

Planning Committee Report	
Planning Ref:	OUT/2021/0051
Site:	Land at Cheltenham Croft, Coventry, CV2 2QX
Ward:	Henley
Proposal:	Outline application for erection of up to 15 dwellings, with all matters reserved except for access
Case Officer:	Richard Edgington

SUMMARY

The scheme seeks outline planning consent for the erection of 15 dwelling houses together with associated works. This application seeks permission for outline consent only, with all matters reserved, with the exception of the access and any associated parameters, inclusive of the S106 contributions.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee as more than five objections have been received.
Current use of site:	Enclosed shrubland/undeveloped.
Proposed use of site:	Residential with a provision of associated open space.

RECOMMENDATION

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

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies: DS3, H1, H2, H3, H4, H6, H9, DE1, AC1, AC2, AC3, AC4, GE1, GE2, GE3, EM1, EM2, EM3 and EM7 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application as proposed seeks outline planning consent for the erection of 15 affordable dwellings, and associated works. The only matter which is not reserved is for the access.

SITE DESCRIPTION

The application site is an undeveloped parcel of land situated within the locality of Walsgrave on Sowe, to the east of the city centre. The application site contains a number of trees and is primarily shrubland with overgrown areas. The site is surrounded by a 1.8m high security fence. This site is bounded to the north by SS Peter and Paul Primary School, open space adjacent to the River Sowe to the west and residential dwellings to the south and east.

The site is accessed off Cheltenham Croft, a cul-de-sac containing a number of bungalows. The site is allocated for up to 15 dwellings in the Local Plan (Allocation Ref. H2:24 – Land west of Cheltenham Croft). When considering relevant site constraints, it is noted that small areas to the west of the site lie within flood zones 2 and 3, the site has also been formerly subject to a Phase 1 Habitat Survey.

PLANNING HISTORY

There is no relevant planning history associated with the application site.

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

Policy DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy

Policy DS4 (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 GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection
Policy DE1 Ensuring High Quality Design
Policy GB1: Greenbelt and Local Green Space
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 JE7: Access to Employment Opportunities
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:

- **Planning Policy:** No objection as the site is allocated for housing in the adopted Local Plan.
- **Urban Design:** Within the reserved matters regard should be given to integrated landscaping, variation in building line and regard for neighbouring amenity.
- **Housing:** 'Strongly support' the application to provide 15 affordable dwellings comprising; 2, 3- and 4-bedroom units which reflects the required mix for family dwellings in the city and reflects the waiting list.

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

- **Highways:** No objection, subject to conditions including improvements to highway network.
- **Ecology:** No objection, subject to mitigation strategy and off-setting being secured via condition and S106 agreement.
- **Lead Local Flood Authority:** No objections, subject to a full drainage strategy being secured via condition, inclusive of SUDs.
- **Trees:** As originally submitted there is a loss of too many mature trees to provide the SUDs, additional tree retention required to western boundary.
- **Streetscene and Greenspaces:** Contribution of £23,562 required to improve nearest play facility.
- **Environment Agency:** No objection, subject to condition securing compliance with submitted FRA Technical Note and Finished Floor Levels.
- **West Midlands Police:** The reserved matters must include details of boundary treatments to minimise the risk, and perception of crime. Security measures should be included for rear access points, sufficient parking should also be provided. Secured by Design measures should be incorporated to the

design of the dwellings at reserved matters stage, lighting and landscaping will also be beneficial.

- **Sustainability (Energy):** No objection, subject to a Sustainable Building Statement being submitted to demonstrate accordance with Policy EM2 of the adopted Local Plan.
- **Environmental Protection:** No objections, subject to contaminated land condition and, electric vehicle charging points being provided and an air quality mitigation strategy being secured.
- **Archaeology:** No objection, subject to conditions.
- **Education:** No objection, subject to S106 contributions totalling £112,629 being secured.
- **Canal and River Trust:** No comments to make.
- **NHS CCG:** No comments to make/request for funding on this application.

