

Planning Committee Report	
Planning Ref:	FUL/2018/0774
Site:	Chestnut and Hawkesmill Nurseries, Browns Lane, Coventry.
Ward:	Bablake
Proposal:	Redevelopment of the site for residential purposes, (including the demolition of all existing buildings) and creation of associated access, parking, landscaping and associated infrastructure
Case Officer:	Mary-Ann Jones

SUMMARY

The application is for the erection of 81 new residential dwellings. Three dwellings are to be demolished, resulting in a net increase of 78 homes within the site. The site is proposed to be accessed from Browns Lane. A new footpath link will be created which links the development to Hawkesmill Lane.

The main issues to be considered are impact on the character of the area, impact on residential amenity, highways, drainage, affordable housing, flood risk, noise, contaminated land, air quality, ecology and tree issues and developer contributions.

BACKGROUND

The site was previously designated Green Belt land, however following the Local Plan review it was removed from the Green Belt and designated as a housing site under Policy H2:17 of the Coventry Local Plan, 2016. The site is allocated for 80 dwellings.

The Coventry Local Plan, 2016 was formally adopted on 5th December 2017 and came into force on 6th December 2017.

KEY FACTS

Reason for report to committee:	Over 5 objections from local residents.
Current use of site:	Horticultural, former garden centre and plant nursery
Proposed use of site:	Residential development.

RECOMMENDATION

Planning committee are recommended to delegate the granting of planning permission to the Head of Planning and Regulatory Services, subject to the conditions listed in the report and the completion of the S106 legal 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 DS1, DS3, DS4, H1, H2, H3, H4: H6, H9, GE3, GE4, DE1 HE2, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5, EM6, EM7 EM8, IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

SITE DESCRIPTION

The site is approximately 3 hectares in size and is located behind existing residential dwellings to the north western side of Browns Lane and Burton Close and to the south of Hawkesmill Lane. The site is located on two former horticultural nursery sites which were formally operated as Chestnut Nurseries (accessed from Browns Lane) and Hawkesmill Nurseries (access from Hawkesmill Lane).

The site is bounded by open countryside to the west which is designated Green Belt. The site was previously designated Green Belt land, however following the Local Plan review it was removed from the Green Belt and designated as a housing site under Policy H2:17 of the Coventry Local Plan, 2016. The site is allocated for 80 dwellings.

Residential development surrounding the application site is generally 2 storey and typically a mix of detached and semi-detached housing, ranging in age. The rear gardens of existing dwellings on Browns Lane, Burton Close and Hawkesmill Lane back onto the site's northern and eastern boundaries.

The site falls gently to the south on the Chestnut Nursery site and is predominantly flat to the Hawkesmill Nursery site. The site contains several buildings related to the former nursery businesses. These are to be demolished as part of the proposal. Within the site are several mature and semi mature trees and a pond.

APPLICATION PROPOSAL

The application seeks full planning permission for the demolition of all existing buildings and the erection of 81 dwellings, parking, landscaping, great crested newt habitat, sustainable drainage pond, and associated infrastructure.

The development proposal is to demolish the existing buildings and structures on site and replace them with 81 new homes, roads, landscaping and public open space. The proposals include the retention of the existing on-site pond, located to the rear of the properties on Burton Close. The pond will be incorporated into the landscaping of the site. A new drainage basin will be created to the south of the site to manage surface water runoff from the development. A central tree belt is retained and Great Crested Newt protection measures are also introduced.

All vehicular access to the new development will be from the existing access to Chestnut Nurseries off Browns Lane which will be improved and widened through the demolition of 312 and 314 Browns Lane. A pedestrian footpath will be created onto Hawkes Mill Lane.

Whilst the application seeks approval for 81 dwellings, the proposed development will result in the demolition of two existing dwellings on Browns Lane to facilitate means of

access and one existing dwelling within the Chestnut Nursery site. The net number of new dwellings is therefore 78 in accordance with the allocation.

A mix of one, two, three and four bedroom homes are proposed, a proportion of which will be affordable homes for people who are unable to purchase housing on the open market. In line with policy H6, 20 of the dwellings will be affordable homes (25% of overall numbers). The affordable housing is distributed across the site and the tenure split of those dwellings is 50% rent and 50% shared ownership, in line with policy H6 (discussed further in the affordable housing section later in the report).

Dwelling mix

Private			75.3%
Type	Beds	Storeys	No
Chesterton	2	2	4
Byron	3	2	7
Lyttleton	3	2	11
Lyttleton SD	3	2	1
Kipling	3	2	8
Heywood	3	2	3
Lydgate	4	2	2
Brooke	4	2	8
Skelton	4	2	6
Harwood	4	2	7
			Total 61

Rent			12.3%
Type	Beds	Storeys	No
1BF01 Swift GF	1	1	1
1BF01 Swift FF	1	1	1
2B4P Sinclair	2	2	2
3B5P Sorley	3	2	4
4B6P Strand 4	4	2	2
			Total 10

Shared			12.3%
Type	Bed	Storeys	No
2B4P Sinclair	2	2	4
3B5P Sorley	3	2	6
			Total 10

Overall housing number total:	81
--------------------------------------	-----------

Design and layout

The layout ensures dwellings overlook public spaces, particularly areas of open space, to promote natural surveillance. Dwellings are shown to positively address the western

boundary and open fields beyond by orientating dwellings to face out on to this boundary. Private garden areas are located to the rear and enclosed by housing wherever possible to provide security.

New dwellings are also proposed to back onto the existing properties on Burton Close, Hawkesmill and Browns Lane. In line with the City Council's Residential Design Guide, therefore, distances of at least 20m have been allowed between the windows of existing and proposed dwellings in order to provide privacy for occupiers within their homes.

Car parking is also provided on site for each residential dwelling and meets the standards set out in Appendix 5 of the Local Plan, 2016.

