

Planning Committee Report	
Planning Ref:	FUL/2020/1010
Site:	Land at Cryfield Heights
Ward:	Wainbody
Proposal:	Erection of 22no. dwellings including new vehicular access via Little Cryfields, pedestrian access to Gibbet Hill Road, landscaping, drainage infrastructure and substation.
Case Officer:	Emma Spandley

SUMMARY

The application seeks planning permission for the redevelopment of the existing site for the erection of 22 four-bedroom dwelling houses, with landscaping, drainage infrastructure, a substation and access off Little Cryfield.

The principle of development is acceptable as this is an allocated housing site in the Coventry Local Plan and is therefore in accordance with Policy H2 of the Coventry 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, in accordance with policy DS3, DS4, H3, H9 & DE1 of the Coventry Local Plan. The proposal would not result in harm to highway safety or residential amenity and unavoidable loss of wildlife habitat would be offset, in accordance with Policy AC2, AC3, H3, DE1, GE3 & GE4 of the Coventry Local Plan.

BACKGROUND

The application site is a housing allocation with the adopted Coventry Local Plan (CLP); H2:23 *Land West of Cryfield Heights*. The allocation was for 20 houses.

FUL/2018/1361 was granted planning permission by Planning Committee on 30th August 2018 and the permission was issued on 6th September 2018, for the redevelopment of the site for 16 large detached houses. A number of amendments have been approved since the original permission was granted, namely, S73/2018/3305 which granted permission for some minor layout changes and design changes to the properties. S73/2019/3142 granted permission for the repositioning of the substation and access road into the site with some substitutes of brick types and external materials.

KEY FACTS

Reason for report to committee:	Over five objections received, and a petition sponsored by Cllr Blundell against the Officer recommendation.
Current use of site:	Vacant grass land
Proposed use of site:	Erection of 22no dwellings
Policy designation	Allocated housing site H2:23 - Land west of Cryfield Heights

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions.

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, DS2, DS3, DS4, H1, H2, H3, H4, H6, H9, DE1, GE1, GE2, GE3, GE4, AC2, AC3, AC4, EM1, EM2, EM4, EM5, EM7, EM8 & IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

SITE DESCRIPTION

The site comprises a single field of what was semi improved grass land to the south of the 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. The surrounding properties are large detached dwellings. To the west is a field and there was a pond in the south western part of the site which straddled the field boundary and is surrounded by dense vegetation. The pond was given permission under FUL/2018/1360 to be filled in. This has taken place. 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:

Application Number	Description of Development	Decision and Date
FUL/2018/1361	Erection of 16 dwellings and associated access, landscaping, drainage and substation.	Approved 6 th September 2018
FUL/2018/1360	Engineering works associated with in filling pond.	Approved 19 th August 2018
S73/2018/3305	Variation of condition No.2 (drawing numbers) imposed on planning permission FUL/2018/1361 for the 'Erection of 16 dwellings including new vehicular access via Little Cryfields, pedestrian access to Gibbet Hill Road, landscaping, drainage infrastructure	Approved 14 th March 2019
S73/2019/3142	Variation of condition No.2 (drawing numbers) imposed on planning permission FUL/2018/1361 for the 'Erection of 16 dwellings including new vehicular access via Little Cryfields, pedestrian access to Gibbet Hill Road, landscaping, drainage infrastructure	Approved 23 rd March 2020
NMA/2020/0840	Submission of amended details (change of brick type); to application reference number S73/2019/3142 for the variation of condition No.2 (drawing numbers) imposed on planning permission FUL/2018/1361 for the 'Erection of 16 dwellings including new vehicular access via Little Cryfields, pedestrian access to Gibbet Hill Road, landscaping, drainage infrastructure and substation' granted on 6th September 2018, granted 23rd March 2020.	Approved 5th May 2020

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF 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) 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 DS2: The Duty to Cooperate
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 GE1: Green Infrastructure
Policy GE2: Green Space
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy JE7: Accessibility to Employment Opportunities
Policy DE1 Ensuring High Quality Design
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 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 Delivering a More Sustainable City
SPD Coventry Connected
SPD Air Quality
SPG 'Extending Your Home'

CONSULTATION

No Objections received from:

- West Midlands Police

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

- Archaeology
- Conservation
- Ecology
- Economic Development
- Education
- Environmental Protection
- Highways
- Severn Trent
- Streetscene and Greenspaces
- Tree Officer

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

- NHS

Any further comments will be reported as a late item.

