

Planning Committee Report	
Planning Ref:	OUT/2021/0104
Site:	Siddeley Avenue
Ward:	Lower Stoke
Proposal:	Outline planning application for the demolition of 69 Siddeley Avenue and two-storey former party venue building, and erection of residential development (Use Class C3), including affordable retirement units (Use Class C3), open space provision and associated infrastructure, with all matters reserved except access
Case Officer:	Emma Spandley

SUMMARY

The application has been submitted in outline form with all matters reserved except for access. Therefore, the application is concerned with the principle of the development, together with the number of units proposed together with the access to serve that development.

All other matters relating to siting of buildings, the scale and massing of the buildings and what they will look like (design) will be submitted at a later point in time, if the outline permission is granted.

BACKGROUND

The site forms part of a wider area relating to a golf course which closed in 2000 and has been left to nature. The application proposes the erection of up to 174no. dwellings, of which 25% will be affordable housing. The access is proposed from an existing unmade, unregistered strip of land which lies adjacent to No.73 Siddeley Avenue.

KEY FACTS

Reason for report to committee:	Over 5 objections contrary to the officer recommendation.
Current use of site:	Vacant golf course
Proposed use of site:	Residential

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: DS1, DS3, DS4(a), H1, H3, H4, H6, H9, HE2, GE1, GE3, GE4, JE7, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

An indicative Masterplan, has been submitted, titled Amended Illustrative Masterplan (Red Line Amendment) - Drawing No. PL002 Ref F, 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 required. A new access is proposed to the western side site utilising a current unregistered, unmaintained access road.

The application seeks outline planning permission for the erection of up to 174no. dwellings with all matters reserved, except access. Therefore, matters relating to the appearance, landscaping, layout and scale of the proposed development will be submitted at a later stage.

SITE DESCRIPTION

The site is principally comprised of a privately-owned former golf course, which closed in 2000 and has lain derelict and not available for recreational use by the local community. Access to the site by the general public is prohibited, made secure through fencing, together with two disused private bowling greens (one crown and one flat green). The site also contains a two-storey building of standard red-brick construction.

The site wraps around the southern and western boundary of the existing sports club, whose facilities include a clubhouse (incorporating ballroom and associated facilities). It is adjoined by the established residential areas of Siddeley Avenue, Whitworth Avenue, Lowfield Road, Riverslea Road, The Boxhill and The Cornfield.

A principal vehicular access to the site is available from Siddeley Avenue, adjacent to no. 73. A secondary point of access is also available from Sphinx Drive, which links The Sphinx Club with Siddeley Avenue. There are no Public Rights of Way (PRoW) which adjoin or run through the site and access to the former golf course land by members of the public is prohibited.

The site is largely covered by bramble and includes self-set and non-native Poplar Lombardy trees, which the Council has confirmed do not qualify for Tree Preservation Order (TPO) status.

There is one TPO tree within the site – a veteran small-leaved lime – located towards the western boundary. In addition, a mature ash tree – located in the south-western part of the site, is considered to be of TPO quality by the Council's arboricultural officer.

Both trees are to be retained as part of the proposed development.

The site lies within an area that is characterised by predominately high-density, inter-war and more recent terraced housing, notably to the west along Siddeley Avenue and the south along The Boxhill, Whitworth Avenue, The Cornfield, and Lowfield Road. The New Century Park residential development by Morris Homes, adjoining the eastern boundary

of the site, is comprised of two and three-storey dwellings of traditional red-brick vernacular.

PLANNING HISTORY

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

Application Number	Description of Development	Decision and Date
B/42879/B	Residential development improved access and alternative car parking arrangements	2 nd January 1991
Applications relating to the reserved Matters and Discharged of Conditions		
FUL/2019/0896	Installation of a replacement floodlighting system - 6no 15m galvanised steel columns and 12no 2000w floodlights. (The Sphinx Club)	28 th July 2019

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 H3: Provision of New Housing

Policy H4: Securing a Mix of Housing

Policy H6: Affordable Housing

Policy H9: Residential Density

Policy GE1: Green Infrastructure

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy JE7: Accessibility to Employment Opportunities

Policy DE1: Ensuring High Quality Design

Policy HE2: Conservation and Heritage Assets

Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy 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:

- Sport England
- Urban Design
- West Midlands Fire Service

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

- Archaeology
- CCG – Doctors
- Ecology
- Education
- Environmental Protection
- Drainage
- Highways
- Housing Policy
- Streetscene and Parks
- Sustainability Energy Team
- Tree Officer
- West Midlands Police

Immediate neighbours and local councillors have been notified on 16th February 2021 on the initial application, then on 16th September 2021 to take account of the amendment to the redline which reduced the site area; a site notice was posted, and a press notice was displayed in the Coventry Telegraph on 18th March 2021 and 13th May 2021.

