

-Planning Committee Report	
Planning Ref:	RMM/2022/0679
Site:	Land at Fivefield Road and Tamworth Road
Ward:	Bablake.
Proposal:	Submission of Reserved Matters for 19no. 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
Case Officer:	Emma Spandley

SUMMARY

The application relates to a parcel of land that is contained within the housing allocation H2:1, called Keresley Sustainable Urban Extension (SUE). The entire allocation is for 3,100 dwellings.

Application OUT/2019/0022 was submitted; heard at the 4th March 2021 Planning Committee meeting and subsequently approved 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).

The redline site area for application OUT/2019/0022 extended to some 27ha. The current application forms a small part of the outline permission and seeks permission for the outstanding details relating to appearance, landscaping, layout, and scale only of 19no dwellings of the 550no approved.

The following reserved matters application are underpinned by the outline application. Please see the table below.

<u>OUT/2019/022 – 550no Dwellings</u>	
RMM/2022/0633	280no. Dwellings
RMM/2022/0636	35no. Dwellings
RMM/2022/0678	201no. Dwellings
RMM/2022/0679	19no. Dwellings
<u>TOTAL</u>	<u>535no. Dwellings (-15)</u>

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.

Application OUT/2019/0022 was submitted; heard at the 4th March 2021 Planning Committee meeting and subsequently approved 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).

The outline permission permitted the removal of certain trees and hedgerows which were identified within the FLAC Tree Survey 2019, which was submitted at the time of the outline application; one of the trees was T7025. This is the tree subject to the petition to retain it.

The redline site area for application OUT/2019/0022 extends to some 27ha. The current application forms a small part of the outline permission.

KEY FACTS

Reason for report to committee:	A petition against the removal of T7025
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 set out within the report, which are considered necessary.

REASON FOR DECISION

The proposal has outline permission for 550no houses with associated works.

The principle of re developing the site has been secured.

The removal of T7025 has been secured under the outline permission.

The proposal will not adversely impact upon highway safety, air quality, drainage/flooding, ancient woodland, or ecology as these were assessed under the outline permission OUT/2019/0022.

The proposal has been designed with Ancient Arden principles and complies with the adopted SPDs.

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 2017, together with the aims of the NPPF.

APPLICATION PROPOSAL

The application seeks approval for the appearance, landscaping, layout, and scale only of 19no dwellings, out of the 550no dwellings approved under the outline permission, OUT/2019/0022.

OUT/2019/0022 was approved in outline form with the access points subject to conditions.

Condition No.1 of the outline planning permission (OUT/2019/0022) 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 of the outline planning permission.

Further requirements are set out with the S106 agreement.

The proposed application proposes the erection of 19no. houses.

The following table sets out the proposed bedroom numbers.

<u>4 Bedroom</u>	<u>5 Bedroom</u>	<u>7 Bedroom</u>
13no. dwellings	5no. dwellings	1no dwelling

SITE DESCRIPTION

The application site is located on the eastern side of Tamworth Road, with one access to the site opposite Highcroft and Dell Quay; in between Berrynarbor to the north and Troyswood House to the south. This access will serve: Plots No.2 – No.14 (inclusive), making a total of 13no houses.

A private drive is located between Keresley Garage to the north and Kingswood House to the south to serve Plot No.1, and a secondary access is proposed in between Kingswood House to the north and Queenswood to the south. This private drive will serve Plots No.15 – No.19 (inclusive) a total of five houses.

The entire application site is bounded to the east by Pikehorne Wood and The Alders.

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 is a table setting out the applications that relate to the entire SUE.

Application Number	Description of Development	Decision and Date
<u>Taylor Wimpey</u>		
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); allotments; nature conservation area; and landscaping; The outline application was accompanied by an Environmental Statement	Approved 22/04/2020
RM/2020/2399	Submission of reserved matters (layout, internal access arrangements, scale,	Approved 29/11/2021

	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.	
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 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	Approved 24/10/2023
Bellway		

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 282 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 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 27/10/2023
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	Pending

	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/2022/0680	Submission of Reserved Matters for the Ancient Woodland Buffer 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.	Approved 03/08/2023
<u>Thompsons Farm</u>		
OUT/2019/0484	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	Approved 05/07/2022
FUL/2022/1981	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	Approved 5 th October Planning Committee. Decision Notice issued 06/10/23

	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.	
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	Approved 14 th December 2023 Planning Committee. Decision Notice issued 21/12/23

	associated infrastructure and enabling works.	
<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>David Wilson / Barratts Homes</u>		
FUL/2020/0748	Erection of 388no. dwellings (C3), public open space, landscaping, drainage attenuation areas, access from Bennetts Road and Penny Park Lane, access roads, land safeguarded for a new Link Road, and other associated works. This application is accompanied by an Environmental Statement.	Approved 2 nd November 2023. Decision issued Pending – S106
<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 new dwellings with upgraded access and parking (Use Class C3)	Approved 05/01/2021

