

Planning Committee Report	
Planning Ref:	OUT/2020/2665
Site:	Land at Allard Way, Coventry
Ward:	Binley and Willenhall
Proposal:	Outline planning for erection of up to 125no dwellings (Use Class C3), new vehicular access onto Allard Way with associated access works, parking, landscaping and ancillary works. All matters reserved except access.
Case Officer:	Emma Spandley

SUMMARY

The application has been submitted in outline form where the principle of the development, together with the number of units proposed off a new access to serve that development are only assessed.

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 Housing. The specific housing requirements are allocated under Policy H2:9 of the Coventry Local Plan. This application site forms part of the overall allocation.

Policy H2:9 sets out the following requirement.

H2:9	Land at London Road/Allard Way	Binley and Willenhall	200	GF	Retention and reuse of locally listed pumping station and lodge. Retention of important hedgerows and management of biodiversity/ecology impacts. The provision of at least 2.5ha of publicly accessible green space as part of the development.
------	--------------------------------	-----------------------	-----	----	--

There are two other outline planning applications, which relate to the allocation, Whitley Pumping Station, London Road (OUT/2020/2521) and 401 London Road (OUT/2020/2882).

Together all three applications make up the entire allocation H2:9 of the Coventry Local Plan 2016.

KEY FACTS

Reason for report to committee:	Over 5 objections contrary to the officer recommendation and two petitions sponsored by Cllr Bailey and Cllr Brown
Current use of site:	Open Green Space
Proposed use of site:	Housing

RECOMMENDATION

Planning committee are recommended to delegate the grant of planning permission to the Strategic Lead for Planning subject to conditions and subject to the completion of a S106 Agreement.

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: DS4: (Part A), Policy H1, Policy H2, Policy H3, Policy H4, Policy H6, Policy H9, Policy GB1, Policy GE1, Policy GE3, Policy GE4, Policy JE7, Policy DE1, Policy HE2, Policy AC1, Policy AC2, Policy AC3, Policy AC4; Policy EM4; Policy EM5, Policy EM7 and Policy IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application is for outline permission with only access being discharged for the erection of 125no. dwellings.

An Illustrative Masterplan - Drawing No.IMP-03_CCC Rev A, has been submitted in support of the application which demonstrates how the quantum of development (the number of units) could potentially fit onto the site, whilst also delivering the other requirements of the allocation, in so far as they relate to the retention of the important hedgerows; Management of biodiversity/ecology impacts; Provision of on-site amenity space and comprehensive green infrastructure network; Retention and diversion of the informal pedestrian footpath linkages crossing the site; Pedestrian linkages to local footpaths, existing highways network and adjacent residential neighbourhoods together with the provision of at least 2.5ha of publicly accessible green space required across the allocation. A new access is proposed to the north of the site off Allard Way.

SITE DESCRIPTION

The site lies at the corner of Allard Way (A4082) to the north and London Road (B4110) to the west. The site comprises rough grassland, scrub and trees and equates to approximately 4.4 ha

The site is part of a larger Housing Allocation site, which comprises three different owners. The main body of the allocation is divided into two ownerships, with land to the north adjacent to Allard Way in the ownership of Coventry City Council; the land to south, in the ownership of Homes England (approximately 9ha). The remaining parcel of land, 401 London Road is separated from the main site by mature hedgerows.

PLANNING HISTORY

None

RELATED APPLICATIONS

<u>Application Reference</u>	<u>Description of Development</u>
OUT/2020/2521	Hybrid planning application comprising: 1) Outline planning for erection of up to 195no dwellings (Use Class C3), new vehicular access onto London Road with associated access works, parking, landscaping and ancillary works. All matters reserved except access. 2. Full planning for the renovation of the existing Lodge Building to provide one dwellinghouse (Use Class C3); Change of use of the existing Pump House to provide four flats (Use Class C3), associated access works, parking, landscaping and ancillary works.
OUT/2020/2882	Outline application with all matters reserved except access for erection of up to 24 dwellings with car parking, served off the existing accesses

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: (Part A) – General Masterplan Principles

