

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	FUL/2020/1992
<b>Site:</b>	Land at Pickford Green Lane
<b>Ward:</b>	Bablake
<b>Proposal:</b>	Construction of 60 dwellings (including 25% affordable), internal roads, public open space, pumping station, landscaping and other ancillary works, including creation of a new vehicular and pedestrian access from Pickford Green Lane
<b>Case Officer:</b>	Dean Leadon

## SUMMARY

This is a full application for the development of agricultural land allocated for residential development within the Eastern Green Sustainable Urban Extension (SUE). The proposal is to redevelop the site for 60 dwellings. The application deals with all relevant planning matters and includes access to the site, internal roads, housing and detailed design, public open space, landscaping and other ancillary works.

The main issues to be considered are the principle of development; impact on the landscape / character of the area; design, highway considerations; drainage and flood risk; air quality; green infrastructure; the impact upon residential amenity and developer contributions.

## BACKGROUND

The site was previously designated Green Belt land, however it was removed from the Green Belt following independent examination by an Inspector at Local Plan Examination in Public and allocated for a Sustainable Urban Extension (herein after referred to as the SUE) under Policy DS4 (Part D) of the Coventry Local Plan 2016. The specific housing requirements are allocated under Policy H2:2 of the Coventry Local Plan, 2016.

The application site was allocated for residential development via the Coventry Local Plan adopted in December 2017 as part of the SUE at Eastern Green. The Eastern Green SUE was identified to deliver 2,250 new homes.

## KEY FACTS

<b>Reason for report to committee:</b>	More than 5 representations contrary to recommendation
<b>Current use of site:</b>	Agriculture
<b>Proposed use of site:</b>	Residential
<b>Number of dwellings:</b>	60
<b>Area of Site:</b>	2.55ha
<b>Percentage of site to be developed (houses, gardens and roads):</b>	75%

## **RECOMMENDATION**

Planning committee are recommended to grant planning permission, subject to the conditions listed in the report and the completion of the S106 legal agreement to secure the contributions listed within the report; and

Delegate authority to the Strategic Lead Planning (following consultation with the Chair of Planning Committee) to agree any amendments to these conditions and any S106 triggers/contributions set out within the report, which are considered necessary.

## **REASON FOR DECISION**

- The proposal is consistent with an allocation in an up to date development plan and is acceptable in principle.
- The proposal will not adversely impact upon highway safety, air quality, residential amenity or ecology.
- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies DS1, DE1, DS3, DS4, H1, H2, H3, H4: H6, H9, GE1, GE3, GE4, DE1, HE2, JE7, HW1, AC1, AC2, AC3, AC4, AC5, EM1, EM2, EM3, EM4, EM5, EM6, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

The application is for 60 dwellings with internal roads, public open space, pumping station, landscaping and other ancillary works including the creation of a new vehicular and pedestrian access from Pickford Green Lane. The proposal will be split between market and affordable housing. There are 45 market homes proposed comprising of 1 x 2 bed bungalow, 23 x 3 bed houses, 19 x 4 bed houses and 2 x 5 bed houses. 15 affordable units(25%) comprising 2 x 1 bed maisonettes, 2 x 2 bed bungalows, 5 x 2 bed houses and 6 x 3 bed houses. The dwellings would be mainly two storey with the exception of the 5 bed houses which would be 2.5 storey and the 3 single storey bungalows.

The primary and singular vehicle access to the site is located on the eastern side of Pickford Green Lane and leads through to a double foot pathed section for its initial stretch before converging into a shared surface lane. There are two village square block paved areas within the lanes and Edge Roads and private driveways beyond.

The green infrastructure within the site would be located within various areas with the main open space area being located at the centre of the northern boundary where the underground drainage storage is proposed. A series of drainage swales are also proposed throughout the site and landscaped buffers in the form of hedges and trees are proposed to all the site boundaries.

Of the 2.55ha site 0.64ha is undeveloped which equates to 25% of the site comprising informal open space including sustainable drainage, landscaped buffer and planting

### **SITE DESCRIPTION**

The application site is currently an agricultural field that was formerly within the green belt it is relatively flat and has hedgerows and trees to its boundaries. Its area extends to 2.55 hectares. The site is situated approximately 4 miles to the west of Coventry city centre and is currently located within a rural setting.

The site is bounded by Pickford Green Lane immediately to the west. Directly to the south is existing residential development. To the east and north is open agricultural land.

The site forms part of the Eastern Green Sustainable Urban Extension with significant changes proposed to the surrounding landscape in the near future.