Immediate neighbours and local councillors have been notified; a site notice was posted on 4th June 2020. A press notice was displayed in the Coventry Telegraph on 4th June 2020.

All three Ward Councillors, Cllr Heaven, Cllr Blundell and Cllr Sawdon has objected to the application on the grounds of gross overdevelopment and out of keeping with the surrounding area.

A petition has also been submitted.

The Petition details are as follows: -

“Residents of Little Cryfield and neighbouring roads, object to the proposed development off Little Cryfield for 22 4-bedroomed properties.

The original application was for 16 properties, which was approved 2 years ago despite neighbour objections, and was more in keeping with the existing properties in Little Cryfield and the surrounding neighbourhood.

The current proposals are totally out of keeping with the neighbouring properties and will lead to an unacceptable over-development of the site, together with additional traffic on a road which was only designed for the properties (13) in Little Cryfield and is not suitable for the increase to 35 properties now proposed.

Not only that, it will also affect the amenities of the existing properties by increased traffic and light pollution, and in particular properties facing the proposed entrance and exit to the site.

There are also major issues with the access to Gibbet Hill Road, not only for the additional traffic from Little Cryfield and Cryfield Heights, but also for pedestrians/cyclists trying to cross the road from the new single track 'Bridle path' leading from the New Development.”

22 letters of objection have been received from 16 addresses, raising the following material planning considerations:

- Pedestrian and cycle exit onto Gibbet Hill Road presents significant highway safety issues;
- Current estate road was not built for more traffic
- Additional dwellings will create more traffic
- Over development
- Out of character with the area with four bedroomed properties within an area of 5+ bedroomed properties
- Increased pollution

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

- Light pollution from headlights of vehicles

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are:

- Principle of development;
- Housing Mix;
- Affordable Housing;
- the impact upon the character of the area;
- the impact upon neighbouring amenity;
- highway considerations;
- Green Space;
- flood risk;
- contaminated land;
- air quality;
- ecology;
- Trees;
- Education;
- Developer Contributions; and other matters.

Principle of development

Policy H1 of the CLP sets out the housing provision required for the City; Policy H2 of the CLP identifies the sites to be allocated for housing development.

The application site is a housing allocation with the adopted Coventry Local Plan (CLP); H2:23 *Land West of Cryfield Heights*. The allocation is for 20 houses.

FUL/2018/1361 was granted planning permission by Planning Committee on 30th August 2018 and the permission was issued on 6th September 2018, for the redevelopment of the site for 16 detached houses, this has commenced on site and is therefore an extant permission and a material planning consideration. A number of amendments have been approved since the original permission was granted, namely through application S73/2019/3142 which granted permission for the repositioning of the substation and access road into the site along with some substitutes of brick types and external materials.

In conclusion, the principle of housing is set down within Policy H2 which lists the City's housing allocation, furthermore, permissions have been granted to develop the site for 16 detached houses (FUL/2018/1361) and to realign the access way and substation in accordance with S73/2019/3142 which are both extant.

Therefore, the principle of development is acceptable.

Housing Mix

Policy H4 of the CLP requires proposals for residential development to include a mix of housing which contributes towards a balance of house types and sizes across the city in accordance with the latest Strategic Housing Market Assessment (SHMA). However, it is recognised that there may be circumstances where it may not be appropriate to provide the full range of housing types in accordance with the latest SHMA.

It was recognised on the previous application that whilst the proposed density of development was low (around 10 dwellings per hectare) this site was 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.