Policy H1: Housing Land Requirements

Policy H2: Housing Allocations

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing

Policy H6: Affordable Housing

Policy H9: Residential Density

Policy GB1: Green Belt and Local Green Space

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 EM1: Planning for Climate Change Adaptation

Policy EM2: Building Standards

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

SPD Trees and Development

SPD Air Quality

CONSULTATION

No Objections received from:

- Planning Policy;
- Cadent;
- West Midlands Fire Service (WMFS);

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

- Archaeology;
- CCG;
- Drainage;
- Ecology;
- Economic Development;
- Education;
- Environmental Protection;
- Highways;
- Housing Policy;
- NHS;
- Street Scene and Greenspace;
- Sport, Media and Culture;
- Tree Officer.

Immediate neighbours and local councillors have been notified; site notices were posted on 19th November 2020 at several locations adjacent to the site. A press notice was displayed in the Coventry Telegraph on 19th November 2020.

15no. letters of objection have been received, raising the following material planning considerations:

- a) Increase in traffic;
- b) Loss of greenspace;
- c) Impact on trees;
- d) Impact on air quality;
- e) Impact on climate change;
- f) Need for the development with regards to housing figures;
- g) Access arrangements;
- h) Loss of wildlife, and
- i) Lack of cycle and pedestrians' routes through the sites;
- j) No safe crossing points for pedestrians to cross London Road.

One letter of support has been received, raising the following material planning consideration:

- k) Need for houses

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

- l) Impact on sewage (Dealt with under separate legislation);

Two e petitions were submitted online and attracted 78no. and 315no signatures respectively, they are sponsored by Councillor Brown and Councillor Bailey, the e Petitions raised the following: -

“We the undersigned petition the Council to object to its own housing application OUT/2020/2665, in favour of retaining the area of land adjacent to Allard Way as important green space and a potential Local Wildlife Site. It would go some way to mitigating the poor air quality and traffic congestion resulting from massive over-development in the Whitley area and would allow continuing provision of vital recreational space for local residents. Funding for the proposal would be secured through s106 contributions from other planned development in the Whitley area.

The proposed Whitley Pumping Station housing development adequately meets the housing targets set for the area of land east of London Road in the Local Plan. There is no need to add to this by building on the Coventry City Council area land. On the contrary the Council have a duty of care to ensure the health and well-being of its residents. The Allard Way site, if sympathetically landscaped, planted with trees and provisioned with play equipment would provide a quality green space (as per Coventry’s Green Space Strategy) and would extend the use of an already important publicly accessible area to Whitley families and children. It would encourage outdoor activity and promote health and well-being in times of Covid and beyond, providing an outdoor communal meeting place for local people, particularly flat dwellers who have no back gardens. It would also continue to act as important green space to mitigate against climate change and loss of habitat and biodiversity (retention of green space is a stated policy in Coventry’s Climate Change Strategy) as well as providing vital outdoor educational opportunities to local school children from Ernesford Grange and Whitley schools. The area connects to the Sowe Valley footpath which offers a route to areas further afield, encouraging active travel.

Whitley has never had the good fortune to have family friendly areas that encourage children outdoors as the Council has never seen it as a priority. With a cycle path the area would provide safe off-road access to the Alan Higgs Sports Centre and the Allard Way cycle path for the local population. We believe the retention of this green space is absolutely vital to the community, and would offer at least some mitigation against burgeoning road traffic in the area, brought about by numerous large-scale developments in recent years - Whitley South, Middlemarch Business Park, Gateway, the MRF, Charterhouse Heritage Park, the Airport Retail and Pilot Business Parks to name but a few.”

This ePetition ran from 28/01/2021 to 01/04/2021

“We the undersigned petition the Council to reject their own proposals set out in planning application OUT/2020/2665. We join with Coventry Tree Wardens in asking the Council to reconsider plans to allow building on this important public green space and sacrificing yet another area that is helping to prevent climate change and is keeping Coventry people healthy.

This is a beautiful area where local people can breathe clean air whilst wandering amongst some very important old trees, a wildflower meadow and a maturing new woodland actually planted by our Council.

All of these are under threat.

These two roads are already some of the busiest in Coventry and any further development would greatly increase both traffic and pollution, seriously affecting people's health.

The land was and should still be Green Belt.

