

Planning Committee Report	
Planning Ref:	PL/2024/0000246/RESM
Site:	Land West of Bennetts Road
Ward:	Bablake.
Proposal:	Submission of Reserved Matters for 260no. dwellings for all matters outstanding pursuant to permission OUT/2022/0713 for the demolition of all existing buildings (save for Manor Farm Cottage) and the erection of up to 260 dwellings and creation of associated vehicular accesses to Bennetts Road, pedestrian/cycle accesses, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure, with all matters to be reserved except new vehicular access points into the site from Bennetts Road.
Case Officer:	Emma Spandley

SUMMARY

The application relates to a parcel of land that is contained within the housing allocation H2:1, called Keresley SUE. The allocation is for a minimum of 3,100 dwellings.

Application OUT/2022/0713 was submitted; heard at the 23rd February 2023 Planning Committee meeting and subsequently approved the demolition of all existing buildings (save for Manor Farm Cottage) and the erection of up to 260 dwellings and creation of associated vehicular accesses to Bennetts Road, pedestrian/cycle accesses, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure, with all matters to be reserved except new vehicular access points into the site from Bennetts Road.

The redline site area for application OUT/2022/0713 extended to some 12.53ha. The current application seeks permission for the outstanding reserved matters, relating to appearance, landscaping, layout and scale of the proposed house, approved in principle under the outline permission.

BACKGROUND

The site was previously designated Green Belt land; however, it was removed from the Green Belt following independent examination by an Inspector at Local Plan Examination in Public and allocated for housing as a Sustainable Urban Extension (SUE). The specific housing requirements are allocated under H2:1.

The housing numbers contained with the allocation are considered to be a minimum, Policy DS1 of the Coventry Local Plan sets out the overall development needs that the plan is required to deliver and states at paragraph one: -

*“Over the Plan period significant levels of housing, employment and retail development will be planned for and provided along with supporting infrastructure and environmental enhancements: -
a) A minimum of 24,600 additional homes”*

KEY FACTS

Reason for report to committee:	Over five objections against Officer recommendation
Current use of site:	Agricultural
Proposed use of site:	Residential

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to the conditions listed in the report; and

Delegate authority to the Strategic Lead Planning to agree any amendments to these conditions, which are considered necessary.

REASON FOR DECISION

- The proposal is consistent with an allocation in the development plan and is acceptable in principle.
- The proposal will not adversely impact upon highway safety, air quality, drainage/flooding, ancient woodland or ecology.
- The proposal will provide for a high-quality residential environment.
- The proposal accords with Policies DS1, DS3, DS4, H1, H2, H3, H4: H6, H9, GE1, GE3, GE4, DE1, HE2, JE7, HW1, AC1, AC2, AC3, AC4, AC5, EM1, EM2, EM3, EM4, EM5, EM6, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

APPLICATION PROPOSAL

The application seeks approval for the appearance, landscaping, layout and scale of 260no dwellings approved under the outline permission, OUT/2022/0713.

OUT/2022/0713 was approved in outline form with the access points subject to conditions.

Condition No.1 of the outline planning permission (OUT/2022/0713) requires the submission of the remaining reserved matters details for approval in respect of appearance, layout, scale, landscaping.

The outline planning permission approved two parameter plans to establish the parameters for the development and to inform the subsequent reserved matters submissions.

Compliance with the parameter plans and the other specific requirements are secured by Condition No.4 and No.5 of the outline planning permission.

Further requirements are set out with the S106 agreement.

The proposed application proposes the erection of 260no. houses.

The following table sets out the proposed bedroom numbers.

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
49no. dwellings	62no. dwellings	117no. dwellings	32no dwelling	260

Split as follows between private and affordable housing.

Private Housing

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
34no. dwellings	48no. dwellings	93no. dwellings	20no dwelling	195

Affordable Housing

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
15no. dwellings	14no. dwellings	24no. dwellings	12no dwelling	65

SITE DESCRIPTION

The site covers an area of approximately 12.53ha and predominantly comprises undeveloped open land used for agriculture.

Parcel A consists of a single irregularly shaped field, bound by mature field hedgerows with frequent hedgerow trees, and to the south of Hall Brook and the route of Public Right of Way M315.

Parcel B consists of a series of irregularly shaped fields, most of which are in agricultural use or grazed by horses and defined by field boundary hedgerows with hedgerow trees. Parcel B also contains buildings and areas of hard standing associated with Manor Farm off Bennetts Road.

A Public Right of Way (PROW) (Ref: M315) runs through the site between the two parcels, from Bennetts Road and along the southern edge of Hall Brook., before it crosses the Hal Brook and carries on the northern side of the Hall Brook A
A further Public Right of Way (PROW) (Ref: M316), dissects Public Right of Way (PROW) M315 at the north-eastern corner of parcel A and runs along its western boundary and then enters Phase 2 of the approved Taylor Wimpey development (approved under OUT/2014/2282 and RM/2020/2399).

There are also several other Public Rights of Way (PROW) around the site.

The application site forms a parcel of land allocated within the Keresley Sustainable Urban Extension (SUE).

PLANNING HISTORY

There have been no applications relating to the actual parcel of land, however, there are a range of applications that have been approved or are pending which all relate

to the Keresley SUE. The following are the most relevant:-

Application Number	Description of Development	Decision and Date
Taylor Wimpey		
OUT/2014/2282	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 reserved except for means of vehicular access to the site from Tamworth Road and Bennetts Road South.	Approved 12/02/2018
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 20/11/2019
S73/2020/0285	Variation of condition 8 (to allow one retail unit within the local centre to have floorspace up to 500 sq m) imposed upon outline permission OUT/2014/2282 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);	Approved 22/04/2020

	allotments; nature conservation area; and landscaping; The outline application was accompanied by an Environmental Statement	
RM/2020/2399	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.	Approved 29/11/2021
RMM/2021/2514	Submission of reserved Matters in accordance with condition 1 for layout, internal access arrangements, scale, appearance and landscape details for local centre, comprising of 1,505sqm across seven units pursuant to planning permission S73/2020/0285 granted on 22nd April 2020 for Variation of condition 8 (to allow one retail unit within the local centre to have floorspace up to 500 sq m) imposed upon outline permission OUT/2014/2282 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; The outline application was accompanied by an Environmental Statement.	Approved 26/10/2023
S73M/2021/2515	Variation of condition No. 56 (Hours of Delivery) and removal of condition No. 31 (Requirement for Green Roofs) imposed on planning permission S73/2020/0285 - Variation of condition 8 (to allow one retail unit within the local centre to have floorspace up to 500 sq m) imposed upon outline permission OUT/2014/2282 for the erection of up to 800 dwellings, with associated Local Centre comprising	Approved 24/10/2023