70no. letters of objection have been received, raising the following material planning considerations:

- a) Impact on traffic, congestion and Highway Safety, Siddeley Avenue is not wide enough for two-way traffic;
- b) Increased pollution;
- c) Increased noise and disturbance;

- d) Loss of wildlife and green spaces;
- e) Out of keeping with the area;
- f) Overlooking and loss of light;
- g) Impact on local amenities;
- h) Increased crime

Over 200no. letters of support have been received, raising the following material planning considerations:

- i) Much needed housing
- j) Securing future of the sports club
- k) Redevelopment of former brownfield land
- l) Redevelopment of a waste ground.

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

- m) Ownership and maintenance of the unregistered road
- n) Impact on value of properties
- o) Existing state of repair of the road network
- p) Behaviour of road users (Road Rage)

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are: -

- Principle of development;
- Loss of play pitches.
- Residential.
- Density.
- Highway considerations;
- Access.
- Transport Assessment.
- Walking and Cycling.
- The impact upon residential amenity;
- The impact upon visual amenity;
- Open space, Parks and Sporting Provision;
- Impact on trees;
- Impact on ecology, biodiversity;
- Flood Risk;
- Contaminated land,
- Air quality;
- Noise;
- Affordable Housing
- Other issues;
- Land Ownership / maintenance of existing access road
- Equality issues;
- Conclusion.

Principle of development

The Council is required to make decisions in accordance with the statutory development plan unless material considerations indicate otherwise. (Section 38(6) PCPA 2004 and Section 70(2) TCPA 1990). The statutory development plan is the Coventry Local Plan adopted in December 2017. The National Planning Policy Framework (NPPF) is a key material planning consideration.

Loss of Play Pitches

The site is considered to constitute playing field, or land last used as playing field, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). As such Sport England is a statutory consultee.

As originally submitted, the proposal resulted in the loss of an area of playing field which has been marked out for an u9s football pitch, to which Sport England objected.

Amended plans were submitted on 16th September 2021, which showed the retention of the u9s football pitch. This required a reduction in the site boundary and the loss of 57 units (231 – 174). The application now seeks permission for 174 dwellings with 54 affordable retirement units. Please refer to drawings titled: -

- Location Plan – Drawing No.PL001 Rev C.
- Proposed Site Plan – Drawing No.PL003 Rev A;
- Parameter Plan – Land Use – Drawing No.PL501 Rev C;
- Parameter Plan – Access and Movement – Drawing No.PL502 Rev C;
- Parameter Plan – Height and Scale – Drawing No.PL503 Rev C, and
- Parameter Plan –Green Infrastructure– Drawing No.PL504 Rev D.

Residential

Paragraph 119 of the NPPF 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. Paragraph 185 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.

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.4(iv).

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 main part of 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 have to 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.

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.

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.

Highway considerations

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

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

Access

The Highway Authority has reviewed the proposed access points into the site on Siddeley Road and Sphinx Drive in terms of safety and capacity. A four-arm roundel on Siddeley Avenue and Armstrong Avenue will provide the primary vehicular access serving most dwellings on the development site, this is deemed acceptable by the Highway Authority. A secondary access point will be located to the north of the site on Sphinx Drive providing access for to up to 25 dwellings and the existing Sphinx Clubhouse. No vehicular access will be provided between the two access points. The addition of multiple pedestrian and cyclist access points provides a good level of permeability for the site from the existing public realm.

Transport Assessment

The scope of the transport assessment (TA) which was determined using the Coventry Area Strategic Model (CASM) which was agreed with the Highway Authority and from this, an area of influence for the development was calculated to inform the junctions in need of assessment by the transport consultant.