We understand that the building quota allocated in the Local Plan for this area is already being met on adjoining land. There is also evidence that population growth figures and housing needs have been over-estimated.

Building on this site is therefore unnecessary and would be a travesty. There is however a very great need for this land to remain green, provide Coventry with clean air and locals with a place to walk, enjoy nature and stay healthy.”

This e Petition ran from 24/01/2021 to 28/03/2021.

Any further comments received will be reported within late representations.

APPRIASAL

The main issues in determining this application are:

- Policy Background;
- Principle of development
 - Principle of Residential;
 - Density;
- Open space, Parks and Sporting Provision
 - Open space and Parks;
 - Sporting Provision;
- Highways
 - Access,
 - Parking;
- Ecology, Biodiversity and Trees
- Ecology and Biodiversity
 - Trees,
- Air Quality
- Noise
- Drainage
- Affordable Housing
- Impact on Visual Amenity
- Archaeology
- Contaminated Land
- Developer Contributions
- Equality Matters

Policy Background

Section 2, paragraph 10 & 11 of the NPPF 2019 states that applications must be approved that accord with an up-to-date development plan without delay. Coventry City Council have an up-to-date Local Plan which was adopted on 5th December 2017.

Policy DS3 of the CLP states the Council will take a positive approach that reflects the presumption in favour of sustainable development consistent with paragraphs 10 & 11 of the NPPF 2019.

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.

Principle of development

NPPF paragraph No.7 states ‘the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.’

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 10 & 11).

Principle of Residential

Policies H2 *Housing Allocations*, table 4.2 *Site Allocations for Housing* of the CLP sets out the sites which are allocated for housing development.

Policy H2:9 sets out the allocation requirements.

H2:9	Land at London Road/Allard Way	Binley and Willenhall	200	GF	Retention and reuse of locally listed pumping station and lodge. Retention of important hedgerows and management of biodiversity/ecology impacts. The provision of at least 2.5ha of publicly accessible green space as part of the development.
------	--------------------------------	-----------------------	-----	----	--

The policy states that at least 200 dwellings will be provided across the allocation together with the retention and reuse of the locally listed buildings, retention of important hedgerows and management of biodiversity/ecological impacts and at least 2.5ha of publicity accessible green space.

Whilst the proposed development, in conjunction with planning application OUT/2020/2521 and OUT/2020/2882, exceeds the number of dwellings indicated in Policy H2:9, this number is not intended to be the maximum capacity of a site. The primary consideration is that the site is allocated for housing development in the Local Plan and, as such, the principle of development is acceptable.

Paragraph 119 seeks to ensure planning policies are promoting an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Whilst paragraph 180 states new development should be appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site.

Policy H1 of the Coventry Local Plan states future housing will be designed to create new and stable communities.

Policy H3 of the CLP states that new development must provide a high-quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment. A suitable residential environment includes safe and appropriate access, adequate amenity space and parking provision and be safe from pollution.

The site is in a sustainable location accessible by several sustainable transport modes and is close to several employment generating areas and local retail provision, however, creating

sustainable communities and therefore sustainable developments requires the proposals to also include 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.

The application is in outline form; therefore, the matters of adequate amenity space and parking provision will be dealt with at Reserved Matters stage, however, officers must be assured that the application can be progressed at Reserved Matters stage.

Policy DS4 (Part A) of the CLP states a masterplan is required to be submitted which clearly identifies areas of development so that proposals are planned in a comprehensive and integrated manner. An indicative masterplan has been submitted which illustrates how the development could be laid out together with how it relates to the wider site.

Officers are confident the proposed development will not prejudice the remaining part of the allocation coming forward.

As mentioned above sustainable developments requires the proposals to include safe and appropriate access and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

These areas are discussed in more detail below.

Density

Policy H9 of the CLP is concerned with housing density and states in order to promote sustainable urban regeneration, new residential developments must promote the most efficient and effective use of land. The assessment of recent developments has shown that the density and mix of residential development largely reflects local density patterns, and this should continue. In order to support urban regeneration and high-quality design, development must ensure that land is used as intensively as possible whilst remaining compatible with the quality, character and amenity of the surrounding area.