Neighbour, Third Party and Councillor Representations

Immediate neighbours and local councillors have been notified via the display of a site notice alongside a press notice in the Coventry Telegraph;

21 letters of objection have been received from 12 addresses, raising the following material planning considerations:

- a) Increase in traffic in close proximity to a school.
- b) Insufficient highway infrastructure/capacity.
- c) Removal of existing fencing will give rise to security issues.
- d) Adverse impact on wildlife/biodiversity.
- e) Access will hinder emergency vehicle access.
- f) Noise, dust and disturbance during construction phase.
- g) Increase in flood risk as development within flood zones 2 and 3.
- h) Noise issues due to proposals for public open space.
- i) Increase risk of, and perception of crime.

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

- j) Covenants on deeds preclude the land being developed.
- k) Works already started on site.
- l) Lack of access to plans.
- m) As Coventry City Council is the applicant the decision is not impartial.
- n) Detrimental to property prices.

Any further comments received following the publication of this report will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, highway considerations, flood risk, noise, contaminated land, air quality, ecology and S106 contributions.

Principle of Development

The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development, this is consistent with Policy DS3 of the adopted Local Plan. Policy H1 sets out the requirement for a minimum of 24,600 new residential dwellings to be

delivered over the current plan period. It is considered that the proposed development accords with the aforementioned policies as set out alongside Policy H2 given that the site is allocated under H2:24 for up to 15 residential dwellings. This allocation is also discussed within Policy GB1 as the site was removed from the Green Belt within the current plan to provide up to 15 units. This allocation was made at the time of the Local Plan adoption and therefore underwent examination. Given the status of the land Planning Policy raise no objections to the principle of development.

In addition, it should also be noted that Policy H3 'Provision of New Housing' states that new residential development must provide a high-quality residential environment, which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment. A suitable residential environment will include a sustainable location, safe and appropriate access, have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

In this case the site is within the established residential area within Walsgrave on Sowe and is therefore situated in a sustainable location. The scheme will provide a high-quality residential environment and the residential use would be compatible with adjacent uses. Highways are also satisfied that a safe, suitable and convenient access can be provided. The out of city centre location requires off-street car parking and private outside amenity space. The applicants have demonstrated that the delivery of 15 homes can be accommodated alongside sufficient car parking and amenity space, although it is noted the layout submitted is illustrative only and is used to demonstrate capacity within the site. The amenities of future occupiers from environmental pollutants can be adequately controlled through condition.

Dwelling Mix

Policy H4 of the adopted Local Plan seeks to ensure that developments seek to deliver an appropriate mix of housing. As submitted the applicants are proposing;

8x 2-Bed Units

7x 3-Bed Units

Planning Policy and Housing have raised no objections to the dwelling mix as proposed and have noted that the mix reflects the need of the current waiting lists for affordable homes. As the entire site will be affordable dwellings, the minimum requirements as set out in Policy H6 (Affordable Housing) are exceeded in this instance, this is strongly supporting by Housing. It is therefore considered that the application is acceptable in in this regard. The mix of tenures has not been finalised as part of the outline consent; however, a housing statement has been secured via condition and within the S106 agreement.

Highways and Parking

Policies AC1 and AC2 of the adopted Local Plan seeks to ensure that development proposals do not have an adverse impact on the surrounding highway network, and where any harm is caused should be adequately mitigated. Policy AC3 of the adopted Local Plan seeks to ensure that developments provide sufficient car parking provision in accordance with Appendix 5 of the Coventry Connected SPD. Whilst Policy AC4 seeks to ensure that developments make adequate provision for all users includes pedestrians and cyclists, without prejudice.

There have been a number of objections received relating to the proposed access point into the site, and the associated impacts on the existing highway network, including the proximity to the school. In this instance as originally submitted the access point received an objection from Highways on the basis that the alignment of the access resulted in an unsafe access point into the site. It is understood that the rationale for the access point as originally planned was due to a land ownership issue. Following consultation with Highways, the applicants amended the access point accordingly and submitted a Road Safety Audit to demonstrate that the access can satisfactorily accommodate two-way vehicle movements in addition to refuse collection and emergency services vehicles. The amended access as submitted is not objected to from highways and is considered to be acceptable.

Whilst parking provision is not an outline matter, it should be noted that the applicants have demonstrated that the illustrative layout and quantum of development proposed can be achieved to meet the council's adopted parking standards. With regards to compliance with AC4, within the original consultation response, issues were raised by highways as to the accessibility of the site for pedestrians and cyclists. The original masterplan showed potential conflicts and pinch points with the access and location of tactile paving. However, with the amended plans, the applicants have sought to address these concerns and the access point to the site is now more accessible to pedestrians and cyclists as improvements to the surrounding highway network, inclusive of new dropped kerbs and additional tactile paving allowing for enhanced access which are deemed to be safe for all users. The application is now acceptable in highway terms, subject to conditions.