Therefore, the proposal is in accordance with Policy H4 of the Coventry Local Plan.

Affordable Housing

Policy H6 of the Coventry Local Plan relates to the requirement of any major development, over 25 houses will require 25% to be affordable either through an onsite provision or through a contribution.

The application is below the threshold to trigger Policy H6 of the Coventry Local Plan. However, it is above the NPPF paragraph 64 threshold of 10 units, which means 10% affordable home ownership is required.

The previous application which granted permission for 16 houses required a contribution amount of £480,000 (equivalent to cost of 4 discount market sale houses on site on the previous application. This request is still required.

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 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)."

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 storeys in height with pitched tiled roofs with a mixture of external materials to add interest and variety to the scheme.

Objections have been received stating 22 houses will be a gross overdevelopment of the site. However, the site is allocated for 20 houses within the local plan. 16 houses have already been approved under FUL/2018/1361. Therefore, the application is only for two additional houses more than the allocation within the Local Plan and four houses more than previously approved.

The red line site area is the same as FUL/2018/1361 which granted 16 houses, and the siting of the proposed houses will achieve all the required separation distances, which is discussed in more detail below.

Taking all of the above into account the application is considered not to be an overdevelopment of the site and will integrate into the area successfully.

The proposals are therefore considered to be in accordance with the aforementioned paragraphs of the NPPF and Policy DE1 & H3 of the Coventry Local Plan.

Impact on residential amenity

The NPPF seeks to protect the amenities of all existing and future occupants of land and buildings. The erection of all structures are assessed against Policy DE1 of the CLP and the SPG titled 'Extending Your Home'. The Extending Your Home SPG.

The Extending Your Home SPG states extensions should not breach a 45-degree sightline taken from the middle of the nearest habitable room window from the neighbouring property, nor should structures restrict light or outlook.

The adopted SPG also includes minimum separation distances including 20m between facing habitable room windows and 12m between side gables and rear elevations.

The Design Guide for new Residential Development SPG sets out design standards which new development must adhere to which include minimal garden depths and amenity standards.

The standards are considered to be the minimum that achieve basic levels of design and layout. Proposals which fall below these standards may not obtain planning permission. It is also emphasised that development should not be 'designed down' to minimum standards. The SPG is committed to encouraging the achievement of the highest standards of design in all circumstances.

All proposals will be examined taking into account the following criteria:

- The need to maintain at least minimum design standards within the proposed site.
- The need to maintain the amenity of nearby residents.

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.

The proposal is therefore in accordance with the aforementioned policies of the NPPF and Policy DE1 & H3 of the Coventry Local Plan and will not cause harm to the occupiers of the existing dwellings through increased visual intrusion or loss of light.

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.

When planning permission FUL/2018/1361 – for the provision of 16 dwellings, a S106 contribution of £30k was requested to go towards a cycle crossing facility on Gibbet Hill Road. This payment has yet to be made and therefore the request is still required and payment outstanding.

The previous permission FUL/2018/1361 also contained a 3m wide pedestrian / cycle link to Gibbet Hill Road. This was proposed to be gated so as to prevent access by general public alongside the rear gardens of houses on Gibbet Hill Road and therefore will not form a Public Right of Way (PROW).

Turning to the access, previous applications have approved an access as shown on the application submission, the alignment has been approved under S73/2019/3142. That application approved the repositioning of the access road into the site, further to the east, which resulted in plots 1 and 16 being relocated, and plot 2 being handed. In addition to this plots 14 & 15 moved east approx. 1m. to ease their relationship with the site boundary.

The existing access from Little Cryfield will remain at the exact same location previously approved under S73/2019/3142 and the applicant has confirmed that the streets will be offered for adoption by the City Council which is welcomed by the Highway Authority.

Based on the above, the Highways Authority raises no objections to the proposal subject to conditions requiring further details of the site access off Little Cryfield, see condition No. 12 and prior to occupation the car parking and turning areas to be laid out, see condition No. 9, together with a Construction Management Statement (CMS), condition No.10.