Therefore, outside of the Ring Road (The A4053) a minimum of 35 dwellings per hectare (net) should be provided on Previously Developed Land.

When considering density, it is also important to ensure it is considered alongside other essential onsite provisions such as appropriate levels of amenity space, landscaping and any appropriate onsite infrastructure.

As such, the Council's policy is set in the context of net densities that seek to maintain:

- at least 20% of gross site area to remain undeveloped on sites in excess of 2ha, and
- at least 15% of gross site area to remain undeveloped on sites below 2ha.

The application is in outline form with only access being discharged. The indicative masterplan submitted illustrates that this can be achieved. Officers are satisfied that the application can be advanced at the Reserved Matters stage.

The principle of new dwellings and the quantum of development in this location is acceptable, subject to compatibility with other policies.

Mix

Policy H4 of the Coventry Local Plan states that the Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city. The detailed layout and design will be considered at the reserved matters stage. However, a condition is recommended to require details of a housing mix in line with Policy H4. Please see condition No.6.

Open space, Parks and Sporting Provision

Open space and Parks

Policies H2 *Housing Allocations*, table 4.2 *Site Allocations for Housing* of the CLP sets out the sites which are allocated for housing development.

Policy H2:9 sets out the allocation requirements.

H2:9	Land at London Road/Allard Way	Binley and Willenhall	200	GF	Retention and reuse of locally listed pumping station and lodge. Retention of important hedgerows and management of biodiversity/ecology impacts. The provision of at least 2.5ha of publicly accessible green space as part of the development.
------	--------------------------------	-----------------------	-----	----	--

The policy states that at least 200 dwellings will be provided across the allocation together with the retention and reuse of the locally listed buildings, retention of important hedgerows and management of biodiversity/ecological impacts and at least 2.5ha of publicity accessible green space.

Policy GE1 of the CLP states new development proposals should make provision for green infrastructure to ensure that such development is integrated into the landscape and contributes to improvements in connectivity and public access, biodiversity, landscape conservation, design, archaeology and recreation.

The proposed development requires 0.63ha informal open space and 0.25ha formal open space.

A green infrastructure plan has been submitted which highlights the areas dedicated for formal and informal open space together with the allocation requirement of the pro rota 2.5ha publicly accessible open space.

The application is in outline form with only access being discharged, therefore the matters of location and quality of the requirement for the development will be conditioned for the siting reserved matters. Please see condition No.6 and will also be included within the S106.

Sport

Section 8 of the NPPF is concerned with creating healthy and safe communities. Paragraph 91(c) states that decision should enable and support healthy lifestyles and one way that this can be achieved is through the provision of sports facilities. Paragraph 96 states access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

The development of up to 125no dwellings will create an additional population which in turn will generate additional demand for sports facilities. If this demand is not adequately met then it may place additional pressure on existing sports facilities, thereby creating or exacerbating deficiencies in facility provision. In accordance with the NPPF, Sport England

seeks to ensure that the development meets any new community sports facility needs arising as a result of the development.

Therefore, a contribution amount is required to mitigate the additional sports requirement needed. This applicant has agreed to a contribution request. This will be secured through the S106.

Highways, access and parking

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.

Access

A new access is proposed off Allard Way. A Transport Statement was submitted in support of the application, the peak hour trip generation for an indicative 125 dwellings has been calculated as 57 departures and 13 arrivals in the weekday morning peak hour (0745 to 0845) with 50 arrivals and 18 departures in the weekday afternoon peak hour (1700 to 1800).

The key junction within the assessment is the London Road / Allard Way roundabout which will be and is over the capacity with and without the development traffic. Whilst significant the impact has been assessed as not severe with regards to the impacts at the junction. The proposed junction has been designed in accordance with appropriate highway standards. The required visibility splays have been exceeded due to the wide verge on the access side of Allard Way. This is a positive highway safety consideration.

A single vehicular access serving up to 125 dwellings is deemed acceptable by the Highway Authority.

Taking all of the above into account, Highways have raised no objections to the proposed access subject to a Traffic Regulation Order being placed on the new junction to ban right hand turns out of the development.

