

Planning Committee Report	
Planning Ref:	PL/2024/0002053/RESM
Site:	Land Off Old Farm Lane, A444 Land at Wilsons Lane, CV6 6HN
Ward:	Longford
Proposal:	Application for approval of Reserved Matters including appearance, layout, scale and landscaping; for the erection of 73 dwellings and associated works (pursuant to outline permission APP/U4610/W/23/3319687 (OUT/2020/1505) granted on 15/09/2023
Case Officer:	Ayesha Saleem

SUMMARY

The application that has been submitted is for reserved matters for appearance, layout, scale and landscaping to be considered for the residential site, which is for the erection of 73 dwellings. The outline application reference OUT/2020/1505 for the demolition of existing buildings and the erection of up to 73 dwellings and up to 55,750 sqm of employment/commercial floor space (comprising of 50,000 sqm of B8 use (including 2,500 sqm ancillary E(g)(i) office) and 5,750 sqm of B2/B8/E(g)(iii) uses (including 300 sqm ancillary E(g)(i) office)), complete with access, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) with all matters reserved except for access was granted at appeal (APP/U4610/W/23/3319687) on 15/09/2023.

This is a cross-boundary application. The access route to the proposed new housing (all of which is within NBBC area) will utilise public highway known as Old Farm Lane, which is the only part of the site which lies within Coventry's administrative area. As such we can only consider the matters which fall within Coventry's administrative area and in this case it is the access. The reserved matters of appearance, layout, scale and landscaping, unless they fall within our land, are matters wholly for consideration by Nuneaton and Bedworth Borough Council.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee at the request of a Ward Councillor.
Current use of site:	Primarily pastoral/ grassland
Proposed use of site:	Residential
Proposed no of units	73 dwellings

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: AC1, AC2, AC3, AC4, GE3 and GE4 of the Coventry Local Plan 2017, together with the aims of the NPPF.

SITE DESCRIPTION

The proposed residential site is triangular in plan and is approximately 3.34 hectares. The application site is bounded by the A444 Jimmy Hill Way to the west and the B4113 Pickards Way to the north. Wilson's Lane is a residential street, and rear gardens bound the eastern edge of the application site, including the contemporary housing development off Old Farm Lane, which is set behind properties fronting Wilsons Lane and will provide access for the proposed residential element of the scheme. To the west is the Gallagher Business Park and Silverstone Drive comprising of industrial and commercial units and the Bassford Bridge Meadows Local Wildlife Site (LWS). The River Sowe also runs to the southwest - west edge of the site.

The site is mainly pastoral, and grass land currently accessed from Wilson's Lane. There are a cluster of farm buildings to the northeast, which are proposed to be demolished as part of the outline scheme. The northern part of the site is constrained by overhead National Grid powerlines and pylons and a Severn Trent Water easement. There are two existing public rights of way across the site, defined as B23 and B25.

Wilson's Lane/Old Farm Lane public highway will also be used as access to the residential element of the scheme, although the residential development sits exclusively within NBBC's administrative area.

APPLICATION PROPOSAL

The proposed layout comprises 73 dwellings, including 25% affordable (18 dwellings) in a range of sizes and types.

The proposed dwelling sizes are proposed to be predominantly two-storey dwellings, similar to existing dwellings situated on Old Farm Lane and Wilsons Lane. There are a few 2.5-storey dwellings in key locations and some single-storey garages. To protect the amenity and privacy of existing properties overlooking the development the proposed dwellings have been set back from the boundaries of the site. New dwellings are located a minimum of 20m away from the back of existing dwellings along Wilsons Lane.

Each dwelling within the proposal benefits from off street parking provision. The layout shows a mixture of frontage parking, and side parking, the latter leading to single garages. 13 visitor parking have been provided, one with EV charging.

Residential properties will be accessed via Old Farm Lane, which connects to Wilsons Lane, as approved at outline stage. A pedestrian access to the residential element is also proposed via Wilsons Lane through Old Farm Lane. Additional pedestrian/cycle links are proposed to link to the properties off Rowley's Green Lane in the south and the employment site off Silverstone Drive to the west. These proposed links also connect to the existing PROW. Pedestrian links will also be created to the proposed employment area to the north of the site.

1.3ha of Public Open Space will be provided within the proposals. A local play area, covering a minimum activity zone of 100m², will be located in the southern part of the development, with a 30m buffer from the nearest property with a dwelling. The play area connects to the footpath along the western boundary which forms part of a circular route which traverses the site.

