

Planning Committee Report	
Planning Ref:	PL/2023/0000936/RESM
Site:	The Sphinx Club Siddeley Avenue Coventry CV3 1WA
Ward:	Lower Stoke
Proposal:	Reserved Matters application for appearance, landscaping, layout, scale for (up to) 196 dwellings, plus associated infrastructure pursuant to planning permission APP/U4610/W/21/3288560 (OUT/2021/0104) granted on 21/12/2022 and the discharge of associated conditions 6 (access details Siddeley Ave), 7 (access details Sphinx Dr), 8 (Affordable Housing), 10 (materials), 12 (noise), 16 (lighting), 17 (cycle parking), 18 (bin storage), 19 (EV charging), 23 (construction management), 24 (Secured by Design), and 25 (Sustainability).
Case Officer:	Liam D'Onofrio

SUMMARY

This is a Reserved Matters application relating to Outline planning application OUT/2021/0104, which was allowed at Appeal on 21st December 2022. Matters for consideration under this application include:

- Appearance;
- Landscaping;
- Layout; and
- Scale.

BACKGROUND

The outline application was considered by Planning Committee on 28/10/21 where the resolution was to defer the application to consider Committee Members' concerns regarding ecology/biodiversity/trees, air quality, density, access to the site and impact on traffic. The applicant Appealed before the application was taken back to Planning Committee on the grounds of non-determination and the Planning inspectorate subsequently allowed the Appeal for outline consent on 21st December 2021.

KEY FACTS

Reason for report to committee:	More than five objections have been received
Current use of site:	Vacant land – former golf course
Proposed use of site:	Residential development
Proposed no of units	Up to 196 no. dwellings
Affordable housing mix	100%

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions summarised in this report.

REASON FOR DECISION

- The proposal is established as acceptable in principle under Outline consent.

- 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.

SITE DESCRIPTION

The site is principally comprised of a privately-owned former golf course, which closed in 2000 and has since remained unavailable for recreational use by the local community. The site also contains two disused private bowling greens (one crown and one flat green) and a two-storey red-brick building to the northern part of the site. Access to the site by the public is prohibited, made secure through fencing and there are no public rights of way through the site.

The application site wraps around the southern and western boundary of the existing Sphinx Sports and Social Club and its associated clubhouse and pitches. The site 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 was granted under the Outline permission from Siddeley Avenue, adjacent to No. 73. A secondary point of access is provided from Sphinx Drive, which links The Sphinx Sports and Social Club with Siddeley Avenue.

APPLICATION PROPOSAL

This application seeks planning permission for the reserved matters relating to appearance, landscaping, layout and scale, pursuant to outline planning permission APP/U4610/W/21/3288560 (OUT/2021/0104), plus information to discharge conditions No.6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 imposed under that outline permission.

The scheme proposes up to 196 dwellings within a range of housing types; such as, apartments, maisonettes, semi-detached and detached properties that support a range of different housing needs. The development will provide 100% affordable housing split between social rent (23 units), affordable rent (36 units) and shared ownership (137 units).

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/2021/0104	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	Allowed at Appeal on 21 st December 2022

	retirement units (Use Class C3), open space provision and associated infrastructure, with all matters reserved except access	
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POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) September 2023. 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 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 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):

- SPD New Residential Development Design Guide
- SPD Delivering a More Sustainable City

SPD Coventry Connected
SPD Householder Design Guide
SPD Air Quality
SPD Open Space

CONSULTATION

No Objections received from:

- Archaeology
- Environmental Protection
- Highways
- Ecology
- Tree Officer
- Cadent Gas
- LLFA (Drainage)
- West Midlands Police
- West Midlands Fire Service

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

- Environment Agency
- Western Power
- Severn Trent Water

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 19/05/23. A press notice was displayed in the Coventry Telegraph on 25/05/23.

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

- a) Concerns that the LEAP and skate park will become the focus for anti-social behaviour.
- b) Loss of mature trees and hedges.
- c) Impact upon wildlife and biodiversity.
- d) Noise and general disturbance to nearby residents' land.
- e) Surface water flooding concerns.
- f) Concern how the proposal fits in terms of design and use with the surroundings/creation of a 'concrete jungle'.
- g) There is a lack of adequate primary school places, Community services (medical facilities, local shops, recreational facilities).
- h) Loss of privacy/outlook.
- i) Provision of dropped kerbs to existing properties.

