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| To Planning Committee Report | |
| Planning Ref: | RMM/2020/2399 |
| Site: | Land bounded by Hall Brook, Bennetts Road South, Sandpits Lane and Tamworth Road |
| Ward: | Bablake |
| Proposal: | Submission of reserved matters (layout, internal access arrangements, scale, appearance and landscaping) for Phases 2A and 2B comprising 394 dwellings, pursuant to outline permission OUT/2014/2282. The outline application was accompanied by an Environmental Statement. |
| Case Officer: | Dean Leadon |

SUMMARY

The site falls within the Keresley SUE. This reserved matters submission seeks permission for the details of appearance, landscaping, layout and scale and includes details of internal access for 394 dwellings. Issues of principle were dealt with at outline stage.

The application was previously considered by Planning Committee on 28th October 2021 where the resolution was to defer the application to allow Officers to submit comprehensive and detailed illustrative material to a future meeting. As the application was not fully considered on 28th October the application is being considered afresh.

BACKGROUND

The reserved matters submission follows the outline permission OUT/2014/2282, which was granted permission on 12th February 2018. The outline permission included access to phase 2 (the reserved matters being considered here) of the development from Bennetts Road south. Also included in that permission was access from Tamworth Road for phase 1 of the residential development, a retail centre, new primary school, public open space, allotments a nature conservation area and landscaping. The outline permission was the subject of a S.106 legal agreement securing contributions for affordable housing, open space, education, sports, ecology and highways.

KEY FACTS

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| Reason for report to committee: | More than 5 representations contrary to recommendation |
| Current use of site: | Agricultural |
| Proposed use of site: | Residential |
| Total Number of Dwellings | 394 |
| Market Dwellings | 295 |
| Affordable Dwellings | 99 |
| Site Area | 11.6ha |
| Percentage of Site to be developed (houses, gardens and roads: | 74% |

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions listed within the report.

REASON FOR DECISION

- The proposal makes suitable provision for landscaping, open space and drainage
- The proposal will not adversely impact upon highway safety.
- The proposal would not adversely impact upon the amenity of neighbours
- The proposal is suitably laid out and the housing is suitably designed
- The proposal accords with Policies DS1,DE1, DS3, DS4, H1, H2, H3, H4: H6, H9,, GE1, GE3, GE4, DE1, HE2, JE7, AC1, AC2, AC3, AC4, AC5, EM1, EM2, EM3, EM4, EM5 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

APPLICATION PROPOSAL

The principle of developing the site for residential accommodation was established via the outline consent ref: OUT/2014/2282 which approved development of 800 houses on phases 1&2. This dealt with access with all other matters outstanding for subsequent reserved matters approval. The application now being considered deals with the appearance, landscaping, layout and scale of the development of the land (Phase 2) for 394 dwellings. The housing mix as proposed is for 6x1 bed, 73x2bed, 131x3 bed and 162x4 bed and 22x5 bed properties with a 25% affordable housing provision. The 99 affordable units would comprise of 6x1 bed units, 54x2 bed units, 34x3 bed units and 5x4 bed units. Details of internal roads, open space and drainage are included in the proposal.

SITE DESCRIPTION

The application site falls within the Keresley Sustainable Urban Extension(SUE) area and is agricultural land located approximately 4.8km north of Coventry City Centre and 1km south of Keresley Village. The site is phase 2(A&B) of the development and is approximately 11.6ha in area, phase 1 is currently being developed and is immediately to the west of the application site and at present is accessed exclusively from Tamworth Road. To the east of the development is Bennetts Road South comprising interwar period housing on its southern section. The approved access to phase 2 is approximately 70m north of this housing, beyond the access moving north Bennetts Road South is predominantly undeveloped with agricultural land protected by hedging. The northern boundary of the site is formed by the Hall Brook with Manor Farm immediately beyond. To the south of the site is the Royal Court Hotel and Golf Course and a Local Wildlife Site leading to Sandpits Lane.