The trip rates used by the applicant were agreed in advance with the Highway Authority and are relevant to the local area.

Vehicle trip generation was originally based on 205 dwellings with no retirement flats. This will therefore provide a minor over-estimation of trip generation with the actual figures being lower than those provided. Without any travel plan measures the peak hour trip generation for an indicative 177 dwellings and 54 retirement flats has been calculated as 74 departures and 23 arrivals in the weekday morning peak hour (08.00 to 09.00) with 69 arrivals and 36 departures in the weekday afternoon peak hour (1700 to 1800).

Detailed junction capacity assessments have been carried out on five junctions in the area around the proposed development site. The impact of COVID-19 restrictions upon the flow of traffic have been examined and an appropriate factor has been added to

ensure both AM and PM counts are reflective of pre-COVID-19 levels. The key junctions within the assessment are the Stoke Green/Binley Road and Biggin Hall Crescent junctions and indeed it is the case that the junctions are over capacity with and without the development traffic. When comparing the 2025 base flow to 2020 figures, the development site results in an increase in trips of 2% in both AM and PM peaks.

This amount of variation could however be reasonably expected within the levels of daily traffic variations. The majority of additional queueing and delay is due to increases in background traffic growth. There are a number of alternative junctions and drivers would be more inclined to choose an alternative route or alter their time of travel rather than join the back of a queue

Walking & Cycling

The development will be connected to Binley Road and Aldermoor Lane via existing pedestrian facilities. The crossing provision on Binley Road will allow users to safely access the retail and banking facilities on the northern side of Binley Road.

A new pedestrian and cycle path will be provided in the south-eastern corner of the site and will connect to an existing footpath running along the rear of residential properties.

This route is a mixture of on-carriageway and off-carriageway however the applicant has agreed to a request for £75,000 in Section 106 contributions towards improving cycle access linking the site to the city centre via the Binley Cycleway. This figure has been calculated using an agreed methodology that focuses on the transport impact the development has on the Stoke Green/Binley Road junction. The equivalent amount will be dedicated to the Binley Cycleway works.

The proposal would result in a high-quality residential environment which would provide safe and appropriate access and therefore the proposals would contribute to a sustainable community in accordance with Policy H3.

Policy H3 requires adequate amenity space for each dwelling in order to create a suitable residential environment also. This element is discussed in more detail below.

Impact on residential amenity

The comments are noted with respect to the impact on the existing houses that surround the site.

Policy H5 requires new development to be designed and positioned so it does not adversely affect the amenities of the occupiers of neighbouring properties.

The SPG states a minimum rear garden depth of 10 metres is required, this is to ensure that a) adequate amenity space is provided for the dwellings, and b) the minimum 20m window to window separation distances are achieved. As mentioned above, all the plots are in excess of the guidelines for garden depth and overall square metres of useable, private amenity space.

The Supplementary Planning Guidance 'Extending your Home' states new buildings should not breach a 45-degree sightline taken from the middle of the nearest habitable room windows taken from the neighbouring property.

As the application is in outline form only, the site plan that has been submitted is indicative, in that it shows how the site could be developed, to ensure that the amount of units proposed could in principle fit onto the site in a satisfactory manner.

At this stage the details of the layout of the site are not up for consideration but officers are satisfied that the minimum requirements can be met, and a high-quality residential environment can be created. Therefore, the proposal complies with Policy DE1 of the Coventry Local Plan 2016.

Impact on visual amenity

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

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

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

The NPPF further states (at paragraph 130) “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

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

As the application is in outline form only, the site plan that has been submitted is indicative, in that it shows how the site could be developed. The details of what the buildings will look like and where they will be sited are reserved for a later date.

The initial proposed layout of the site is positive as it demonstrates consideration of the local context with the integration of the network of access routes onto the site forming extensions of the existing surrounding routes. There is also indication of promoting potential for additional links and pedestrian routes which therefore enhances the wider movement network. These access routes improve the connectivity and permeability of the site with the beneficial consideration of sustainability principles.