The highway within the development will be a shared space which seeks to ensure a safe and attractive environment for residents but also ensures vehicular speeds are kept low.

The layout has been amended during the course of the application in order to respond to officers concerns regarding the relationship to existing dwellings on Burton Close and site layout. The scheme now represents a high quality layout which incorporates attractive street scenes with dual aspect dwellings on prominent corner plots, good separation distance between existing homes and within the site itself. The highways layout now also allows for the retention of more trees within and around the existing pond and provides a good linkage for great crested newts across the site and out to the open countryside.

The boundary treatments within the site consist of brick boundaries to prominent corner plots and high quality fencing to secondary areas. Close board fencing is indicated to all other boundaries. A brick wall is indicated to be erected at either side of the site entrance and is shown on the enclosures plan. The finer details of these boundaries will be secured by condition.

PLANNING HISTORY

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

Application Number	Description of Development	Decision and Date
L/1999/1374	Demolition of existing glasshouses and nursery and replacement with residential development (Outline) [Hawkes Mill Lane Nursery Hawkes Mill Lane]	Refused 19/11/1999
L/1997/1429	Erection of polytunnel	Approved 12/12/1997
L/1993/1334	Glasshouse development for plant propagation	Approved 29/11/1993
L/1988/1971	Erection of bungalow to be occupied in connection with nursery (Outline) [Land Rear of 314 Browns Lane	Refused 31/01/1989
L/1964/0081	Use of land for residential development	Refused 17/11/1964

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) 2018, 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 6th December 2017. Relevant policy relating to this application is:

- Policy DS1: Overall Development Needs
- Policy DS3: Sustainable Development Policy
- Policy DS4: (Part A) – General Masterplan Principles
- Policy H1: Housing Land Requirements
- 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 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 EM1: Planning for Climate Change Adaptation
- Policy EM2: Building Standards
- Policy EM3: Renewable Energy Generation
- Policy EM4: Flood Risk Management
- Policy EM5: Sustainable Drainage Systems (SuDS)
- Policy EM6: Previously Developed Land
- Policy EM7: Air Quality
- Policy EM8: Waste Management
- Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

- SPG Design Guidelines for New Residential Development
- SPD Extending your Home: A design guide
- SPD Delivering a More Sustainable City
- SPG Ancient Arden Design Guide

CONSULTATION

No Objections received from:

Waste Management;

Rights of Way Officer;

Development Projects Urban Design and Landscape;

Conservation and Archaeology.

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

Drainage - conditions relating to the submission of details for detailed drainage plans;

Environmental Protection - conditions relating to ground contamination, air quality and noise. A construction Method statement is also secured by condition;

Highways – no objection subject to conditions and a S106 contribution for offsite works of £60,000;

Education – subject to a S106 contribution of £471,391;

Ecology Officer – subject to condition relating to compliance with submitted details

Housing and Policy Services – No objection subject to S106 securing affordable housing;

Tree Officer – no objection subject to conditions relating to the submission of details

Tree Protection Plan;

NHS – no objection, subject to S106 contribution of £39,940.00;

Severn Trent Water Limited – request for informative note to be added to decision;

British Telecom – request for an informative note to be added to the decision notice.

Objections have been received from:

Chestnut and Hawkesmill Nursey residents association (summarised below)

Comments received from:

Open Spaces – contribution sought for £500 per dwelling for open spaces, however no justification or evidence for the financial request was given. The legal tests for when you can use a S106 agreement are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended). This contribution request does not meet these tests therefore it cannot be requested.

Warwickshire Wildlife Trust – comments regarding the need to protect hedgerow boundary, veteran trees within the site and permeable boundary treatments for hedgehogs to residential gardens. These issues have been addressed in the revised submission.

At the time of writing the report comments have not been received from:

Environment Agency;

Centro Sustainable Transport

Immediate neighbours and local councillors have been notified on 13/04/2018; a site notice was posted on 19/04/2018 A press notice was displayed in the Coventry Telegraph on 19/04/2018.

First Public consultation

27 individual letters of objection have been received from local residents and one letter of objection (summary report) from the Chestnut and Hawkesmill Redevelopment Residents Association which was supported by a multi signature letter containing 111 signatures. The following material planning considerations have been raised:

Principle of development

- a) There should be no development on the green belt.

Trees and ecology

- b) Removal of the trees along the boundary to Burton Close will result in loss of privacy for residents of Burton Close;
- c) Removal of hedgerow along Hawesmill Lane/ Burton Close, loss of habitat.
- d) Removal of trees within the site will lead to loss of habitat;
- e) Trees should be thinned out around pond as some are severely overgrown and blocking light to some properties along Burton Close;
- f) All trees should have Tree Protection Orders placed on them to prevent removal.

Highways

- g) General road safety – Transport Assessment does not take into account recent fatal accidents in the vicinity of the site with ‘Crash Map’ showing 3 incidents in the last 5 years;
- h) The access is close to a blind bend which will increase the risk of accidents
- i) Visibility splays are deficient for the speeds travelled along this stretch of Browns Lane. They should be 20 metres when they are 15 metres;
- j) Bin lorry tracking has been calculated at the wrong sized bin lorry;
- k) Ambiguity as to whether there is sufficient turning space within the development for large axle vehicles;
- l) Severe traffic problems in the areas, this development will make it worse through increased traffic;
- m) New roads and infrastructure are needed;
- n) Local bus services are only every 30 mins – poor local transport links;
- o) Highway safety concerns regarding an additional access onto Browns Lane;
- p) Visibility of the access onto Browns lane substandard;
- q) Transport assessment does not take into consideration the Amazon development once that opens;
- r) Not enough parking on site.

Impact on local service provision

- s) Impact upon local healthcare and provision of doctors, existing services oversubscribed;
- t) Impact on school places. Existing school full. Where will the extra children go?