<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 vehicular access points into the site.	Approved Planning Committee 23 rd February 2023 Decision Issued 23/06/2023
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). Includes information to discharge conditions 1, 2, 4, 5, 7, 8, 9, 19, 21, 22, 23, 25, 26 and 33 attached to outline planning permission OUT/2022/0712.	Approved Planning Committee 14 th December 2023 Decision issued. 10/06/2024
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 Planning Committee 23 rd February 2023 Decision Issued 02/06/2023

PL/2024/0000256/RESM	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.	pending
<u>Hall Hill Cottages</u>		
OUT/2022/3246	Outline planning permission with all matters reserved except 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 except 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 (Resubmission OUT/2022/3246).	Approved 23 rd May Planning Committee. Decision issued Pending – S106

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 2017, 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 GE1 Green Infrastructure
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy DE1 Ensuring High Quality Design
Policy HE2: Conservation and Heritage Assets
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy AC5: Bus and Rapid Transit
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM7: Air Quality

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Affordable Housing
SPD Coventry Connected
SPD Sustainable Urban Extension Design Guidance
SPD Design guidance for new residential development
SPD Trees and Development Guidelines for Coventry

CONSULTATION

No Objections received from:

- Archaeology
- Conservation
- West Midlands Fire Service

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

- Cadent
- Drainage (LLFA)
- Ecology
- Environmental Protection
- Highways

- Parks
- Trees
- Urban Design

After the decision notice was issued on 7th February 2022, a petition was submitted on 21st March 2022 which bore 44no signatures. The petition states: -

'To Preserve the Lebanese Cedar (7025)

This Tree should be preserved for the following reasons.

- 1. Planted in about 1880 (Victorian Tree). This species can live for up to 1,000 years.*
- 2. Classed as an A1 tree by the Developers Surveyors, which equates to a tree of exceptional value and condition.*
- 3. Cavat value placed upon this tree of exceptional value and condition.*
- 4. Cavat value laced upon this tree of £165,000.*
- 5. 22.8metres high with a case circumference exceeding 50 metres, by far the tallest tree in the area.*
- 6. Cedar Trees are the trees of choice planted in London parks, not susceptible to disease, long lived and green all year round.*
- 7. A magnet for wildlife and favoured by hedgehogs for hibernation.*
- 8. Because of its majestic appearance this tree is visually prominent to residents, improved the local landscape and much admired.*
- 9. It has been proved in the London Parks, Cedar Trees are excellent at removing pollutants in the atmosphere and being close to the very busy Tamworth Road this is a very important factor.*
- 10. This tree could never be replaced. It could still be giving delight to people and outlive any housing planned to replace it.'*

The tree referred to within the petition is T7025 was approved to be removed under the outline permission and the area allowed to be developed. This was on the condition that a group of Scots Pines were retained. This was the compromise approved under the outline permission.

Immediate neighbours and local councillors were originally notified on 1st April 2022; a site notice was posted on 7th April 2022. A press notice was published in the Coventry Telegraph on 7th April 2022.

Additional notifications were sent out on 27th September 2022, 17th October 2022, 22nd March 2023, and 18th July 2023.

No material planning considerations were raised in the assessment of the current application. However, a number of comments were received which are not material consideration in the assessment of this application. They are as follows:

Ward Councillor Birdi raised objections with regards to the population figures being flawed, the woodland buffer needing to be increased to 55m and the existing road traffic from the development has not been sufficiently catered for.

14no. letters of objection were received during the consultation rounds, raising the following:

- Need for development
- Loss of green belt
- Loss of wildlife
- Impact on traffic, highways, and the road network
- Impact on infrastructure, schools, doctors etc
- 20m Buffer is inadequate.

11no. letters of support were received during the consultation rounds, raising the following:

- Need for development – massive shortage of homes, especially 3+ bedroomed houses.
- In accordance with the Local Plan – allocation.

APPRAISAL

The main issues in determining this application are:

- Principle of Development;
 - Principle of Residential;
- Parameter Conditions
 - Assessment of Parameters Conditions
- Affordable Housing
- Open Space and Parks
 - Open Space – Development Provision
- Highway, Access, and Parking
 - Access
 - Parking
 - Layout
- Ecology, Biodiversity and Trees
 - Ecology and Biodiversity
 - Trees
- Drainage
- Design, Scale, Massing and Layout
 - Design
 - Scale
 - Massing
 - Layout
- Air Quality
- Noise
- Contaminated Land
- Equality Matters

ISSUES AND ASSESSMENT

PRINCIPAL 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/2019/0022 was submitted; heard at the 4th March 2021 Planning Committee meeting and subsequently approved 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, 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).