	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; The outline application was accompanied by an Environmental Statement, granted on 22nd April 2020	
<u>Bellway</u>		
OUT/2019/0022	Outline application for the demolition of all existing buildings and the erection of up to 550 dwellings and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, diversion of public rights of way, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site (in part).	Approved 07/02/2022
RMM/2022/0633	Submission of Reserved Matters for 284 dwellings off Fivefield Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 07/02/2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site	Approved 11/03/2024
RMM/2022/0636	Submission of Reserved Matters for 37 dwellings off Keresley Link Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to	Approved 27/10/2023

	550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site.	
RMM/2022/0678	Submission of Reserved Matters for 205 dwellings off Tamworth Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site	Pending
RMM/2022/0679	Submission of Reserved Matters for 18 dwellings off Tamworth Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site	Pending
RMM/2022/0680	Submission of Reserved Matters for the Ancient Woodland Buffer off Tamworth Road, for all matters	Approved 03/08/2023

	<p>outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site.</p>	
<u>Thompsons Farm</u>		
OUT/2019/0484	<p>Outline permission for the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works</p>	<p>Approved 05/07/2022</p>
FUL/2022/1981	<p>Installation and formation of highway and drainage infrastructure works pursuant to OUT/2019/0484 granted on 05/07/2022 for erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto</p>	<p>Approved 5th October Planning Committee. Decision Notice issued 06/10/23</p>

	Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.	
RMM/2022/1982	Submission of reserved matters (appearance, landscaping, layout and scale) for the erection of 329no. dwellings and associated infrastructure pursuant to planning permission OUT/2019/0484 granted on 05/07/2022 for erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.	Approved 14 th December 2023 Planning Committee. Decision Notice issued 20/12/2023
RMM/2022/2615	Submission of Reserved Matters (appearance, landscaping, layout and scale) for the erection of 171no. dwellings and associated infrastructure pursuant to planning permission OUT/2019/0484 granted on 05/07/2022 for erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.	Approved 14 th December 2023 Planning Committee. Decision Notice issued 21/12/23

<u>Rookery Farm</u>		
OUT/2019/2277	Proposed residential development (up to 40 dwellings) with associated landscaping/open space, drainage and highway infrastructure (outline application - all matters reserved except access into the site)	Approved 06/03/2020
RMM/2021/0314	Submission of reserved matters under condition 1 for details of appearance, landscaping, layout and scale for 40 dwellings together with associated landscaping/open space, drainage and highway infrastructure and temporary construction access from land to the north west pursuant to planning permission OUT/2019/2277 granted on 6th March 2020 for outline permission with access.	Approved 13/07/2021
<u>Colliery Club</u>		
FUL/2020/2615	Demolition of existing structures to facilitate residential development with associated access, parking, landscaping and drainage.	Approved 25/03/2021
<u>Manor Farm Cottages</u>		
FUL/2021/3173	Erection of two new dwellings with upgraded access and parking (Use Class C3)	Approved 02/02/2022
FUL/2022/3213	Erection of one detached dwelling with upgraded access and parking (Use Class C3)	Approved 05/01/2023
<u>Richborough / Queen College Oxford (QCO)</u>		
OUT/2022/0712	Outline application for the demolition of all existing buildings (save for Poddy Cottage) and the erection of up to 290 dwellings and creation of associated vehicular accesses to Bennetts Road and Fivefield Road, pedestrian/cycle accesses, diversion of public rights of way, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure, with all matters to be reserved except	Approved 23 rd February 2023 Planning Committee . Decision issued 23/06/2023

	vehicular access points into the site.	
PL/2023/0001888/RESM	Submission of Reserved Matters for 290no. dwellings for all matters outstanding pursuant to permission OUT/2022/0712 for the demolition of all existing buildings (save for Poddy Cottage) and the erection of up to 290 dwellings and creation of associated vehicular accesses to Bennetts Road and Fivefield Road, pedestrian/cycle accesses, diversion of public rights of way, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure including substation (vehicular access points into the site having been approved at outline stage). (Outline application was accompanied by an Environmental Statement)	Approved Planning Committee 14 th December 2023 Decision issued 10/06/2024
<u>Richborough / Queen College Oxford (QCO)</u>		
OUT/2022/0713	Outline application for the demolition of all existing buildings (save for Manor Farm Cottage) and the erection of up to 260 dwellings and creation of associated vehicular accesses to Bennetts Road, pedestrian/cycle accesses, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure, with all matters to be reserved except new vehicular access points into the site from Bennetts Road.	Approved 23 rd February Planning Committee. Decision issued 02/06/23.
<u>Hall Hill Cottages</u>		
FUL/2022/3246	Outline planning permission with all matters reserved save for access, for the demolition of existing dwelling and associated agricultural units, and the erection of up to 40 residential dwellings (Use Class C3), with parking and associated works.	Withdrawn
PL/2023/00001155/OUTM	Outline planning permission with all matters reserved save for access, for the demolition of existing dwelling and associated agricultural units, and the erection of up to 40 residential dwellings (Use Class C3),	Approved 23 rd May Planning Committee. Decision

	with parking and associated works. (Resubmission of FUL/2022/3246)	issued Pending – S106
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POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 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".

Consultation is currently underway seeking views on the Government's proposed approach to revising the NPPF. It also seeks views on a series of wider national planning policy reforms. The consultation closes on 24th September 2024.

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: (Part C) – Keresley SUE Specific Masterplan Principles
- Policy H1: Housing Land Requirements
- Policy H2: Housing Allocations
- Policy H4: Securing a Mix of Housing
- Policy H6: Affordable Housing
- Policy H9: Residential Density
- Policy GB1: Green Belt and Local Green Space
- Policy GE1: Green Infrastructure
- Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
- Policy GE4: Tree Protection
- Policy JE7: Accessibility to Employment Opportunities
- Policy DE1: Ensuring High Quality Design
- Policy HE2: Conservation and Heritage Assets
- Policy AC1: Accessible Transport Network
- Policy AC2: Road Network
- Policy AC3: Demand Management
- Policy AC4: Walking and Cycling
- Policy EM1: Planning for Climate Change Adaptation
- Policy EM2: Building Standards
- Policy EM4: Flood Risk Management
- Policy EM5: Sustainable Drainage Systems (SuDS)
- Policy EM7: Air Quality
- Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Sustainable Urban Extension

SPD Design Guidance for New Residential Development
SPD Householder Design Guide
SPD Coventry Connected
SPD Trees and Development
SPD Air Quality
SPD Affordable Housing

The Green Space Strategy 2019 - 2024

CONSULTATION

No Objections received from:
West Midlands Fire Service

No objections subject to conditions/contributions have been received from:
Drainage (CCC) (LLFA)
Environmental Protection
Local Highway Authority (LHA)
Urban Design

Final response to be reported as late representations from:
Trees

Immediate neighbours and local councillors were originally notified on 13th March 2024 a site notice was posted and a press notice was published in the Coventry Telegraph on 21st March 2024.