Impact on residential amenity

- u) Increase in people will lead to more comings and goings;
- v) Overdevelopment of the site;

- w) Dwellings too close to existing properties along Burton Close;
- x) Overlooking and loss of privacy to dwellings along Burton Close and dwellings are lower along Burton Close;
- y) Dwellings too large and overbearing leading to loss of light.
- z) Increased noise and disturbance, especially during the construction phase;
- aa) Increases in pollution.

Design

- bb) The design is very high density 'rabbit warren' within only one access of Browns Lane creates a very insular design;
- cc) The open space within the development will encourage anti-social behaviour;
- dd) The boundary to the footpath should be 1.8 brick wall not, fence;
- ee) The design is not compliant with the Ancient Arden Guidelines SPG;
- ff) Pedestrian link to Hawkesmill Lane will increase anti-social behaviour and aid criminal activity, should be removed from the scheme;
- gg) Boundary to the rear of No 6-19 Burton Close has been opened up and no detail provided to make it safe;
- hh) The boundary to the entrance of the site should be brick, not fencing and hedging.

Drainage and flooding

- ii) The site is very boggy;
- jj) Houses along Burton Close are lower than the application site and soil is heavy clay. Concerns over localised surface water flooding issues being exacerbated by development;
- kk) Exacerbate the existing water pressure problem along Hawkesmill Lane;
- ll) Existing sewer on Hawkesmill Lane smells, this will make it worse.

Other

- mm) The boundary to the site should be permanent to keep people and dogs out of the fields beyond;
- nn) Pond with low level safety fencing - a serious risk to local children;
- oo) There have been no opportunities to ask any questions regarding this proposal;
- pp) Local Authority should maintain the green spaces within the site, not a management company;
- qq) Public consultation has not been very good by Bloor Homes. Policy DS4 (Part A) states that there should be meaningful engagement with the local community;
- rr) The proposed dwellings should be bungalows;
- ss) No details on archaeology surveys required.

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

- tt) Developers should demolish Allesley Hall Hotel and Abbeyfield House rather than build on green belt land;
- uu) Where are all the people going to come from who will buy the houses;
- vv) Why are there no bungalows on the development?
- ww) Devaluation of property value.

All three ward councillors also raised objections to the proposal.

A public meeting was held on 09/05/2018 with Local Ward Councillors, the local residents association, Planning Officer (CCC), Head of Planning Policy (CCC), Marrons (Planning Agent) and Bloor Homes (developer) at the Jaguar Social Club to discuss the issues raised.

Second public consultation

Following receipt of revised plans, a further public consultation period ran for 14 days starting on 08/10/2018

10 individual letters of objection have been received from local residents and one letter of objection (summary report) from the Chestnut and Hawkesmill Redevelopment Residents Association which was supported by the same multi signature letter containing 111 signatures. The following material planning considerations have been raised:

Principle of development

The development is on green belt and should not go ahead

xx)

Trees/ ecology

yy) There is still a lot of trees being lost on the site

Highways

zz) Disagree with the technical response to highway comments that the 3 fatalities were not isolated incidents;

aaa) Do not accept there will be limited traffic generated by the development.

bbb) Transport assessment is incorrect;

ccc) Visibility splays are still substandard and have not addressed Highways officers concerns;

ddd) Additional traffic will greatly affect the local road network;

eee) Vehicle tracking for refuse vehicles – turning area in parking court at north of the site;

fff) Trip generation for the Transport assessment uses assumptions based on a Wyevale garden centre and as such is not comparable with the Chestnut and Hawkesmill Lane nurseries use. This has not been addressed in the revised submission;

ggg) Previous traffic calming along browns lane has failed therefore residents would object to more traffic calming measures being attached to the application;

hhh) Who will look after the non-adopted areas within the development, including paving?

iii) Object to footpath link through to Hawkesmill Lane.

Impact on local services

- jjj) Impact on school places;
- kkk) Impact on local health care provision;

Impact on residential amenity;

- lll) Overlooking and loss of privacy to dwellings along Hawkesmill Lane;
- mmm) Level changes mean the properties along Burton Close are severely overlooked.

Design

- nnn) No new fence provided between No.6 to 19 Burton Close;
- ooo) Housing density too high – 36 dwellings per hectare is too much. Local plan specified 30-36 dph;
- ppp) Not compliant with Ancient Arden Guidelines;
- qqq) Boundary to the rear of No 6-19 Burton Close has been opened up and no detail provided to make it safe;
- rrr) The boundary to the entrance of the site should be brick, not fencing and hedging.

Drainage and flooding

- sss) None of the issues raised by the flooding team have been addressed.

Other

- ttt) Where do the children of this development play? There is no open space within the site;
- uuu) No details on archaeology surveys.

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;
- heritage assets;
- affordable housing;
- highway considerations;
- Drainage and flood risk;
- noise;
- contaminated land;
- air quality;
- ecology; and
- S106 contributions.

Principle of development

Policy H2, Housing allocations identifies sites to be allocated for housing development alongside essential details that will support the principles of sustainable development. The development of all sites will also need to be considered in accordance with other policies in this Local Plan (and supporting documents).

The principal of residential development at this site is defined in Policy H2:17 of the Coventry Local Plan, 2016 which allocates the site for approximately 80 dwellings. The number of dwellings is an indicative figure for the capacity of the site. Notwithstanding this it should be noted that although the application is for the erection of 81 dwellings, the proposed development will result in the demolition of two existing dwellings on Browns Lane to facilitate means of access and one existing dwelling within the Chestnut Nursery site. The net number of new dwellings is therefore 78 and considered to be in accordance with the Local Plan allocation.

It is therefore considered the principal of development on this site is wholly acceptable and in accordance with the Local Plan housing allocation, subject to compatibility with other local plan policies.

The subject of compatibility with all other development policies will be assessed in the remainder of this report.