All the comments are noted with regards to the loss of the Green Belt land, flawed census figures and the need for the development and the amount of woodland buffer, however as these matters have been determined under the outline permission, which approved the redevelopment of the area for housing and the amount of woodland buffer required, 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 only.

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.

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 reserved matters shall be carried out in accordance with the following approved plans: Access and Infrastructure Parameters Plan PL010 F; Land Use and Green Infrastructure Parameters Plan PL009 C; Site access junctions contained in Appendix E of Transport Assessment dated December 2018 and shall have full regard to the Sustainable Urban Extension Design Guidance SPD and include the following specific requirements:
 - provision of at least two LEAP's and one NEAP;
 - retention of T7022, T7023 and T7024 as well as the other trees, tree groups and hedgerows indicated for retention in the submitted Tree Survey byFLAC dated December 2018;
 - Inclusion of car club spaces for the SUE wide car club;
 - Provision of bus stops and provision for bus penetration of the site;
 - Provision of cycle hire storage facility.

- Condition No.6 - No habitable buildings shall be erected within 14m of the high-pressure gas pipeline, which crosses the site.

- Condition No.17 - There shall be a buffer of at least 20m from the ancient woodland boundary, where no development is permitted. No buildings shall be permitted within 30m of the ancient woodland boundary.

- Condition No.19 - 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; Specialised Survey Method Levels 1-6 of the site's Veteran trees to include Hedgerow stand Ash T7080, Woodland boundary Crack Willow immediate north of TG 7024 to Tree Survey, x2 Ash (located east of WG7001 marker) shown at 430 and 500mm dbh to east ditch and bank boundary, and Ash T7093 to east of Alders ditch and bank boundary.
 - 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
- a Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works.

Assessment of Parameters Conditions

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

- Access and Infrastructure Parameters Plan PL010 F;
- Land Use and Green Infrastructure Parameters Plan PL009 C, and
- Site access junctions contained in Appendix E of Transport Assessment dated December 2018.

The approved site access junctions as contained in Appendix E of Transport Assessment dated December 2018 alongside the Access and Infrastructure Parameters Plan PL010 F, under the outline permission (OUT/2019/0022), approved two main access points for this particular parcel of the outline redline plan. AMENDED DRAWING - Site Layout - Plots 1 - 19 - Drawing No.1000Y - shows two main access points in accordance with the approved access and infrastructure parameters plan and Appendix E of Transport Assessment dated December 2018. It is noted that an additional access point is proposed to serve Plot No.1. This is discussed in more detail below under the *Highways, Access, and Parking* section.

Notwithstanding the above, the application is in accordance with Condition No.4 of OUT/2019/0022 thus far.

The Land Use and Green Infrastructure Parameters Plan PL009 C approved under the outline permission (OUT/2019/0022) set the developable area for the reserved matters to come forward in accordance with. AMENDED DRAWING - Site Layout - Plots 1 - 19 - Drawing No.1000Y shows the developable area as set out under the outline permission.

The remaining part of Condition No.4 attached to OUT/2019/0022 namely:

- shall have full regard to the Sustainable Urban Extension Design Guidance SPD and include the following specific requirements:
 - provision of at least two LEAP's and one NEAP;
 - retention of T7022, T7023 and T7024 as well as the other trees, tree groups and hedgerows indicated for retention in the submitted Tree Survey by FLAC dated December 2018;
 - Inclusion of car club spaces for the SUE wide car club;
 - Provision of bus stops and provision for bus penetration of the site;
 - Provision of cycle hire storage facility.

Shall be discussed in more detail under the following headings:

- shall have full regard to the Sustainable Urban Extension Design Guidance SPD and include the following specific requirements – *Design and Visual*.
 - provision of at least two LEAP's and one NEAP - *Parks and Openspace*.