8no. letters of objection were received, raising the following material planning considerations:

- Impact on Drainage
- Impact of cars through the estate on surrounding roads

A number of comments were received raising the following non-material planning considerations:

- Need for housing.
- Lack of Infrastructure.
- Impact on Highways safety.
- Congestion.
- Impact on badgers

APPRAISAL

POLICY BACKGROUND

The National Planning Policy Framework, paragraph 11, states that “Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means: -

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are

most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.” Footnote 8 to paragraph 11 confirms that this includes situations where the local authority cannot demonstrate a five-year supply of deliverable housing sites.

The Coventry Local Plan was formally adopted on 6th December 2017. Since it was adopted the Government introduced the Standard Method, a standardised way of calculating minimum housing need. As the Local Plan is now more than five years old the Standard Method is now the determining factor when considering local housing need. The Standard Method incorporates an uplift which applies to certain cities and urban centres (including Coventry). When using the Standard Method the Council is not able to demonstrate a five year housing land supply. As such, the tilted balance is engaged and therefore planning permission should be granted, unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits” when assessed against the policies of the NPPF taken as a whole.

Consultation is currently underway seeking views on the Government’s proposed approach to revising the NPPF. The proposed revisions fundamentally change the calculation and outcome of the Standard Method resulting in a lower housing target for Coventry. As the revisions are currently the subject of consultation, the changes are only considered to be afforded limited weight at this stage.

PRINCIPLE OF DEVELOPMENT

Principle of Residential

The principle of the redevelopment of the site for residential purposes was first established under Policy H2 of the Coventry Local Plan which allocated this site and the surrounding area for housing as a Sustainable Urban Extension (SUE). The specific housing requirements are allocated under Policy H2:1.

Application OUT/2022/0713 was submitted; heard at the 23rd February 2023 Planning Committee meeting and subsequently approved the demolition of all existing buildings (save for Manor Farm Cottage) and the erection of up to 260 dwellings and creation of associated vehicular accesses to Bennetts Road, pedestrian/cycle accesses, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure, with all matters to be reserved except new vehicular access points into the site from Bennetts Road.

All the comments are noted with regards to the loss of the Green Belt land, flawed census figures and the need for the development, together with the access to and from the site, however as these matters have been determined under the outline permission, which approved the redevelopment of the area for housing including the developable area, these matters cannot be reassessed and are not material in the consideration of the current application which seeks approval for the appearance,

landscaping, layout and scale of the proposed houses and estate only.

The outline permission contained a number of conditions which the reserved matters are to come forward in accordance with. These are as follows:

PARAMETER CONDITIONS

- Condition No.4 - The development shall be carried out in accordance with the following approved plans:
 - DRAWING - Site Location Plan - Drawing No.C5041-005-03
 - AMENDED DRAWING - Amended Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041- 005-02 Rev D.
 - AMENDED DRAWING - Access and Infrastructure Parameter Plan - Drawing No.C5041-005-01 Rev E
 - AMEDNED DRAWING - Proposed Site Access Arrangements - Drawing No.T21517-001 Rev G
 - AMENDED DRAWING - Proposed Emergency Access - Swept Path Analysis 01 - Drawing No.T21517-003 Rev C
 - DRAWING - Proposed First Phase Access Bennetts Road South - Drawing No.T21517-012 Rev A.
 - DRAWING - Proposed First Phase Access Swept Path Analysis 01 - Drawing No.T21517-013 Rev A.
 - DRAWING - Proposed Site Access Swept Path Analysis 01 - Drawing No.T21517-002 Rev A

Condition No.5 - The reserved matters shall have full regard to the Sustainable Urban Extension Design Guidance SPD and include the following specific requirements:

- provision of LEAP;
- retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact, REPORT - Environmental Statement - Appendix 5.3 - Arboricultural Impact Assessment, dated 4th February 2022 - Report Ref:220210 1276 AIA V1 Site A&B and AMENDED DRAWING - Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041-005-02 Rev D.
- Inclusion of car club spaces for the SUE wide car club at locations to be agreed within the development.
- Provision of a Sustainable Transport Hub within the site to include:
 - Super bus stops with shelters and real-time information
 - Preparations for cycle hire docking station(s) including hard-standing and power supply Provision of communal EV charging points
 - Provision of car club parking and information boards/displays Provision of cycle hire storage facility
- Condition No.7 - The submission of reserved matters applications relating to any residential phase of development pursuant to this outline permission shall include a schedule of the mix of dwellings proposed within that phase, demonstrating how the proposed mix relates to the overall mix of dwellings within the wider site approved under the outline permission. The mix shall take full account the latest evidence of housing needs (whether contained in a housing needs assessment or otherwise) and local market demand

- Condition No.8 - No habitable buildings, structures, roadways, car parks, fencing, lighting, or anything else, shall be erected within 3m of the gas pipeline, which crosses the site

- Condition No.21 - Notwithstanding the Flood Risk Assessment and Drainage Strategy, the following shall be submitted to the Local Planning Authority together with each reserved matters applications for each phase of development, the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance. The submission shall include all relevant details and calculations to enable a full evaluation to be undertaken, and clear and accountable consideration shall be given to the following features:
 - Open Air storage or attenuation in the form of a wet pond, dry basin, swale or other similar surface feature, aimed at managing water quantity, quality and introducing biodiversity at the ground surface.
 - General below ground attenuation, aimed solely at managing the quantity of water on site (Note: preference should be given to localised cellular storage unless there is no possible mechanism for doing so)
 - Water quality control mediums such as permeable paving, filter drains, rain gardens, ponds or swales aimed at improving the quality of water passing through the system either above or below ground.
 - The use of water harvesting and grey water reuse at individual plot level within the development. This consideration should include both the deployment of water butts, and dedicated tank-based storage where appropriate and any reasons for NOT using should be clearly stated. All in accordance with Coventry City Council's Supplementary Planning Document "Delivering a more Sustainable City".
 - The storm water discharge rates from the development shall be managed in order to reduce flood risk to surrounding sites, downstream areas or the wider environment by means of a flow control mechanism (or mechanisms) limiting the total site discharge offsite to Q_{bar} greenfield runoff minus 20% or 5 l/s whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the CCC SFRA.
 - A detailed strategy document must be submitted to, and approved in writing by, the LPA for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on site. It should also mention any notable Health and Safety or specialist training, and special equipment required as part of the routine maintenance.
 - An appropriately scaled intrusive ground investigation report must be provided to establish the depth and type of strata, including percolation results in accordance with BRE 365 and identifying the presence and risk associated with migrant or soluble contaminants. Please provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design.
 - Prior to the commencement of any works on site, provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase. This should be covered under environmental risks in the Site Specific CEMP.