Impact on the character of the area

The National Planning Policy Framework, paragraph 127 states that “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 130) “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of

approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

Policy H4 of the Local Plan requires proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city.

The proposal accords with Policy H9 (housing density) which requires residential development to make the most effective and efficient use of the land whilst ensuring compatibility with the quality, character and amenity of the surrounding area. It requires a minimum density of 30-35 dwellings per hectare (net). The proposal achieves a density of 36 dwellings per hectare (net) and is therefore broadly in accordance with this policy.

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 surrounding area is a mix of residential dwellings therefore there is no overriding residential character. Whilst the site was previously Green Belt, the location of the site located on the edge of the urban settlement clearly relates to the more urban grain of the surrounding dwellings rather than green fields. The development is complimented by approximately 0.6 hectares of green infrastructure, landscaping and public open space within the site in line with the amount expected from this level of development. It is therefore considered the type of development proposed assimilates well with the surrounding residential character of Browns Lane, Burton Close and Hawkesmill Lane.

The scale of the dwellings proposed is 2 storey reflecting the prevailing character of the area which respects the local context and identity of this area, in line with Policy DS4 and DE1. Gable ended properties are proposed to create focal points within the development, with a mix of roof heights and pitch to provide variation in the street scene. The dwellings proposed are a variety of detached, semi-detached and terraced homes. Design features such as render panels, projecting gables, mock Tudor timber gable features, dual pitched roofs and hipped roofs, projecting bay windows and variations to porches all contribute to a varied and characterful development which is supported by the Urban Design officer.

Private parking and amenity space will be provided to all dwellings in accordance with the design guidelines.

Several objections have been received raising concerns that the development does not accord with the Ancient Arden Design Guidelines SPG. The Ancient Arden SPG refers to more isolated dwellings within the countryside. It is considered that this site is not an isolated site within countryside. The development relates more to the existing grain of development to Burton Close, Browns Lane and Hawkesmill Lane. Furthermore these surrounding properties do not accord with Arden Design Guidance. Given the location of the development on the urban fringe and the use of high quality design features throughout the site, it is considered the departure from Ancient Arden Guidelines is appropriate for this development in this location and is acceptable in this respect.

On the basis of the above it is considered the development accords with Policy DE1 and the design represents a high quality development and is acceptable in this respect.

Impact on residential amenity

The development is set to the rear of properties along Burton Close and Hawkesmill Lane. The development complies with the separation distances between rear facing windows, and side to rear relationships between dwellings. Numerous objections have been received regarding the separation between the properties along Burton Close and Hawkesmill Lane with neighbours raising concerns regarding overlooking, loss of light, visual intrusions and increased noise and disturbance from the new properties.

The existing dwellings currently are afforded views across the existing nursery site. There is no dispute that the new residential development will undoubtedly change the rear outlook of the surrounding properties, however the separation distances are in excess of the minimum requirements for residential development and therefore it is considered the position of the proposed dwellings relative to the existing properties is considered acceptable.

In order to control future development within the site it is considered necessary to remove all permitted development rights across the development to ensure that any future residential extensions and alterations within the development can be assessed as to their impact on nearby residential properties.

In terms of the level changes, the developer has submitted site sections which demonstrate small level changes between some properties. These changes are marginal and not considered to materially change the requirement to extend separation distances in excess of the submitted scheme.

There have been several objections raised regarding the boundary treatment to the properties at the rear of the existing pond (No's 6-19 Burton Close). The enclosures plan does not contain details of this boundary treatment to the rear of these properties. The boundary itself is partially open and has some hedging within it. It is considered necessary that a condition should be attached to the permission ensuring the details of this boundary treatment be submitted and approved by the local planning authority.

Heritage character of the area and Heritage Assets

Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

The site is not close to listed buildings. There is a section of the site which has been flagged up on historical mapping as an archaeological constraints area therefore an archaeological desk based assessment has been submitted with the proposal which has assessed the potential for archaeological interest within the area.

Objections have been raised by local residents who have questioned why no additional information has been sought by the Archaeology Officer. The Conservation and Archaeological Officer has confirmed that given the application has been submitted with an Archaeological Desk-Based Assessment which states that the archaeological potential of the site for heritage assets is moderate/low, it is considered that no further

archaeological work is required, and no archaeological conditions are required. No objections are raised to the scheme.

It is therefore considered the proposal will not cause harm to Archaeological or heritage assets will be incurred as a result of the proposal and it accords with Policy HE2 of the Coventry Local Plan, 2016.

Affordable housing

The proposed mix of market housing accords with Policy H4 which requires proposals to include a mix of market housing which contributes towards a balance of house types and sizes across the city in accordance with the Strategic Housing Market Assessment (SHMA). The proposed market mix is for 2 two-bed houses; 26 three-bed houses and 33 four-bed houses. The proposal contributes towards a mix of market housing, and in accordance with criteria 2. b) of Policy H4 has an emphasis towards larger homes.

The proposed market housing mix must also have regard to the indicative capacity of the allocation, the need to provide an appropriate density of development for this location, the need to have regard to the Council's parking standards, and the need to provide a high quality design and layout that respects the amenity of neighbouring properties and the effects on the surrounding open countryside. The Applicant has sought to balance these competing objectives in designing the proposed development.

The proposal accords with Policy H6 which requires 25% of all homes to be affordable, with 12.5% social/affordable rent and 12.5% intermediate provision. The proposal provides 20 affordable homes which are integrated within the development. The proposed mix for social/affordable rent is 2 one-bed units, 2 two-bed units, 4 three-bed units and 2 four-bed units. The proposed mix for intermediate provision is 4 two-bed units and 6 three-bed units. The size, type and tenure has been agreed with the City Council's Housing Officer. The affordable housing will be secured via a Section 106 agreement.

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.