- retention of T7022, T7023 and T7024 as well as the other trees, tree groups and hedgerows indicated for retention in the submitted Tree Survey by FLAC dated December 2018 – *Ecology, Biodiversity and Trees*.
- Inclusion of car club spaces for the SUE wide car club – *Highways, Access, and Parking*.
- Provision of bus stops and provision for bus penetration of the site - *Highways, Access, and Parking*.
- Provision of cycle hire storage facility - *Highways, Access, and Parking*.
- Condition No.6 - No habitable buildings shall be erected within 14m of the high-pressure gas pipeline, which crosses the site – The high-pressure gas pipeline does not cross this particular site as the pipeline is sited to the east of Pikehorne Woods and The Alders.
- Condition No.17 - There shall be a buffer of at least 20m from the ancient woodland boundary, where no development is permitted. No buildings shall be permitted within 30m of the ancient woodland boundary. – See *tree* section
- Condition No.19 - 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; Specialised Survey Method Levels 1-6 of the site's Veteran trees to include Hedgerow stand Ash T7080, Woodland boundary Crack Willow immediate north of TG 7024 to Tree Survey, x2 Ash (located east of WG7001 marker) shown at 430 and 500mm dbh to east ditch and bank boundary, and Ash T7093 to east of Alders ditch and bank boundary.
 - 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
 - a Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works. See *Tree* section.

AFFORDABLE HOUSING

The outline permission, OUT/2019/0022, granted the permission to develop the site for housing. Attached to the outline permission is a S106 agreement which secures 25% affordable housing, to be in accordance with the adopted Affordable Housing Supplementary Planning Document (SPD).

The affordable housing provision is to be provided across the entire redline site which makes up the outline permission. The outline permission granted for 'up to' 550no dwellings.

As set out under the *history* section of the report, there are three additional applications that have been submitted against the outline permission, OUT/2019/0022 which proposes houses. (The other reserved matter application RMM/2022/0680 relates to the Woodland Buffer planting only). The total number of houses proposed across the four reserved matters application is 535no.

Application Reference	Number of Houses
RMM/2022/0679	19
RMM/2022/0678	201
RMM/2022/0633	280
RMM/2022/0636	35
Total	535no.

This parcel of land and reserved matters application will not provide any of the affordable housing provision, this is to be split across the other reserved matters applications as set out below.

Application Reference	Number of Houses	Affordable Housing Provision
RMM/2022/0679	19	0
RMM/2022/0678	201	55
RMM/2022/0633	280	69
RMM/2022/0636	35	10
Total	535no.	134
Affordable housing @ 25%	134	

The applicant has provided a composite Affordable Housing Plan which shows how the affordable housing provision will be split across the sites.

The application is in accordance with the S106 attached to the outline permission thus far.

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.

As stated above, Condition No.4 attached to the outline permission, OUT/2019/0022, required the entire redline area of the outline to provide for at least two LEAPS and one NEAP.

The current application seeks permission for the outstanding reserved matters associated with appearance, landscaping, layout, and scale in relation to 19no dwellings out of the 550no dwellings approved under OUT/2019/0022.

As set out under the *history* section of the report, there are four additional applications that have been submitted against the outline permission, OUT/2019/0022.

- RMM/2022/0633
- RMM/2022/0636
- RMM/2022/0678, and
- RMM/2022/0680.

Due to the size and constraints of this application site, the LEAPs and NEAP will be located across the other parcels contained within the outline permission, namely RMM/2022/0678 and RMM/2022/0633.

The application is in accordance with Condition No.4 of the outline permission thus far.

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.

Parameter condition No.4 states the entire outline redline site area is required to provide:

- Inclusion of car club spaces for the SUE wide car club;
- Provision of bus stops and provision for bus penetration of the site;
- Provision of cycle hire storage facility.

Similar to the open space requirement. Due to the size, constraints and character of this site, the provision of the sustainable transport options will be provided on the other sites which are proposing housing, namely:

- RMM/2022/0633
- RMM/2022/0636, and
- RMM/2022/0678

The application is in accordance with Condition No.4 of the outline permission thus far.

Accesses

The principle and location of two access points from Tamworth Road in the locations as shown on AMENDED DRAWING - Site Layout - Plots 1 - 19 - Drawing No.1000Y has been agreed at the outline stage. This application cannot revisit this element. One additional access is proposed; however, this will serve one dwelling (Plot No.1) and therefore is not a road but a driveway. Highways have raised no objections to the addition of a driveway in the location proposed.

Parking

The Coventry Connected SPD which contains amended appendix 5 of the Coventry Local Plan states for a garage to be counted as a parking space they have to comply with the following requirements: -

- Single garage 3m wide by 6m deep;
- Double garage 6m wide by 6m deep.

All the garages proposed comply with this requirement as well as providing off road parking to the front of the garages for at least two car parking spaces.

The Elite garages are undersize when judged against requirements for double garages. These will therefore not count towards the parking requirement for the property. However, the one house where these garages are proposed (Plot No.18) also benefits from a number of car parking spaces separate to the garage which counts towards the parking provision for that plot.

On this basis, the proposed dwellings each have the maximum requirement of two off road parking spaces per each house and is in accordance with Policy AC3 of the Coventry Local Plan and the Coventry Connected SPD.