### **PLANNING HISTORY**

There is no relevant planning history pertaining to this site although pre-application discussions were held in 2020 the outcome of which have informed this planning submission. However, the following two applications are relevant to this permission:

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
OUT/2018/2225	Residential led development of up to 2400 dwellings, Including 'extra-care'	Approved 3rd June 2021

(on land to the north and east of the site)	accommodation; new vehicular access from the A45 and via Pickford Green Lane, with other non-vehicular access points; 15ha of employment land (B1, B2 and B8); a District Centre of approximately 10,000 sq. m. retail space; a Local Centre of approx. 1000 sq. m. local convenience retail plus other community facilities; provision of a Primary School; open spaces, substantial landscaping, green infrastructure and sports provision; earthworks including the provision of new drainage features; and associated demolition and groundworks	
FUL/2018/2838 (on land to the west of the site on Pickford Green Lane)	Erection of 4 dwellings (Use Class C3) (resubmission of Ful/2018/2107)	Approved 5 <sup>th</sup> December 2018

## **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 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 6<sup>th</sup> December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs

Policy DE1: Ensuring High Quality Design

Policy DS3: Sustainable Development Policy

Policy DS4: (Part A) – General Masterplan Principles

Policy DS4: (Part D) – Eastern Green SUE Specific 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 GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy JE7: Accessibility to Employment Opportunities

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 AC5: Bus and Rapid Transit  
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 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

**CONSULTATION**

No Objections received from:

- Highways
- Urban Design
- Public Health
- Housing Strategy

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

- Severn Trent Water
- Archaeology
- Highways
- Sport England
- Education
- Economic Development Services
- Lead Local Flood Authority
- Ecology
- Trees
- NHS (Clinical Commissioning Group)
- NHS (Acute and Emergency Care)
- Environmental Protection
- Ecology

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

- West Midlands Police
- Transport for West Midlands
- Streetscene and Greenspaces .

Immediate neighbours and local councillors have been notified; site notices were posted and a press notice was displayed in the Coventry Telegraph on 17<sup>th</sup> September 2020.

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

- a) That the proposal would be intrusive and unnecessary
- b) That the proposal would damage the greenbelt
- c) That too much traffic would be created as a result of the proposal
- d) That the proposal would be to the detriment of highway safety
- e) That the proposal would harm wildlife
- f) That the proposals are contrary to the local plan and outside of the masterplan area for the development of the greenbelt
- g) That the proposal would result in a loss of privacy
- h) That the proposal would increase pollution to the detriment of air quality
- i) That there are significant drainage issues with the site
- j) That the proposal would have a negative impact on climate change
- k) Lack of an infrastructure strategy to the detriment of existing infrastructure
- l) There is an insufficient Buffer from the development to existing houses
- m) That the proposal is out of context and should be developed as part of a comprehensive scheme
- n) That there is no green energy proposed for the site
- o) That the Office for National Statistics population figures are under challenge and a revised housing needs assessment is required
- p) Loss of outdoor space
- q) Sport England have objected to the proposal
- r) That the number of houses being built are not required due to external factors such as Covid 19

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

- s) Availability of brownfield sites within the city should be reconsidered.

Former Councillor Williams has raised the following concerns:

- That the proposal would harm the highway due to the number of cars leaving the one junction onto Pickford Green Lane and then having to queue at the busy crossroads at Upper Eastern Green Lane and Hockley Lane within close proximity to a school.
- That the development would result in loss of greenspace allocated as a buffer to the wider Eastern Green Site contrary to the relevant policy.

Councillor Birdi has raised concerns regarding the impact of traffic on existing lanes and the lack of a buffer zone which should be considered in the design options.

## **APPRAISAL**

The main issues in determining this application are principle of development; landscape / visual amenity; design, heritage assets; highway considerations; residential amenity; flood risk; air quality; green infrastructure; and contributions.

### **Principle of development**

The Council is required to make decisions in accordance with the statutory development plan unless material considerations indicate otherwise. (Section 38(6) PCPA 2004 and Section 70(2) TCPA 1990). The statutory development plan is the Coventry Local Plan

adopted in December 2017. The National Planning Policy Framework (NPPF) is a key material planning consideration.

Policies H2, JE2 and R1 allocate the Eastern Green SUE for development. The policies indicate that 2250 dwellings will be provided within the SUE, as well as 15 hectares of employment land, a major district centre, a primary school, a grade separated junction to provide access from A45, publicly accessible corridors along the Pickford Brook and its tributaries, retention of a medieval moat at Pond Farm and important hedgerows, screening to existing residential areas and screening and buffering to Pickford Green.

The number of dwellings at 2,250 is not a limit and has been exceeded with permission being granted for 2,400 dwellings on land to the north of the site (planning ref: 2018/2225) and by 115 dwellings approved on the Piper Homes site(planning ref: 2020/1059) . The primary consideration is not that the number has been exceeded but that the site is allocated for housing, employment and retail development in the Local Plan and, as such, the principle of development is acceptable.

