

Planning Committee Report	
Planning Ref:	PL/2023/0000750/RESM
Site:	Land at Cheltenham Croft, Coventry, CV2 2QX
Ward:	Henley
Proposal:	Submission of reserved matters to include layout, scale, design, landscaping and other detailed matters for the erection of 15 residential dwellings.
Case Officer:	Richard Edgington

SUMMARY

The application seeks consent for approval of the reserved matters for the erection of 15 residential dwellings and associated works. This application considers the layout, scale, appearance, landscaping, boundary treatments and other detailed matters following the approval of the outline consent (OUT/2021/0051), together with the associated legal agreement inclusive of the S106 contributions.

The access to the site has previously been approved under the outline consent, and the proposed scheme is consistent with the approved highway arrangement. The allocated site is in a sustainable location with good access to facilities and the proposals are considered acceptable.

KEY FACTS

Reason for report to committee:	The application is before planning committee at its own request following the resolution to grant outline planning consent on 5 th August 2021.
Current use of site:	Enclosed shrubland/undeveloped – site currently cleared ahead of development commencing.
Proposed use of site:	Residential with a provision of associated open space, SUDs and Landscaping.

RECOMMENDATION

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

REASON FOR DECISION

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

APPLICATION PROPOSAL

The application as proposed seeks consent for the approval of the reserved matters in respect of appearance, landscaping, layout and scale, and associated works for the erection of 15 residential dwellings (Use Class C3). The applicants have indicated that the dwellings to be constructed will be of an affordable tenure.

SITE DESCRIPTION

The application site is an undeveloped parcel of land situated within the locality of Walsgrave on Sowe, to the east of the city centre. The application site contains a number of trees and was primarily shrubland with areas of overgrown foliage, these have been cleared since the granting of planning permission of the outline consent, albeit with the trees being retained in accordance with the current permission. The site is surrounded by a 1.8m high security fence. This site is bounded to the north by SS Peter and Paul Primary School, to the west by an area of open space with the River Sowe beyond, and residential dwellings to the south and east.

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

As indicated, the site at present has been subject to a number of clearance works in order to prepare the site for development, the pre-commencement conditions in respect of the Japanese Knotweed, Construction and Environmental Management Plan and Archaeology have been discharged by the Local Planning Authority, the relevant applications are referenced below.

PLANNING HISTORY

PL/2023/0000795/DCA - Submission of details to discharge condition 8-Japanese Knotweed; 9-Archaeological written scheme of investigation and 12- construction management plan: imposed on planning permission OUT/2021/0051 for Outline application for erection of up to 15 dwellings, with all matters reserved except for access (revised to amend access) granted 05/08/2021. Approved 24/08/2023.

OUT/2021/0051 - Outline application for erection of up to 15 dwellings, with all matters reserved except for access. Approved 14/06/2022.

RELEVANT PLANNING 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. The latest framework came into effect on 20th July 2021. The NPPF sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs
Policy DS3: Sustainable Development Policy
Policy DS4 (A): General Masterplan Principles
Policy H1: Housing Land Requirements
Policy H2: Housing Allocations
Policy H3: Provision of New Housing
Policy H4: Securing a Mix of Housing
Policy H6: Affordable Housing
Policy H9: Residential Density
Policy GB1: Green Belt and Local Green Space
Policy GE1 Green Infrastructure
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy DE1 Ensuring High Quality Design
Policy HE2: Conservation and Heritage Assets
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy AC5: Bus and Rapid Transit
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM3 Renewable Energy Generation
Policy EM4 Flood Risk Management
Policy EM5 Sustainable Drainage Systems (SuDS)
Policy EM7 Air Quality
Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

Air Quality
Coventry Connected
Trees and Developer Guidance
New Residential Development Design Guide

CONSULTATION

No Objections received from:

Planning Policy: No objection as the site is allocated for housing in the adopted Local Plan and has outline consent under OUT/2021/0051.

Highways: No objection.

Urban Design: No objection.

Canal and River Trust: No objection/comments to make.

Housing: No objection.

Education: No objection.

Archaeology: No objection.

Streetscene and Greenspaces: No objection.

Trees: No objection.

No objection, subject to conditions have been received from:

Environmental Protection: No objection, subject to conditions to secure contaminated land, noise assessment recommendations and the air quality assessment recommendations.

Ecology: No objection, subject to conditions in respect of the detailed lighting scheme and biodiversity management plan.

Trees: No objection.