Layout

The layout has been tracked with the required Fire Tender and refuse vehicles in mind. Highways have raised no objections to the layout as proposed from a highway safety point of view.

The application is in accordance with Condition No.4 of the outline permission thus far; Policy DS3, AC3 and AC4 of the Coventry Local Plan.

ECOLOGY, BIODIVERSITY AND TREES

Ecology and Biodiversity

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

Policy GE3 establishes that developments should provide a net gain and where this is not possible provide some form of offsetting.

The biodiversity impacts and their mitigation were established under the outline permission, OUT/2019/0022 and secured via conditions and S106.

Trees

Condition No.4 attached to the outline permission required the retention of T7022, T7023 and T7024 as well as the other trees, tree groups and hedgerows indicated for retention in the submitted Tree Survey by FLAC dated December 2018.

The reserved matter application was supported by AMENDED DRAWING - Tree Protection Plan Over - Combined Layouts - Sheet 3 - Drawing No.37-1044.06-L, AMENDED REPORT - Construction work considerations in relation to the ancient woodland buffer planting zone – methods statement, dated July 2024 - Report Ref.P21-1372 V1 and AMENDED DRAWING - Indicative Hedgerow Section - Plot 14 - Drawing No.TRK-HIS-P14-A

All other trees and hedgerows identified to be retained are being retained. The comments are noted with regards to the ease of reference between the 2019 FLAC tree survey and the current reserved matters applications, however, this is not a matter the local authority can insist on. Notwithstanding this, the updated layout plan AMENDED DRAWING - Site Layout - Plots 20 - 220 - Drawing No.20045 – 1000AF, has the 2019 FLAC tree numbers annotated on the drawings.

Condition No.17 - There shall be a buffer of at least 20m from the ancient woodland boundary, where no development is permitted. No buildings shall be permitted within 30m of the ancient woodland boundary.

AMENDED DRAWING - Site Layout - Plots 1 - 19 - Drawing No.1000AF has the 20m buffer annotated as a green dash line and the 20m - 30m buffer for buildings annotated by the blue dashed line.

AMENDED DRAWING - Site Level Strategy - Sheet 2 - Drawing No.890407-RSK-ZZ-XX-DR-C-0011 P05 gives the finished site levels and together with AMENDED DRAWING - Ancient Woodland Buffer Cross-section (Plot 8) - Drawing No.P21-1372_EN_0001_B_0001, shows the impact on the Ancient Woodland Buffer (AWB).

The Tree Officer has raised no objections to the proposed layout subject to the removal of all development within the RPA of T7020. The Tree Officer also disputes the RPA as shown on AMENDED DRAWINGS - Tree Protection Plan - Sheet 1 - 3, as submitted 4th September 2023, due to the existence of Tamworth Road and the age of this route. It is considered that

the RPA should form more of a 'D' shape, with an additional compensatory area to take into account of Tamworth Road.

After discussions and consultation with the Tree Officer and keeping in mind the approved developable area under OUT/2019/0022 best endeavours have been made to protect the veteran oak tree T7020. To this end a parking space, and Plot No.19 have been removed out of Veteran Tree T7020, RPA, and this land has been moved into the managed landscaped areas.

The Tree Officer also made comments with regards to T7137 and TG7038 located to the north of the site. A private drive is required to be located. This road has been moved further out of the RPAs, however, it is considered, on balance, that the proposed mitigation as contained within AMENDED REPORT - Arboricultural Implications Assessment - Report Ref: CC37-1044, as submitted 4th September 2023, namely no dig design hard surfacing with a crown lift will be adequate to protect the tree and group of trees.

Furthermore, T7137 is a category C Ash tree and TG7038 is a mix of overgrown Holly and Hazel.

Following on from this, the Ancient Woodland Buffer (AWB) planting approved under RMM/2022/0680 is required to be planted prior to the commencement of development.

One of the items the planting consists of a native hedge being planted on the 20m buffer line.

Due to the topography of the site, where the site falls from west to east, a retaining structure is required to protect pedestrians and vehicles from entering the Ancient Woodland Buffer.

The application has been supported by AMENDED DRAWING - Ancient Woodland Buffer Cross Section BB (Plot 10) - Drawing No.P21-1372-EN-0001-A-0002 and AMENDED DRAWING - Ancient Woodland Buffer Cross Section AA (Plot 8) - Drawing No.P21-1372-EN-0001-C-0001, however, a few queries were raised with regards to the protection of the newly planted hedge in particular during construction of the site and in perpetuity e.g. ensuring the newly planted hedge has sufficient space to grow with the retaining structure in situ.