The requirements for development under this policy are provided for on the wider SUE site. This includes a 3FE school and 15ha of employment land and a local centre as well as a major district centre. A community centre is also provided elsewhere within the SUE.

As a point of clarification Policy H2 requires buffering and screening to Pickford Green which is not relevant to this application as Pickford Green is the hamlet approximately 1km north of this site. This policy also requires screening to existing residential areas furthermore policy DS4 requires appropriate green infrastructure to the western edge of the SUE around Pickford Green Lane.

Arguments have been made regarding the impact of Covid in reducing the future demand for housing in the City, thus triggering the need for a Local Plan review. However, following the logic of this argument would result in all Local Plans in the Country being deemed out of date, as these issues affect the whole country. This cannot be a tenable argument. Whilst the long-term impacts of Covid will not be known for some time, it is not considered to be reasonable to simply stop development of all major allocated sites across the Country whilst the extent of impact, if any, is considered. Besides, if it is concluded that the housing policies in the Local Plan are out of date, the 'tilted balance' of paragraph 11d of the NPPF would have to be applied, which requires planning permission to be granted unless: policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Policies in the NPPF as a whole.

The principle of the loss of best and most versatile agricultural land and the loss of the Greenbelt was established when the site was allocated for development in the Local Plan.

In conclusion, the principle of development is considered to be acceptable and in accordance with the Council's adopted Local Plan.

### **Impact on landscape / visual amenity**

A landscape and visual appraisal undertaken by Aspect Landscape has been submitted with the application.

The appraisal identifies that the Site is not subject to any qualitative landscape designations at a national or local level and, as set out above, is not considered to represent a “valued” landscape with reference to para 170 of the NPPF.

The report identifies that the proposals look to retain and enhance the existing soft site boundaries, especially to the northern boundary. In addition, the proposed scheme includes additional native hedgerow and native hedgerow trees to create a more robust landscape setting for the proposed development, one that reflects the local character and relates to the anticipated character of the wider allocation to the north and east. This provides a more sustainable and sympathetic boundary to the Site and local settlement edge at this location and in views from the local visual environment.

The report concludes that the site has the capacity to accommodate a sensitively designed residential development which would not give rise to significant landscape or visual effects and is in line with planning policy and the general development guidelines set out within the Warwickshire Landscape Guidance.

Overall landscape and visual effects are not considered to be significant and consequently, on balance, the proposed development is considered acceptable in landscape and visual terms.

### **Design**

Policy DE1 Ensuring High Quality Design sets out the main design principles for development and identifies that all 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).”

In terms of the design of development within the SUE Coventry City Council Urban Extension Design Guide Supplementary Planning Document (August 2019) is relevant. This document provides design guidance for development of the Eastern Green SUE within the context of the Ancient Arden Landscape. The SPD is intended to provide a clear guide and steer for how new larger developments within the area should be designed and delivered.

The guidance emphasises the importance of the Ancient Arden character, drawing specific inspiration from materials and characteristics of local buildings, landscape and vernacular. It identifies clear examples for consideration and inspiration which will help to inform creative and modern interpretations of the ‘Ancient Arden’ theme. The document also identifies specific design guidance for housing types and plots whilst identifying a street hierarchy and providing further details and what will be expected in terms of layout for each street from Avenues to Edge Roads.

I am satisfied that the proposal before Committee successfully addresses the SUE Design Guide. The streets are laid out in a clearly identified hierarchy with a conventional internal road with footpaths leading organically into shared surface lane area which has a variety of house types and block paved village square areas at key locations. This aids considerably with traffic calming. Parking is provided on plot with a successful mixture of tandem and frontage parking. The frontage parking is ‘broken up’ by tree and shrub planting so as to not be over dominant. The Edge Roads comprise detached dwellings which are irregularly placed with a varied building line and with a variation of form and architectural detailing.

The Design and Access statement submitted with the application sets out the evolution of the design principles for the proposal and identifies the rationale behind the final design.

It is considered that the proposals are of a high-quality design which consider the changing landscape of the Eastern Green SUE are within context with the other proposals within the SUE whilst respecting the physical context of the surrounding area. The proposal would provide an attractive, safe place to live throughout the lifespan of the development and provide a variety of high-quality housing.