An objection to the scheme has been received from:

Lead Local Flood Authority: Additional information is required. (See drainage and flood risk section for response).

Neighbour, Third Party and Councillor Representations: Immediate neighbours and local councillors have been notified via the display of a site notice and letters, alongside a press notice in the Coventry Telegraph.

One representation has been received raising concerns to the application, this is considered an objection, the following matters have been raised:

- Accesses to plots 14 and 15 are unsuitable.

Concerns were also raised as to the impact on a neighbour's boundary treatment.

APPRAISAL

The main issues in determining this application are the layout, design, landscaping, drainage, ecology, boundary treatments and associated works.

Principle of Development

The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development, Policy DS3 of the adopted Local Plan is consistent with the NPPF in this respect. Policy H1 sets out the requirement for a minimum of 24,600 new residential dwellings to be delivered over the current plan period. In this case it is considered that the proposed development accords with the aforementioned policies as set out alongside Policy H2 given that the site is allocated under H2:24 for up to 15 residential dwellings. The site

benefits from extant consent for the outline permission, which was approved by planning committee in August 2021.

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

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

At outline stage, the access point into the site was approved, Highways were satisfied that a safe, suitable and convenient access can be provided, and the access point was duly approved along with the Section 106 agreement, this arrangement remains for the current reserved matters scheme and is therefore acceptable in principle. Overall, it is considered that the development is acceptable in principle, subject to the remaining material considerations within the reserved matters, these are discussed within the succeeding sections of this report.

Dwelling Mix/Affordable Housing

Policy H4 of the adopted Local Plan seeks to ensure that developments seek to deliver an appropriate mix of housing. At outline stage the applicants proposed a mix of 8x 2-Bed Units and 7x 3-Bed units, all of which were secured within the S106 agreement as affordable tenure dwellings. The type of affordable tenure has not been confirmed or secured as there is no policy requirement for the number of units proposed to provide affordable tenure dwellings as it falls below the 25 unit referenced in Policy H6 of the adopted Local Plan. However, the LPA supports this provision of NPPF defined affordable housing, and the proposal remains consistent with the approved outline consent.

Whilst it was previously discussed at planning committee about a desire for larger affordable homes to be provided. In seeking to deliver larger homes on this modestly proportioned site, it was not considered to be achievable for 15 dwellings and as such it would have been likely that a lower provision of dwellings would have been provided. Since the granting of the previous consent the Coventry and Warwickshire Housing and Economic Development Needs Assessment (HEDNA) has been published. Whilst this does not formally form part of the development plan, the Council has taken legal advice as to the weight to afford to the HEDNA. For the purposes of housing need the HEDNA has superseded the 2013 Strategic Housing Market Assessment (SHMA) and is therefore a material consideration. The identified need for Coventry is a mix of primarily 40% for two bed and 40% for three bed dwellings, with 10% respectively for 1 and 4 bed units. There is therefore a clear demand for 2–3-bedroom units, it is therefore considered that the mix as proposed is justified both through the identified need in the HEDNA and the extant outline permission.

Highways and Parking

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

At outline stage it was encouraged that the access be re-located as part of the application, to avoid the junction being located to the west of No. 6 Cheltenham Croft, however due to restrictive covenants, which fall outside of planning control, this was not possible. In order to make the development acceptable from a highway perspective, new tactile paving and other minor pedestrian highway works were approved to make the access acceptable. No further conditions have been added to the reserved matters application as these are already captured within the approved outline and are required to be instated prior to first occupation of the dwellings.

When considering the internal layout of the development, there will be a primarily shared surface with frontage parking, the layout takes the form of a new cul-de-sac off Cheltenham Croft.

As originally submitted Highways raised an objection to the proposed development on the basis that incorrect refuse vehicle tracking had been used on the detailed layout, using a smaller refuse collection vehicle than what is used by CCC, this has since been updated with the correct specification. Concern was also raised as the original plans showed that the vehicles would be required to use the turning head which appeared to be within the RPA of trees. However, the location of the RPA had been erroneously included on the originally submitted plans, the tracking diagrams have also been updated and it is demonstrated that the site provides an adequate turning area for refuse vehicles to enter, manoeuvre and leave the site in a forward gear. The objection from highways has therefore been removed.