- Evidence must be provided to confirm that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority (LLFA) or Local Planning Authority (LPA) and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site may be needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the LPA and LLFA.
 - Evidence must be provided to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the buildings will be protected in such an event.
 - Single outfall points will be discouraged on larger sites, as outfall points should be located to best mimic the natural discharge condition.
 - Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
 - 300mm above the 1 in 100 year pluvial flood levels, and above the 1 in 1000 year fluvial flood levels.
 - Evidence of the 1 in 100 year plus climate change events will be held within the site boundaries, by the designed drainage system and surface profile.
 - No ordinary watercourse shall be culverted unless there is an overriding need to do so and justified in line with the Environment Agency's current policy. If possible, any existing surface water culverts should be opened and restored to a natural channel.
 - Where watercourses are culverted as part of the development, adequate provision for maintenance and survey access must be provided.
 - Where new or redevelopment site levels result in the severance, diversion or reception of natural (or engineered) land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.
 - All opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage. In this instance reference should be made to the Councils IDP or Regulation 123 list.
 - Foul drainage plans.
- Condition No.22 - The following shall be submitted to the Local Planning Authority together with reserved matters applications for each phase of development:
 - Tree Survey - a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the position of every tree on the site, and every tree on land adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, crown overhang from the boundary, intrusion of the Root Protection Area etc) with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres;

- a schedule of the trees surveyed as specified in chapter 4.1-4.5 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations;
 - a Tree Constraints Plan (5.1-5.3);
 - Arboricultural Impact Assessment (5.4) to assess the direct and indirect implications of trees upon the proposal and visa-versa, including locations for under-ground/ over-ground services, level changes within RPA's etc.;
 - Arboricultural Method Statement (6.1); and
 - Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works.
- Condition No.25 – A noise assessment shall be submitted with the appearance, layout and scale reserved matters applications for each phase of development. The noise assessment shall include results for LAeq, LA10, and LA90 noise descriptors, together with a calculated arithmetical average for the LAeq. The assessment will demonstrate by calculation that internal noise levels for the proposed residential property meet the 'Good' criteria set out in British Standard 8233 'Sound Insulation and Noise Reduction for Buildings' together with any mitigation measures that are required to achieve this. The report shall also demonstrate that outdoor garden and leisure areas associated with this development meet the 55dB limit as required by the World Health Organisation (WHO). Prior to the first occupation of the buildings any necessary mitigation measures shall have been implemented in full accordance with the recommendations of the noise assessment and thereafter shall not be removed or altered in any way

Assessment of Parameters Conditions

Condition No.4 - The development shall be carried out in accordance with the following approved plans:

The AMENDED DRAWING - Amended Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041- 005-02 Rev D shows the areas of hedgerow and the trees agreed to be removed under the outline permission (OUT/2022/0713), it shows the areas for the LEAP and open public space.

AMENDED DRAWING - Access and Infrastructure Parameter Plan - Drawing No.C5041-005-01 Rev E together with AMEDNED DRAWING - Proposed Site Access Arrangements - Drawing No.T21517-001 Rev G, AMENDED DRAWING - Proposed Emergency Access - Swept Path Analysis 01 - Drawing No.T21517-003 Rev C, DRAWING - Proposed First Phase Access Bennetts Road South - Drawing No.T21517-012 Rev A, DRAWING - Proposed First Phase Access Swept Path Analysis 01 - Drawing No.T21517-013 Rev A, DRAWING - Proposed Site Access Swept Path Analysis 01 - Drawing No.T21517-002 Rev A show the main access off Bennetts Road to the east which will also facilitate the Keresley Link Road (KLR), The KLR traverses in an east west direction before it hits the boundary with the Bellway site RMM/2022/0633 and RMM/2022/0636 then links to the Taylor Wimpey

Site OUT/2014/2282: S73/2020/0285 which is located on the western side of Tamworth Road.

This drawing also shows the existing Public Rights of Way (PRoW) through the site; the proposed realignments and the proposed pedestrian and cycle routes through the site connecting to the wider area.

The application is in accordance with Condition No.4 of OUT/2022/0712 thus far.

Condition No.5 - The reserved matters shall have full regard to the Sustainable Urban Extension Design Guidance SPD and include the following specific requirements:

- provision of LEAP;
- retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact, REPORT - Environmental Statement - Appendix 5.3 - Arboricultural Impact Assessment, dated 4th February 2022 - Report Ref:220210 1276 AIA V1 Site A&B and AMENDED DRAWING - Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041-005-02 Rev D.
- Inclusion of car club spaces for the SUE wide car club at locations to be agreed within the development.
- Provision of a Sustainable Transport Hub within the site to include:
 - Super bus stops with shelters and real-time information
 - Preparations for cycle hire docking station(s) including hard-standing and power supply Provision of communal EV charging points
 - Provision of car club parking and information boards/displays Provision of cycle hire storage facility

Shall be discussed in more detail under the following headings: -

- provision of LEAP – *Open Space and Parks*
- retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact, REPORT - Environmental Statement - Appendix 5.3 - Arboricultural Impact Assessment, dated 4th February 2022 - Report Ref:220210 1276 AIA V1 Site A&B and AMENDED DRAWING - Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041-005-02 Rev D – *Biodiversity, Ecology and Trees*
- Inclusion of car club spaces for the SUE wide car club at locations to be agreed within the development - *Highways, Access and Parking*.
- Provision of a Sustainable Transport Hub within the site to include:
 - Super bus stops with shelters and real-time information
 - Preparations for cycle hire docking station(s) including hard-standing and power supply Provision of communal EV charging points
 - Provision of car club parking and information boards/displays Provision of cycle hire storage facility - *Highways, Access and Parking*.
- Condition No.7 - The submission of reserved matters applications relating to any residential phase of development pursuant to this outline permission shall include a schedule of the mix of dwellings proposed within that phase, demonstrating

how the proposed mix relates to the overall mix of dwellings within the wider site approved under the outline permission. The mix shall take full account the latest evidence of housing needs (whether contained in a housing needs assessment or otherwise) and local market demand – *Housing Mix*

- Condition No.21 - Notwithstanding the Flood Risk Assessment and Drainage Strategy, the following shall be submitted to the Local Planning Authority together with each reserved matters applications for each phase of development, the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance. The submission shall include all relevant details and calculations to enable a full evaluation to be undertaken, and clear and accountable consideration shall be given to the following features:
 - Open Air storage or attenuation in the form of a wet pond, dry basin, swale or other similar surface feature, aimed at managing water quantity, quality and introducing biodiversity at the ground surface.
 - General below ground attenuation, aimed solely at managing the quantity of water on site (Note: preference should be given to localised cellular storage unless there is no possible mechanism for doing so)
 - Water quality control mediums such as permeable paving, filter drains, rain gardens, ponds or swales aimed at improving the quality of water passing through the system either above or below ground.
 - The use of water harvesting and grey water reuse at individual plot level within the development. This consideration should include both the deployment of water butts, and dedicated tank-based storage where appropriate and any reasons for NOT using should be clearly stated. All in accordance with Coventry City Council's Supplementary Planning Document "Delivering a more Sustainable City".
 - The storm water discharge rates from the development shall be managed in order to reduce flood risk to surrounding sites, downstream areas or the wider environment by means of a flow control mechanism (or mechanisms) limiting the total site discharge offsite to Q_{bar} greenfield runoff minus 20% or 5 l/s whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the CCC SFRA.
 - A detailed strategy document must be submitted to, and approved in writing by, the LPA for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on site. It should also mention any notable Health and Safety or specialist training, and special equipment required as part of the routine maintenance.
 - An appropriately scaled intrusive ground investigation report must be provided to establish the depth and type of strata, including percolation results in accordance with BRE 365 and identifying the presence and risk associated with migrant or soluble contaminants. Please provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design.
 - Prior to the commencement of any works on site, provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase. This should be covered under environmental risks in the Site Specific CEMP.