The Highway Authority had initially raised a number of concerns over the development proposals and the submitted Transport Assessment. Through negotiations with the applicant to include some layout modifications and further assessment work on the impacts of the development, the Highway Authority is now content with the development and its layout subject to conditions on the provision of speed reducing features. The impact of the development has now also been satisfactorily demonstrated to not have a severe cumulative impact on the highway network in accordance with the aims of the NPPF.

The proposed access contained within Transport Assessment which has been submitted was disputed by the Highway Authority. Whilst the visibility splay at the junction of Browns lane is compliant with recommended standards for this road and development, based on actual speed data that was collated, the Highway Authority was still concerned with the speeds and junction spacing at the location of the proposed access. In order to mitigate against this concern the introduction of a scheme to reduce speeds along Browns Lane has been requested. The reduction of vehicle speeds would allow for a shorter visibility splay, in line with what can be achieved at the site entrance. Following assessment by Highways Officers it is proposed that in order to overcome this issue a scheme for a mini roundabout junction, or an alternative option, at the access onto Browns Lane can be achieved to ensure that vehicle speeds are reduced such that the proposed access is deemed acceptable in terms of highway safety.

A Section 106 agreement has been negotiated which will require the developer to pay £60,000 towards the cost of providing this junction. This sum will be payable upon the commencement of the development (including demolition) to ensure the works are completed before no more than 25% dwellings occupied before the roundabout is in place.

Several letters of objection have been submitted regarding the vehicle speeds and the safety of the proposed junction. Highways officers are now satisfied the scheme which is secured through the S106 agreement will overcome these concerns. The proposal is therefore considered to accord with Policies AC1, AC2, AC3 and Ac4 of the Coventry Local Plan, 2016

Drainage and Flood Risk

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met. As the site is classed as residential and located within Flood Zone 1 it is considered as appropriate for development for this location. Therefore, the requirement to undertake the Sequential Test and Exception Test does not apply in this instance.

The proposed developed incorporates a drainage feature (drainage basin) to the south of the site. Additional land drains have also been indicated on the plans which run along the back of properties along Burton Close. Objections have been raised by residents regarding the existing on site drainage problem, therefore additional drains to the rear of properties have been added by the developer in response to this concern. It should be noted, the site (as existing) is currently unmanaged in terms of sustainable drainage, and

therefore it is considered that the development of the site including a full drainage strategy will improve the drainage within the site.

Following the receipt of amended plans, the Flood Risk Assessment which has been submitted with the application is required to be updated to reflect the new site layout, however drainage officers have advised that they are satisfied that this can be dealt with by way of a condition. Drainage officers have required several conditions be added to the decision to ensure a full and robust drainage strategy is submitted and approved by the local planning authority. On the basis of technical guidance received from drainage officers it is considered that the development complies with Policy EM4 and is acceptable in this respect.

Noise

The development is for residential dwellings therefore the noise generated by the end development is not something which is required to be controlled. It is considered necessary however to ensure that the existing nearby residential properties close to the site are not negatively affected by noise during the construction period. Environmental Protection officers have requested that an assessment be submitted recording possible impacts of noise from construction activities on neighbouring residential properties and how such noise can be controlled due to the size and scale of the proposed development. This requirement is therefore secured by condition.

Contaminated land

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.

The site was previously used as a nursery therefore Environmental Protection officers have advised that full ground contamination assessments be undertaken prior to the commencement of development owing to the risk of potential contaminants being present within the soil. Conditions requiring these details to be approved have been added to the decision notice. Subject to compliance with these conditions it is considered the proposal is acceptable and complies with Policy EM6 of the Coventry Local Plan, 2016.

Air quality

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.

The development has been assessed by the Environmental Protection officer and it is considered that in order to ensure the development will not adversely impact upon local air quality a condition should be attached to the permission ensuring that a package of measures to minimise the impact of the development upon local air quality have been submitted to and approved in writing by the local planning authority. Those measures shall have consideration for the provision for electric vehicle recharging points and the use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh) on residential dwellings within the site. Subject to compliance with this condition the Environmental Protection officer raises no objection. The development therefore accords with Policy EM7, subject to compliance with the suggested condition.

Ecology and trees

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.

The application proposal is supported by an Ecological Appraisal and a Biodiversity Impact Assessment which demonstrates a biodiversity gain for the site can be achieved. The site predominately comprised of amenity grassland, hard-standing and associated greenhouses with scattered trees and hedgerow boundaries. The site is not located within the boundary of any designated site of international, national or regional importance for nature conservation. Neither does it fall within the designation boundary of any site which has been afforded a local non-statutory designation for its nature conservation importance.

Buildings on site were assessed for their potential to support roosting bats, however no structures on site were considered to offer suitable roosting opportunities.

Twenty six waterbodies were identified present within a 500m radius of the application site, including two on-site ponds. The results of the surveys confirmed a small GCN population was present within a pond within the site. The mitigation proposals provided are considered appropriate to maintain the favourable conservation status of the species.

A reptile presence/absence survey was carried out between May and June 2017 within the site boundary. This survey recorded no evidence of reptiles within the site.

The development aims to retain existing features of ecological value where possible within the design and provide buffers to these features. The site landscape planting will include new native species tree, shrub and grassland planting, and hence provide ecological benefits at the site level. In order to maintain the existing hedgerow surrounding the site a condition will be placed on the decision ensuring this important feature/hedgerow is retained.

The central tree belt across the application site crosses the main estate road and provides a link between the pond within the application site and the pond which lies just outside of the site. This road will be a shared level surface and as such will ensure the connectivity between ponds helping to ensure the scheme remains amphibian friendly. This level surface will ensure that potential impact on newt population is avoided. Furthermore gully pot ladders have also been negotiated to ensure the safe escape from gully pots should amphibians fall in.

Hedgehog protection measures have also been incorporated following amendments to the scheme.