When considering the parking provision, the locality has parking restrictions on street. Appendix 5 of the Coventry Connected SPD sets out the requirements for parking standards of new residential development. For a 2-Bed dwelling plus there is a requirement for two allocated spaces to be provided per dwelling, in addition to one visitor space per five units, thereby taking the total to 33 spaces, 30 of which are to be allocated and three for visitors. These are all duly provided, a condition has been appended to the reserved matters consent to ensure that the spaces are laid out and made available prior to first occupation of the dwellings. Indicative cycle storage locations have also been provided and shown on the site layout plan at a quantum of one space per unit. Overall, when considering the highways aspects of the development it is considered that the development accords with the relevant sections of the Local Plan, together with the requirements of Appendix 5 of the Coventry Connected SPD. The application is therefore deemed acceptable in this respect.

Design, Character and Landscaping

Paragraph 127 of the NPPF places high regard on good design, and attributes good design to the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 attributes high-quality design to being

a key aspect of making a development sustainable, this is consistent with Policies DE1 and GE3 of the adopted Local Plan. Policy DE1 of the adopted Local Plan is consistent with the NPPF in this respect, the new Residential Design Guidance for New Developments SPD also carries weight in the determination of this application.

When considering the layout and form, it is acknowledged that the layout is conventional albeit with a higher proportion of frontage parking than other residential developments. During the course of the application the Case Officer discussed the parking arrangement with the applicants and amendments were not achievable to the layout without losing residential units, and when weighed in the planning balance, particularly with the weight attached to the delivery of affordable homes, and the absence of a five-year housing land supply, greater weight is afforded to the delivery of homes in this case. However, an enhanced landscaping scheme has been proposed which allows for additional street trees and landscaping which goes some way to mitigate against the visual impact of the frontage parking.

The design of the elevations was also raised during the course of the application as the linear layout lacked visual interest in the view of the Case Officer. Whilst no objection had been raised by Urban Design, the applicants duly responded to the concerns raised and have set back a number of units and incorporated window and canopy features which breaks up the elevations visually and creates more visual interest. With a provision of quality materials, and complimentary boundary treatments, it is considered that the design of the dwellings will accord with the aforementioned policies.

Considering the wider landscaping, it is acknowledged that the wider locality is suburban in nature with small areas of landscaping located between and around existing streets. The design and layout of the development also makes provisions for street trees, planted frontages and the retention of existing landscape features. As part of the Outline consent, it was deemed important to retain the area to the west of the site, as this also lies within the flood zone and would not therefore be developable, the creation of informal open space was also deemed appropriate for the number and mix of units proposed. This has duly been retained as part of the detailed design and is not objected to by consultees.

Residential Amenity

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area. Policy H5 seeks to protect the amenity of existing residential occupiers and the existing housing stock within the city. This is consistent with Paragraph 130 of the NPPF which states that planning decisions to function well over the lifetime of the development and provide a quality living environment.

The applicants have submitted a noise report with the application and have recommended that a solid close boarded fence is located to the northern boundary adjacent to the school. Whilst there are no noise exceedances against relevant British Standards this addition will enhance the living conditions of future occupiers of the dwellings and the boundary treatment has duly been secured as part of the list of approved plans.

Within the consultation, one representation has been received raising concerns as to the impact upon boundary treatments with neighbours, with the suggestion that a wall would be of preference. However, when considering the visual impact it is not deemed reasonable to require a wall (adjacent to plot 15) as there is not a policy requirement for such a boundary

treatment to be provided, the primary boundary treatment within the area is 1.8m high close boarded fencing, as such this is consistent with the existing locality, as such the boundary treatments are deemed acceptable.

With regards to other relevant sections of the New Residential Design Guide, there is a requirement for a minimum of 30 sq. m of amenity space to be provided for a 2-Bed residential dwelling, with 50 sq. m required for a 2-Bed family dwelling. In this case the amenity space provided for each plot exceeds the minimum requirement and as such is deemed acceptable.

The adopted separation distances of 13m for a rear to side relationship and 20m rear to rear are also exceeded when taken from the dwellings to the south within Darnford Close. The proposed development is therefore deemed to provide a suitable living environment for future occupiers and will not be of detriment to existing residents. The Construction and Environmental Management Plan which controls the construction phase has been approved under a separate discharge of condition application as this formed part of the approval of the outline application.

Archaeology

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

However, both a written scheme of investigation and trenching have taken place and have found no archaeological matter present. An updated report meeting the requirements of the condition has been submitted to and approved in writing by the LPA in consultation with the Council's Archaeologist. No further action is therefore required in respect of archaeology and there is no objection from Archaeology for the works proposed.