### **Impact Upon Residential Amenity**

The proposal has limited impact upon neighbouring residential amenity but there are a few properties proposed on the boundaries of the site which are near to existing housing

and existing habitable room windows. Where this is the case the design and types of housing proposed are sympathetic to this relationship. Plot 6 is a 2-bed house which sits on the boundary and has been designed so that no habitable rooms are proposed at first floor level on its rear elevation, therefore no loss of privacy occurs. A condition has been included in the recommendation for PD removal in respect of windows to ensure that this remains the case. Another example is plot 14, this is a proposed bungalow plot with a window to a habitable room to the side and which is in close proximity to windowed elevations of an existing bungalow off site. The separation distance here is 12m which is a suitable distance between rear and side elevations as identified in the residential design guide. Furthermore, the proposed native hedgerow will assist against any overlooking or direct loss of privacy between ground floor windowed elevations. The situation here is no different to someone standing in a garden looking towards the existing bungalow. Plot 42 also relates to a proposed bungalow; here a suitable separation distance of 20m is provided between the rear of existing property and the gable of the proposed bungalow which has a window to a habitable room. The proposed hedgerow again assists in this regard. I am satisfied that there are no light or outlook issues with the proposal.

There would inevitably be noise during construction, however this is not permanent by its nature and cannot justify withholding planning permission.

### **Highway considerations**

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

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

### Transport Statement – Junction Assessments

The application is accompanied by a Transport Statement (TS)

### **Site Access Junction**

The site access junction has been assessed and it has been identified that it would operate well within capacity and without queuing during both peak hours at the 2034 assessment year(completion of the SUE) as identified in the SUE wide Transport Assessment.

Policy DS4 relates to the whole Eastern Green SUE and states that “the residential element of the scheme should be limited to the occupation of no more than 250 homes

until such time as the new A45 junction is fully operational, unless otherwise agreed in writing by the City Council in response to a robust TA". However, the Highway Authority are satisfied that the occupation of these 60 dwellings, as well as 250 dwellings on the Hallam site and 115 Dwellings on the Piper Homes site can be accommodated without resulting in unacceptable impacts upon the highway network or safety.

### **Highway Capacity Increase**

The statement also identifies that the total additional traffic flow through Pickford Green Lane/Upper Eastern Green Lane would be below 30 vehicles and is not expected to give rise to any material impact on its operation.

Having regard to the assessment overall it identifies that the proposed development would not give rise to any material impact on traffic conditions or road safety in the surrounding area.

The local highway authority is comfortable with the presented information contained within the Transport Statement regarding the level of traffic impact of the proposed development on the surrounding highway network. It is considered that the proposals will not result in a severe cumulative impact on the highway network.

Furthermore, the local highway authority are satisfied that minor safety issues in respect of the new priority junction with Pickford Green Lane and pedestrian movements along Pickford Green Lane as identified in the submitted Road Safety Audit Stage1 can be addressed under the relevant Section 278 works. These relate mainly to pedestrian safety on western side of Pickford Green Lane close to the existing school and to the south of the proposed access to the site close to the development carried out under planning application FUL/2018/2838.

### **Public Right of Way**

A public right of way exists which runs north to south on the eastern boundary of the site. This will provide a link from the site to the north (the wider SUE) to the existing residential development to the south and therefore will require surface improvements as indicated on the submitted site layout plan. A condition has been included to secure these works.

### **Travel Plan Statement**

A Travel Plan statement also accompanies the application. This is deemed a suitable document for the scale of development proposed as guided by the Coventry Connected SPD.

The Travel Plan Statement has the following objectives:

- To raise the awareness of the availability of sustainable travel modes in the vicinity of the site;
- To raise awareness of the benefits of travel by these modes;
- To encourage the use of sustainable travel modes as alternatives to the private car.

A number of measures have been taken following the submission of the Travel Plan and subsequent discussions with the local highway authority. It has been identified that the entire SUE site will be subject to a modal shift target to reduce the use of the private car

by up to 19%. It is considered that the initiatives and works to the existing Public Right of Way contribute to this including the use of mobility credits for replacement journeys compared with using private cars and other significant commitments to EV car clubs, cycle hire and routes, public transport infrastructure/services and behavioural changes.

#### Other Highway matters

The Highway Authority are satisfied with the provision of car parking spaces for the development. An extended footpath link on Pickford Green Lane will be provided in addition to a new pedestrian crossing to provide access to the existing school with further controls to be dealt with by condition.

#### Highway developer contributions

In the interests of clarity, the following CCC highway related developer contributions have been requested and agreed by the applicant:

A45/Pickford Way Roundabout Improvements	Contribution towards the proposed improvements	£16,030
Car Club contribution	£150 per dwelling	£9,000
EV Charging Point Voucher	£450 per dwelling	£27,000
Transport Hub		£15,000
Traffic Monitoring	a)Cameras at non-signalised junctions	£600
	b)ANPR contribution	£825
Demand Responsive transport set-up	On demand bus service	£16,346
Cycling	a) Bus Cycle Way through Juniper Park	£8,900
	b) Farm access to Alspath Lane cycle path	£3,450
	c) Eastern Green to Coventry City Centre cycle route	£38,408
	d) Cycle hire contribution	£5,000
	e) Tile Hill Station Cycle Route	£11,250
Mobility Credits	£875 per dwelling	£52,500
Public Transport	(a)Sustainable Transport Contribution	£75,962
	(b)Bus Frequency Improvement	£14,423
Travel Plan	Travel plan monitoring	£13,600
	Travel Plan Coordinator(to be employed by CCC to coordinate travel planning within the SUE)	£7,800
<b>Total</b>		<b>£316,094</b>

### **Flood Risk**

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. Policy EM5 states that all development must apply SUDS and encourages discharge to a watercourse if infiltration is not possible.