The Ecology Officer is satisfied with the additional work which has been carried out by the developer in terms of provided more planting to the ponds and providing linkages for newts out towards the open countryside. Several conditions will be attached to the planning decision requiring compliance with the submitted details. It is therefore considered, subject to compliance with the suggested conditions, the proposal accords with Policy GE3 of the Coventry Local Plan, 2016 and is acceptable in this respect.

There are several trees within the site, some of which will be removed to make way for the development. Objections have been received regarding the number of trees to be removed. The initial plans showed the loss of many of the trees and the central tree belt was virtually removed. Following officer negotiation revised plans have been submitted which demonstrate a significant improvement in tree retention across the site and within the central tree belt. Furthermore there are two veteran Oaks of significant amenity value which are also now indicated to be retained. The tree belt will provide an attractive aesthetic within the landscaped area and complement the retained pond. It will also provide a valuable biodiversity corridor for Newts to travel through to the ponds. It is therefore considered the tree retention within the site is now acceptable and subject to a condition requiring details tree protection measures to be submitted. On this basis, the proposal is considered acceptable and accords with Policy GE4 of the Coventry Local Plan, 2016.

Objections have been raised regarding the maintenance of the open spaces within the site. Open spaces within the site are not intended to be offered for adoption to the City Council and will be managed by a management company. A condition will be attached to the decision requiring a management plan to be submitted which requires details of how the open space will be maintained by a management company.

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 developer has agreed to the requested contributions.

Education. The request has been made on the basis of the following provision

Early Years	£76,329
Primary SEN	£18,972
Secondary	£297,693
Post 16	£56,858
Secondary SEN	£21,539
Total	£471,391

NHS - S106 contribution of £39,940.00 towards local healthcare

Affordable Housing – 25% affordable housing.

Highways – contribution of £60,000 for offsite highways works

Equality implications

The proposal has been reviewed and it is considered there are no known equality implications as a result of this proposal, in accordance with the Equality Act 2010.

Conclusion

The proposal has undergone significant revisions since the initial submission. Negotiations have included a residents meeting with the local residents group, the developer and Officers. It is considered the amended scheme has addressed Officer concerns regarding the separation distances between properties on Burton Close, ecological implications, including the loss of trees and Great Crested Newt protection measures and highway safety concerns can be overcome through a scheme of off-site works undertaken as part of a Section 106 agreement. As a result of these changes it is now considered by Officers that the scheme represents a high quality residential development.

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, character of the area, highway safety, ecology or infrastructure, subject to relevant conditions and Section 106 contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, DS4, H1, H2, H3, H4: H6, H9, GE3, GE4, DE1 HE2, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5, EM6, EM7 EM8, 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;

- Figure 3 Mitigation Connectivity Measures Plan;
- Figure 2 Hedgehog Spec.;
- Figure 1 Biodiversity Enhancement Plan;
- BHS_gulleyPotLadder_flier;
- MI117-EN-117 (S38 Adoption Plan + Phase 2);
- 7665 CEMP September 2018;
- 7665 LEMP and BIA September 2018;
- MI117-LS-001e (Site Landscaping);
- MI117-LS-002f (Site Landscaping);
- MI117-LS-003e (Site Landscaping);
- MI117-LS-004a (Site Landscaping+Planting Details);
- MI117-LS-005b (Tree Protection);
- MI117-SL-001Q (Site Layout);
- MI117-SL-002C (Materials Layout);
- MI117-SL-003C(Misc layouts +Surface Materials);
- MI117-SL-004H (means of enclosure);
- MI117-PD-050A (Street scenes);
- MI117-SL-021D(Misc layouts +Adoption and Road Hierarchy);
- MI117-EN-113B (Misc Engineering + Existing and Proposed Plot Sections);

- MI117-EN-114B (Misc Engineering + Section Locations A-G);
- MI117-EN-119 (Misc Engineering + Land Drain Locations);
- MI117-EN-053A (Misc Engineering +Refuse Tracking);
- Bloor Homes 2487_Chestnut Nurseries Allesley Coventry Topographical 2D_
- Bloor Homes 2487_Chestnut Nurseries Allesley _Topographical Sheet 2
- Ecological Appraisal, Prepared by FPCR Dated March 2018
- Biodiversity Offsetting Calculation;
- House type 1BF01.PL-01_SWIFT_BRICK;
- House type 2B4P.PL-01_SINCLAIR_BRICK;
- House type 3B5P.PL-01_SORLEY_BRICK;
- House type 3B5P_4B6P-1.PL-01_03_SORLEY_STRAND_BRICK;
- House type 4B6P_3B5P-1.PL-01_03_STRAND_SORLEY_BRICK;
- House type 272_272-1.PL-01_CHESTERTON_BRICK;
- House type 372_372-1.PL-01_BYRON_BRICK;
- House type 372_372-1.PL-02_BYRON_RENDER;
- House type 375.PL-01_LYTTELTON_BRICK;
- House type 375-1.PL-01_LYTTELTON_BRICK;
- House type 375-1.PL-02_LYTTELTON_RENDER;
- House type 378_378-1.PL-01_KIPLING_BRICK;
- House type 378_378-1.PL-02_KIPLING_RENDER;
- House type 382.PL-01_HEYWOOD_BRICK;
- House type 382-1.PL-01_HEYWOOD_BRICK;
- House type 382-1.PL-02_HEYWOOD_RENDER;
- House type 470-1.PL-03_HALLAM_TUDOR;
- House type 471-1.PL-03_06_LYDGATE_TUDOR;
- House type 472.PL-01_05_BROOKE_BRICK;
- House type 472-1.PL-01_05_BROOKE_BRICK;
- House type 474.PL-01_06_SKELTON_BRICK;
- House type 474.PL-03_06_SKELTON_TUDOR;
- House type 474-1.PL-01_06_SKELTON_BRICK;
- House type 474-1.PL-03_06_SKELTON_TUDOR;
- House type 481.PL-02_06_HARWOOD_RENDER;
- House type 481.PL-03_06_HARWOOD_TUDOR;
- House type 481-1.PL-03_06_HARWOOD_TUDOR;
- House type 808-1.PL-02_05_BYRON_CHESTERTON_LYTTELTON_RENDER;
- House type 864.PL-01_03_SINCLAIR_SORLEY(4)_BRICK;
- Exploratory Investigation D37009 Phase II Report V1.0, prepared by Geodyne dated 08/03/2018
- Archaeological DBA - Browns Lane, Coventry. Prepared Orion. Dated February 2018.