An updated Arboricultural Implications Assessment and Tree Protection Plan is required to ensure that the retaining structures will not have a harmful impact on the retained trees on and offsite. The details of which will be reported in the Late Representations document and at the Planning Committee meeting.

Officers are mindful that 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.

The application would bring a number of benefits. The site is an allocated housing site and benefits from outline planning permission; therefore, the site is part of a significant strategic housing allocation, the dwellings would contribute significantly to reducing the council's deficit

of housing. The site also provides economic benefits by providing local employment during the construction period and by supporting the local economy.

The outline permission agreed the developable area for the site and the application is in accordance with the outline parameter plans, as assessed above. Taking every into account it is considered that the imposition of a condition requiring construction details within the RPA of T7020 Veteran Oak is sufficient enough to protect the tree in preparity, this is coupled with the area of the tree and its RPA being located within the landscape areas managed by a management company, instead of the conveyancing for that plot.

As mentioned above the woodland buffer planting principles were secured under the outline permission, OUT/2019/0022 and via the S106. A separate application for the details of the planting of the woodland buffer has been approved RMM/2022/0680.

For the reasons given above, it is concluded that the proposal accords with the development plan. The material considerations outline above, including the NPPF are sufficient to outweigh the conflict with T7020, T137 and TG7038.

DRAINAGE

Policy EM4 of the Coventry Local Plan states all major development must be assessed in respect of the level of floor 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 site provides for a sustainable urban drainage SUDs, which will be located within the triangle section between the Alders and Pikehorn Ancient Woodlands. The SUD has been designed to have varying side slopes which allow the feature to integrate within the landscape better.

Whilst the City Councils practice is to have SUDs included within Public Open Space in such a fashion that does not preclude or limit the use of the space as an interactive development feature and allows for effective and efficient drainage of the developed portion. These spaces are normally designed to be fully dual-purpose and when not used for attenuating rainfall available for secondary amenity use. To this end they are fully accessible by people and animals of all abilities.

However, this particular site is nestled in between the Ancient Woodlands mentioned above and Tamworth Road. The location of the SUDs is outside of the AWB buffer of 20m, but it is located within an area where access will be limited to maintenance only.

The Local Lead Flood Authority (LLFA) have raised no objections to the amended position and size of the proposed SUDs subject to conditions.

DESIGN, SCALE, MASSING AND LAYOUT

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.

LPAs 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.).

Design

The house types have been designed with the Ancient Arden in mind and in accordance with the following SPDs.

- Sustainable Urban Extension Design Guidance
- Householder Design Guide.
- Design guidance for new residential development.

There has been a positive adoption of design features taken from the above SPDs incorporating blue brick bases, arched and detailed window headers, simple pitched roofs, and chimneys. The materials will be light red/brown tone bricks, with variants comprising weatherboarding and render between the house types themselves which is a welcomed addition allowing for further interest within the Streetscene.

Scale and Massing

This section of Tamworth Road is characterised by larger detached properties which are two storeys in height. The application proposes 19no dwellings all of which are detached and range from four – seven bedrooms. 11no of the houses also have a detached garages either single or double, depending on the house type, these are single storey in nature with one garage being one and half storeys for the seven bed roomed house.

The existing topography of the site is higher at Tamworth Road, then falls to the east and south-eastwards with a difference between six and seven metres. The SUE SPD requires a mix in heights ranging 1.5 to 3 storeys' depending on the road type and the character of the area.

The house types submitted with the application are all two storey dwellings. The applicant has produced street scenes to illustrate how the variation in built form will be achieved when the house types are viewed in relation to the topography of the site.

As noted, the existing topography falls away towards the ancient woodlands and southwards along Tamworth Road. AMENDED DRAWING - Site Level Strategy - Sheet 2 - Drawing No.890407-RSK-ZZ-XX-DR-C-0011 P05 highlights the areas where retaining structures will be and their proposed height.

AMENDED DRAWING - Indicative Hedgerow Section - Plot 14 - Drawing No.TRK-HIS-P14-A has also been submitted to show the relation between Plot No.14 and the neighbouring property to the north, Berrynarbor.

Layout

The layout has taken its cues from the Ancient Arden and Sustainable Urban Extension Design Guidance SPD in the adoption of non-linear building lines, and the adoption of a more adhoc Streetscene, this will be further emphasised due to the topography of the site.

The western boundary along Tamworth Road, retains all the important trees and hedgerows, providing the landscape buffer to the development. An Ancient Woodland Buffer (AWB) is provided, in accordance with Condition No.17 of the outline permission, OUT/2019/0022 and Schedule 2 of the S106. Furthermore, RMM/2022/0680 has been submitted and approved for the planting details for the Ancient Woodland Buffer (AWB).