Design and Character

Paragraph 126 of the NPPF places high regard on good design, and attributes good design to the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 126 attributes high-quality design to being a key aspect of making a development sustainable, this is consistent with Policy DE1 of the adopted Local Plan.

There have been a number of objections received on the basis that the development will be out of keeping with the existing residential area, comments have also been received suggesting that covenants on neighbouring properties preclude development taking place on the site. The latter issue is not deemed to be a planning matter. On a land use perspective, the vacant site is being brought into use to extend the existing residential area. The principle of developing the site is not considered to be unacceptable and lies within the established settlement boundary.

Whilst in this instance the design and layout are not submitted for consideration as part of this outline application, there is an expectation that outline planning applications can demonstrate that sites can suitably deliver the quantum of development as proposed. The density of the site is approximately 30 dwellings per hectare which is comparative to the surrounding area. Given the constraints on the site, notably the access point and the location of flood zones, the site contains a provision of informal landscaping and shared open space, which also forms the SUDs area. Urban Design have been consulted on the proposals and raise no in principle objections to the development proposals as submitted. Comments have however been made in respect of design advice. Whilst this cannot be conditioned at this stage, an informative has been appended to the decision strongly encouraging the applicants to engage in pre-application advice, or consider the comments made by Urban Design ahead of the submission of the Reserved Matters. Overall, it is considered that the

proposals would not result in a significant impact to the character or appearance of the locality in principle.

Residential 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. Policy H5 seeks to protect the amenity of existing residential occupiers and the existing housing stock within the city. This is consistent with Paragraph 127 of the NPPF which states that planning decisions;

- 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

Within the consultation a number of concerns and objections were raised from neighbouring residents that the proposed development would have an adverse impact on the amenities of neighbouring residents. Particular points of concern included; increase in noise by virtue of traffic, a rise in security issues with the removal of the existing fence, noise, dust and disturbance during construction and an increased rate of crime.

When considering the outline consent, the existing fence will be removed to accommodate the development. However, a detailed boundary treatment plan has been conditioned as part of the outline consent to ensure that suitable replacement fencing is installed prior to the first occupation. It is noted that West Midlands Police have also requested such provisions within their consultation response, with the boundary treatments and a suitable lighting scheme being considered as suitable mitigation, alongside a range of other design features. It is also deemed that the presence of residents within the site and additional active surveillance will also be positive in respect of reducing the risk, and perception of crime. An informative has been appended to the decision strongly encouraging the applicant to consider the advice provided by West Midlands Police in the design stages of the Reserved Matters.

It is acknowledged that there will be associated noise and disturbance during the phase of any construction period. However, a detailed Construction and Environmental Management Plan has been secured via condition to ensure that the hours of construction alongside associated noise mitigation measures are in place prior to the commencement of development. Environmental Protection raise no objections to the development in this

regard. When considering the noise arising from the site once occupied, it is not considered that there will be a significant intensification as a result of the proposed dwellings, which is compatible with adjacent land uses. However, there is acknowledged that the adjacent school may result in some additional noise. Environmental Protection consider that a 2m high fence would provide adequate acoustic screening and this again is secured via the boundary treatments condition.

Archaeology

Policy HE2 of the adopted Local Plan states that development proposals must have regard for the importance of heritage assets. Part 2 of HE2 states that any potential impacts are to be assessed based on current evidence. In this case as the site is a greenfield site, having not previously been developed there are no known archaeological records for the site. Whilst it is not within an area of known archaeological significance, the site does lie within approximately 120m south east of an archaeological constraint area. Given the presence of the River Sowe within close proximity to the site also, there is therefore some likelihood that some archaeological material may be present within the site.

Whilst the Archaeological Officer has raised no objection to the proposals, in order to meet the requirements of Policy HE2 of the adopted Local Plan, a condition has been requested to include a Written Scheme of Investigation (WSI) for the site to demonstrate that there would be no adverse impacts upon any archaeology within the site. It should be noted that the condition shall also include details of the methodology and any recordings if required.