Vehicular traffic will enter the site by the western boundary utilising an existing track which connects to the junction of Siddeley Avenue and Armstrong Avenue which is positive in enhancing the existing movement network. An additional emergency vehicle access is supplied from the North East of the site connecting to Sphinx Drive which services a row of proposed units and provides additional circulation capacity for emergency vehicles without promoting through traffic.

The proposed pedestrian link connecting the South of the site to Hawker Close is particularly positive for the permeability and circulation of the proposal and provides a more direct route to local facilities situated on Acorn Street to the South West of the site. This route benefits from providing an access point connecting to the proposed pedestrian route along the South boundary to further promote a well-integrated sustainable movement network.

There has been a positive consideration of potential opportunities for additional points of pedestrian access on to the site to improve the proposals permeability through the introduction of direct links, this would therefore be supported through the Coventry Connected SPD and the National Design Guide 2019. These additional points of pedestrian access assist in reinforcing and extending the surrounding pedestrian movement network, notably there has been the beneficial provision of a pedestrian route connecting to the adjoining locality to the North West of the site through Sphinx Drive.

The introduction of these additional direct pedestrian routes has improved the overall connectivity to the site for the pedestrian movement network to promote sustainable modes of transport.

However, siting and scale are Reserved Matters which will be determined at a later date.

Open space, Parks and Sporting Provision

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 1.17ha informal open space and 0.47ha formal open space.

A green infrastructure plan has been submitted which highlights the areas dedicated for formal and informal open space. Drawing titled *Parameter Plan –Green Infrastructure– Drawing No.PL504 Rev D*.

The information for the proposed development at the Siddeley Avenue site indicates that a total of 1.982 ha of formal and informal open space will be provided, however this includes a SUDS feature which is approximately 0.13 ha. 1.852ha of public accessible open space is shown indicatively to be provided on site.

As the application is in outline form with only access being discharged, the matters of location and quality of the required open space will be conditioned for the siting reserved matter and will also be included within the S106. Please see condition No.4 (i).

Impact on Trees

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

The details as illustrated on the indicative masterplan show retention of the site's higher quality landscape features together with generous open spaces in order to provide quality amenity spaces to set off the TPO tree and other mature trees, within the proposed residential development.

No objections are raised in principle to the application subject to full Arboricultural details plus full landscaping plans to be submitted with the reserved matter of siting. Please see condition No.12.

Ecology and biodiversity

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

The site was previously used as a golf course. The proposal would not have any impact on any statutory wildlife sites. The site is approx. 200m from Sowe Valley Stoke Aldermoor to London Road Local Wildlife Site, part of the Sowe Valley green corridor. However, there are no records of notable wildlife from the site itself, but there are nearby records of bats, amphibians and other wildlife.

The site is currently natural vegetation – a mosaic of grassland, tall ruderal, scrub and mature trees. The site will be typical urban habitat supporting a range of biodiversity, potentially including protected species (bats, reptiles). The site has significant value within the urban context of Coventry and is one of the few remaining large areas of natural, unmanaged habitat within the urban area. The site also forms part of a corridor linking city centre through Gosford Green/Stoke to Sowe Valley and wider countryside which increases value.

The application includes a Preliminary Ecological Assessment (Wardell Armstrong, ref 0005 V2.1, January 2021). This provides an outline of the habitats present on the site and potential for protected species. The report accepts that the development would cause damage to a number of different biodiversity features. A number of protected species are present or are likely on the site and further surveys are recommended. The site was surveyed in December and the report's assessment reflects the limitations of undertaking a survey at this time.

The submitted plan would lead to the loss of significant biodiversity and habitat and impact on protected species, however no objections are raised in principle subject to the details of suitable mitigation being agreed. This will be controlled conditions and a S106 agreement. Please see conditions No.10, No.11, No.17, No.18 and No.20.

Flood Risk

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met.

The application is supported by a Flood Risk Assessment and Drainage Strategy, dated January 2021 - Report Ref:0002 Version V2.0.

The Drainage Team have raised no objections to the application subject to a condition requiring SuDs to be installed. Please see condition No.21.

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 site is not an area of known contamination. However, a condition will be added which requires a report to be submitted if unusual ground conditions are encountered. Please see condition No.28.

Air quality

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality. Environmental Protection have raised no objections subject to a condition requiring EV charging points and low Nox boilers. Please see condition No.16.