Green Space

Policy GE2 of the CLP and underpinned by the Green Space Strategy (GSS), is concerned with addressing the health inequalities and to provide healthier lifestyles, in order to achieve this one way is to have a good access to a range of parks, open spaces, indoor and outdoor sports and recreational facilities.

The proposed development will provide 22 new dwellings. Each dwelling is assumed to house an average of 2.41 people. The population of the development is therefore assumed to be approximately 53.

The Minimum Size Threshold (in hectares) for new developments to include green space is 0.4 ha. Using the standards recommended by the Fields in Trust, the new residents will require a minimum of 0.04 ha of Formal Green Space and 0.11 ha of Informal Green Space.

The proposed development at the former Cryfield Heights is therefore less than the Minimum Size Threshold with regards to the need for Formal Green Space and more than the Minimum Size Threshold with regards to the need for Informal Green Space. When there is a shortfall of green space within the ward, the developer will be obliged to provide appropriate green space within the development or to provide funding for improvements to existing green space within the vicinity of the development.

Wainbody Ward has an under-provision of Formal green space totalling 13.19 ha. The proposed development will add a need for 0.04 ha of Formal green space within the ward. There is consequently a need for the developer to provide more Formal Green Space within the development or potentially to fund improvements to existing Informal open space outside of the development.

Wainbody Ward has an over-provision of Informal Green Space totalling 49.37 ha. Therefore, there is no need for the developer to provide Informal Green Space within the development nor potentially to fund improvements to existing Informal open space outside of the development.

In summary, the developer is to provide Formal green space on site or funding to the local authority through a S106 agreement to improve the existing provision of Formal Green Space in the vicinity of the development.

Formal Green Space requirement in hectares arising from development is 0.04 ha; rate for construction of Formal Green Space (per Ha) is £584,200. S106 requested as compensation: £26,018.

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.

The site is located within Flood Zone 1, the previous permission had a condition attached to it requiring SuDs. This condition was discharged under DC/2018/3472, however, this was on the basis that the entire estate roads were going to be kept in private ownership. On the basis that the estate roads will now be offered up to adoption it is considered reasonable to include the condition again requiring further drainage details to be submitted. Please see condition No.18.

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 previous application found high levels of lead and potential asbestos fibres within the made-up ground, and there was a requirement for the then plots 01 & 16 only to have a clean soil cover system comprising 600mm clean soil capping layer in all soft landscaped areas.

The application is supported by an addendum letter, ref: GRM/P8017/ACN.1, prepared by GRM Development Solutions Ltd, dated 3rd April 2020.

The current application will require the same information as the previous application insofar as it relates to Plots 01, 21 & 22 only, with evidence being submitted in the form of a validation report showing that the clean soil cover system comprising 600mm clean soil capping layer in all soft landscaped areas has been installed prior to occupation. Please see conditions No.14-17.

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. Environmental Protection have raised no objections subject to a condition requiring one vehicle charging point per each dwelling to be provided prior to occupation and low NOX boilers. Please see condition No.17.

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.

The site is located less than 200m from Tocil Wood and Brookstray Local Wildlife Site and is also approximately 300m from two separate statutory Local Nature Reserves (Tocil Wood and Wainbody Wood), both of which are also Ancient Woodland. The site is approximately

80m from Gibbet Hill Middle Quarry (Local Geological Site) (LGS). LGS have the same recognition as Local Wildlife Sites (LWS). There are numerous records of significant wildlife from the site and the local area including bats, amphibians, including great crested newts and reptiles.

The original application FUL/2018/1361 was supported by Ecological reports and landscaping schemes. This current application is supported by an Ecological Addendum and Update Report, prepared by Landscape Science Consultancy Ltd, dated April 2020 and a Biodiversity Management Plan Rev B, prepared by Landscape Science Consultancy Ltd, dated April 2020. The most recent ecological information states that there are number of protected species present on the site including badgers and great crested newt.