The site lies wholly within flood zone 1 according to records held by the Environment Agency and there is no risk of flooding from any nearby reservoir. The risk of fluvial flooding to the proposed development will be low. Similarly, the risk of surface water flooding affecting the development proposals is identified as low.

Infiltration drainage within the site is not considered feasible due to existing soil conditions.

Following initial comments received from the Lead Local Flood Authority a revised Flood Risk Assessment and Drainage Strategy (Travis Baker) was submitted in January of this year. The strategy proposes that the surface water generated by residential development be collected in a pipe sewer network. The attenuation of surface water flows leaving the development will be achieved with the installation of a vortex flow control and upstream oversized tank storage. This will be in the form of oversized pipes, a bank of tank pipes, and additional storage located under the area set aside for public open space. Four Swales are also proposed which will operate in conjunction with permeable paving providing further water quality benefits.

The Lead Local Flood Authority are satisfied with the surface water drainage proposals subject to a suitably worded condition which will require the submission of a further detailed design.

### **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. Development will be located where it is accessible to support the use of public transport, walking and cycling. All major development proposals should be suitably planned to design out any adverse impact on air quality.

The whole of Coventry City falls within an Air Quality Management Area (AQMA).

An Air Quality Assessment has been submitted with the application. This includes a qualitative construction phase dust assessment and a detailed road traffic emissions assessment.

The construction phase assessment identified a number of mitigation measures to be included in a dust management plan to minimise emissions during the construction phase. With the impact of such measures the impact of construction phase dust emissions was considered to be 'not significant'.

The detailed road traffic emissions assessment identified the impact on development generated road traffic at identified existing receptor locations. The modelling assessment was undertaken in accordance with Defra Local Air Quality Management Technical Guidance, Institute of Air Quality Management & Environmental Protection UK guidance, Coventry City Council Air Quality Supplementary Planning Document and the West Midlands Low Emissions Towns and Cities Programme Guidance. The development was not predicted to result in any new exceedances of the relevant air quality objectives and the impact of the development on local air quality was predicted to be 'negligible' in accordance with guidance.

Concentrations of NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> were also predicted across the proposed development Site and the suitability of the Site for the proposed residential use considered with regard to air quality. Pollutant concentrations were predicted to be below the relevant air quality objectives and the Site was therefore considered suitable for the proposed use.

Environmental Protection have no objections to the proposal on air quality grounds. They have requested conditions in respect of a Construction Environmental Management Plan, low NO<sub>x</sub> boilers and EV Charging points.

## **Green Infrastructure**

### Trees

An Arboricultural survey was submitted with the planning application. The survey identified that all of the trees within the site are located along the boundaries with the majority along the eastern and northern boundaries. It is proposed that the majority of these trees will be retained with only 1 of the 21 individual trees identified for potential removal. Five individual groups of trees were also identified with only 1 group identified for removal which comprise of 2 youthful trees which had self against existing buildings. Of the 10 identified hedges only 1 was identified for removal.

In consideration of the survey the Tree officer requested revised details have been submitted with the application following initial points raised by the tree officer requesting the following:

- Tree Constraints Plan
- Dimensioned Tree Protection Plan
- Photographic evidence for proposals for T16 Oak
- New tree species plantings to a landscape plan

Following submission of requested revised details the Tree officer has no objections to the proposals subject to suitable conditions being included.

### Biodiversity

Following a request from the Ecology Office a Biodiversity Impact Assessment has now been submitted. The Warwickshire Metric used in the calculations identifies a loss of 2.03 units with a contribution initially, identified to offset this loss. However, the ecological officer accepts that the value allocated to gardens within the Warwickshire Metric does not reflect their biodiversity value in urban areas and that the development does include a welcome number of enhancements. On this basis ecology have agreed a revised

contribution via the S.106 agreement as detailed in the Developer Contributions section of this report.

#### Protected species

A preliminary ecological appraisal and Great Crested Newt(GCN) habitat survey were submitted in support of the application.

The Phase 1 survey identified that the majority of the site is of 'low ecological value' but that the native hedgerows and native mature trees are of moderate wildlife value and should be retained and protected as far as possible. From the biological data search no protected species were identified within the site. The survey identifies some suggestions for mitigation/enhancement.

