will recommend that the local authorities pause the development of shared space schemes while we review and update the Departments guidance."

Following this statement the Highway Authority has reviewed this application and its promotion of a shared space highway design to be acceptable. On the basis that it is understood that the development, and in particular its highway, would remain private and not be offered for adoption as public highway; the development is not deemed to be a public place and therefore the DfT recommendation would not apply in this particular case.

Vehicular access to the site is taken from Little Cryfield. This is a shared space highway measuring approximately 5m wide. Therefore the proposed road layout also consists of a shared space as to change from shared space to a conventional carriageway and pavement arrangement would be confusing for users. Also the shared space approach is especially appropriate in small cul-de-sac environments such as this where there is no need for the car to dominate.

The access has sufficient visibility in both directions and there is generous parking for the large houses with each having double garages and driveways. It is also accepted that the proposal would not result in highway safety problems by adding to traffic at the junction of Gibbet Hill Road and Cryfield Heights.

A 3m wide pedestrian / cycle link is proposed to Gibbet Hill Road. This is to be gated so as to prevent access by general public alongside the rear gardens of houses on Gibbet Hill Road. As there is no pavement on the southern side of Gibbet Hill Road, a contribution of

£30k towards highway works is required to provide crossing facilities for pedestrians as well as a facility to aid cyclists turning right into the development.

## **Ecology**

Policy GE3 of the Local Plan states that Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced. It goes on to state that development on other sites will be permitted where they protect / enhance or restore biodiversity. If mitigation measures are not possible on site then off site mitigation will be considered in exceptional circumstances.

A suite of ecological survey reports accompany the application, including an ecological appraisal and reptile and great crested newt survey reports. In addition an Ecological Mitigation Strategy and Biodiversity Management Plan have been submitted.

The documents acknowledge that there will be a loss of 5.75 biodiversity units as a result in development of the site, despite efforts to retain important wildlife features such as boundary hedgerows and trees and the creation of a replacement pond for Great Crested Newts (GCN). The proposals also include an ecological landscaping scheme. This loss will need to be offset off site and negotiations are ongoing as to where any offset may occur and what the monetary cost of that may be. Further information will be provided in the late representation report.

The GCN survey did not identify any newts in the on-site pond but some were found to the north of the site and it is likely that GCN's use the pond to forage. Three grass snakes were also recorded on site. It is recommended that the measures contained in the Ecological Mitigation Strategy are conditioned to be implemented as they are designed to prevent harm to wildlife prior to and during construction. It is also recommended that the Biodiversity Management Plan is conditioned so as to ensure that the habitat to be retained and also the proposed landscaping in public areas is managed in a suitable manner.

A separate application has also been submitted purely dealing with the infilling of the existing pond. This is because part of the pond lies on neighbouring land outside this application site.

A mature Ash tree would be removed to make way for the access to the site. Officers have requested the retention of the tree. However the developer has opted to retain the access in the proposed location and to remove the tree. Whilst regrettable it is not considered that this loss will outweigh the benefits of this proposal.

## **Developer Contributions**

Policy IM1 'Developer Contributions for Infrastructure' states that development will be expected to provide, or contribute towards provision of: a) Measures to directly mitigate its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development.

The development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement. The heads of terms are as follows:

Affordable housing contribution – £480,000 (equivalent to cost of 4 discount market sale houses on site)

NHS - £8272 towards acute and emergency care

Education - £101,645 towards secondary and post 16 education

Highways – circa £30k towards off site pedestrian / cycle infrastructure works

Biodiversity Offsetting –to include requirement for offsetting of 5.75 units (circa £193703)

The developer has agreed to the requested contributions albeit exact figures are being worked out in relation to biodiversity offsetting and the pedestrian / cycle infrastructure works.

### **Other**

The proposed sustainable drainage strategy for the site involves an attenuation pond to the north of the site and a hydrobrake providing a Greenfield run off rate to sewers.

Policy EM6 seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means. A condition is proposed with respect to ground contamination as the submitted site investigation recommend further investigation in the vicinity of the pond and to deal with elevated levels of lead in the south eastern part of the site.

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality. Conditions are proposed to require electric vehicle charging points on site and also low emission boilers and a construction method statement.

With regard to the comments relating to Japanese knotweed on the site, a condition is recommended to secure a survey and treatment if survey identifies a requirement.

In respect of the comments made in respect of letting the houses to students. The application is for the erection of 16 dwellings (Use Class C3). It should be noted under the Use Classes Order, dwelling houses can change to smaller Houses in Multiple Occupation (Use Class C4), without the need for planning permission. The two uses are interchangeable. A smaller house in multiple occupation is defined as, 'a small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. Any increase in 6 occupants would require planning permission.

### **Conclusion**

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H2, H3, H4, H6, DE1, GE3, AC2, AC3, AC4, IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

### **CONDITIONS/REASON**

1. The development hereby permitted shall begin no later than three years from the date of this permission.

**Reason:** *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved documents: 003A; 004C; 010; P17-1436rev B; 1436\_300B; 1436\_301B

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

3. Prior to the commencement of development, details of the external facing and roofing materials shall be submitted to and approved in writing by the local planning authority thereafter the development shall proceed in accordance with the approved details.