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 |
|--------------------|--|---|
| OUT/2014/2282 | Outline application for the erection of up to 800 dwellings, with associated | Approved 12 th February 2018 |

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|---------------|---|---|
| | Local Centre comprising Convenience Store (Class A1) Retail/Commercial Units (Class A1, A2, A3, A5 and/or D1); a Primary School; Public Open Space (including equipped play area); allotments; nature conservation area; and landscaping; with all matters reserved except for means of vehicular access to the site from Tamworth Road and Bennetts Road South. | |
| RMM/2019/1030 | Submission of reserved matters (layout, internal access arrangements, scale, appearance and landscape details) for Phase 1 comprising of 322 dwellings and details of green infrastructure strategy for all phases (excluding third party land) and a temporary construction access pursuant to OUT/2014/2282 for up to 800 dwellings, local centre, primary school, public open space (all matters reserved except vehicular access from Tamworth Road and Bennetts Road South). The outline application was an EIA application and an Environmental Statement was submitted with it. | Approved 20 th November 2019 |
| DC/2021/2253 | Submission of details to discharge conditions No. 14: Landscape Management Plan, 15: Bat Transects Surveys, 16: Bat Survey of Trees, 18: Bird Survey, 19: Badger Survey, 21: Construction and Environmental Management Plan, 22: Ecological and Landscaping Scheme, 23: Reptile Survey, 35: 20m Buffer Zone around Hall Brook and 36: Environmental Method Statement as they relate to Phase 2 - Imposed on planning permission reference: OUT/2014/2282 granted on 12/02/2018 for an Outline application for the erection of up to 800 dwellings, with associated Local Centre comprising Convenience Store (Class A1) Retail/Commercial Units (Class A1, A2, A3, A5 and/or D1); a Primary School; Public Open Space (including equipped play area); allotments; nature conservation area; and landscaping; with all matters | Approved 2 nd September 2021 |

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| | reserved except for means of vehicular access to the site from Tamworth Road and Bennetts Road South | |
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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 DS4:(PartC) - Keresley SUE Specific Masterplan Principles

Policy H1: Housing Land Requirements

Policy H2: Housing Allocations

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing

Policy H6: Affordable Housing

Policy H9: Residential Density

Policy GE1 Green Infrastructure

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy JE7: Accessibility to Employment Opportunities

Policy DE1 Ensuring High Quality Design

Policy HE2: Conservation and Heritage Assets

Policy AC1: Accessible Transport Network

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

Policy AC5: Bus and Rapid Transit

Policy EM1: Planning for Climate Change Adaptation

Policy EM2: Building Standards

Policy EM3 Renewable Energy Generation

Policy EM4 Flood Risk Management

Policy EM5 Sustainable Drainage Systems (SuDS)

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development

SPD Delivering a More Sustainable City

SPD Coventry Connected

CONSULTATION

No Objections received from

- West Midlands Police
- Environmental Protection
- Trees
- Conservation
- Ecology
- Lead Local Flood Authority

No objections subject to conditions have been received from:

- West Midlands Police
- Highways – subject to the results of the Road Safety Audit
- Urban Design

Objections have been received from:

- Keresley Parish Council

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

- Streetscene and Greenspaces

Immediate neighbours and local councillors have been notified; a site notice was posted . A press notice was displayed in the Coventry Telegraph on 5th November 2020

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

- a) The proposal would result in loss of greenspace
- b) Highway safety and traffic concerns
- c) Impact on local services with doctors, dentists, hospitals, schools etc being over capacity
- d) Harmful to wildlife
- e) No NHS contribution
- f) Public Rights of Way being unnecessarily diverted
- g) Unsuitable public transport
- h) Unsuitable fencing proposed to wildlife area
- i) The current housing need is not demonstrated in the proposed housing mix
- j) The proposal would result in unacceptable levels of noise
- k) The proposed link road is required but has not yet been secured
- l) Lack of safe access from Bennetts Road South not in compliance with approved plans
- m) The school and local centre are not finalised and should be prior to any permission for housing
- n) Lack of safe play area within the site
- o) Unsuitable drainage proposed
- p) Failure to provide a wildlife site
- q) Failure to provided suitable connections within the site for cyclists and pedestrians
- r) Failure to adequately protect trees
- s) The proposal would result in a negative impact upon air quality
- t) The development would have a negative impact on listed and locally listed buildings