Noise

The application has been supported by a noise assessment, which has been assessed by the Environmental Protection officers. No objections are raised subject to further details of all noise mitigation measures being submitted prior to commencement. Please see condition No.4(vi).

Affordable Housing

The scheme is for over 25 units, which is above the threshold for affordable housing in accordance with Policy H6 of CLP. Therefore, 25% of the units are required to be affordable.

The indicative masterplan shows 54no. units within the scheme, which will be affordable housing.

The developer's proposal is that the affordable housing should all be delivered as retirement apartments, a mix of one- and two-bedroom units. While retirement apartments are generally acceptable as a response to a requirement in the S106.

Policy H6 requires affordable housing to be provided as a mix of Social Rent and Intermediate Tenure in a proportion that depends upon the amount of social housing currently in the area. In this case the proportion would be 50/50, so, 12.5% Social Rent and 12.5% Intermediate Tenure, including Shared Ownership.

The proposed development of a disused site to provide new housing is welcome. The affordable housing contribution has been agreed.

Other Matters

Archaeology

In terms of archaeology, Previous consultation for this site had necessitated archaeological investigations on the site of a possible circular cropmark feature within the site. The applicant commissioned a limited programme of archaeological evaluation, which targeted the area of the cropmark, but other portions of the site were too overgrown to conduct archaeological evaluation.

The evaluation did not identify any archaeological remains, either as earth fast features or residual material. The investigations did not reveal any evidence for significant truncation. The remaining areas of the site have yet to be evaluated.

Consequently, there is no objection to the outline planning application for the residential development with a suitable condition for archaeological trenching to occur. This should be undertaken in advance of the final reserved matters stage so that the results can be fed into the design layout and preserve any significant archaeological in a manner appropriate to that significance. This will be a phased approach, with further works dependent on the nature of any archaeological remains encountered during the evaluation stages. Please see condition No.9.

Land Ownership / maintenance of existing access road

A number of queries and comments have been received regarding the ownership of the land, rights of access over the land and possession of the land by maintaining it.

New and existing roads can be 'adopted' by the highway authorities so that they become maintainable at public expense, pursuant to the 1980 Highways Act (as amended) (the 1980 Act). Therefore, an adopted highway is a highway that was privately-owned road, but has become a public road, managed and maintained by the highway authority (typically the local authority). S.328 of the Highways Act 1980 defines what a highway is and says a "highway" means the whole or a part of a highway other than a ferry or waterway, and includes bridges and tunnels which the highway passes over/ through, also including pavements, landscaping strips and verges.

Section 38 of the Highways Act 1980 provides that when planning consent has been granted for a new development, developers may ask the highway authority to 'adopt' new roads that have been constructed as part of the development, along with associated infrastructure such as drains, lighting and supporting structures.

Therefore, the existing unregistered, unadopted road, shown as the principal access to the site will become part of the adopted highway, which is therefore maintained at public expense, therefore the item in the deeds which refers to repair and maintenance of said road will not be applicable once its adopted.

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 55. 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 56. 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.

Paragraph 57. 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 agreed as follows:

- Biodiversity offsetting / mitigation – Final contribution amount to be agreed.
- CCG - £217,162
- Education - £1,046,554;
- Highways - £75,000

The developer has agreed to the requested contributions, apart from Ecology.

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 DS1, DS3, DS4(a), H1, H3, H4, H6, H9, HE2, GE1, GE3, GE4, JE7, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

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. 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 1.17ha of informal open space and 0.47ha formal open space onsite;
 - ii) 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;
 - i) Pedestrian and cycle routes shall be provided within the site;
 - ii) 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.
 - iii) Car parking and servicing arrangements for each building shall be provided
 - iv) details of noise mitigation measures..

Reason: *In the interests of achieving sustainable development and creating a satisfactory residential environment in accordance with Policies DS3, DE1, H4, AC3, AC4 and GE2 of the Coventry Local Plan 2016.*

5. The development hereby permitted shall be carried out in accordance with the following approved plans:
Amended Site Location Plan - Drawing No.PL001 Rev C, submitted 14th September 2021

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

6. Prior to the construction of the access road off Siddeley Avenue, full engineering and constructional details of the proposed access off Siddeley Avenue shall be submitted to and approved in writing by the Local Planning Authority. The access and road shall be completed in full accordance with the approved details before the respective dwellings to which they serve are first occupied and thereafter shall be retained and shall not be removed or altered in any way.