Environment

The NPPF sets out the three key aspects to achieving sustainable development; Social, Economic and Environmental. Paragraph 8 of the NPPF states that the environmental objective seeks to 'contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy'.

The adopted Local Plan requires development proposals to have regard to environmental considerations. Policy EM2 requires new 'major' developments to submit a Sustainable Building Statement to demonstrate how the development will incorporate climate change mitigation and adaptation strategies. The outline consent has not included such a statement, as the design of the proposals have yet to be determined. A condition has therefore been appended to the decision securing a statement to be submitted prior to the commencement of works above slab level.

Public Open Space

Policy GE3 of the adopted Local Plan requires new development proposals to make provision for green infrastructure and public open space. The proposals seek to incorporate approximately 0.15 hectares of open green space within the SUDs areas to the west of the site. The application site does not meet the threshold for any on-site community play facilities (LEAP) to be installed on-site given the small scale of the development. However, to accord with the policy a contribution has been secured within the S106 for £23,562 for improvements to the nearest formal play facility.

Drainage and Flood Risk

Paragraph 167 of the NPPF requires Local Planning Authorities to have consideration to the increased flood risk and ensure that development proposals would not increase the likelihood of flooding either within the site or elsewhere. In this case it is acknowledged that the site lies within close proximity to the River Sowe which lies to the west of the site. Whilst the site is largely within Flood Zone 1, and is therefore at the lowest risk of flooding, areas of the western boundary of the site do lie within Flood Zones 2 and 3. It should however be noted that within the illustrative masterplan this area of the site is proposed to form part of the open space provision on site. This use as open space is not within the highly vulnerable category of uses as set out within the PPG. As such open space in the flood zone is deemed acceptable in principle. Within any reserved matters, it is unlikely that any residential use would be permitted outside of Flood Zone 1 given the vulnerability of the use.

Within the consultation, objections have been received relating to flood risk issues arising from the development. In this case a site-specific flood risk assessment has been submitted with the application in accordance with Paragraph 167 of the NPPF and Policy EM4 of the adopted Local Plan. As originally submitted, the Environment Agency raised concerns with the proposals on the basis that there was insufficient information within the submission. Additional information was therefore requested to include details of the finished floor levels, floodplain compensation, location of the SUDs (Sustainable Urban Drainage system) pond. These issues have duly been addressed through a supplementary technical note which provided this information. The Environment Agency have now withdrawn their objection and are satisfied with the proposals as submitted, subject to a condition securing details of the finished floor levels. This condition has duly been appended to the decision.

The Lead Local Flood Authority have also been consulted and have raised no objections to the proposed development at outline stage, but do require additional information inclusive of a Geotechnical Site Investigation to be undertaken to establish the composition of the made ground, this investigation therefore informs the drainage strategy. It should be noted that in order to accord with Policy EM5, which requires new major developments to incorporate suitable SUDs, a condition has also been appended to the decision to require a detailed drainage scheme, inclusive of SUDs to be submitted within any forthcoming reserved matters application. It is considered that with the conditions as requested from consultees, the application accords with the aforementioned policies and is therefore acceptable in this regard.

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.

In this case there is evidence of fly-tipping within the site, and a likelihood that there is made ground. Given these likelihoods, Environmental Protection have requested that a Phase I Land Contamination Survey be undertaken to detail the characterisation of the site, and whether there is evidence of contamination. In the event that any land is contaminated the condition includes a requirement to remediate any contamination issues with details to be submitted and approved in writing by the Local Planning Authority.

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. In this case a condition has been appended to the outline consent securing a minimum of one electric vehicle charging space in order to meet the requirements of Policy EM7.

In addition to Electric Vehicle Charging Points, a condition has also been secured to ensure that a Sustainable Construction strategy is submitted prior to the commencement of development so as to minimise the impact upon air quality. Such measures which are anticipated to be included within the strategy are low emission boilers and relevant construction methods and material details.

Ecology

The NPPF and Policy GE3 seek to ensure that biodiversity is protected, and that no net loss of biodiversity should occur. As a greenfield site the development as proposed will result in a loss of biodiversity given a form of development will result in a reduction of shrubland which currently exists on the site. The site lies within proximity of Sowe Valley, a Local Wildlife Site. Whilst in proximity this designation does not cover the site, the submitted Preliminary Ecological Appraisal noted that there is evidence of badgers and hedgehogs within the site.