- u) The proposal is poorly designed
- v) The proposal is contrary to the SUE SPD.
- w) The construction process would result in disruption

Within the letters received the following non-material planning considerations (in the context of a reserved matters application) were raised. These cannot be given due consideration in the planning process:

- x) The population figures used for determining housing need are flawed
- y) The current economic climate has not been considered
- z) The Local Plan needs reviewing as it is not fit for purpose

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are: principle of development, the impact upon the character of the area and heritage assets, the impact upon neighbouring amenity, highway considerations, flood risk, noise, contaminated land, air quality, ecology and contributions.

Principle of development

The principle of housing development on this site has already been established through the granting of outline permission. Any matters in respect of housing need on this site are therefore irrelevant. The access to the site was also established through this permission and developer contributions have been secured through a S.106 legal agreement with regards to offsite highway works, sport provision, Education, Healthcare, Biodiversity and Affordable Housing.

It is considered that this proposal accords with the principles set out within the outline permission, the relevant aspects for this phase of development are as follows:

- The retention of the Local Wildlife Site
- The retention of Hedgerows
- Provision of total of 20% of the total site area as green space
- Provision of a network of cycle/footpaths
- Provision of a watercourse corridor
- Provision of character areas as set out in the Design and Access statement

A 1.8 hectare area of the wider site is being safeguarded for the provision of a two form entry primary school. The exact location of this has been agreed with the Education department. Furthermore, there is a current application being considered for a local centre on land adjacent to Bennetts Road, for which a commercial operator has been identified. Therefore, this reserved matters application does not prejudice the delivery of these two important pieces of infrastructure.

Impact on visual amenity / character of the area

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 policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

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

The guidance emphasises the importance of the Ancient Arden character, drawing specific inspiration from materials and characteristics of local buildings, landscape and vernacular. It identifies clear examples for consideration and inspiration which will help to inform creative and modern interpretations of the ‘Ancient Arden’ theme. The document also identifies specific design guidance for housing types and plots whilst identifying a

street hierarchy and providing further details and what will be expected in terms of layout for each street from Avenues to Edge Roads.

The design of the site has considered the SPD guide whilst also taking design cues from phase 1 of the development which was submitted before the SPD was adopted. Following amendments and lengthy discussions on the overall design of the proposal, Officers are satisfied that the proposal before Committee, whilst not in compliance with the SUE Design Guide, is of a suitable design which reflects the nature of previously approved phase 1 and the design principles which were submitted with the outline application. The streets are laid out in a clearly identified hierarchy with a conventional main internal road with footpaths on both sides and a cycle path on the northern side of the road. The Avenue which runs from the access from Bennetts Road South to the south and links to phase 1 of the development to the west demonstrates a variety of house types with tandem car parking and significant areas of tree planting with a landscaped strip on both sides of the road. A cycle/footpath is present on its northern side and a footpath on its southern side for its entire length. This corresponds with phase 1 of the development and ensures a common thread throughout both stages (phases 1 & 2) of the development. The Lane which runs from the proposed school site initially southwards before bearing eastwards and terminating at the avenue at focal junction 1 has been given a lot of consideration and has been suitably amended. The Lane now has variety with a number of dwellings staggered to provide interest and a variety of car parking to add variety and ensure that the street is not dominated by on street car parking. The Edge Roads satisfactorily demonstrate detached dwellings which are irregularly placed with a varied building line and with a variation of form and architectural detailing. The play areas and areas of open space are considered suitable and are well positioned. Furthermore, whilst not being an exemplar scheme, the general variety and quality of design of the proposed dwellings is considered adequate. Other developments within the SUE will be expected to comply with the SUE SPD in full, as they are not being developed on the back of an outline consent which predates the guidance.

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

It is considered that the proposals are of a decent-quality design which consider the changing landscape of the Keresley SUE whilst respecting the physical context of the surrounding area. The proposal would provide an attractive, safe place to live throughout the lifespan of the development and provide a wide mix of housing. A full range of house types are provided contributing towards a balance of house types and sizes across the city in accordance with Policy H4.