Public Open Space

Policy GE3 of the adopted Local Plan requires new development proposals to make provision for green infrastructure and public open space. As with the outline application, the proposals retain provisions for 0.15 hectares of open space to be available on site, this is for informal play and recreation. There is also a landscaped entrance to the site which could also allow for a modest area of recreation. There is no requirement to provide a LEAP within the site due to the modest number of units being provided.

This was agreed at outline stage and the agreed Section 106 agreement makes provisions for £23,562 to be provided to secure the nearest park/open space facilities with enhanced play provision. This was at the request of Streetscene and Greenspaces, who also raise no objections to this application.

Drainage and Flood Risk

Paragraph 167 of the NPPF requires Local Planning Authorities to have consideration to the increased flood risk and ensure that development proposals would not increase the likelihood of flooding either within the site or elsewhere. In this case the site lies within Flood Zone 1 and is therefore considered to be at low risk of flooding. It is however noted that the site does contain a number of unnamed watercourses, there is therefore a potential that there may be some associated flood plains within the site. The Lead Local Flood Authority (LLFA) commented at outline stage that where an area is susceptible to any form of flood risk, building floor levels will need to be raised to a level agreed with the LLFA in writing, alongside the employment of flood resilient construction.

In this case a detailed drainage design was submitted, the LLFA have been consulted and have raised an objection to the application in its current form as there are a number of aspects of the design, notably the reliance on oversized pipes and a single attenuation feature. The LLFA have suggested that further consideration be given to the outline drainage strategy and use existing drainage features within the site. In any case, the detailed drainage design is secured via condition 14 attached to the outline consent, whereby a detailed drainage design within a suite of parameters, including target run off rates, attenuation capacity and other technical aspects are all secured. This was previously and remains, in the view of the Case Officer the most proportionate and appropriate response to the objection as the shortfall of information is a result of the objection as opposed to the principle or risk of an increase in flood risk. With this condition appended the application is considered acceptable.

Contaminated land

As part of the outline application submission the applicants submitted a Ground Conditions Report which covers contamination issues within the site. The report noted that an intrusive investigation be undertaken, with any remediation required ahead of any dwellings being constructed and occupied.

Environmental Protection again note the content of the report and have requested that conditions be appended to the decision requiring further ground contamination works to be undertaken ahead of the construction of any proposed dwellings. This accords with the recommendations of the submitted Ground Conditions Report and the conditions attached to the outline consent. No further conditions have been added to the reserved matters, and the list of conditions at the end of this report as they are already appended to the outline consent.

Air Quality/Environment

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality. In this case a condition has been appended to the outline consent securing a minimum of one electric vehicle charging space in order to meet the requirements of Policy EM7.

In addition to the provision of Electric Vehicle Charging Points, an energy statement was also secured as part of the outline. Within the Reserved Matters application, the applicants have detailed that Air Source Heat Pumps are to be installed within the site, with each unit having an Air Source Heat Pump. It is considered that the combination of such mechanisms are acceptable and have been supported by the Council's Sustainability (Energy) Officer.

Within the assessment, other measures which have been referred to in the construction phase is by using off site pre-prepared construction techniques, alongside the installation of efficient sanitary systems and Grade A/A+ materials. Whilst most of the low carbon technologies and construction methods fall under building control as opposed to planning, it is considered that the planning aspects are suitably addressed with the combination of methods set out in the approved sustainability assessment. The application is therefore acceptable in this respect.

Ecology

The NPPF and Policy GE3 seek to ensure that biodiversity is protected, and that no net loss of biodiversity should occur. As a greenfield site the development as proposed will result in a loss of biodiversity given a form of development will result in a reduction of shrubland which currently exists on the site. The site lies within proximity of Sowe Valley, a Local Wildlife Site. Whilst in proximity this designation does not cover the site, the submitted Preliminary Ecological Appraisal noted that there is evidence of a number of species within the site. As part of the outline consent a financial obligation was agreed to offset the loss of biodiversity across the site, this is to be used adjacent to the Elm Fields Farm site off Wigston Road, the contribution forms a wider biodiversity off-setting scheme in the area and a number of developments have financial contributions also attached to the land.

Within the details submitted, the previous issues in relation to Japanese knotweed are suitably addressed via a mitigation strategy, additional details have been provided as to the hedgehog friendly fencing badgers and hedgehogs within the site.