Parking

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

The application is in outline form with only access being discharged. The indicative masterplan submitted illustrates that the required off-road car parking required for the

proposed units can be accommodated on site satisfactory. Officers are satisfied that the application can be advanced at the Reserved Matters stage.

Ecology, Biodiversity and Trees

Ecology and Biodiversity

Policy GE3 of the CLP states that Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced

Policy GE3 establishes that developments should provide a net gain and where this is not possible provide some form of offsetting.

The application site has been looked at holistically with the adjoining applications, (OUT/2020/2521 – Whitley Pumping Station and OUT/2020/2882 – 401 London Road) which make up the entire housing allocation and independently assessed.

The BIA for this application has been calculated at a loss of 10.18 units.

A combined biodiversity offset for this site and the adjoining Whitley Pumping Station site (OUT/2020/2521) has been agreed with our ecologist which would see: -

- The creation of woodland and grassland habitat at an agreed alternative site where the creation of wildlife habitats can provide a clear net gain.
- Landscaping and other improvements to the adjacent part of the Local Wildlife Site (LWS). The work would involve removal of scrub and creation of scrapes and backwater features.
- River corridor improvements within the LWS;
- Transfer of the ownership of the remainder of the LWS to the City Council for long term management of the whole area river corridor area
- A financial contribution for the long-term management of the offset habitats that are created.

The projects listed above would fully provide the required mitigation for this site and the adjoining site *Land at Whitley Pumping Station OUT/2020/2521*).

The full details and requirements will be secured by the signing of a S106 agreement. On this basis the application is in accordance with Policy GE3 of the CLP.

Trees

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

This site contains high quality landscape features which include; TPO quality trees and hedgerows which make up the historic landscape setting, in addition to other specimen trees which formed the original landscape design.

The topography of the sites comprises of a rolling landscape setting including a valley, hillocks and open plains.

No objections are raised by the Tree Officer with regards to the principle of the proposed layout as shown to the Tree Constraints Plan (identified as Tree Retention and Removal Plans; TCP-CCC-01 and TRRP-CCC-02), subject to conditions requiring their retention and protection. Please condition No.7.

Air Quality

Policy H1 of the Coventry Local Plan states future housing will be designed to create new and stable communities.

Policy H3 of the CLP states that new development must provide a high-quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment. A suitable residential environment includes safe and appropriate access, adequate amenity space and parking provision and be safe from pollution.

Policy EM7 of the CLP states major development proposals will require the submission of an air quality assessment, as they may lead to a significant deterioration in local air quality resulting in unacceptable effects on human health, local amenity or the natural environment.

The application site is located within our Air Quality Management Area (AQA) declared for NOx. In line with the NPPF paragraph 186, the Air Quality SPD and with Chapter 11 (on air quality) as well as policies H3, DS3 and EM2 of the Coventry Local Plan the air quality impact of the development needs to be mitigated.

Noise

Policy H1 of the Coventry Local Plan states future housing will be designed to create new and stable communities.

Policy H3 of the CLP states that new development must provide a high-quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment. A suitable residential environment includes safe and appropriate access, adequate amenity space and parking provision and be safe from pollution.

The application has been supported by a noise assessment. Environmental Protection are in agreement that a satisfactory residential environment can be created. A further noise assessment will need to be submitted at the Reserved Matters stage relating to siting and layout to ensure the development can achieve the required noise levels.

Please see condition No.6.

The application is considered to provide a satisfactory residential environment in accordance with Policy DS3, H3 and DE1 of the CLP.

Drainage

Policy EM4 of the CLP states all major development must be assessed in respect of the level of flood risk from all sources.

Policy EM5 of the CLP states all development must apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.

The application was supported by a Flood Risk Assessment and Drainage Strategy, Drainage has raised no objections subject to conditions requiring a scheme for the provision of sustainable surface water drainage with consideration to open air SuDS and particular emphasis on attenuation techniques. Please condition No.19.

Affordable Housing

The proposed development of a disused site to provide new housing is welcome. The development at 125 units is above the threshold of 25 units in policy H6 of the adopted Local Plan. Therefore, 25% affordable housing will be required, amounting to 32no. units. This will be secured by the signing of a S106 agreement. Discussed in more detail below.