**Reason:** *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

4. Prior to occupation of the proposed dwellings hereby approved the car parking areas shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the car parking areas shall not thereafter be used for any other purpose than the parking of vehicles.

**Reason:** *In the interests of both highway safety and to ensure the free flow of traffic using the adjoining highway in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.*

5. Prior to occupation of the proposed dwellings hereby approved the approved access shall be provided in accordance with the approved plan.

**Reason:** *In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.*

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
  - i) the parking of vehicles of site operatives and visitors;
  - ii) loading and unloading of plant and materials;
  - iii) storage of plant and materials used in constructing the development;
  - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - v) wheel washing facilities;
  - vi) measures to control the emission of dust and dirt during construction;
  - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

**Reason:** *In the interests of highway safety and to ensure the free flow of traffic in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.*

7. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons. The report of the findings must include:

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

(ii) an assessment of the potential risks to:

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

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

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. The report and its findings must be submitted to and be approved in writing by the local planning authority

**Reason:** *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Development Plan 2001.*

8. The development shall 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. The remediation scheme must be prepared, 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 Development Plan 2001.*

9. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced shall be submitted to and approved in writing by the local planning authority.

**Reason:** *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Development Plan 2001.*

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition No.7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition No.8. The remediation scheme 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 No.9.

**Reason:** *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Development Plan 2001.*

11. Any gas boilers installed on site shall have a dry NO<sub>x</sub> emission rate of <40mg/kWh

**Reason:** *To mitigate the impact upon air quality in accordance with Policy EM7 of the Coventry Local Plan 2016.*

12. Prior to the occupation of any dwelling, an electric vehicle charging point shall be installed at that dwelling.

**Reason:** *To mitigate the impact upon air quality in accordance with Policy EM7 of the Coventry Local Plan 2016.*

13. The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; 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 construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works and construction hours.

**Reason:** *In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies AC1, AC3, EM1 and DE1 of the Coventry Local Plan 2016.*

14. Notwithstanding the submitted Flood risk assessment and indicative drainage strategy, the development hereby permitted shall only be undertaken in strict accordance with drainage details, incorporating a Sustainable Drainage System (SUDS) and responding to the hydrological conditions (soil permeability, watercourses etc) within the application site, including a long term management and maintenance plan, which shall be submitted to and approved in writing by the local planning authority. The details shall include:

- (i) A maximum development discharge rate of 5.6l/s
- (ii) No temporary increases to flood risk during construction
- (iii) Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority
- (iv) The management of overland flow routes in the event of exceedance or blockage of the drainage system
- (v) No discharge of surface water to the public highway
- (vi) where levels result in the severance, diversion or reception of natural land drainage

flow the developer shall maintain flow routes or intercept them and discharge by a method approved by the local lead Flood Authority.

(vii) the attenuation structure should not result in top water levels of attenuation structures being above natural ground level and must achieve 300mm freeboard in relation to this ground level, at the 1 in 100 plus climate change event

(viii) foul drainage plans

The approved systems shall thereafter be retained and shall be managed and maintained in strict accordance with the approved details unless alternative drainage methods have been approved in writing by the local planning authority.

**Reason:** *To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies EM4 and HW1 and DS3 of the Coventry Local Plan 2016.*

15. No development or other operations (including demolition, site clearance or other preparatory works) shall commence unless the tree protection measures identified in the approved application documentation have been put into place in full accordance with the approved details and thereafter shall remain in place during any such construction work. In addition no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any protected tree(s); no equipment, machinery or structure shall be attached to or supported by a protected tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).

**Reason:** *In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policy GE3 of the Coventry Local Plan 2016.*

16. The existing tree(s) and shrub(s) indicated on the approved plans to be retained shall not be cut down, grubbed out, topped, lopped or uprooted without the written consent of the local planning authority. Any tree(s) or shrub(s) removed without such consent or dying, or being severely damaged or diseased or becomes, in the opinion of the local planning authority, seriously damaged or defective, within five years from the substantial completion of development shall be replaced, as soon as practicable with tree(s) and shrub(s) of such size and species details of which must be submitted to and approved by the local planning authority. All tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations (excluding hard surfaces).

**Reason:** *To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DE1, HE2, HW1, DS3 and GE3 of the Coventry Local Plan 2016.*

17. The development hereby permitted shall only be undertaken in strict accordance with the approved soft landscaping works. All planting shall be carried out in accordance

with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five 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 GB1, GE1, DE1 and HE2 of the Coventry Local Plan 2016.*

18. The development shall proceed in accordance with the measures contained within the submitted Ecological Mitigation Strategy revision A dated July 2018.

**Reason:** *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

19. The development shall proceed in accordance with the measures contained within the submitted Biodiversity Management Plan revision A dated July 2018.

**Reason:** *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

20. Prior to occupation of any dwellings on site, boundary treatments shall be implemented in accordance with details which shall be submitted to and approved in writing by the local planning authority.

**Reason:** *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