- Evidence must be provided to confirm that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority (LLFA) or Local Planning Authority (LPA) and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site may be needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the LPA and LLFA.
 - Evidence must be provided to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the buildings will be protected in such an event.
 - Single outfall points will be discouraged on larger sites, as outfall points should be located to best mimic the natural discharge condition.
 - Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
 - 300mm above the 1 in 100 year pluvial flood levels, and above the 1 in 1000 year fluvial flood levels.
 - Evidence of the 1 in 100 year plus climate change events will be held within the site boundaries, by the designed drainage system and surface profile.
 - No ordinary watercourse shall be culverted unless there is an overriding need to do so and justified in line with the Environment Agency's current policy. If possible, any existing surface water culverts should be opened and restored to a natural channel.
 - Where watercourses are culverted as part of the development, adequate provision for maintenance and survey access must be provided.
 - Where new or redevelopment site levels result in the severance, diversion or reception of natural (or engineered) land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.
 - All opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage. In this instance reference should be made to the Councils IDP or Regulation 123 list.
 - Foul drainage plans - *Drainage*
- Condition No.22 - The following shall be submitted to the Local Planning Authority together with reserved matters applications for each phase of development:
 - Tree Survey - a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the position of every tree on the site, and every tree on land adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, crown overhang from the boundary, intrusion of the Root Protection Area etc) with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres;

- a schedule of the trees surveyed as specified in chapter 4.1-4.5 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations;
 - a Tree Constraints Plan (5.1-5.3);
 - Arboricultural Impact Assessment (5.4) to assess the direct and indirect implications of trees upon the proposal and visa-versa, including locations for under-ground/ over-ground services, level changes within RPA's etc.;
 - Arboricultural Method Statement (6.1); and
 - Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works – *Ecology, Biodiversity and Trees*.
- Condition No.25 – A noise assessment shall be submitted with the appearance, layout and scale reserved matters applications for each phase of development. The noise assessment shall include results for LAeq, LA10, and LA90 noise descriptors, together with a calculated arithmetical average for the LAeq. The assessment will demonstrate by calculation that internal noise levels for the proposed residential property meet the 'Good' criteria set out in British Standard 8233 'Sound Insulation and Noise Reduction for Buildings' together with any mitigation measures that are required to achieve this. The report shall also demonstrate that outdoor garden and leisure areas associated with this development meet the 55dB limit as required by the World Health Organisation (WHO). Prior to the first occupation of the buildings any necessary mitigation measures shall have been implemented in full accordance with the recommendations of the noise assessment and thereafter shall not be removed or altered in any way - *Noise*

ALLOCATION REQUIREMENTS

Retail Space

The southern local centre already benefits from permission under OUT/2014/2282:RMM/2021/2514 and will be provided adjacent to Bennetts Road as part of the land currently being developed by Taylor Wimpey.

Distributor link road and Junction Improvements

The Distributor Link Road called the Keresley Link Road (KLR), as stated above related to this site. The KLR traverses from Tamworth Road to the west, through the Taylor Wimpey site (OUT/2014/2282:RMM/2019/1030), over the Hallbrook, through the Bellway site (RMM/2022/0633 and RMM/2022/0636) and into this current site linking to Bennetts Road.

Primary School

The new primary school is located elsewhere within the SUE within the Taylor Wimpey site and was approved under OUT/2014/2282 and subsequent S73 application S73/2020/0285.

In conclusion, the principle of development is considered to be acceptable.

HOUSING MIX

Policy H4 of the Coventry Local Plan requires proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city as set out within the 'Coventry & Warwickshire Housing & Economic Development Needs Assessment (HEDNA), dated November 2022.

The HEDNA suggests a mix of market housing as the following:

1 bedroom	2 bedroom	3 bedroom	4+ bedroom
10%	40%	40%	10%

The application proposes the following:

The following table sets out the proposed bedroom numbers.

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
49no. dwellings	62no. dwellings	117no. dwellings	32no dwelling	<u>260</u>

Split as follows between private and affordable housing.

Private Housing

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
34no. dwellings	48no. dwellings	93no. dwellings	20no dwelling	<u>195</u>

Affordable Housing

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
15no. dwellings	14no. dwellings	24no. dwellings	12no dwelling	<u>65</u>

The table below shows the percentage of the housing mix and how it compares with the suggested mix within the HEDNA.

No. of Bedrooms	Total	% as proposed	% HEDNA
1no.	49no.	18.8%	10%
2no.	62no.	23.85%	40%
3no.	117no.	45%	40%
4no.	32no.	12%	10%
	260no.	100%	

The table highlights that the site is providing more four bed roomed houses than the HEDNA suggests.

The HEDNA is a suggestion for a housing mix however in assessing the proposals officers are mindful of the location, being a green field site, which is better able to

accommodate the larger family houses. Taking all of the above into account, on balance the application is in accordance with Policy H4.

AFFORDABLE HOUSING

The development is providing 260no. units is above the threshold of 25 units as set out within Policy H6 of the Coventry Local Plan. Accordingly, 25% affordable housing is secured via the S106 which was signed under the outline permission.

This amounts to a net figure of 65no. dwellings.

AMENDED DRAWING - Managed Area Plan - Drawing No.C5684-PL116 Rev D has been submitted which shows the affordable housing provision.

The affordable housing provision is in accordance with the outline permission and the signed S106 agreement.

OPEN SPACE AND PARKS

Open Space – Development Provision

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

Under the outline permission it was determined that there was a deficit in Play Areas within the locality, consequently the provision of a LEAP was required as part of the outline application.

AMENDED DRAWING - Amended Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041- 005-02 Rev D shows the location of the LEAP located where the two existing PRoW cross adjacent to the Hall Brook.

Condition No.5 requires the provision of the LEAP to be submitted with any reserved matters application.

The layout shows the area of the LEAP to be located close to the Hallbrook and the existing and proposed Public Rights of Way (PRoW).

Full details of the LEAP can be conditioned.

Open Space – Offsite Works

Officers have looked at the entire housing allocation called the Keresley SUE holistically, this includes mapping the locations of the existing NEAP at Keresley End located within Nuneaton and Bedworth Borough Council (NBBC) administration boundary, and the two NEAPS which have already been approved, which relate directly to the SUE.