Within the letters received above and in two additional letters the following non-material or previously considered issues were raised. These cannot be given due consideration in through this application:

- j) Traffic impact/access arrangement (assessed and granted at Outline).
- k) Comments regarding land ownership.
- l) Restrictive covenant on site/main access.
- m) There is no housing need.

- n) Concerns regarding fly tipping.
- o) Suggestions on alternative uses of site, such as a country park.

Within a letter received above and in three additional letters the following questions/observations have been made:

- p) What will happen to Poplar trees?
- q) Can the existing palisade security fence be retained?
- r) When will work commence?
- s) Can the scheme provide solar, EV chargers, additional tree planting and permeable tarmac?

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 infrastructure.

Principle of development

Outline planning permission was granted under OUT/2021/0104, with all matters reserved except access, for the erection of up to 228no. units in the form of 174 market dwellings, with a mix of 1, 2, 3 and 4-bed dwellings and a block of 54no. affordable retirement units. The Outline consent required a minimum of 25% affordable housing.

The exact form, layout and positioning of the residential development and other features on the site was indicative. The principle for the development is therefore established through the Outline permission and this application assesses those reserved matters of detail.

Policy Aspects

Affordable Housing

The overall number of units has reduced to 196no. and the scheme now positively comprises 100% affordable housing, split between Social Rent (23 units) Affordable rent (36 Dwellings) and Shared Ownership (137 units).

In terms of the affordable housing mix the SHMA seek to provide the following:

1 Bed	2 Bed	3 Bed	4 Bed
20-25%	30-35%	25-30%	15-20%

The scheme provides the following:

1 Bed	2 Bed	3 Bed	4 Bed
7%	37%	45%	11%

The scheme provides a higher proportion of three-bedroom units and a lower proportion of 1 and 4-bedroom units.

The applicant has provided a supporting statement noting the post Covid increase of working from home, which has pushed demand for a second bedroom/office space, but also the reduced buyer/renter pool for larger 4-bedroom homes due to currently squeezed budgets and high interest rates. The applicant suggests that this has concentrated demand for 2 and 3-bedroom properties.

The applicant has also looked at the existing housing stock in the locality and consider the SHMA mix should be considered alongside other factors (including up to date local market research). The applicant has undertaken an assessment of the objective need, to provide some quantitative understanding of the available housing stock in the Lower Stoke area by using property search engine 'Right Move'. This shows a significant proportion of 4-bedroom properties are available for rent (making up 52.6% of all properties). They consider that this surplus therefore justifies a housing mix that prioritises 2 and 3-bed properties over 4 beds. In terms of 1-bed units, the applicant considers that, in this more peripheral area outside Coventry City Centre, a reduced number of 1-bed units is justifiable, being a location predominantly for family and starter homes, where an additional bedroom and garden space will be integral.

It is agreed that the SHMA is not prescriptive and in light of the above Officers consider that the proposals do include an appropriate mix of market housing which reflects local housing supply (and likely need) and contributes towards a balance of house types and sizes, in accordance with Policy H4.

Open Space

The outline scheme included a conditional requirement that: The development shall provide at least 1.17ha of informal open space and 0.47ha formal open space on site. The scheme provides 1.2ha of informal open space and 0.47ha of formal open space.

In terms of play provision, the site requires a Locally Equipped Area of Play (LEAP), a Multi-Use Games Area (MUGA) and a Skate Park was also offered as part of the outline scheme. The LEAP/MUGA are provided to the centre north of the site. There were concerns that the skate park could cause anti-social disturbance, particularly due to the close proximity of properties and the associated noise from skateboard wheels etc. It has therefore been agreed that the skate park will be replaced with a naturalised play area for younger children, as older children and teens will benefit from the MUGA.

The MUGA has been repositioned to the east to respect the recommended 30m to residential boundary buffer zone. The LEAP is appropriately sited, as the recommended buffer zone is 20m to residential facades.