Impact on residential amenity

Any impact on surrounding residential properties is limited to the properties on Bennetts Road South. The separation distances between the rear of those properties and those proposed are suitable and exceed the guidance at 27m at the nearest point. There would be no issues in terms of loss of light, outlook or privacy as a result of the proposal.

There would inevitably be some noise created during construction which would be experienced by neighbouring residents particularly on Bennetts Road South. Noise assessments were undertaken as part of the outline application with suitable mitigation

being identified and conditioned. Furthermore, the submission of further details are required by condition to control construction.

Heritage character of the area and Heritage Assets

Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

There are no designated heritage assets within the site, the nearest heritage assets are the locally listed Royal Court Hotel off Tamworth Road and the Grade II listed Beechwood Hotel off Sandpits Lane. Due to the buffers proposed and the distances from the development it is not considered that the proposed development would pose any harm to the significance of these heritage assets.

In respect of archaeology this was dealt with at the outline stage with a scheme of investigation being agreed via condition.

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. The car parking standards set out in Appendix 5 to the Local Plan indicate that the provision of private car parking will not generally be promoted within the City Centre as it is highly accessible by a range of transport modes and there is already an adequate supply of publicly available car parking.

The access to the site from Bennetts Road South, impact on the surrounding highway in terms of traffic generation, public transport links and the safety of the proposed junction were considered safe and were agreed at the outline stage. Following the submission of reserved matters, details on the internal layouts and roads including cycle/pedestrian links and arrangements for car parking and the proposed diversion of the public right of way have been considered in detail.

The cycle route alongside the northern edge of the Avenue links Bennetts Road to the cycle route on Phase 1 through to Tamworth Road. The cycle route also links to the proposed cycle super highway via Bennetts Road to the City Centre. Therefore, suitable links are provided in accordance with the original master plan principles and condition 45 of the outline permission. The pedestrian accesses through the site include a 'mown path' which runs from the Oxford College land in the north through the centre of the site to the

Wildlife site which links to Sandpits Lane via a hard surfaced pathway. Furthermore, improvements are made to the public right of way alongside the Hall Brook to be hard surfaced suitable for cyclists and pedestrians.

Following amendments highways have no objection to the proposals as submitted subject to the findings of the Road Safety Audit. A Road Safety Audit is currently being prepared and will be submitted prior to your committee with feedback being provided via late representations.

The car parking provision is in accordance with Appendix 5 of the Local Plan with between 2 and 3 off road car parking spaces being allocated per dwelling depending on type and the required visitor spaces being available on street.

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 outline application 2014/2282 included a drainage and flood risk assessment. A condition of the permission was that a scheme for the provision of sustainable surface water drainage with open air SUDS be submitted with the reserved matters submission.

The Lead Local Flood Authority are satisfied with the open air SUDS that has been submitted and further technical drainage issues will be dealt with by conditions linked to the outline permission.

Green Infrastructure

Trees

An Arboricultural Method Statement was submitted with the outline application which identified trees/hedges to be retained within the site as a whole these details were considered suitable subject to a number of conditions relating to trees and hedges to be retained.

A revised Arboricultural Method statement has now been submitted with this Reserved Matters submission. The Tree officer has considered this and has requested further information in terms of more detailed information. This has been requested and the suitability of the information will be reported back under late representations. In considering the information currently submitted it is not anticipated that any dwellings will need to be moved as a result of any changes.

Ecology

Ecology have no objections to the proposal and consider the management of the wildlife corridor and surrounding areas to be suitable. A number of conditions were attached to the outline permission in respect of Ecology which have been discharged via discharge of condition application ref: DC/2021/2253

The s.106 agreement attached to the outline permission ensured payment to adequately offset the loss of biodiversity. The retention of the Wildlife site was a condition of the outline permission and the proposal identifies this land for retention. Management of the

open space is also subject to condition of the outline permission to ensure that the relevant areas are function effectively in future.

Open Space

The outline permission set out a condition that 20% of the total site area shall be retained for greenspace. The submitted plans indicate that this has been met with the figure at approximately 26% of the site being greenspace. Areas of play, wildflower planting and attenuation ponds proposed predominantly towards the centre of the site with a green corridor dissecting the site from north to south are the main areas within the site.