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

3. The development hereby permitted shall not commence until a noise report has been submitted and approved in writing by the Local Planning Authority. The report shall assess the impacts of construction related noise in accordance with British Standard BS5228:2009. The report should include details of any proposed mitigation measures, including those required where a significant effect is predicted to occur using the methodology of BS5228. The scheme shall then be undertaken in accordance with the approved details.

Reason: *To protect the amenities of the occupiers of residential properties in accordance with Policy DE1 and EM1 of the Coventry Local Plan 2016.*

4. Before any development commences on site the following shall be submitted to and approved in writing by the local planning authority and any approved mitigation or protection measures shall be put into place prior to and remain in place during any construction work:
 - a. 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, overhang from the boundary, intrusion of the Root Protection Area etc) with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres.
 - b. a schedule of the trees surveyed as specified in paragraph 4.4 of BS 5837 : 2012 Trees in relation to design, demolition and construction - Recommendations;
 - c. tree constraints plan (5.2), arboricultural method statement (6.1), and a dimensioned tree protection plan (to include protection measures prior to and during construction and any construction exclusion zones) (in accordance with 5.5/ Default specification for protective barrier Figure 2 of British Standard BS5837: 2012 - Trees in relation to design, demolition and construction - Recommendations) which shall also include any proposal for pruning or other facilitative pruning works.

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 GE3 and GE4 of the Coventry Local Plan, 2016 together with the NPPF*

5. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - i. a survey of the extent, scale and nature of contamination;

- ii. an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments;
- iii. An appraisal of remedial options, and proposal of the preferred option(s).

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

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM7 of the Coventry Local Plan, 2016.*

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

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM7 of the Coventry Local Plan, 2016.*

7. 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 that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM7 of the Coventry Local Plan, 2016.*

8. 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 **5**, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition **6**, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition **7**.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM7 of the Coventry Local Plan 2016.*

9. Prior to the commencement of development, the development hereby approved (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:
- i. hours of work;
 - ii. the parking of vehicles of site operatives and visitors;
 - iii. the loading and unloading of plant and materials;
 - iv. the storage of plant and materials used in constructing the development;
 - v. the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate;
 - vi. 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;
 - vii. measures to control the emission of dust and dirt during demolition and construction;
 - viii. measures to minimise noise disturbance to neighbouring properties during demolition and construction;
 - ix. 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 the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies DS3, AC1 and DE1 of the Coventry Local Plan 2016.*

10. No dwelling shall be occupied unless and until street lighting has been provided on the means of access serving that dwelling or any associated parking areas in accordance with details submitted to and approved in writing by the local planning authority. In discharging this condition the Local Planning Authority expects lighting to be restricted adjacent to the vegetated areas and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats.

Reason: *In the interests of public safety and the amenity of future residents and to protect protected species In accordance with Policy DE1 and GE3 of the Coventry Local Plan together with the NPPF and ODPM Circular 2005/06*

11. The development hereby permitted shall proceed only in strict accordance with details contained within a **Sustainable Building Statement** which shall have been first submitted to and approved in writing by the local planning authority. The statement shall demonstrate how the requirements of Local Plan Policy EM2 (Building Standards) have been met. The development shall not be occupied unless and until all the works within the approved scheme have been completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications.

Reason: *To comply with the provision the National Planning Policy Framework and in accord with Policies EM2, of the Coventry Local Plan 2016, together with the NPPF*

12. Prior to occupation of the 29th dwelling the proposed development details of the pedestrian/cycle link to Hawkesmill Lane including transition details on Hawkesmill Lane, shall be submitted to and approved in writing by the local planning authority and the approved details shall be implemented prior to the occupation of the 55th dwelling.

Reason: *In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway in accordance with Policies AC2, AC3 and AC4 of the Coventry Local Plan 2016.*

13. A landscape management plan, including long term design objectives, long term management responsibilities and maintenance schedules for all landscape areas (other than domestic gardens within the curtilage of a single dwelling house), shall be submitted to and approved in writing by the local planning authority before the first occupation of the development hereby permitted. The landscape management plan shall be implemented as soon as the approved landscaping is carried out.

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.*

14. The development shall be carried out only in full accordance with sample details of the facing, and roofing materials to be used in the constructions of all dwelling

houses and garages within the development which have been submitted to and approved in writing by the local planning authority.

Reason: *To ensure the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with policy DE1 of the Coventry development plan, 2016 together with the NPPF.*

15. Notwithstanding the details submitted within the Flood Risk Assessment, COV-EN-001, the development hereby permitted shall be carried out only in strict accordance with details of a scheme for the provision of surface water drainage incorporating infiltration SuDS or attenuation techniques. There must be consideration of features such as green roofs, rain gardens and swales, for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'. The scheme shall include;
- i. A scheme for the provision of surface water drainage, fully incorporating open air SuDS with particular emphasis on attenuation techniques. There must be consideration of features such as green roofs, rain gardens and swales, for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
 - ii. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
 - iii. Development discharge rates to be managed to a rate approved by the Lead Local Flood Authority.
 - iii. 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.
 - iv. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
 - v. Evidence of the 1 in 100 year plus climate change events will be held within the site boundaries.
 - vi. Evidence to show the management of overland flow routes in the event of exceedance or blockage to the drainage system. Details should include demonstration of how the properties will be protected in such an event.