A number of objections have been received to the application due to the loss of wildlife within the site. The Ecology Officer has been consulted on the application and raises no objections to the proposals in principle. However, in order to ensure that any impact on the wildlife is sufficiently mitigated, the recommendations of the Preliminary Ecological Appraisal have been secured via condition. Notwithstanding the recommendations, a financial contribution has also been secured to the biodiversity offsetting fund of up to £150,000. The final figure is to be confirmed at Reserved Matters stage as the current net loss of 3.04 habitat units, as per the Coventry and Warwickshire Calculator.

Within the reserved matters a detailed mitigation scheme will be required to include on-site provisions. It should be noted that policy and PPG requires on-site mitigation to be provided in the first instance. In summary, whilst there will be a loss of biodiversity on-site, this will be adequately mitigated in accordance with policy via the mitigation scheme and remaining financial contribution.

It is also noted that the submitted ecological appraisal refers to the presence of Japanese knotweed within the application site. The knotweed is recorded as being two stands, which is relatively minor at this stage. However, remediation is required ahead of any development being constructed on-site. The mitigation details have therefore been secured via a condition attached to this outline consent.

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:

Consultee	Amount	Towards
Education	£99,227.00	For increased secondary and post-16 education at Barrs Hill and/or Ernsford Grange.
Parks & Greenspaces	£23,562.00	For the enhancement of off-site play provision.
Ecology	To be confirmed at Reserved Matters stage once landscaping proposals are submitted. Up to £150,000.00	To mitigate against the loss of biodiversity within the site.
Total	Max. £272,789.00	

The provision of 100% affordable housing for the units has also been secured via the S106. 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:
- 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.

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 DS3, H1, H2, H3, H4, H6, H9, DE1, AC1, AC2, AC3, AC4, GE1, GE2, GE3, EM1, EM2, EM3 and EM7 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS:/REASON

1. Details of the appearance, layout and scale of the buildings and landscaping of the site (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out in full accordance with these reserved matters as approved.

Reason: *To comply with Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.*

2. Application for approval of the reserved matters listed at condition 1 shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

Reason: *To conform with Section 92 of the Town and Country Planning Act 1990 (as amended)*

3. The development to which this permission relates shall begin within three years of the date of permission or within two years of the final approval of the reserved matters, whichever is the later.

Reason: *To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).*

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

Site Location Plan. Drawing: 5198676-ATK-XX-XX-DR-AR-091002 Rev P01

Illustrative Masterplan. Drawing: 5198676-ATK-XX-XX-DR-AR-091001 Rev P02

Proposed Site Plan. Drawing: 5198676-ATK-XX-XX-DR-AR-091005 Rev P02

Proposed Junction Access. Drawing: CHEL-ATK-HGN-CROFT-DR-D-0002 Rev P4

Proposed Junction Access – Swept Path Analysis. Drawing: CHEL-ATK-SPA-CROFT-DR-D-0002 Rev P4

Topographic Survey. Drawing: 5198676/005/ATK/SURV/01 Rev S1

Tree Protection Plan. Drawing: 5198676-ATK-BHM-ARB001 Rev P02

Site Waste Management Plan. Drawing: 5198676-ATK-XX-XX-DR-AR-091004 Rev P02

Air Quality Assessment. Drawing: 5198676-ATK-RP-001 Rev 1.0

Ecology Impact Assessment and Biodiversity Net Gain Assessment. Drawing: 5198676-ATK-RP-002 Rev 1.0

Phase I Geo-Environmental Desk Study. Drawing: 5198676-ATK-RP-003 Rev 2.0

Flood Risk Assessment and Drainage Strategy. Drawing: 5198676-ATK-RP-004 Rev 1.0

Planning, Design and Access Statement (including Affordable Housing Statement, Health Impact Statement, Sustainable Buildings Statement, Planning Obligations). Reference: 5198676-ATK-RP-005 Rev 1.0