One NEAP is to be provided on the Bellway development, approved in outline form for up to 550no dwellings under OUT/2019/0022 and specific reserved matters application RMM/2022/0633 and one on the Taylor Wimpey site, approved in outline

form for up to 800no. dwellings under OUT/2014/2282; subsequent variation of condition application S73M/2020/0285 and the reserved matters application RM/2020/2399 which relates to Phase 2A and 2B.

The current application is not big enough at 260no houses to trigger an on-site NEAP, as the threshold is set at 500no. properties. However, under the outline permission it was considered that the development should provide a contribution towards Coundon Park. These monies were secured under the S106 attached to the outline permission (OUT/2022/0713).

SPORTING PROVISION

The proposal contains no indoor sporting provision nor any formal playing pitches, however, mitigation in the form of a financial contribution was agreed under the outline permission (OUT/2022/0713) and secured within the S106 agreement.

This secured the following: -

- £120,704.00 towards swimming pools in the Northwest of Coventry.
- £116,264.00 towards a sports hall in the Northwest of Coventry.
- £23,739.00 towards an artificial grass pitch in the Northwest of Coventry.
- £270,804.00 towards a two-team changing room and provision and maintenance of off-site sports playing pitches.

ARCHAEOLOGY

There are no Heritage Assets located within the site. Within the site there are three Archaeological Constraint Areas (ACA).

Of the Archaeology Constraint Areas (ACA) located within the site, one is located close to Hall Brook and Manor Farm, medieval finds were identified. Earthworks recorded here which survived until the mid-20th century, are thought possibly to represent a medieval moated site. The evaluation indicated that the earthworks largely survive below modern fills and levels, and it is here that a concentration of medieval material was identified. A further stone setting was recorded on the edge of one of the earthworks, potentially a revetment wall or other structure, and several other earlier features were identified. To the west of these features a cobbled stone surface and another stone linear setting were also exposed, just south of Hall Brook

On the basis of these finds, the medieval moated building platform to the west of Manor Farm, was required to be preserved in situ, with no development disturbing the remains.

AMENDED DRAWING - Amended Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041- 005-02 Rev D was subsequently approved under the outline which showed this area as open green space.

Condition No.34 of the outline permission states:

No development (including any demolition or preparatory works) shall take place unless and until a written scheme of archaeological investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. The WSI shall include a detailed programme of archaeological works for the areas identified as requiring archaeological mitigation. For land that is included within the WSI, no

development (including any demolition or preparatory works) shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and: The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

The completion of the programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI'. The development shall only proceed in full accordance with these approved details

AMENDED DRAWING - Site Layout - Drawing No.C5684-PL100 Rev D shows this area being retained in situ as Public Open Space (POS).

HIGHWAYS, ACCESS AND PARKING

Policy AC1 'Accessible Transport Network' of the Coventry Local Plan 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 AC2 of the Coventry Local Plan states new development proposals which are predicted to have a negative impact on the capacity and/or safety of the highway network should mitigate and manage the traffic growth which they are predicted to generate to ensure that they do not cause unacceptable levels of traffic congestion, highway safety problems and poor air quality'. Highway mitigation and management measures should focus firstly on demand management measures (Policy AC3) including the promotion of sustainable modes of travel, and secondly on the delivery of appropriate highway capacity interventions. Highway capacity interventions should be appropriate to the scale of development and expected impact and will be determined through the associated Transport Assessment.

There have been a number of objections to not only to the application but on how the entire SUE has been modelled and whether the modelling is correct, robust etc.

Accesses

The outline permission (OUT/2022/0713) has established the principle of developing this site for a maximum of 260no houses, together with the main access off Bennetts Road and Fivefield Road.

Condition No.4 approved the site accesses drawings as follows: -

- AMENDED DRAWING - Access and Infrastructure Parameter Plan - Drawing No.C5041-005-01 Rev E AMEDNED DRAWING - Proposed Site Access

- Arrangements - Drawing No.T21517-001 Rev G
- AMENDED DRAWING - Proposed Emergency Access - Swept Path Analysis 01 - Drawing No.T21517-003 Rev C
 - DRAWING - Proposed First Phase Access Bennetts Road South - Drawing No.T21517-012 Rev A. DRAWING - Proposed First Phase Access Swept Path Analysis 01 - Drawing No.T21517-013 Rev A. DRAWING - Proposed Site Access Swept Path Analysis 01 - Drawing No.T21517-002 Rev A

Parameter condition No.5 states the site is required to provide:

- Inclusion of car club spaces for the SUE wide car club;
- Provision of a sustainable Transport Hub to include
 - Super bus stops with shelters and real-time information
 - Preparations for cycle hire docking station(s) including hard-standing and power supply Provision of communal EV charging points
 - Provision of car club parking and information boards/displays Provision of cycle hire storage facility

AMENDED DRAWING - Site Layout - Drawing No.C5684-PL100 Rev D shows the approved construction and main access for the site together with a location for the Sustainable Transport Hub. The full details of which can be controlled by a suitable worded condition.

Public Rights Of Way (PRoW)

There are two footpaths which dissect the site. One, runs along the centre of the site, which runs along the Hallbrook (M315) and one runs along the western boundary with Taylor Wimpey (M316).

Under the outline permission these footpaths are proposed to stay on a similar alignment, incorporated in landscaped corridors.

Pedestrian / Cycle Network

The site to the northeast of the application site is land to the north of 41no Bennetts Road, which has an outstanding application for the erection of five dwellings. As part of that application a 3m cycle track was provided to the red line boundary with the intention that it would be linked to the current application site, forming a critical cycling link on the eastern side of Bennetts Road.

Bus Provision

Travel for West Midlands (TfWM) do not object to the application due to a collaborative approach being taken for the entire SUE. S106 monies were agreed under the outline permission which will extend the No.16 / 16A service.

Street Typologies

The main road through the site is the Keresley Link Road (KLR) which splits the site. The main road from the Keresley Link Road (KLR) to the south is the "Avenue" typology from the SUE SPD. Accordingly, a 3m cycle track and 2m footway is provided on one side and with a 2m footway on the other side, this then changes to a shared surface before it enters into the Taylor Wimpey site providing a pedestrian / cycle path.

Parking

Each property has the required number of parking spaces as set out within the Coventry Connected SPD. Where all one-bedroom properties have one parking space and all properties with two or more bedrooms have two off road, dedicated parking spaces.

In addition, xno visitor parking spaces are being proposed, out of a xno space requirement.

Fire and Refuse Vehicles

The application has been supported by tracking drawings and a Road Safety Audit (RSA)

These drawings illustrate that the site can accommodate the required fire engines and refuse vehicle.

ECOLOGY, BIODIVERSITY AND TREES

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

Policy GE3 establishes that developments should provide a net gain and where this is not possible provide some form of offsetting would be increased when the recommended biodiversity enhancements are included.

The biodiversity impacts and their mitigation were established under the outline permission, OUT/2022/0713 and secured via conditions and S106.