PLANNING HISTORY

Coventry City Council Planning Applications:

- OUT/2020/1505- Outline application for the demolition of existing buildings and the erection of up to 73 dwellings and up to 55,750 sqm of employment/commercial floor space (comprising of 50,000 sqm of B8 use (including 2,500 sqm ancillary E(g)(i) office) and 5,750 sqm of B2/B8/E(g)(iii) uses (including 300 sqm ancillary E(g)(i) office)), complete with access, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) with all matters reserved except for access- Granted on Appeal (APP/U4610/W/23/3319687) 15/09/2023

Residential:

- PL/2024/0002057/DCA- Submission of details to discharge condition No. 5 (Construction Management Plan); imposed on planning permission reference APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 73 dwellings and associated works- Awaiting Determination
- PL/2024/0002058/DCA- Submission of details to discharge condition Nos. 6 (Construction Ecological Management Plan), 7 (Biodiversity Enhancement and Management Plan), 8 (Arboricultural Method Statement), 26(Landscape and Ecology Management Plan) and 35 (Width and material of the proposed footpaths and cycle routes); imposed on planning permission reference APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 73 dwellings and associated works- Awaiting Determination
- PL/2024/0002059/DCA- Submission of details to discharge condition Nos 22 (EV charging points), 27 (Materials) and 40 (Boundary treatment & access details) of the CCC permission APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 73 dwellings and associated works- Awaiting Determination
- PL/2024/0002060/DCA- Submission of details to discharge condition Nos 10 (Construction Environmental Management Plan), 11 (Detailed surface water drainage scheme), 12 (Site Levels), 16 (Long-term inspection and maintenance plan), 28 (Attenuation) of the CCC permission APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 73 dwellings and associated works- Awaiting Determination

Employment:

- PL/2024/0002056/RESM- Approval of reserved matters including appearance, layout, scale, siting and landscaping; for the erection of 55,750 sqm of employment/commercial floor space, diversion of a Public Right of Way and associated works (pursuant to outline permission APP/ U4610/W/23/3319687 (OUT/2020/1505) granted on 15/09/2023- Granted 17/04/2025
- PL/2024/0002062/DCA- Submission of details to discharge condition Nos 6 (Construction Ecological Management Plan), 7 (Biodiversity Enhancement and Management Plan), 8 (Arboricultural Method Statement), 26 (Landscape and Ecology Management Plan and habitat establishment plan) of the CCC permission APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 55,750 sqm of employment/commercial floor space, diversion of a Public Right of Way and associated works- Granted- 05/03/2025
- PL/2024/0002063/DCA- Submission of details to discharge condition Nos 10 (Construction Environmental Management Plan), 11 (Surface Water Drainage

Scheme), 12 (Site levels), 28 (Attenuation) of the CCC permission APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 55,750 sqm of employment/commercial floor space, diversion of a Public Right of Way and associated works- Awaiting Determination

- PL/2025/0000547/DCA- Submission of details to discharge condition No. 5 (CMP); imposed on the CCC permission APP/U4610/23/3319687 (OUT/2020/1505) granted on 15/09/2023 for the erection of 55,750 sqm of employment/commercial floor space, diversion of a Public Right of Way and associated works- Granted 03/07/2025

Nuneaton & Bedworth Borough Council Planning Applications:

- Ref:037237 - Outline application for the demolition of existing buildings and the erection of up to 73 dwellings and up to 55,750 sqm of employment/commercial floor space (comprising of 50,000 sqm of B8 use (including 2,500 sqm ancillary E(g)(i) office) and 5,750 sqm of B2/B8/E(g)(iii) uses (including 300 sqm ancillary E(g)(i) office)), complete with access, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) with all matters reserved except for access: Granted at NBBC Planning Committee; decision subject to conditions and completion of S106 agreement.

Residential:

- Ref: 040583- Erection of 73no. dwellings complete with all associated works and infrastructure including parking, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) (approval of reserved matters relating to siting, layout, scale, appearance and landscaping of the residential area on outline permission 037237)- Granted 25/07/2025
- Ref: 040584- Application for approval of details in relation to Conditions 17 (materials), 25 (boundary treatment) and 32 (electric vehicle charging points) attached to 037237 (residential area only)- Awaiting Determination
- Ref: 040586- Application for approval of details in relation to Conditions 10 (Construction Environmental Management Plan), 12 (surface water drainage scheme), 13 (levels), 19 (water saving devices/ water brakes) and 22 (long term inspection and maintenance plan) attached to 037237 (residential area only)- Awaiting Determination
- Ref: 040587- Application for approval of details in relation to Conditions 6 (Construction Ecological Management Plan), 7 (Biodiversity Enhancement and Management Plan), 8 (Arboricultural Method Statement), 16 (Landscape and Ecology Management Plan), 24 (Local Park equipment) and 36 (footpaths and cycle routes) attached to 037237 (residential area only)- Awaiting Determination
- Ref: 040588- Application for approval of details in relation to Conditions 5 (Construction Management Plan) and 11 (noise attenuation scheme) attached to 037237 (residential area only)- Awaiting Determination
- Ref: 041081- Advertisement consent for signage to be placed around the sales area and marketing suite at a proposed new build housing development (reference 040583 for the Erection of 73no. dwellings complete with all associated works and infrastructure)- Awaiting Determination