The mitigation agreed for the earlier application and detailed in the ecology Addendum is generally acceptable and would fully offset the biodiversity impact of the new proposal, However, whilst Ecology raise no objections to the amended application to now include 22 houses instead of 16 houses, they consider that conditions should be included to ensure that the mitigation is implemented effectively and to reflect the actual conditions on the site after work has been suspended. Please see conditions Nos 3-8.

Trees

Policy GE4 states that trees make a valuable contribution to the city's green landscape. New developments should seek to retain existing trees and other landscape features, incorporating them into a high-quality design and landscape proposals where possible. Should loss be unavoidable, compensatory provision of new trees should be proposed as part of a well-designed landscape scheme.

The existing trees on the site are not protected by a Tree Preservation Order (TPO) nor is the site located within a Conservation Area. The original entrance off Little Cryfield required the removal of T18 Veteran Ash as no alternative layout could be found. S73/2019/3142 revised the layout to the proposed entrance into the site, relocating it further away from T18, however, the substation was moved to its location and approved under S73/2019/3142.

The Tree Officer requested an English Oak for mitigation of the Ash tree. Whilst this is something that officers could not insist on the applicant has agreed to the request. Please see condition No.2 & 20 specifically drawing No. Amended Soft Landscape Proposals - (Sheet 2 of 2) - Drawing Ref: P20-0828_02C.

Education

The City Council would expect to secure S106 contributions towards education provision as follows:

Provision stage	Number of children generated	Provision	Contribution requested
Secondary	6	Towards improving education facilities (which may include the purchase, improvement and expansion of land and buildings) within Finham Park school and/or other schools near the development the area.	£112,332
Post 16	1		£24,339

Total Contribution	£136,671
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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:

Education - £136,671

Formal Green Space - £26,018

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

NHS – figure still being provided by NHS, details will be reported as a late item.

Highways - £30,000 to go towards a cycle crossing facility on Gibbet Hill Road.

The developer has agreed to the requested contributions.

Equality implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to: eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

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 DS1, DS2, DS3, DS4, H1, H2, H3, H4, H6, H9, DE1, GE1, GE2, GE3, GE4, AC1, AC2, AC3, AC4, EM1, EM2, EM4, EM5, 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 not later than 3 years from the date of this decision.

Reason: To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)

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

- Construction Ecological Management Plan, dated July 2020 ;
- Gibbet Hill Road, Coventry Addendum Transport Statement, dated April 2020 - Document Reference: 12270-100-R-4-1-3-Addendum Transport Statement;
- Air Quality Assessment, dated April 2020;
- Addendum Summary Letter for contaminated land, dated 31st August 2018, ref:P8017;
- Design and Access Statement, dated April 2020, Ref: P20-0828_200A - Part 1, Pages 1-19;
- Design and Access Statement, dated April 2020, Ref: P20-0828_200A - Part 2, Pages 20-51;
- Landscape Management Plan, dated April 2020 - Ref: P20-0828;
- Planning Statement - LAND WEST OF CRYFIELD HEIGHTS, GIBBET HILL - dated April 2020 - MSY/JC-P20-0828;
- Soft Landscape Proposals - (Sheet 1 of 2) - Drawing Ref: P20-0828_01B;
- Amended Soft Landscape Proposals - (Sheet 2 of 2) - Drawing Ref: P20-0828_02C;
- Health Impact Assessment;
- Ecological Addendum and Update Report, dated April 2020;
- Amended BS 5837:2012 Arboricultural Method Statement & Tree Protection Plan Rev A, dated July 2020;
- Biodiversity Management Plan Revision B Report, dated April 2020;
- Site Location Plan - Drawing No. P17-1436_010 Sheet No: - Rev I;
- Amended Proposed Site Layout - Planning - Drawing No.182321-SGP-ST-ZZ-DR-A-900 Rev B;
- Severn - Tile hanging option (House Type) - Drawing No.18-232-001-SV-Option 3 Rev A;
- Severn - Render option (House Type) - Drawing No.18-232-001-SV-Option 2 Rev C;
- Solent - Projecting chimney (House Type) - Drawing No. Project No. ST(PC)-1 Rev A;
- Seaton - Tile hanging option (House Type) - Drawing No.18-232-001-SN-Option 3 Rev B;
- Seaton (House Type) - Drawing No:18-232-001-SN-Option 1 Rev B;
- Medway Projecting Chimney - Tile Hanging Option (House Type) - Drawing No.18-232-001-ME(PC)-Option 3 Rev A;
- Medway Projecting Chimney - Render Version (House Type) - Drawing No.18-232-001-ME(PC)-Option 2 Rev A;
- Lydden (House Type) - Drawing No.18-232-001-LN-1;
- Lydden - Projecting chimney option (House Type) - Drawing No.18-232-001-LN(PC)-SP;
- Denwick - Double Gablette (House Type) - Drawing No.18-232-001-DK-Option 6;
- Denwick - Render Option (House Type) - Drawing No:18-232-001-DK-2 Rev B;
- Beamish - Render Option - Drawing No.18-232-001-BM-Option 2 Rev A;