Residential Density

The NPPF promotes the most efficient and effective use of land and Local Plan Policy H9: 'Residential Density', states that residential development must make the most effective and efficient use of land whilst ensuring compatibility with the quality, character and amenity of the surrounding area. Developments on Greenfield sites should achieve a minimum of 30 dwellings per hectare.

The scheme provides an appropriate layout achieving 44 dwellings per hectare. The density accords with Policy H6.

NDSS

The Nationally Described Space Standard sets out the minimum requirements for the Gross Internal (floor) Area (GIA) of new dwellings at a defined level of occupancy. There are variations depending upon the storey height of the dwelling and number of occupants; however, as a rule the space standard requires:

Number of bedrooms	Minimum gross internal floor space (2-storey dwellings)
1 bedroom (one floor i.e. flat)	39sq.m
2 bedroom (one floor i.e. flat)	61-70sq.m (2 bed – 3 person = 61sq.m)
1 bedroom	58sq.m
2 bedroom	70-79sq.m (2 bed – 3 person = 70sq.m)
3 bedroom	84-102sq.m (3 bed - 5 person = 93sq.m)
4 bedroom	97-124sq.m (4 bed – 6 person = 106sq.m)

The proposed development provides the following:

Number of bedrooms	Minimum gross internal floor space
1 bedroom (flat/maisonette)	44.05 or 55.66sq.m
2 bedroom (flat/maisonette)	61.69sq.m
2 bedroom	70.88sq.m
3 bedroom (five person)	80.04sq.m
4 bedroom (six person)	107.21sq.m

The standard 3-bedroom 'Francis' dwelling type provides an internal space of 80.04sq.m, a shortfall on the 93sq.m set within the NDSS. The applicant has advised that this house type represents a significant proportion of the overall scheme (61 dwellings) and altering the house type would require layout changes and lead to an overall reduction in the total number of dwellings on site.

The applicant states that in their view the Francis house type represents an acceptable size for those seeking a 3-bedroom home with two large double bedrooms and a single bedroom. The internal layout drawings show how the furniture could be arranged within each bedroom, giving ample space for a desk and storage to be added.

The applicant also notes that fundamentally, this scheme is providing 100% affordable housing on a site with an existing outline planning permission, when the obligation is only for 25% (Policy H6), which carries substantial weight in the planning balance.

Whilst Local Plan Policy H3 does not prescribe internal space standards for new homes in the city it does seek to provide a high-quality residential environment for both market and affordable dwellings. In this case the Francis house type is considered to provide a high-quality dwelling with a practical internal layout. All other house types exceed the NDSS and overall, the scheme is considered to be acceptable.

Impact on visual amenity

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

The National Planning Policy Framework, paragraph 130 states that “Planning policies and decisions should ensure that developments:

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

It is recognised that the proposed layout is relatively constrained by the shape of the site. Nevertheless, the scheme sets out a good hierarchy of streets. The main internal road from Siddeley Avenue runs east-west flanked to the south by informal open space and a footway/cycle way for much of its length. Several shared surface streets link off the main internal road in either a crescent, loop or cul-de-sac. The vehicular access for Plots 1-11 is accessed independently from the rest of the site via Sphinx Drive. Overall, the layout is good, accommodating an appropriate density, distance separation and open space into the scheme.

In terms of design the proposed development provides a varied and well-proportioned mix of house types and designs. All properties are two-storey and a ridge height of either 8m or 8.5m high. The apartments (Plots 28-39 and 40-48) are three-storey and have ridge heights of 11.5m. Chimneys provide an important architectural design feature and also add to the roofscape of the development. Amended plans have been provided to include chimneys on a number of properties on key corners and vistas throughout the site. Properties located on corner plots also have a dual frontage design solution. A range of other architectural detailing is also provided, and houses are proposed in either brick, render or a mixture of the two.

A materials plan (required by outline permission condition 10) has been provided that shows an appropriate red mixture of facing bricks, white render and either red or slate grey roof tiles, which will assimilate appropriately into the locality. The plots are separated by 1.8m high timber fencing and properties with gardens siding onto the road will have either 1.8m high timber acoustic fences or brick boundary walls. A 2.5m high acoustic

fence is located between the site and the sports court/pavilion belonging to the adjoining Sphinx Club. A 45cm high timber knee rail runs around the public open space.