Impact on Visual Amenity

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The National Planning Policy Framework, paragraph 130 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 134) “Development that is not well designed should be refused, especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes.

The application whilst in outline form with only access being considered, an illustrative masterplan has been submitted, on this basis, it is considered that the sites access is largely positive, however there are notable opportunities present to improve both the pedestrian and vehicular movement network across the site. There has been evident and beneficial consideration of the existing context demonstrated with incorporation of existing pedestrian and vehicular patterns of movement through the use of the informal pedestrian routes and Roads within the Site and the immediate context.

This has allowed the scheme to compliment the local context with the enhancements to the pedestrian movement network through the promotion of a proposal with permeability which respects the connections between the surrounding communities.

Furthermore, vehicular accessibility has also be considered positively within the proposal which allows for sufficient access across the site. Additionally, there has been positive consideration of the suggested implementation of prioritising pedestrian and cycle routes access through the provision of direct links. This element forms good connections to the public transport infrastructure and local amenities along London Road to the West of the site. However, one notable opportunity is present to improve the movement networks across the site this can be accomplished through increased permeability being introduced between the two development parcels of this masterplan. Currently the proposal indicates no provision of pedestrian or vehicular connection between the two sites, this would result in users having to exit and re-enter the proposal to be able to transverse the entire site and thus poses concern to the permeability of the site as a whole.

Whilst siting and scale are Reserved Matters, it is noted that the indicative masterplan, submitted in support of the application shows a 3 storey blocks of flats adjacent to the corner of Allard Way and London Road, whilst the principle of three storeys in this general location is acceptable, the flats will be required to be set further back from the corner. The flats will also require their own private communal amenity space together with the required parking.

However, as stated above, the matter of layout is reserved for a later date, notwithstanding this, a suitably worded condition can be placed on the decision notice which requires a cycle and pedestrian connection between this application site and the Whitley Pumping Station site to the south together with a restriction in height within 28m of the edge of the site . Please see condition No.6.

Archaeology

Policy HE2 of the CLP states in order to help sustain the historic character, sense of place, environmental quality and local distinctiveness of Coventry, development proposals will be supported where they conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or townscape significance

Historically, the area does not appear to have been extensively utilised until the medieval period, although remains of Roman activity have been recorded in some density to the southwest. The site is within the parish of St Michaels, with the surrounding settlements or hamlets of Pinley, Willenhall, Whitley and Stivichall. However, the site itself does not appear to have been part of any of these settlements.

The main area of activity during the post-medieval period was to the southeast of the Allard Way site, forming the Whitely Pumping Station, with the main building surviving from 1895 and is locally listed.

The proposals, to construct up to 125no. dwellings, along with associated roads and infrastructure, landscaping, services and utilities will cause widespread disturbance of subsurface deposits, with any archaeological remains, if present, likely impacted by this development.

It is agreed that the site should be evaluated, as recommended within the applicant's archaeological desk-based assessment, to provide an understanding of the archaeological remains and their significance, if they survive within the site. Please refer to condition no.20.

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 wastewater by whatever means.

The application was supported by a Geo-Environmental Desk study, dated October 2020 – Report ref: A112428-8 Rev B. Environmental Protection have raised no objections subject to a condition securing an investigation and risk assessment. Please see condition No.21.

Developer Contributions

Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development.

The legal tests for when you can use a s106 agreement are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended.

The tests are:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and related in scale and kind to the development.

As well as the legal tests, the policy tests are contained in the National Planning Policy Framework (NPPF):

Paragraph 54. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification ²³.

Paragraph 56. Planning obligations must only be sought where they meet all of the tests mentioned above.

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

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

- Affordable housing;

- Biodiversity offsetting;
- CCG;
- Education;
- NHS;
- Sport Provision.