The application has been supported by a materials plan which shows the proposed boundary treatment for the entire site. On entrance adjacent to Tamworth Road will be 1m high black railings.

In the highly visual areas, Plot No.2, No.11 and No.14 have decorative 1.8m high brick walls, to the prominent boundary treatments with the more common 1.8m close boarded fences to the rear, and the 1.8m close boarded fence to the rear / side boundaries of all the other plots.

Detailed Plot Landscape plans have been submitted which shows how the public areas will be landscaped which are then managed by a private company and do not sit within the conveyancing of any of the plots.

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/2019/0022. The reserved matters are required to come forward in accordance with that permission and the conditions attached to it.

Condition No.8 of the outline permission requires low NO_x emission boilers and one electric car charging point per dwelling. Therefore, 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/2019/0022. The reserved matters are required to come forward in accordance with that permission and the conditions attached to it.

Condition No.12 requires a noise assessment to be submitted with each reserved matters application for each phase of development. The noise assessments notes that background noise levels are from Tamworth Road, therefore, attenuation fencing to the boundaries of plots No.15, No.17 and No.19 is required.

Please see AMENDED DRAWING - Site Layout - Plots 1 - 19 - Drawing No.1000AF.

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.

The application is for submission of reserved matters, where the principle of the development has been approved under OUT/2019/0022. The reserved matters are required to come forward in accordance with that permission and the conditions attached to it.

Condition No.9 and No.10 require a remediation scheme to be submitted and approved by the council prior to commencement of each phase of development and Condition No.11 requires a verification report to be submitted and approved to ensure the remediation has been completed.

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 proposal complies with the requirements of the outline permission and in view of the design, siting, and massing of the development, it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval, subject to conditions.

CONDITIONS/REASON

1.	The development hereby permitted shall be carried out in accordance with the following approved plans: [LIST DOCUMENTS/ DRAWING NUMBERS]
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 and reports, namely AMENDED DRAWING - Site Layout - Plots 20 - 220 - Drawing No.20045 - 1000AL ; AMENDED REPORT - Arboricultural Implications Assessment - Report Ref: CC37-1044, as submitted 4th September 2023 and AMENDED DRAWINGS - Tree Protection Plan - Sheet 1 - 3, as submitted 4th September 2023, 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 2m at any point. Any tree and/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.	<p>Before any development commences on site (including any demolition, site clearance or other preparatory works) the following shall be submitted to and approved in writing by the Local Planning Authority:</p> <p>d) 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.;</p> <p>e) Arboricultural Method Statement (6.1); and</p> <p>f) a Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works.</p>

	The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work.
Reason	<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.	The Elite Garage hereby permitted shall only be used for purposes incidental to the enjoyment of the dwelling known as Plot No.18 and shall not be used as primary living accommodation or for the purpose of any trade or business.
Reason	<i>To safeguard the amenities of nearby occupiers in accordance with Policy DE1 of the Coventry Local Plan 2016</i>
5.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no gate, fence, wall or other means of enclosure shall be erected, constructed or improved or altered such as to place the structure in front of the forwardmost part of any dwellinghouse(s) fronting a highway or footpath without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>Having regard to the open plan layout and general nature of the proposed development it is important to ensure that no development is carried out except with the permission of the Local Planning Authority, which would detract from the appearance of the area and affect the amenities of adjacent properties in accordance with Policies H3 and DE1 of the Coventry Local Plan 2016.</i>
6.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no development to form hard surfaces situated on land between a wall forming a front elevation of that dwellinghouse and the boundary of the site, shall be carried out within the site without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>Having regard to the open plan layout and general nature of the proposed development it is important to ensure that no development is carried out except with the permission of the Local Planning Authority, which would detract from the appearance of the area and affect the amenities of adjacent properties in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
7.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory

	<p>instrument amending, revoking and/or replacing that Order, no development within Class A - rear and side extensions for Plots No.1, 7, 8, 9 & 19; Class AA (all plots);, Class B for Plots No.2, 3, 4, 5, 6, 11 & 12; Class D for Plots No.2, 5, 6, 9, 11, 12 & 19 and Class E for Plots No.1, 7, 8, 9, 19 shall be erected or constructed to any dwellinghouses hereby permitted without the prior grant of planning permission by the Local Planning Authority</p>
Reason	<p><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 and/or would be within the RPAs of existing retained trees. Therefore, no additional development is to be carried out without the permission of the Local Planning Authority in accordance with Policies H3, DE1 and GE4 of the Coventry Local Plan 2016</i></p>
8.	<p>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 first-floor windows, or openings (apart from any shown on the approved plans) shall be formed in:</p> <ul style="list-style-type: none"> • Plot No.6 - South facing elevation • Plot No.10 - South West facing elevation • Plot No.12 - South East facing elevations • Plot No.17 - South facing elevation <p>of the dwellinghouse(s) hereby permitted, without the prior grant of planning permission by the Local Planning Authority.</p>
Reason	<p><i>In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2016.</i></p>
9.	<p>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 shown on the approved plans, namely AMENDED DRAWING - Detailed Plot Landscape Proposals (Sheet 1 of 10) - Drawing No.P21-1372_09-G, AMENDED DRAWING - Detailed Plot Landscape Proposals (Sheet 2 of 10) - Drawing No.P21-1372_10-G and AMENDED DRAWING - Boundary Treatment Layout - Plots 1 - 19 - Drawing No.1002G, 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</p>