The layout and design is considered to accord to Policy DE1 and the aims and objectives of the NPPF.

Impact on residential amenity

The SPD states that: A minimum distance of 20m is a generally accepted guideline for there to be no material loss of privacy between the rear of two storey buildings directly facing each other (i.e., a back-to-back relationship). A minimum separation distance of 12m is sought between built form to provide an acceptable level of light/outlook.

In terms of the amenities of existing occupiers adjoining the development the residential use is compatible with the surrounding residential use and the proposed dwellings meet necessary separation distances to ensure that there is no significant impact upon amenity. Residents have asked if the existing palisade security fence on the western boundary adjoining rear gardens of properties on Siddeley Avenue can be retained, because of security concerns. The applicant has confirmed that they are agreeable to this, and the palisade fence will be retained where possible. The new timber fence will be erected in front of the palisade fence to provide privacy to new residents.

In terms of future occupiers, the proposed development is well laid out with necessary separation distances between buildings met. All properties will provide a high-quality residential environment and private garden spaces that meet size standards. Any shortfalls are minor in nature.

The MUGA was originally proposed within the centre of the site's main formal public open space (POS) adjoining the LEAP; however, MUGAs are recommended to be a minimum of 30m from the boundaries of surrounding properties. The MUGA has therefore been relocated to the east of the POS to meet these distances. The closest properties will be 28m away and these relate to new properties on the site (Plots 7, 8 and 9). The LEAP did not need to be repositioned as it meets the recommended 20m buffer zone between the activity zone and the façade of surrounding dwellings.

The noise assessment has considered noise from activities at the adjoining Sports Club and from customers leaving the Pavilion venue in the evening. Environmental Protection are satisfied with the noise report and the mitigation proposed to the closest houses. EP have asked for a noise assessment to include the MUGA; however, this has been re-sited to comply with necessary separation distances to adjoining properties and provides an acceptable relationship. A condition to restrict floodlighting to the MUGA unless it is agreed with the LPA is suggested to ensure that any lighting does not cause light pollution to adjoining residents.

The Design and Access Statement outlines crime prevention measures to be Secured by Design principles, as required by outline permission condition 24. This includes garden fencing throughout the site for privacy and clear definition of public and private space, avoiding access to the rear of dwellings from public space or alleyways, providing direct and well-lit routes during periods of darkness and orientation of dwellings to provide natural surveillance, particularly over the public open space.

The scheme provides a high-quality residential environment and is in accordance with Local Plan Policy H3, DE1 and DS3.

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.

Policy AC4 of the Local Plan states that development proposals should incorporate appropriate safe and convenient access to walking and cycling routes. Where these links do not exist, new and upgraded routes will be required and these must appropriately link into established networks to ensure that routes are continuous.

Access

The site access off Siddeley Avenue was granted under the original Outline Planning Permission. The applicant has provided full engineering and construction details for the approved access off Siddeley Avenue and for the approved access off Sphinx Drive in accordance with Outline permission conditions 6 and 7 respectively. There are no objections to these details.

For the Siddeley Avenue access residents had pointed out that dropped kerbs to existing properties were not shown on proposed engineering drawings. The drawing has been amended accordingly to show these dropped kerbs.

Layout

The Local Highway Authority (LHA) have assessed the scheme to ensure that the internal layout is acceptable. The LHA has requested a number of minor revisions to the layout in order to make the application acceptable from a highway safety perspective. This has included an upfront road safety audit. The LHA has raised no objection to the current scheme, as amended.

The scheme includes a shared footpath/cycleway that runs along the southern part of the site with potential linkages to the existing housing development to the southeast. Outline condition 26 will require the applicant to submit full engineering and construction 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. These details will need to be agreed with the LHA in a separate discharge of condition application.