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, 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 DS4: (Part A), Policy H1, Policy H2, Policy H3, Policy H4, Policy H6, Policy H9, Policy GB1, Policy GE1, Policy GE3, Policy GE4, Policy JE7, Policy DE1, Policy HE2, Policy AC1, Policy AC2, Policy AC3, Policy AC4; Policy EM4; Policy EM5, Policy EM7 and Policy IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

Application reference: OUT/2020/2665

Outline application (with all matters reserved except access): Erection of up to 125 dwellings, new vehicular access onto Allard Way, public open space, drainage, landscaping, car parking areas and other associated works

CONDITIONS:/REASON

1. Approval of the details of the Appearance, Landscaping, Layout and Scale (hereinafter called ""the reserved matters"") shall be obtained from the local planning authority in writing before any development is commenced and the development shall be carried out in full accordance with those reserved matters as approved.

Reason: To conform with Article 5(1) of the Town and Country Planning (General Development Procedure) 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 hereby permitted shall begin within 3 years of the date of this permission or within 2 years of the final approval of the reserved matters, whichever is the later.

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

4. No works shall be carried out until full engineering and constructional details of the proposed access on Allard Way have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to occupation of the first dwelling.

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

5. No works shall be carried out until full engineering and constructional details of the proposed Pedestrian and Cycle Accesses including visibility splays have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to occupation of the first dwelling.

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

6. The reserved matters shall include the following specific requirements and/or be supported by the following documents in so far as relevant to that matter:
 - i) The development shall provide at least 1.03ha publicly accessible green space on site (boundaries defined as the allocation, Policy H2:9);
 - ii) The development shall provide at least 0.63ha informal open space and 0.25ha formal open space onsite, as above, (boundaries defined as the allocation, Policy H2:9);
 - iii) a site wide phasing programme shall be submitted, which shall include:
 - details of the precise location and extent of individual development phases;
 - the extent of development within each phase and a description of the intended timing of the development and completion of each phase
 - permanent and temporary access arrangement to serve each phase of the development
 - any interim surface or boundary details relating to each phase of the development
 - details of major internal infra-structure including roads, footpaths and cycle ways

- details of sustainable drainage systems and associated infrastructure;
 - details of the timing of any off-site highway works required under this permission, a planning obligation or agreement under the highway act 1980;
- iv) No buildings or other structures shall be placed within 10m measured from the back of the footpath on London Road;
 - v) No buildings or other structures to the north east of the site, shall exceed 2 storey within 28m of the site boundary;
 - ix) Pedestrian and cycle routes shall be provided within the site;
 - x) All existing hedgerows shown on drawing titled Illustrative Masterplan – 03 – Drawing No. IMP-03_CCC shall be retained;
 - xi) All existing trees as shown on drawing titled Illustrative Masterplan – 03 – Drawing No. IMP-03_CCC shall be retained;
 - xii) Car parking and servicing arrangements for each building shall be provided;
 - xiii) An environmental noise assessment. The noise assessment must be carried out by a competent person and include recommendations for any necessary mitigation measures to comply with BS 8233:2014 "Sound Insulation and Noise Reduction in Buildings-code of practice and "World Health Organisation Guidelines For Community noise" The mitigation measures shall be installed in full accordance with the recommendations of the approved report prior to first occupation of the development and thereafter maintained in full accordance with the approved details and shall not be removed or altered in any way.
 - xiv) A schedule of the mix of dwellings proposed across the site to include a mix of market housing which contributes towards a balance of house types and sizes across the city in accordance with Policy H4.

Reason: In the interests of achieving sustainable development, having particular regard to the potential impact of the development in accordance with Policy DS3 of the Coventry Local Plan 2016.

7. The following information shall be submitted with landscape and layout reserved matters application:
 - a) Arboricultural Impact Assessment (5.4) to assess the direct and indirect implications of trees upon the proposal and visa-versa, including locations for under-ground/ over-ground services, level changes within RPA's etc.;
 - b) Arboricultural Method Statement (6.1); and
 - c) a Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works. The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work.

Reason: To protect those trees which are of significant amenity value to the Conservation Area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3, GE4 and HE2 of the Coventry Local Plan 2016.

8. The following information shall be submitted with layout and scale reserved matters application: Details of cycle parking facilities. 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.

9. The following information shall be submitted with layout and scale reserved matters application: Details of bin storage areas. The bin storage areas shall be provided in full accordance with the approved details prior to first occupation of the development and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.

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

10. The following information shall be submitted with layout and scale reserved matters application: A package of measures to minimise the impact of the development upon local air quality. 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;
- (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.