- Beamish (House Type) - Drawing No.18-232-001-BM-1;
- Site Section - Drawing No.182321-SGP-ST-ZZ-DR-A-920;
- Amended Proposed Boundary Treatments - Drawing No.182321-SGP-ST-ZZ-DR-A-902 Rev B;
- Amended Proposed Materials - Drawing No.82321-SGP-ST-ZZ-DR-A-903 Rev B;
- Amended Hard Landscape Plan - Drawing No.182321-SGP-ST-ZZ-DR-A-901 Rev B;
- Letter outlining Flood Risk and Drainage - Reference 12770-200415-NP-NJH-Flood
- Letter from GRM Development Solutions, dated 3rd April 2020 ref:GRM/P8017/CAN.1 - Addendum Cover Note for Residential Development - For ground investigation / remedial works;
- Letter from GRM Development Solutions, dated 26th June 2019 ref:P8017/EVCMG-LR - Earthworks Validation Completion Report (Made Ground Area);
- Combined Phase I & II Site Appraisal Report - Updated Version for William Davis Limited, prepared by GRM Development Solutions, dated November 2018, Project Ref: P8017/F.3;
- Letter from GRM Development Solutions, dated 31st August 2018 ref:P8017 - Addendum Summary Letter in relation to discharge of condition 7 pursuant to FUL/2018/1361;
- Single, front gable garage - Drawing No.18-232-001 GB16;
- Triple garage - Drawing No.18-232-001 GB09;
- Sales garage, semi side gable - Drawing No.18-232-001 GB10;
- Garage - Double, side gable - joint ownership - Drawing No.18-232-001 GB03;
- Deluxe single, side gable garage - single ownership - Drawing No.18-232-001-GB02;
- Single, front gable garage - Drawing No.18-232-001 GB06.

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

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

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

4. No development (including any demolition or preparatory works) shall commence unless and until details of measures to protect badgers from being trapped in open excavations and/or pipes and culverts have been submitted to and approved in writing by the Local Planning Authority. The measures shall include: a) creation of sloping escape ramps for badgers which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working

day; and b) blocking off open pipe-work larger than 150mm outside diameter at the end of each working day. All protection measures shall be implemented in strict accordance with the approved details and shall be retained accordingly whilst development works are undertaken.

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

5. No development (including any demolition or preparatory works) shall commence unless and until a Biodiversity Method Statement for badgers, bats, amphibians, Great Crested Newts and reptiles including Reasonable Avoidance Measures, has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with the approved Biodiversity Method Statement.