Employment:

- Ref: 040582- Erection of three employment units complete with all associated works

- and infrastructure including parking, land remodelling, landscaping, flood attenuation and the diversion of a Public Right of Way (REF B25) (approval of reserved matters relating to siting, layout, scale, appearance and landscaping of the employment/commercial area on outline permission 037237) – Granted 17/04/2025
- Ref: 040604- Application for approval of details in relation to Conditions 6 (Construction Ecological Management Plan), 7 (Biodiversity Enhancement and Management Plan), 8 (Arboricultural Method Statement) and 16 (Landscape and Ecology Management Plan) attached to 037237 (employment area only) - Granted 21/02/2025
- Ref: 040605- Application for approval of details in relation to Conditions 10 (Construction Environmental Management Plan), 12 (Surface water drainage scheme), 13 (levels) and 19 (water saving devices/ water brakes) attached to 037237 (employment area only) – Split Decision 07/03/2025

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

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

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 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 H1: Housing Land Requirements

Policy H2: Housing Allocations Policy H3: Provision of New Housing

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing

Policy H6: Affordable Housing

Policy H9: Residential Density

Policy GE1 Green Infrastructure

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy DE1 Ensuring High Quality Design

Policy AC1: Accessible Transport Network

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

Policy AC5: Bus and Rapid Transit

Policy EM1: Planning for Climate Change Adaptation

Policy EM2: Building Standards Policy EM3 Renewable Energy Generation Policy

Policy EM4: Flood Risk Management Policy
Policy EM5: Sustainable Drainage Systems (SuDS) Policy
Policy EM7: Air Quality

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation

Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:

Policy DS3: Sustainable Development Policy
Policy DS4: (Part A) – General Masterplan Principles
Policy H1: Housing Land Requirements
Policy H2: Housing Allocations
Policy H3: Provision of New Housing
Policy H4: Securing a Mix of Housing
Policy H6: Affordable Housing
Policy H9: Residential Density
Policy GE1 Green Infrastructure
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy DE1: Ensuring High Quality Design
Policy DE2: Delivering High Quality Places
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy AC5: Bus, Demand Response Transit 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):

SPG Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City
SPD Coventry Connected
SPD Air Quality

CONSULTATION

No objections received from: -

- Lead Local Flood Authority
- Urban Design
- Ecology
- Environmental Protection

No objections subject to conditions & informatives received from: -

- Tree Officer
- Highways
- Warwickshire County Council

No comments were received from:-

- Public rights of way
- Sustainable Energy

Neighbour consultation

Notification letters were initially sent out to neighbouring houses and two site notices were displayed on the 28th October 2024 and a press notice was posted. The following sets out the consultations carried out as part of this planning application and sets out what is considered to be material and non-material. However, it is important to note that the material considerations, unless they relate to land within Coventry's administrative boundary are material considerations for Nuneaton and Bedworth Borough Council.

Four objections were received in total of which two have raised material objections and two have raised non-material planning considerations.

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

- The play area is not satisfactory
- Overdevelopment of the site
- Concern regarding tall hedges impacting daylight in habitable rooms
- Footpaths should not be located at the rear of properties.
- Secured by Design (SBD) guidance has not been taken into account
- There are concerns that some of the arrangements within the parking strategy plan could encourage County Lines activity especially those for the 13 unallocated visitor parking bays
- Concerns regarding open space, there is already an under provision in the area,

The two letters received raising non-material planning considerations, these cannot be given due consideration in this reserved matters application:

- Construction will negatively impact area- dust noise and traffic
- Concerns regarding noise
- Concerns regarding pollution
- Concerns regarding traffic
- Concerns regarding species
- Concern regarding drainage
- Concern regarding access points and safety
- Not enough local services
- Devalue properties.