11. The existing hedge(s) indicated on the drawing titled Illustrative Masterplan – 03 – Drawing No. IMP-03_CCC shall be retained; shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height of the hedge(s) falls below 1.5m at any point. Any hedge(s) removed without consent or dying, or being severely damaged or diseased or becomes; in the opinion of the Local Planning Authority; seriously damaged or defective, 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.

12. Any landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths referred to in condition one shall be completed in all respects, within three months of the first occupation of a dwelling and all tree(s) and shrub(s) shall be planted within the first planting season following 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.

13. The following information shall be submitted with landscaping reserved matters application: A combined ecological and landscaping scheme (ELS) and Landscape and an Ecological Management Plan (LEMP), shall be submitted to and approved in writing by the Local Planning Authority. The ELS 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 LEMP shall include
 - 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.
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 2021

14. The following information shall be submitted with any reserved matters application: A Construction Environmental Management Plan (CEMP). 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.

15. The following information shall be submitted with any reserved matters application: Sample details of all facing and roofing materials. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason: To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.

16. The following information shall be submitted with any reserved matters application: A scheme which sets out where and how 'Secured by Design' standards will be incorporated into the development. These measures should 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 ensure Secured by Design standards are met, in the interests of safety and security and the health and wellbeing of future occupiers of the development in accordance with Policies DS3, H3 and DE1 of the Coventry Local Plan 2016.

17. The following information shall be submitted with any reserved matters application: A Construction Management Plan (CMP). 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.

18. The following information shall be submitted with any reserved matters application: A Sustainable Building Statement. The statement shall demonstrate how the requirements of Local Plan Policy EM2 (Building Standards) have been met. The development shall not be occupied unless and until all the works within the approved scheme have been completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall not be removed or altered in any way.

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

19. The following information shall be submitted with any reserved matters application:
 - a) A scheme for the provision of surface water drainage, incorporating SuDS attenuation techniques. There must be consideration of features such as green roofs, rain gardens and swales, for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
 - b) A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.

- c) Development discharge rates to be managed to Qbar greenfield rates
- d) Evidence the 1 in 100 year plus 40% climate change events will be held within the site boundaries
- e) Provision must be made for the drainage of the site to ensue temporary increases in flood risk, on or off site, during the construction phase.
- f) Surface water attenuation is to be located outside the 1 in 100 pluvial and fluvial flood extents.
- g) All opportunities to undertake river restoration and enhancement including de culverting, removing unnecessary structures and reinstating a natural, sinuous watercourse should be taken
- h) Single discharge points will be discouraged on larger sites, as discharge points are to be located to best mimic the natural discharge condition.
- i) A minimum 8m way leave must be provided from the top bank of any main river.
- j) An appropriately scaled intrusive ground investigation report to establish the depth and type of strata, including percolation results in accordance with BRE 365 and the presence and risk associated with migrant contaminants. Evidence of existing groundwater levels and 12 month seasonal variation monitoring to inform the drainage design to ensure the development will not increase or cause groundwater flood risk on site or off site.
- k) The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- l) Evidence to show the management of overland flow routes in the event of exceedance or blockage to the drainage system. Details should include demonstration of how the building will be protected in such an event. Finished floor slab levels must be 300mm above the 1 in 100 year pluvial flood levels.
- m) 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.
- n) The drainage strategy should not result in top water levels of attenuation structures being above the natural ground level and must achieve a 300mm freeboard, in relation to this existing ground level, at the 1 in 100 year plus climate change event.
- o) Foul drainage plans.
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'

20. No development (including any demolition or preparatory works) shall take place unless and until a written scheme of archaeological investigation, which shall

include a detailed programme of archaeological works, has been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in full accordance with these approved details.

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

21. In the event that contamination or unusual ground conditions are encountered during the development 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 for submission to and approval in writing of the Local Planning Authority. Following completion of the measures identified within the approved remediation scheme, a verification report must be prepared for submission to and approval of the Local Planning Authority.

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.

22. No lighting or illumination of any part of any building or the site shall be installed or operated unless and until details of such measures have been submitted to and approved in writing by the Local Planning Authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those 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.