The Ecology Officer has been consulted on the reserved matters and raise no objections to the proposed development, based on the plans submitted. These all-form part of the list of approved plans appended to this decision. A further condition has however been appended to require full details of the lighting scheme as at the time of writing this has not been provided. With these conditions attached, together with the comprehensive landscaping plans forming part of the approved plans it is considered that the application is acceptable and accords with Policy GE3 of the adopted Local Plan (2016).

Developer Contributions

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

The Section 106 agreement in this case was secured as part of the outline consent, the contributions were duly requested by relevant consultees and were deemed CIL compliant. Whilst the contributions are not being considered as part of the application, for completeness it should be noted that contributions are being sought for enhanced areas of play, education affordable housing and education. It should be noted an amendment is being explored by officers at the request of a ward member with a view to amend the wording of the agreement to allow for the monies to be spent on other committed projects at local schools rather than the wording currently limiting the funds to be spent at Barrs Hill and/or Ernsford Grange. Any amendment will not be of detriment to the committed sum but will allow for greater flexibility now further projects have come forward.

Other Matters

In this case it should be noted that throughout the course of the application, the Local Planning Authority sought a number of amendments to the proposed development, this was in accordance with Paragraph 38 of the National Planning Policy Framework, which seeks to ensure that planning authorities work with applicants and take a positive approach to development proposals.

As a result of the amendments, the scheme has been subject to a number of amendments, in accordance with the Development Management Procedure Order 2015 (As Amended), a further period of consultation was undertaken after these changes were made. Should any further representations or consultation responses be received these shall be reported to planning committee via an update paper to be circulated with any late items.

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 and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions, which have been secured as part of the Outline consent. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H1, H2, H3, H4, H6, H9, DE1, AC1, AC2, AC3, AC4, HE2, GE1, GE2, GE3, GE4, EM1, EM2, EM3 and EM7 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS/REASONS

1.	The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan. Drawing: EXI126 - LOC001 Proposed Street Scenes. Drawing: EXI126-030 Refuse Strategy. Drawing: 011. Revision B Proposed Site Plan. Drawing: 010. Revision D
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	<p>Landscape and Ecological Enhancement Scheme. Drawing 1. Revision 1 Proposed Exceedance Plan. Drawing: 100. Revision P6 Vehicle Tracking. Drawing: 23-4421-300. Revision P2 Typical Drainage Details. Drawing: 23-4421-101-P1 Proposed Drainage Plan. Drawing: 23-4421-100-P4 Drainage Maintenance Strategy. Reference: 23-441. Dated July 2023 Drainage Network Calculations. Reference: 23-441. Dated July 2023 Archaeological Evaluation. Reference: 2334-CR23 Biodiversity Metric Calculation. Reference: 1148_2 Design and Access Statement. Reference: EX1126 Proposed Elevations (3B5P). Drawing: EX1126-3B5P-03 Ground Floor Plan (3B5P). Drawing: EX1126-3B5P-00 First Floor Plan (3B5P). Drawing: EX1126-3B5P-01 Proposed Elevations (2B4P). Drawing: EX1126-2B4P-03 Ground Floor Plan (2B4P). Drawing: EX1126-2B4P-00 First Floor Plan (2B4P). Drawing: EX1126-2B4P-01</p>
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>
2.	<p>Prior to the installation of any street lighting or any external lighting to be fixed to any building(s), an external lighting strategy (including a plan) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate that lighting shall be kept to a minimum at night in order to minimise impact on emerging and foraging bats, and to restrict light spillage onto foraging corridors. The lighting shall be installed in full accordance with the approved strategy and all lighting thereafter shall be subsequently maintained in strict accordance with the approved details.</p>
Reason	<i>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.</i>
3.	<p>Prior to their incorporation into the development, details of: -window/ door frame colour and materials; -glazing details; -brick and mortar details; -cladding details including colour/finish and profile, fixing systems and joint details; -details of any rainwater goods; -details of any vents/grilles; -details of roof top safety rail systems; and -details of any plant enclosure or similar structures 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.</p>
Reason	<i>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.</i>
4.	<p>Prior to the first occupation of the development hereby permitted, 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,</p>

	<p>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 development 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.</p>
Reason	<p><i>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.</i></p>
5.	<p>Notwithstanding the submitted details, prior to the commencement of development above slab level, details of the detailed drainage design inclusive of any SUDs, attenuation features and foul and surface water drainage details shall be submitted to and approved in writing by the Local Planning Authority. 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.</p>
Reason	<p><i>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.</i></p>