Condition 13 of the outline permission requires details of the timings and specification of open space, play areas, drainage and green infrastructure linkages to be submitted in an open space strategy.

The required 20m wide buffer zone alongside the Hall Brook to the northern boundary of the site as required by condition 35 of the outline consent has been respected.

Other Matters

The outline permission set out conditions requiring a noise assessment and air quality assessment be submitted. These details will be submitted for approval in due course.

This phase of the development does not affect the proposed link road, work is expected to start on the road from Tamworth Road within the next few months.

The Outline permission did not secure an NHS contribution as this was not requested at the time the permission was granted. It is not possible to add such an obligation at reserved matters stage.

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 allocation and grant of outline permission established the principle of residential development of the site. Having considered the matters raised in the course of the application and consultations summarised in this report it is the view of the officers that the reserved matters submitted are suitable. The proposed development would not result in any significant impact upon flooding, character of the area, air quality, highway safety, ecology or residential amenity, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, DS4, H1, H2, H3, H4: H6, H9, , GE3, GE4, DE1, HE2, AC1, AC2, AC3, AC4, AC5, EM1, EM2, EM3, EM4, EM5, EM6, and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF2399.

CONDITIONS:/REASON

1. The development hereby permitted shall be carried out in accordance with the following approved documents: Engineering Drawing P2 100-01-P03
Engineering Drawing P2 100-02-P03
Engineering drawing P2 100-03-P04
Planning Drawing House Type (Master)
Open Space works spec (Sep 2020)
Proposed Surface Materials 30927 104D
Proposed Surface Materials 30927 105C
Proposed Surface Materials 30927 103 F
Proposed Site Layout (2A) 30927 101Q
Proposed Site Layout (2B) 30927 102 T
Proposed Site Layout (2A &B) 30927 100V
Proposed Surface Materials (2A) 30927 104D
Proposed Surface Materials (2B) 30927 105C
Proposed Surface Materials (2A & B) 30927 103F
Focal Junctions 01 (2A&B) 103A
Focal Junctions 02 (2A&B) 103A
Street Scene 2
Blackthorn Greenway Elevations BLK -2
Blackthorn Greenway Floor plans BLK -2A
Double Eaves Front Tamworth Spine rev B
Double Shared Eaves Front Core and Greenway
Double Shared Eaves Front Tamworth and Spine rev B
Single Gable Front Core and Greenway rev A
Single Gable Front Tamworth Spine rev A
Substation Layout
Design Compliance Statement (Sep 2020)

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no development to form hard surfaces between the front elevation of any dwellinghouse and the highway shall be carried out without the prior grant of planning permission by the Local Planning Authority.

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

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

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

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

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

5. The highway spurs (leading to third party land) linked to The Avenue located on the north western boundary of the site opposite plot 331 and alongside plot 693 on drawing No. 30927 100V shall be completed and be available for use:
 - (i) Prior to occupation of 300 dwellings on site; or
 - (ii) Within three years of the commencement of development, whichever is the sooner;

Reason: *To secure the comprehensive delivery of the SUE, in accordance with Policies DS4 (Part C) and H2 of the Coventry Local Plan 2016.*

6. Further to the submitted 'open space works specification document', additional details of the play area (neighbourhood equipped area for play NEAP) shall be submitted to and agreed in writing by the Local Planning Authority. The play area shall be installed prior to the occupation of 295 dwellings.

Reason: *To provide suitable play infrastructure in accordance with policy DE1.*

7. Prior to the occupation of the 150th dwelling The Avenue shall be provided in full to allow through traffic from Bennetts Road South to Tamworth Road.

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

8. Notwithstanding the indicative details shown on drawing No 30927 100v prior to the commencement of works full details of: (i) a controlled crossing on The Avenue within close proximity to the local centre; and (ii) the location of bus stops on The Avenue, shall be submitted to and agreed in writing with the local planning authority. The crossing and bus stops shall be installed prior to the occupation of the 150th dwelling on site.

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