	<p>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. All hard surfacing 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.</p>
Reason	<p><i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2016.</i></p>
10.	<p>The soft landscaping hereby approved on AMENDED DRAWING - Detailed Plot Landscape Proposals (Sheet 1 of 10) - Drawing No.P21-1372_09-G and AMENDED DRAWING - Detailed Plot Landscape Proposals (Sheet 2 of 10) - Drawing No.P21-1372_10-G, unless alternative details have been approved via a discharge of condition application, shall be completed in all respects prior to occupation of the 15th 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.</p>
Reason	<p><i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.</i></p>
11.	<p>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 of hard landscaping shall include footpaths; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details prior to occupation of the 15th dwellinghouse and thereafter they shall be retained and shall not be removed or altered in any way.</p>
Reason	<p><i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.</i></p>

12.	Within one month of the erection of the 1m high metal estate railings and 0.4m high knee railings as shown on AMENDED DRAWING - Boundary Treatment Layout - Plots 1 - 19 - Drawing No.1002G, hereby permitted, they shall be colour coated in black.
Reason	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
13.	The dwellinghouses hereby permitted shall be constructed from the approved materials contained within AMENDED DRAWING - Materials Drawing - Bricks - Sheet 1 - Drawing No.TRK-MDB-01D and AMENDED DRAWING - Materials Drawing - Roof Tiles - Sheet 1 - Drawing No.TRK-MDB-01C, unless alternative details have been approved via a discharge of condition application. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way
Reason	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
14.	No part of the residential accommodation hereby permitted shall be occupied unless and until the external amenity space 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>
15.	No dwelling(s) hereby permitted shall not be occupied unless and until the bin storage area(s) for that dwelling have been laid out and provided in full accordance with the approved plan, AMENDED DRAWING - Site Layout - Plots 20 - 220 - Drawing No.20045 - 1000Y, unless alternative details have been approved via a discharge of condition application. Thereafter those facilities shall remain available for use at all times. All bins which serve that dwelling must be stored within the approved bin storage area for that individual Plot and not positioned on the public highway or in the open unless on bin collection days. All bins which serve the development shall not be stored within the allocated bin collection points 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 Policies DE1 and [H10/H11] of the Coventry Local Plan 2016.</i>

16.	The dwelling(s) hereby permitted shall not be occupied unless and until cycle parking facilities have been provided in full accordance with the approved details. Thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.</i>
17.	<p>Notwithstanding the submitted REPORT - Flood Risk Addendum, dated September 2021 - Report Ref:23541-01-TN-02, prior to commencement of development the following shall be submitted to and approved in writing by the Local Planning Authority; 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:</p> <ul style="list-style-type: none"> • 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 Qbar 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 years 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.

	<ul style="list-style-type: none"> • 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. <p>The drainage details shall be installed in full accordance with the approved documentation prior to occupation of the development and thereafter shall be maintained and shall not be removed or altered in any way.</p>
Reason	<i>To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2016 and Coventry City Councils adopted Supplementary Planning Document for Delivering a More Sustainable City.</i>
18.	Notwithstanding the details shown on AMENDED DRAWING - Site Layout - Plots 20 - 220 - Drawing No.20045 - 1000Y and AMENDED DRAWING - Tree Protection Plan - Sheet 1 - 3, as submitted 4th September 2023, no earthworks and/or engineering operations shall be located within the RPA of any Ancient Woodland Tree.
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>
19.	Before any development commences on site (excluding demolition, site clearance or other preparatory works) details of the proposed finished floor levels; ridge and eaves heights of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves, and ridge heights of surrounding property. The development shall be carried out as approved.
Reason	<i>To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land. To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees or hedgerows and the amenities of neighbouring properties. To comply with Policies, DS3, DS4, EM4, AC3,</i>

DE1, GE3 and GE4 of the Coventry Local Plan.