The GCN survey identified that there were no ponds on site and the terrestrial habitat was of low suitability for Great Crested Newt. It also identified that the landscape strategy for the site will provide a range of enhancements to the habitats and maintain connectivity, providing enhanced site features for great crested newts.

There is no evidence on site of bat roosting although there are a small number of trees with bat roosting potential which are to be retained as part of the proposal.

The ecology officer agrees with the findings of these reports and has recommended a series of conditions to ensure any suitable mitigation and enhancement identified takes place.

#### Open space / play areas

At approximately 25% the development achieves in excess of the minimum 20% open space requirement stipulated by the commentary to Policy H9. It is considered that this provides adequate informal open space for the development.

Due partly to the size of the site there are no formal areas of open space or play provided. However, contributions are made via a S.106 agreement to formal sports areas off site and to compensate the loss of biodiversity. Furthermore, there is a children's play area close to the site within the existing recreation ground to the west of Pickford Green Lane, any required contribution is being clarified with Streetscene and Greenspaces and will be reported back as a late item.

The proposal will provide screening to the adjacent land. The Northern and Eastern boundaries of the site demonstrate established trees and hedgerows which will screen the development from the surrounding land. To the Northern boundary within the site a mix of grassland shrubs and tree planting are proposed. To the Eastern boundary there is a proposed swale and native hedge to run alongside an existing public right of way. The southern boundary proposes a native hedgerow which will separate proposed housing from that existing, further within the site there are proposed shrubs and trees and two swales. A native hedgerow is also proposed to screen and soften the impact of the development when viewed from Pickford Green Lane in line with the requirements of policy DS4.

## 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 (CCC)	Primary school Early Years / Pre-school	£180,000
	Secondary School	£262,108
	Post 16 at	£48,677
	Secondary and Post 16 SEN	£65,739
NHS (CCG)	Development of New Multi-purpose primary care facility within the wider SUE or improvements to existing facilities within 3km of the site	£45,954.50
NHS (hospital)	Acute and emergency care	£62,753
Housing Policy	Affordable Housing	25% overall (Split of 60% rented accommodation and 40% Shared Ownership)
Sport	Off-site contribution towards playing pitches(based on a minimum 10-year maintenance period)	£32,593
	Off-site contribution towards ancillary provision (changing rooms)	£29,150
	Off-site contribution towards indoor sporting provision and Artificial Grass Pitches	£57,338 of which £5,461 is towards 3G provision
Highways (CCC)	Various as listed in Highways section of report	£316,094
Ecology (BIA)	Biodiversity offsetting towards Tile Wood SSI or Brookstray Brook Project	Contribution of £50,000
Offsite Play	Response awaited from Streetscene and Greenspaces anticipated in time for your committee	

The contributions are considered to be compliant with the Community Infrastructure Levy (CIL) Regulations and the developer has agreed to the requested contributions.

## Other Matters

The UK Statistics Authority (UKSA) has recently undertaken a review in terms of how the Office for National Statistics (ONS) collate population projections. The review found that to ensure future population statistics are based on sound methods and suitable data,

ONS's population projections team needs to, amongst other procedural changes: *'Investigate the root and scale of the issue associated with cities with large student populations and communicate its findings publicly, to support the appropriate use of the existing data'*. Critically the review makes no provision or recommendation for altering the existing population numbers so there are no direct or immediate implications for Coventry's Local Plan or housing figures.

A noise report has been submitted with the application a condition has been included to ensure that the mitigation identified is undertaken. Furthermore, additional information has been requested in terms of the noise impact of the pumping station this has also been requested by condition.

A condition has been included to ensure that the development is carried out in accordance with the approved Sustainable Building Statement which includes measures for energy saving.

The development would not adversely affect the significance of any statutory listed or locally listed buildings. A condition has been included for further details to be provided in respect of future Archaeological works.

### **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:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) 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. Furthermore, attention will be paid to the duty as reserved matters applications are submitted for the detailed design of buildings and the internal layout of the various development parcels.

### **Conclusion**

The Planning System is plan led. The Local Plan is up to date in policy terms being consistent with the NPPF. It was adopted in December 2017 after extensive publicity, consultation and independent scrutiny. The application site is part of a SUE that through the plan making process was removed from the Green Belt and specifically allocated for development. The consideration of retaining the land as open and undeveloped and the assessment of whether the land comprised of the SUE allocation should be developed was tested at the Examination in Public of the Local Plan by an independent planning Inspector. The development proposed in this application is consistent with the strategy of