Specifically, within the S106 the mitigation in the form of a financial contribution has been agreed. Which has agreed £32,067.94 per biodiversity unit loss, with the entire site not exceeding £1,122,378.00.

Trees

The outline permission at Condition No.5 required retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact, REPORT - Environmental Statement - Appendix 5.3 - Arboricultural Impact Assessment, dated 4th February 2022 - Report Ref:220210 1276 AIA V1 Site A&B and AMENDED DRAWING - Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041-005-02 Rev D.

Condition No.22 of the outline permission, OUT/2022/0712, required the following to be submitted with reserved matters applications.

- Tree Survey - a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the position of every tree on the site, and every tree on land adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, crown overhang from the boundary, intrusion of the Root Protection Area etc) with a

stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres;

- a schedule of the trees surveyed as specified in chapter 4.1-4.5 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations;
- a Tree Constraints Plan (5.1-5.3);
- Arboricultural Impact Assessment (5.4) to assess the direct and indirect implications of trees upon the proposal and visa-versa, including locations for under-ground/ over-ground services, level changes within RPA's etc.;
- Arboricultural Method Statement (6.1); and
- Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works.

The reserved matter application was supported by REPORT - Arboricultural Impact Assessment & Method Statement, dated January 2024 - Report Ref.11811_AIA.001 Rev A.

No objections are raised with regards to the majority of the proposed layout, apart from the section to the south of the site, Plots No.251 – No.260. These houses back onto a number of retained trees and a hedgerow. Specifically, T24, T25, G4 and H9.

The submitted arboricultural works appear to suggest that these trees and hedgerows will be cut right back to the boundary, with the rear fences being placed close to the trunks of the trees.

Concerns were raised with regards to the amount of pruning works required and whether they would harm the tree to be retained.

Further concerns were raised with regards to the quality of the garden space retained for the proposed houses in close proximity to the retained trees.

The tree officers final comments will be reported as a late representation.

DRAINAGE

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

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

The principle of development has been accepted. The Local Lead Flood Authority (LLFA) has raised no objections subject to a condition.

IMPACT ON VISUAL AMENITY

Policy DE1 of the Coventry 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) “Permission should be refused for development of that is not well designed that fails to reflect local design policies and government guidance on design. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design; 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.

LPA should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).” (Paragraph 135no.).

The first half of this report has assessed what the constraints are of the site and the suitable mitigation required in order to make a sustainable residential environment.

To recap, the site must provide:

- 1 LEAP in the location as indicated on the AMENDED DRAWING - Site Layout - Drawing No.C5684-PL100 Rev D
- Retention of all existing trees and substantial hedgerows on site
- Dedicated ped/cycle routes through the site – some routes within their own landscaped corridors other routes utilising the existing ‘Avenue’ street typology as set out within the SUE SPD, as shown on AMENDED DRAWING - Site Layout - Drawing No.C5684-PL100 Rev D
- A sustainable transport hub – AMENDED DRAWING - Site Layout - Drawing No.C5684-PL100 Rev D
- SuDs

Scale and Massing

The site sits within the middle of the SUE, and therefore, officers are mindful of the house types that have already been approved within the surrounding development.

The application proposes 260no dwellings ranging from terraced, to semi and to detached and range from two – four bedrooms with the predominately being three bedroomed properties.

The proposal will provide for an attractive residential environment and is in accordance with the aforementioned policies.

AIR QUALITY

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

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

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

The Air Quality SPD simplifies the consideration of air quality impacts associated with development schemes and focus on incorporation of mitigation at the design stage, countering the cumulative impacts of aggregated developments, providing clarity to developers and defining 'sustainability' in air quality terms.

The Site is located within the Coventry citywide Air Quality Management Area which was designated for the potential exceedance of the annual mean nitrogen dioxide (NO₂) air quality objective.

The application is for submission of reserved matters, where the principle of the development has been approved under OUT/2022/0713. The reserved matters are required to come forward in accordance with that permission and the conditions attached to it.

Condition No.18 of the outline permission requires the submission of a method statement detailing the control of emissions into the air during the demolition / construction.

This is a part compliance condition, and a submission requiring the details of the control of emissions into the air during the demolition / construction. to be submitted prior to commencement of works on the site.

Condition No.33 of the outline permission requires low NOx emission boilers and one electric car charging point per dwelling. This is a compliance condition which requires all the properties to have these elements installed.

NOISE

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

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

The application is for submission of reserved matters, where the principle of the development has been approved under OUT/2022/0713. The reserved matters are required to come forward in accordance with that permission and the conditions attached to it.

Condition No.25 requires a noise assessment to be submitted with the reserved matters application.

REPORT - Acoustic Assessment, dated February 2024 - Report Ref.26381-ENV-0402 Rev B was submitted in support of the application.

The report states acoustic modelling has demonstrated that the lower external amenity criteria of 50 dB, outlined in BS 8233, is met for all dwellings across the Site, without the requirement for any additional mitigation measures.

For the majority of the site, standard thermal double glazing and direct air path trickle vents are permissible. However, for a small number of plots along the Keresley Link Road, acoustically attenuated trickle ventilators will be required.

The details of the Acoustic Assessment will be conditioned.

CONTAMINATED LAND

Policy EM6 of the Coventry Local Plan seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of wastewater by whatever means.

INFRASTRUCTURE REQUIREMENTS

Comments and objections submitted raise concerns regarding the impact on services such as schools and doctors, the highways network, drainage and flooding and other infrastructure pressures.

Paragraph 55 of the NPPF states local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of

conditions or planning obligations.

This includes setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, and green and blue infrastructure). Where planning conditions are considered the acceptable way to mitigate against any harm that may arise, they have been noted under the relevant sections.

Developer Contributions

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

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

The tests are:

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

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

Policy IM1 'Developer Contributions for Infrastructure' of the Coventry Local Plan 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 outline planning permission, OUT/2022/0713, secured a number of contributions under a Section 106 Legal Agreement. These are as follows:-

Affordable Housing

Policy H6 of the Local Plan requires the provision of 25% affordable housing. The development of 260 units will therefore require 65 dwellings to be for affordable housing.

Biodiversity offsetting

- The Bio-Diversity Contribution for the Development as a whole shall not exceed £1,122,378.00.

CCG (Doctors)

- £212,057 index lined towards off site primary care and healthcare facilities within 3km of the Keresley SUE.