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

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

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

7. Prior to the first occupation of the development hereby permitted bat boxes, bird boxes, badger sett shall be installed in strict accordance with the details shown on Ecological Addendum and Update Report, dated April 2020 and once installed they shall be retained and shall not be removed or altered in any way

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

8. No development (including any demolition or preparatory works) shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:
 - (a) a risk assessment of potentially damaging construction activities;
 - (b) identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat);
 - (c) practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within canopy and root

protection areas for hedgerows or protected trees);
(d) the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular);
(e) the times during construction when specialist ecologists need to be present on site to oversee works (as required);
(f) responsible persons and lines of communication; and
(g) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary).
The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: *In order to safeguard protected and/or priority species from undue disturbance and impacts, noting that initial preparatory works could have unacceptable impacts; and in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016.*

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

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

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

Thereafter, the approved details within the CMP shall be strictly adhered to

throughout the construction period and shall not be amended in any way.

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

10. The development hereby permitted shall not be occupied unless and until the access to the site, manoeuvring spaces and car parking areas indicated on the approved drawings have been provided in full accordance with those details and thereafter those areas shall be kept marked out and available for such use at all times.

Reason: *In the interests of highway safety in accordance with the aims and objectives of Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016*

11. No development shall take place unless and until full technical details of the site access off Little Cryfield has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved details shall be strictly adhered to and not alter in anyway.

Reason: *In the interests of highway safety in accordance with the aims and objectives of Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016.*

12. Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason: *To ensure that 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 Local Plan 2016.*

13. The development hereby permitted shall be carried out in accordance with the documents approved under DC/2018/2960, as well as full details of a geo-textile membrane and clean cover system for the gardens of Plots 01, 21 and 22 and an updated plan showing the new layout mapped over the south eastern part of the site where lead and asbestos contamination was found, which shall be submitted to and approved in writing by the local planning authority and thereafter any mitigation measures shall be implemented in full accordance with the approved details.

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

14. 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, unless otherwise agreed in writing by the local planning authority. The local planning authority has been given two weeks written notification of commencement of the remediation scheme works under DC/2019/1919. 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 Local Plan 2016.*

15. 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 a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site, and any report of the findings must be submitted to and approved in writing by the local planning authority. The report of the findings, to be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', must include; (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monument; (iii) an appraisal of remedial options, and proposal of the preferred option(s) and where remediation is necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority. Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 14 & 15, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing.

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

16. Any gas boilers installed on site shall have a dry NOx emission rate of no more than 40mg/kWh. One electric vehicle recharging point per dwelling shall be provided prior to occupation and shall not be removed or altered in any way and shall be kept available for such use by residents at all times.

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

17. Notwithstanding the submitted Flood risk assessment, previous discharge of condition DC/2018/3472 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) final 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 DS3 of the Coventry Local Plan 2016*

18. The existing shrubs, hedges & trees indicated to be retained shall not be cut down, grubbed out or otherwise removed or topped or lopped. Any hedge or tree 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, 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 those landscape features which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policies GE3, GE4 and HE2 of the Coventry Local Plan 2016.*

19. The hard landscaping works shall be completed in strict accordance with the approved details, Amended Hard Landscape Plan - Drawing No.182321-SGP-ST-ZZ-DR-A-901 Rev B, Amended Proposed Boundary Treatments - Drawing No.182321-SGP-ST-ZZ-DR-A-902 Rev B; Soft Landscape Proposals - (Sheet 1 of 2) - Drawing Ref: P20-0828_01B & Amended Soft Landscape Proposals - (Sheet 2 of 2) - Drawing Ref: P20-0828_02C; within three months of the first occupation of the dwellings hereby permitted; and all planting shall be carried out in accordance with the approved details within 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 GE1 and DE1 of the Coventry Local Plan 2016.*

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

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

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no gate, fence, wall or other means of enclosure shall be erected, constructed or improved or altered such as to place the structure in front of the forwardmost part of any dwellinghouse fronting a highway or footpath without the prior grant of planning permission by the Local Planning Authority.

Reason: *Having regard to the open plan layout and general nature of the proposed development it is important to ensure that no development is carried out except with the permission of the Local Planning Authority, which would detract from the appearance of the area and affect the amenities of adjacent properties in accordance with Policies H3 and DE1 of the Coventry Local Plan 2016.*