the Local Plan and accords with the provisions of the adopted Local Plan. The test is that the determination of the application should accord with the development plan unless material considerations indicate otherwise. Determining the application in accordance with the Local Plan would mean approval of the application unless other material considerations were such as to indicate that it should be refused. Having considered the matters raised in the course of the application and consultations summarised in this report it is the view of the officers that no other material considerations are identified that are sufficient to outweigh the presumption in favour of an up to date development plan. The proposed development is considered to be acceptable in principle and will not result in any significant impact upon flooding, heritage assets, character of the area, air quality, highway safety, ecology, residential amenity 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, HW1, GE3, GE4, DE1, HE2, AC1, AC2, AC3, AC4, AC5, EM1, EM2, EM3, EM4, EM5, EM6, EM7, JE7 and 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: Location Plan, Site Layout Plan DR-A-0230 D5 -P3, Interrelationship Plan-GF -Plan DR-A-0236-SO-P1, Interrelationship Plan-1st Floor Plan - DR-A-0237-SO-P1, Interrelationship Plan – 2<sup>nd</sup> Floor Plan - DR-A-0238-SO-P1, Refuse Management Plan -DR-A-0234-D5-P3, Parking Strategy Plan – DR-A-0235-D5-P2, Affordable Housing Tenure Plan -DR-A-0233-D5-P2, Surfacing Material Plan - DR-A-0232-D5-P2, External Materials Plan -DR-A-0231-D5-P2, Planting Plan Overview DWG . 7067.PP.4.0E, Planting Plan 1 of 4 DWG.7067.PP.4.1\_Rev E, Planting Plan 2 of 4 DWG.7067.PP.4.2\_Rev E, Planting Plan 3 of 4 DWG.7067.PP.4.3\_Rev E, Planting Plan 4 of 4 DWG.7067.PP.4.4\_Rev E. House Type -Comber-DR-A-0105-D5-P2, House Type -Cookstow CT-DR-A-0106-D5-P1, House Type -Enfield -DR-A-0107-D5-P2, House Type – Carlow - DR-A-0109-D5-P1, House Type-Katesbridge- DR-A-0111-D5-P1, House Type -Greencastle 3B - DR-A-0112-D5-P1, House Type - Greencastle 4B - DR-A-0113-D5-P2, House Type -Hilltown - DR-A-0114-D5-P2, House Type- Knightstown- DR-A-0115-D5-P1, House Type -Kilkenny Plans- DR-A-0116-D5-P1, House Type -Kilkenny Elevations- DR-A-0117-D5-P1, House Type -Kinnegad A Plans - DR-A-0118-D5-P1, House Type -Kinnegad A Elevations - DR-A-0119-D5-P1, House Type- Kinnegad Plans - DR-A-0120-D5-P1, House Type -Kinnegad Elevations - DR-A-0121-D5-P1, House Type -Hilltown – DR-A-0122-D5-P1, House Type – Enfield Side Garden - DR-A-0123-D5-P1, House Type – Bushmills SP – DR-A -0140 -D5 -P2, House Type – Bushmills Ginnel - DR-A -

0141 -D5 -P2, House Type – Cavan – DR-A-0144-D5-P2, House Type -Acton Armoy - DR-A-0145-D5-P1, House Type -2b Bungalow +Triple Car Port - DR-A-0146-D5-P1, House Type – 2B Bungalow - DR-A-0147-D5-P1, House Type - Cavan - DR-A-0148-D5-P1, Single Garages - DR-A-0150-D5-P1, Double Garages - DR-A-0151-D5-P1.

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

3 Any gas boilers installed on site shall have a dry NOx emission rate of no more than 40mg/kWh.

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

4. 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 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.*

5. Development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, 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.

**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.*

6. 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 the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

**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.*

7. Prior to occupation of the development and following completion of the measures identified within the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the local planning authority for approval.

**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.*

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 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition No.5, 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 in accordance with condition No.7.

**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.*

9. Prior to the installation of the pumping station details of noise data for the station and any necessary mitigation measures shall be submitted to and agreed in writing by the Local Planning Authority. Work shall be carried out in accordance with the approved details.

**Reason:** *To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016*

10. Prior to installation of fenestration full details of glazing specification and ventilation to achieve compliance with the recommendations of the Environmental Noise Report -Rev 2 Rep -1011972-05-AM shall be submitted to and agreed in writing by the Local Planning Authority The development hereby permitted shall be carried out in full accordance with the approved details.

**Reason:** *To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016*

11. 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.*

12. No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:
  - The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
  - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI'

**Reason:** *The submission of these details prior to the commencement of development is fundamental to mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for this and future generations in accordance with Policy HE2 of the Coventry Local Plan 2016*

13. 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 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*

14. 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 2018.*

15. Prior to the first occupation of the development hereby permitted details of Bird boxes and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The bird boxes and bat boxes shall be fully installed 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 2018.*

16. Prior to the first occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed;
  - b) Ecological trends and constraints on site that might influence management;
  - c) Aims and objectives of management, including mitigation and enhancement for species identified on site;
  - d) Appropriate management option for achieving aims and objectives;
  - e) Prescriptions for management actions;
  - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period);
  - g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation;
  - h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met.
- The LEMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.