Education

A total education contribution of £2,523,520.80 is required as set out below:-

<u>Contribution</u>	<u>Amount</u>
Early Years/Pre-School	£288,040.00
Primary	£587,096.80
Primary SEN	£131,478.00
Secondary	£1,142,042.00
Post 16	£243,386.00
Secondary and Post 16 SEN	£131,478.00
TOTAL	£2,523,520.80

Highways

<u>Contribution</u>	<u>Amount</u>
Cycle Superhighway: Tamworth Road to Holyhead Road Cycleway via Coundon Wedge Drive.	£263,462.89
Cycle Superhighway: Bennetts Road to Barker's Butt Road via Beake Avenue	£505,863.71
Keresley Link Road.	£1,742,628.37
Public Rights of Way Works – Resurfacing Thompson's Lane (£118,900) and Diversion Route E of Bunson's Wood .	£189,900.00
Travel Plan co-ordinator.	£17,556.00
Residential Travel Plans.	£15,537.50
5 Years of Mobility Credits inc Car Club.	£372,378.60
Frequency Increase for Bennetts Road Bus Service (16).	£37,375.00
DRT (Demand Responsive Transport).	£145,598.05
Cycle Hire / E-bikes / E-scooters.	£53,955.00
Travel Plan Monitoring.	£68,000.00
Traffic Surveys for Progress towards Modal Shift Targets.	£22,349.80

Household Surveys	£8,190.00
Traffic Monitoring Cameras at non-signalised junctions	£8,475.00
Fivefield Road Closure	£67,042.46
Off-Site Junction Mitigation	£57,000.00
Winding House Lane/Wheelwright Junction	£57,720.00
M6/Junction 3	£90,580.00

Sports

- £120,704.00 indexed linked towards swimming pools at a public leisure development in the Northwest of Coventry.
- £116,264.00 indexed linked towards a sports hall at a public leisure development in the Northwest of Coventry.
- £23,739.00 indexed linked towards an artificial grass pitch at a public leisure development in the Northwest of Coventry.
- £270,804.00 indexed linked towards a two-team changing facility and the provision and maintenance of off-site sports playing pitches at a location set out in the emerging Playing Pitch Strategy and Action Plan

Parks

- £50,000 towards the cost of providing a MUGA at Coundon Park.

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:
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - 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 site was removed from the Green Belt when the site was allocated for housing as part of the Keresley Sustainable Urban Extension under Policy H2:1 of the Local

Plan. Outline permission was granted under OUT/2022/0713 for up to 260no dwellings with the access from Bennetts Road.

The Council is not in a position to demonstrate a 5-year housing land supply when using the Government’s Standard Method. It is not considered that there are any adverse impacts of granting planning permission that would significantly and demonstrably outweigh the benefits of the development when assessed against the policies of the NPPF taken as a whole. Therefore, in line with the NPPF Planning Permission should be granted.

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. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, DS4c, H1, H2, H3, H4, H6, H9, HE2, GE1, GE2, GE3, GE4, JE7, DE1, AC1, AC2, AC3, AC4, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS/REASON

1.	The development hereby permitted shall be carried out in accordance with the following approved plans:
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>
2.	The existing tree(s) and hedge(s) indicated on the approved plan xxxxx to be retained shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height of the hedge(s) falls below 2mm at any point. Any tree(s) or hedge(s) removed without consent or dying, or being severely damaged or diseased or becomes; in the opinion of the Local Planning Authority; seriously damaged or defective, shall be replaced within the next planting season with hedging, tree(s) and/or shrub(s) of such size and species details of which must be submitted to and approved by the Local Planning Authority. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations (excluding hard surfaces).
Reason	<i>To protect those landscape features which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policies GE3, GE4 and HE2 of the Coventry Local Plan 2016.</i>
3.	No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until the tree protection measures identified in the approved application documentation have been put into place in strict accordance with the approved details and thereafter they shall remain in place during all construction work. In addition no excavations, site works, stock piling,

	trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy or root protection area of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).
Reason	<i>To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2016.</i>
4.	Any on-plot landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths (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), shown on the approved plans namely, xxxxx, unless alternative details have been approved via a discharge of condition application, shall be completed in all respects within three months of the first use of that dwelling(s) 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>
5.	The soft landscaping hereby approved on xxxxxxx shall be completed in all respects prior to occupation of the 25th dwellinghouse. 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 Policy DE1 of the Coventry Local Plan 2016.</i>

6.	Prior to the first occupation of the development hereby permitted, details of all off-plot hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details shall include full details of the upgraded Public Right of Way (PROW) and the proposed railings to be erected, specifying the colour of the railings. The hard landscaping works shall be completed in strict accordance with the approved details before the occupation of the 25th dwelling hereby permitted and thereafter they shall be retained and shall not be removed or altered in any way.
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 Policy DE1 of the Coventry Local Plan 2016.</i>
7.	Prior to the first occupation of the dwellinghouse(s) hereby permitted, within that particular phase, details of the bin storage for that dwellinghouse shall be submitted to and approved in writing by the Local Planning Authority. The bin storage areas shall be provided in full accordance with the approved details prior to first occupation of the development and thereafter they shall remain available for use at all times and shall not be removed or altered in any way. All bins which serve that dwelling must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days.
Reason	<i>In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
8.	No part of the residential accommodation hereby permitted shall be occupied unless and until the external amenity space for that dwelling has been laid out and provided in full accordance with the details shown on the approved plans and thereafter shall remain available for use at all times.
Reason	<i>In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
9.	No development shall commence unless and until an updated overheating assessment has been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the dwellinghouse(s) any necessary mitigation measures shall have been implemented in full accordance with the recommendations of the overheating assessment and thereafter shall not be removed or altered in any way.
Reason	<i>To protect the amenities of future occupiers from road traffic noise and general disturbance in accordance with Policy H3 of the Coventry Local Plan 2016.</i>
10.	Notwithstanding the details shown on xxxxx , relating to the blue area annotated 'wide area for potential restraint system to be fitted', prior to the commencement of the development hereby permitted, full engineering and constructional details of the Gabion vehicle restraint system shall be

	submitted to and approved in writing by the Local Planning Authority. The Gabion vehicle restraint system shall be installed in full accordance with the approved details prior to vehicular use of the road and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<i>In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2016.</i>
11.	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 further development shall take place within the curtilage of any dwellinghouse hereby permitted without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>Having regard to the design, layout and general nature of the proposed development it is important to ensure that no further development is carried out which would detract from the appearance of the area and affect the amenity of adjacent properties. Therefore, no additional development is to be carried out without the permission of the Local Planning Authority in accordance with Policies H3 and DE1 of the Coventry Local Plan 2016</i>
12.	Prior to first occupation of the development hereby approved, full details of the West Midlands Cycle Hire docking stations including power supply which will be necessary for eBike charging and communications, shall be submitted and agreed in writing. The docking stations shall be provided as per the approved details by occupation of the 25th dwelling and thereafter maintained for the lifetime of the development.
Reason	<i>To ensure satisfactory provision of sustainable forms of transport on site and to ensure it has a satisfactory appearance in accordance with policy AC1, AC4 and DE1 of the Coventry Local Plan 2016</i>
13.	No part of the residential accommodation hereby permitted shall be occupied unless and until the footway connecting that dwelling to the adopted highway have been constructed to surface course and thereafter shall remain available for use at all times.
Reason	<i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016</i>
14.	No part of the residential accommodation hereby permitted shall be occupied unless and until the road connecting that dwelling to the adopted highway have been constructed to binder and thereafter shall remain available for use at all times.
Reason	<i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016</i>