Noise Assessment. Reference: 5198676-ATK-RP-006 Rev 1.2

Transport Statement. Reference: 5198676-ATK-RP-007 Rev 1.0

Arboricultural Impact Assessment. Reference: 5198676-ATK-RP-008 Rev P02

Road Safety Audit Stage 1. Reference: 5198676-017 S1A Rev 1

Road Safety Audit Stage 1 Designer's Response. Reference: 5198676 S1AR Rev 1.0

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

5. Prior to the construction of any boundary wall, fence or gate, details of the position, appearance and materials of such boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in full accordance with the approved details before the respective dwellings are first occupied. These details shall be retained thereafter 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.*

6. Prior to their incorporation into the development hereby permitted, a package of measures to minimise the impact of the development upon local air quality shall be submitted to and in writing by the Local Planning Authority. These measures shall have consideration of the following: -

- (i) Provision for electric vehicle recharging points or dwellings to be made 'EV-ready' so a power connection is available to install an EV charge point as required;
- (ii) 10% of parking provision to be for EV re-charging on non-residential development
- (iii) Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh);
- (iv) A construction method statement demonstrating how dust and noise emissions are to be mitigated during construction.

The measures shall be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason: *To mitigate the impacts of development on air quality during and post construction in accordance with Policies DS3 & EM7 of the Coventry Local Plan 2016.*

7. A combined ecological and landscaping scheme shall be submitted to the Local Planning Authority as part of the Reserved Matters. The scheme shall include all aspects of landscaping including details of any compensation for biodiversity loss, including the erection of bat boxes and/or bird nesting boxes (to include box type, numbers, location and timing of works). The approved scheme shall be fully implemented 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.*

8. No development (including any demolition or preparatory works) shall commence unless and until an Invasive Non-Native Species Protocol (INNSP) has been submitted to and approved in writing by the Local Planning Authority. The INNSP shall detail the timing and method of containment, control and removal of Japanese Knotweed from the site. The development shall only proceed only in full accordance with the measures identified in the approved INNSP.

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.*

9. 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: *To ensure that the development does not result in harm to heritage assets in any way, in accordance with Policy HE2 of the adopted Local Plan.*

10. Prior to occupation of the development hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.

Reason: *In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.*

11. 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.*

12. 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.*

13. Prior to the first occupation of the development hereby permitted, the access and highway improvements as approved on the submitted plans shall be carried out in full, and retained thereafter.

Reason: *In the interests of highway safety, in accordance with Policies AC1 and AC2 of the adopted Local Plan (2016).*

14. Prior to the occupation of the development hereby permitted the following drainage details shall be submitted to and approved in writing by the Local Planning Authority:
 - A) a scheme for the provision of surface water drainage, fully incorporating open air suds with particular emphasis on attenuation techniques. Surface water attenuation shall be located outside the flood plain. There must be consideration of features such as green roofs, rain gardens and swales, for the management of surface water peak and total flows, biodiversity and water filtering.
 - B) a scheme for the provision of surface water drainage, incorporating suds attenuation techniques. On the basis that this site is of limited area and percolation techniques have been demonstrated to be inappropriate, surface water discharge off site will need to be of a limited discharge rate of 5.0l/s.
 - C) a scheme for the provision of surface water drainage incorporating infiltration suds or attenuation techniques. There must also be consideration of features such as green roof technology for the management of surface water peak and total flows, biodiversity and water filtering.
 - D) a scheme for the provision of surface water drainage, incorporating suds attenuation techniques. On the basis that this site represents a risk of contamination, detailed plans of the pollution control measures must be included;
 - E) details of discharge rates that shall not exceed [5l/s or other agreed value];
 - F) an intrusive ground investigation report to establish the depth and type of strata, including percolation results in accordance with bre 365 and the presence and risk

associated with migrant contaminants and provide evidence of existing groundwater levels and seasonal variation;

G) evidence that receiving water bodies or sewers are capable of accepting attenuated flows and that this will not exacerbate flood risk on or off site;

H) a detailed strategy for the long-term maintenance of the sewers and other surface water drainage systems on site.

The drainage details shall be installed in full accordance with the approved documentation prior to occupation of the development and thereafter shall be maintained and shall not be removed or altered in any way.

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'.*

15. The development shall be carried out in accordance with the submitted flood risk assessment technical note (dated 11/05/2021, reference TN-C-001) and the following mitigation measures it details:

In accordance with the FRA technical note finished floor levels shall be set no lower than 75.753m Above Ordinance Datum

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: *To reduce the risk of flooding to the proposed development and future occupants.*