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.*

7. Prior to the construction of the access road off Sphinx Drive, full engineering and constructional details of the proposed access off Sphinx Drive shall be submitted to and approved in writing by the Local Planning Authority. The access and road shall be completed in full accordance with the approved details before the respective dwellings to which they serve are first occupied and thereafter shall be retained and shall not be removed or altered in any way

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.*

8. Prior to the construction of the proposed cycle and pedestrian track connection at the south east of the site and its connection with the cycle track from Knotting Way, full engineering and constructional details of the proposed cycle and pedestrian track connection at the south east of the site and its connection with the cycle track from Knotting Way shall be submitted to and approved in writing by the Local Planning Authority. The cycle and pedestrian track connection at the south east of the site and its connection with the cycle track from Knotting Way shall be completed in full accordance with the approved details before the respective dwellings to which they serve are first occupied and thereafter shall be retained and shall not be removed or altered in any way.

Reason: *In the interests of highway safety in accordance with the aims and objectives of Policies AC1, AC2 and AC4 of the Coventry Local Plan 2016*

9. The following information shall be submitted with layout reserved matters application:
 - 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. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:
 - The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

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

10. The following information shall be submitted with layout reserved matters application:

- a detailed badger survey, including timetabled mitigation measures where appropriate, has been carried out by a qualified badger consultant and has been submitted to and approved in writing to the Local Planning Authority. Any approved mitigation measures shall be implemented in full accordance with the approved timetable of works and once provided 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.*

11. The following information shall be submitted with layout reserved matters application:

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

Reason: *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018.*

12. 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
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.*

13. The following information shall be adhered to within the layout and scale reserved matters application:

- No more than 75% of the open market residential units shall be occupied until the 54 affordable retirement units for social rent have been provided in accordance with a scheme first approved by the Local Planning Authority in writing detailing the

location and size of the affordable retirement units, of which 40 shall be one-bedroom units and 12 shall be two-bedroom units.

Reason: *To ensure that the proposed development provides the affordable housing provision of 25% in accordance with Policy H6 of the Coventry Local Plan 2016 and the advice contained within the NPPF.*

14. 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.*

15. 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.*

16. 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:
 - Provision for electric vehicle recharging points per dwelling or dwellings to be made 'EV-ready' so a power connection is available to install an EV charge point as required;
 - Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh);
 - 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 and EM7 of the Coventry Local Plan 2016.*

17. 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 2018.*

18. 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.*

19. 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.*

20. The following information shall be submitted with any reserved matters application:

- A scheme ('the offsetting scheme') for the offsetting of biodiversity impacts at the site has been submitted to and approved in writing by the Local Planning Authority. The offsetting scheme shall include:
 - a) a methodology for the identification of receptor site(s);
 - b) the identification of receptor site(s);
 - c) details of the offset requirements of the development (in accordance with the recognised offsetting metrics standard outlines in the Defra Metrics Guidance dated March 2012, or any document that may update or supersede that guidance).
 - d) the provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery); and

- e) a management and monitoring plan (to include for the provision and maintenance of the offsetting measures in perpetuity).
The offsetting scheme shall be implemented in strict accordance with the approved details within three months of the first occupation of the development hereby permitted and thereafter shall not be withdrawn or amended in any way.

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

21. The following information shall be submitted with any reserved matters application:
- 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.
 - 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 floor risk on or off site;
 - h) a detailed strategy for the long-term maintenance of the suds 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'.*

22. 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.*

23. 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.*

24. The following information shall be submitted with any reserved matters application:

- A scheme which sets out how the principles of '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.*

25. The following information shall be submitted with any reserved matters application:

- A scheme for targeting and utilising local people for construction and employment, which shall be submitted to an approved in writing by the Local Planning Authority.

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

26. The following information shall be submitted with any reserved matters application:

- Details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first occupation of the dwellings hereby permitted; and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five

years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2016.*

27. 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.*

28. 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.*

29. 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.*