Parking

All dwellinghouses will have two off-street car parking spaces and the one-bedroom maisonettes will have one off-street parking space each. The two apartment buildings comprise fifteen 2-bedroom units and six 1-bedroom units requiring 36 off-street parking spaces. A communal parking court is provided with 27 spaces, so that every unit can have an allocated parking space with six spaces surplus. The parking standards are a maximum and Highways have no objections to the parking provision provided. Officers note that the no amendments can be made to create additional spaces and it would be undesirable to seek to remove affordable units from the apartment buildings. The wider site provides a total of 32 visitor spaces either in designated parking bays or on-street where spaces have been tracked to demonstrate that they do not impede traffic flow.

Highways note that when considering the visitor parking for the entire development, the number of spaces offered accords with the standards published within Appendix 5.

The properties will have a storage shed in the rear garden capable of storing 2 bicycles and the apartment buildings have a communal brick built and tiled roof cycle storage building with a cycle parking space for each unit in accordance with Policy AC4 and Appendix 5.

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.

Drainage have been consulted but require more technical detail to agree the discharge of outline condition 9 (SUDs). This will be dealt with separately through a discharge of condition application; however, the Drainage Officer has confirmed that they are content with the layout proposed for drainage purposes.

Sustainability/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. Policy EM2 seeks to secure sustainable building standards within new developments.

In accordance with outline permission condition 19 the scheme provides EV charging points for each dwelling either on the building or on EV charging posts for parking bays remote from the dwelling or in communal parking areas.

In accordance with outline permission condition 25 the applicant confirms that the development will adopt the following principles:

- Planting to encourage biodiversity;
- Use of water conservation such as Sustainable Drainage Systems (SuDs) which can be balancing ponds;
- Make efficient use of land through proposing a development with an appropriate density.

- The developers have incorporated a fabric first approach within the scheme, ensuring the homes will be already highly energy efficient, reducing their heating requirements.

Ecology/landscaping

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

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.

The supporting DAS notes that the site is subject to a number of constraints which have been considered carefully in the approach to the detailed design. The scheme incorporates significant existing and new planting, including the preservation of important veteran trees. The scheme also includes the removal of a number of unmanaged dead or dying trees and vegetation but will offset this through new planting. Those trees that remain will be protected from damage during construction. New planting will be put in place to specifically maximise biodiversity gain and these areas will be managed in the long term to ensure that the gains are lasting and meaningful.

The site is largely covered by bramble and includes self-set and non-native Poplar Lombardy trees, which the Tree Officer 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 Tree Officer. Both trees are to be retained as part of the proposed development.

Conditions relating to trees, ecology, landscaping and bio-diversity were imposed under the outline planning application and will be discharged separately under a discharge of condition application with agreement of respective consultees.

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 respect the scale and character of the surrounding area, it would not adversely affect the amenities of the occupiers of neighbouring properties and would not impact upon highway safety or ecology. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1, H3, H4, H6, GE3, GE4, AC1, AC2, AC3, AC4, EM2, EM4, EM5 and DS3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS/REASONS