- vii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- viii. An appropriately scaled intrusive ground investigation report to establish the depth and type of strata, including percolation results in accordance with BRE 365 and the presence and risk associated with migrant contaminants. Provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design.
- ix. All 'within building plot' drainage must be considered for the incorporation of water re-use systems, such as water butts, to manage down both peak and total rainfall runoff discharging to sewer systems, watercourses and groundwater.
- x. Foul drainage plans.
- xi. Where new or redevelopment site levels result in the severance, diversion or the reception of natural or engineered 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.
- xii. The drainage strategy should not result in top water levels of the balancing ponds being above the natural ground level and must achieve a 300mm freeboard, in relation to this existing ground level, at the 1 in 100 year plus climate change event
- xiii. Full details of land drain shown on plan Mi117-EN-119 (Misc Engineering + Land Drain Locations)

Once approved, the development shall only proceed in accordance with the approved details including any recommended mitigation measures and shall remain in place thereafter.

Reason: To reduce the risk of flooding from surface water runoff, infrastructure sewers, open water bodies and groundwater by ensuring the provision of a satisfactory means of limiting the peak and total discharge of surface water and to provide for betterment in watercourse quality, in line with the Water Framework Directive and in accordance with Policies EM4 of the Coventry Local Plan 2016, together with the NPPF

- 16. The development shall not commence unless and until details for a package of measures to minimise the impact of the development upon local air quality have been submitted to and approved in writing by the local planning authority. Those measures shall have consideration of the following: -
 - i. Provision for electric vehicle recharging points;
 - ii. Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh).

All details shall be carried out as approved.

Reason: *To mitigate the impacts of development on air quality in accordance with Policy EM7 of the Coventry Local Plan 2016, together with the NPPF.*

17. The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft boundary treatment works which have been submitted to and approved in writing by the local planning authority. Details shall include;
- a. Boundary treatment to all boundaries within the site. Details shall include full details of the proposed brick boundary walls, specifying brick types, decorative details (where applicable), locations, and height. Fenced boundaries, railings (including knee rails) and gates to be erected, specifying the size, location, materials and colour.
 - b. Full details of the brick walls to the entrance to the site shown on plan MI117-SL-004H (means of enclosure). These details shall include brick type, height of wall, location and any decorative details relevant.
 - c. Full details of boundary treatment to the perimeter of the site, including planting details where relevant;
 - d. Full details of the boundary treatment to the rear of No's 6-19 Burton Close.

The hard landscaping works shall be completed in full accordance with the approved details within 3 months of first occupation of the dwelling to which it relates. The approved hard landscaping works in relation to points B, C and D as outlined above will be completed in full accordance with those details within one month of the substantive completion of the last dwelling on the site.

All planting shall be carried out in accordance with the approved details. 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 DE1, DS4, H3 of the Coventry Local Plan 2016, together with the NPPF*

18. The existing hedgerow indicated on the approved plans to be retained shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height of the hedge(s) falls below 1m at any point. Any hedge(s) removed without 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 within the next planting season with hedging, tree(s) and/or shrub(s) of such size and species details of which must be submitted to and approved by the local planning authority. 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 (excluding hard surfaces).

Reason: *To protect that hedging which is of significant amenity value to the area and which would ensure a satisfactory standard of appearance of the development in accordance with Policy GE3 of the Coventry Local Plan, 2016 together with the NPPF*

19. All planting, seeding or turfing comprised in the approved details of soft landscaping shall be carried out in accordance with the approved details. Any plants which within a period of five years from the completion of the development, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species and thereafter retained for at least the same period. 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 DE1, H5, GE3 AND GE4 of the Coventry Local Plan 2016, together with the NPPF.*

20. The development hereby permitted, including any site clearance works, shall proceed in accordance with the detailed mitigation measures for the safeguarding of Great Crested Newt within the site as set out in the document 'Ecological Appraisal: Method Statement for Great Crested Newt' prepared by FPCR dated March 2018 and agreed with the Local Planning Authority. The gully pot ladders shall be installed according to the Draft Section 38 Plan, prepared by Bloor Homes dated 22/10/2018.

Reason: *To ensure that protected species are not harmed by the development and to enhance the nature conservation value of the site in accordance with Policy GE3 of the Coventry Local Plan 2016, together with the NPPF.*

21. Notwithstanding the highway layout as proposed, a scheme of speed reducing features/measures shall be submitted to and approved in writing by the local planning authority and the approved scheme shall be implemented in strict accordance those approved details prior to the occupation of plot numbers 59-66 of the development hereby permitted.

Reason: *In the interests of highway safety in accordance with Policies AC2 and AC3 of the Coventry Local Plan 2016*

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, the garages to be provided in connection with the development shall not be used other than for the parking of vehicles.

Reason: *In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway in accordance with Policy AC1, AC2, AC3 of the Coventry Local Plan, 2016, together with the NPPF*

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, the dwellings hereby permitted shall not be enlarged, extended or altered, and no buildings, gates, walls, fences or other means of enclosure (except as authorised by this permission or allowed by any condition attached thereto) shall be erected on the site.

Reason: *That due to the restricted nature of the application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the local planning authority in accordance with Policies H5 and DE1 of the Coventry Local Plan, 2016, together with the NPPF*

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development to form hard surfaces within the curtilage of any dwelling houses hereby permitted.

Reason: *To maintain control in the interests of minimising flood risk and/or water quality in accordance with Policy EM4 and EM5 of the Coventry Local Plan, 2016, together with the NPPF*

25. None of the dwellings hereby permitted shall be occupied unless and until the car parking provision for those dwellings has been constructed and/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.

Reason: *In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway in accordance with Policy AC1, AC2, AC3 of the Coventry Local Plan, 2016, together with the NPPF*