**Reason:** In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016

17. Prior to their incorporation into the development, details of:

- window/ door frame colour and materials;
- glazing details;
- brick and mortar details;
- cladding details including colour/finish and profile, fixing systems and joint details;
- details of any rainwater goods;
- details of roof materials

Shall be submitted to, and approved in writing by, the Local Planning Authority

**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.*

18. 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 and 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.*

19. Notwithstanding submitted details the development shall not take place until full details of the proposed vehicular access from Pickford Green Lane, to include a new public footpath along Pickford Green Lane and other related pedestrian movements and traffic works as indicated on drawings SK01B and SK02B have been submitted to, and approved in writing by, the Local Planning Authority. No dwellings hereby permitted shall be occupied until the approved works and access have been completed in accordance with the approved details.

**Reason:** *In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway*

20. The development hereby permitted shall not be occupied unless and until the access to the site, manoeuvring space(s) and car parking area(s) 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 and to ensure the free flow of traffic using the adjoining highway*

21. Prior to occupation of the 50<sup>th</sup> dwelling the on-street car parking spaces shall be provided in accordance with the approved drawings and shall thereafter be retained and kept available for parking at all times.

**Reason:** In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway

22. 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 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.*

23. Prior to occupation of the 30<sup>th</sup> dwelling hereby permitted, the existing Public Right of Way adjacent to the eastern boundary of the site as shown on plan DR-A-023 D5-P3 shall be surfaced in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the surface of the Public Right of Way shall be 3m in width.

**Reason:** *To encourage sustainable forms of travel and to improve links to the rest of the Sustainable Urban Extension in accordance with Policy DS4 and AC4 of the Coventry Local Plan 2016.*

24. The development shall be carried out in accordance with the approved Sustainable Building Statement.

**Reason:** *To comply with the provisions of the NPPF and in accordance with Policy EM2 of the Coventry Local Plan 2016.*

25. Notwithstanding the Flood Risk Assessment and Drainage Strategy, the following shall be submitted to the local planning authority.

- i. A scheme for the provision of surface water drainage, incorporating SuDS attenuation techniques. There must be consideration of features such as 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 Qbar greenfield rates. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.
- iv. Evidence that the 1 in 100 year plus 40% climate change events will be held within the site boundaries.
- v. 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.
- vi. 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.
- vii. The development must be considered for the implementation of permeable paving or similar permeable material for the partial reduction of flow and the improvement of water quality in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- viii. The development shall not be occupied until such time as a scheme to install trapped gullies serving the vehicular car access and parking facilities, together with a periodic maintenance plan, has been submitted to, and approved by, the Local Planning Authority.
- ix. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- x. Where new or redevelopment site levels result in the severance, diversion or the reception of natural land 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.
- xi. Foul drainage plans

**Reason:** *To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the*

*Coventry Local Plan 2016 and Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'*

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

**Reason:** *To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2016.*

27. The existing hedges/shrubs indicated on the approved plan, Planting Plan Overview -7067.PP.4.0 E shall be retained and shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height of the hedges/shrubs falls below 2m at any point. Any hedges/shrubs 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.*

28. Any landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths shown on the approved plans shall be completed in all respects within three months of the first use of the housing and the tree(s) and shrub(s) shall be planted within the first planting season of that first use. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of

similar size and species to those originally required to be planted. 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*

29. Prior to the commencement of development details of the provision for a West Midlands bike hire scheme shelter shall be submitted to and be agreed by the local Planning Authority. The approved shelter shall be brought into use before the dwellings are first occupied.

**Reason:** *In the interests of sustainable transport.*

30. There shall be no occupation of any dwelling until the provision of the bin collection point for that dwelling (where applicable) has been provided as indicated on the refuse management plan (drwg no. DR -A-0234 D5 -P3)'.

**Reason:** *In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2016.*

31. 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 development to form hard surfaces shall be carried out within the curtilage of any dwellinghouse[S] hereby permitted 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 Policy DE1 of the Coventry Local Plan 2016.*

32. 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 buildings or enclosures shall be provided within the curtilage of, and no extensions, enlargements or additions erected or constructed to the dwellinghouses at plots 1,2,3,4,43 & 52 hereby permitted without the prior grant of planning permission by the Local Planning Authority.

**Reason:** *Having regard to the layout and general nature of the proposed development and its relationship with adjoining properties it is important to ensure that no development is carried out 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.*

33. 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 first floor windows or openings (apart from any shown on the approved plans) shall be formed in the South facing elevation of the dwelling house at Plot 6 hereby permitted, without the prior grant of planning permission by the Local Planning Authority.

**Reason:** *In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2016.*