1.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Drg No.500A, 502, 503, VPA13 – PL001A – Location Plan, VPA13 – PL002J – Site Plan, VPA13 – PL004G – Materials & Boundaries Plan, VPA13 – PL005F – Refuse Strategy Plan, VPA13 – PL006F – Ridge Heights Plan, VPA13 – PL007E – Phasing Plan, VPA13 – PL008E – Infrastructure Plan, VPA13 – PL009F – Parking Distribution Plan, VPA13 – PL010E – POS & Managed Areas Plan, VPA13 – PL011E – Tenure, Plan, VPA13 – PL201E – Streetscene2, VPA13 PL220E Streetscene 1, VPA13 – PL101C – Apartment Block A – Plans, VPA13 – PL102C – Apartment Block A – Elevations, VPA13 – PL103C – Apartment Block B – Plans, VPA13 – PL104D – Apartment Block B – Elevations, VPA13 – PL105B – Maisonette Rudd – Plans & Elevations, VPA13 – PL106B – Maisonette Rudd – Plans & Elevations (Render), VPA13 – PL107A - HT Atkins – Plans & Elevations, VPA13 – PL107_1A – HT Akins V1 – Plan & Elevations, VPA13 – PL108B – HT Atkins – Plans & Elevations (Render), VPA13 – PL109A – HT Francis – Plans & Elevations, VPA13 – PL110B – HT Francis – Plans & Elevations (Render), VPA13 – PL110_1 – HT Francis V1 – Plans & Elevations (Render), VPA13 – PL111B – HT Magnolia – Plans & Elevations, VPA13 – PL112C – HT Magnolia – Plans & Elevations (Render), VPA13 – PL113A – HT Speris – Plans & Elevations, VPA13 – PL114B – HT Speris – Plans & Elevations (Render), VPA13 – PL115 - Bin Storage – Plans & Elevations, VPA13 – PL116A – Cycle Store – Plans & Elevations, VPA13 – PL117 – Substation – Plans & Elevations, Noise Assessment Final November 23, AAC supporting e-mail dated 20/11/23, 9789.01.003 Sphinx Drive Coventry – LEMP V4.0, 9789.01.008 Sphinx Drive Coventry – Bat Survey Report, Design & Access Statement April 23 Crime prevention section, Design & Access Statement April 23 Sustainability section, Banners Gate Parking Statement with Vehicle Tracking (Version 4, November 2023), Archaeology Warwickshire Archaeological Evaluation Report No 2361 July 2023, Lovell Lighting Limited illuminance data, Lovell Lighting Limited Design Report 19/04/23, Drg No. LL1582-001 Lighting layout.</p>
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Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>
2.	The development shall proceed in accordance with the approved EV charging point details within Drg No.PL009F. The approved recharging points shall be made 'EV-ready' so a power connection is available to install an EV charge point as required prior to first occupation of the building(s) to which they serve.
Reason	<i>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.</i>
3.	None of the dwellings hereby permitted shall be occupied unless and until the car parking provision for that dwelling or communal parking for the apartment buildings has been constructed or laid out and made available for use by the occupants and / or visitors to the dwellings and thereafter those spaces shall be retained for parking purposes at all time and shall not be removed or altered in any way.
Reason	<i>To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1,AC2 and AC3 of the Coventry Local Plan 2016.</i>
4.	The apartment buildings hereby permitted shall not be occupied unless and until the cycle parking and bin storage facilities have been provided in full accordance with the approved details. Thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city and visual amenity in accordance with Policies DE1, DS3, AC3 and AC4 of the Coventry Local 2016.</i>
5.	The development shall proceed in accordance with the mitigation measures outlined within the approved AAC 100609(01) Sphinx Drive Coventry Noise Assessment Final November 23 prior to first occupation and mitigation measures shall remain in place thereafter.
Reason	<i>To safeguard the amenities of occupiers of the development in accordance with Policies H3, DS3 & DE1 of the Coventry Local Plan 2016.</i>
6.	Any landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths shown on the approved plans shall be completed in all respects within three months of the first use of development and the tree(s) and shrub(s) shall be planted within the first planting season of 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	<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>
7.	Prior to the first occupation of the development hereby permitted full details of: (i) the Local Equipped Area for Play (LEAP) (ii) the naturalised play area and (iii) the Multi-Use Games Area, shall be submitted to and approved in writing by the Local Planning Authority. The details should provide a minimum of five or more items of varied play equipment (swinging, climbing, rotating, sliding etc.) for the LEAP, and details of the landscape features. mounds, logs, planting, big boulders, trees etc. for the naturalised play area, plus a ball-games area (MUGA) and other facilities for teens / young adults. All details shall be carried out as approved prior to (i) 25% occupation of the dwellings for provision of the naturalised play area, (ii) 50% occupation of the dwellings for the LEAP and (iii) 75% occupation of the dwellings for the MUGA.
Reason	<i>In the interests of achieving sustainable high-quality development in accordance with Policies DE1, H3 and DS3 of the Coventry Local Plan 2016.</i>
8.	No lighting or illumination of any part of the LEAP or MUGA 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	<i>To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
9.	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 shall be carried out in front of the forwardmost part of any dwellinghouse fronting a highway or footpath without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>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</i>

	<i>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.</i>
10.	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 or footpath without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>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/or affect the amenities of adjacent properties in accordance with Policies H3 and DE1 of the Coventry Local Plan 2016</i>