Following amendments submitted by the Agent a consultation period was carried out and three objections were received two of which raised material planning considerations:

- Impact sunlight
- Loss of views
- Overdevelopment of the site
- Footpaths should not be located at the rear of properties
- Do internal floor space meet standards
- Too many 1 and 2 bed properties proposed
- The visitor parking space near plot 1 could be used as a drop off area for the employment site

- No MUGA or playfield proposed

One letter received raising non-material planning considerations, these cannot be given due consideration in this reserved matters application:

- Construction will negatively impact area- dust noise and traffic
- Concerns regarding traffic and congestion

Following final amendments to the scheme a consultation period was carried out and 2 objections were received 1 of which raised material planning considerations:

- Overdevelopment of the site
- Footpaths should not be located at the rear of properties
- Do internal floor space meet standards
- Too many 1 and 2 bed properties proposed
- The visitor parking space near plot 1 could be used as a drop off area for the employment site
- No MUGA or playfield proposed
- No advertisement consent application has been submitted to Coventry as it has been submitted to Nuneaton & Bedworth Borough Council (ref- 041081). The proposed flags number are too excessive and prominent.
- Difficult to ascertain the final maintenance height of the proposed native hedge along the boundary to the sales dwelling
- Discrepancy within the Landscape Composite Plan
- Concerns over mid-terraced properties not having windows in their downstairs utility/WC rooms (Ambleford) and upstairs bathrooms (Beaford and Ambleford).
- Do the dimensions of the on-street parallel parking bays (visitor parking spaces) follow any guidelines
- The Levels Strategy document not showing the correct route of the B25 diversion
- Concerns regarding garden layout of Plot 11
- Concerns regarding drainage assumptions
- Lack of street trees proposed

One letter received raising non-material planning considerations, these cannot be given due consideration in this reserved matters application:

- Construction will negatively impact area- dust noise and traffic
- Concerns regarding traffic
- Concern regarding access points and safety
- Not enough local services

There is also an online e-petition with 44 signatures, which has been sponsored by Councillor Bigham. The letter raises the following concerns:

- Secured by Design (SBD) guidance has not been taken into account
- Overdevelopment
- A number of properties on the planning layout appear to have rear access footpaths some of which may even be shared. This could lead to crime / disputes between neighbours.
- Rear accesses should be gated. The gates must be placed at the entrance to the footpath, as near to the front building line as possible, so that attempts to climb them will be in full view of the street.

- The street lighting scheme should be designed to ensure that the gates are well illuminated.
- There are concerns that some of the arrangements within the parking strategy plan could encourage County Lines activity especially those for the 13 unallocated visitor parking bays. Communal parking areas should be avoided. Ideally, all parking should be within the dwelling boundary and if designed to be adjacent to or between units, a gable end window should be considered to allow residents an unrestricted view over their vehicles.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are to consider the appearance, layout, scale and landscaping of the proposed residential site as far as these matters relate to land within Coventry's administrative boundary.

Principle of Development

Coventry Local Plan Policy H3 sets out requirements for new housing to ensure that it is situated within a sustainable location and will provide an appropriate, high-quality residential environment.

Wilson's Lane/Old Farm Lane public highway will be used as access to the residential element of the scheme, although the residential development sits exclusively within NBBC's administrative area.

The principle of development is already established by the site's Strategic Allocation status in the NBBC Local Plan. Outline permission with access has been granted for the scheme by NBBC's Planning Committee on 24th May 2022, subject to conditions and the completion of a S106 Legal Agreement to secure necessary contributions. Furthermore, outline permission for the scheme was refused by CCC's Planning Committee on 6th October 2022 but was allowed on appeal on the 15th September 2023.

All the comments are noted with regards construction impacts, concerns regarding access points, traffic, noise, pollution, species, drainage and inadequate local services, however as these matters have been determined (and conditioned as necessary) under the outline permission, which approved the redevelopment of the area for both residential and employment, 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 residential scheme.

Affordable Housing

The outline permission, OUT/2020/1505, granted the permission to develop the site for housing. Attached to the outline permission is a S106 agreement which secures 25% affordable housing of this, 74% must be affordable rented housing, whilst the remaining 26% will be intermediate housing.

In line with the requirements of the Section 106 Agreement, this development will provide 18 affordable homes, which equates to 25%. Of this, 13 dwellings will be affordable rented housing and the remaining 5 dwellings will be intermediate. The housing mix is a matter for Nuneaton and Bedworth as all of the dwellings fall within their land.

Design

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

Paragraph 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 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 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

All of the residential dwellings fall within the Nuneaton and Bedworth Boroughs Council and would be considered by their Councils design policies and SPD's.

Residential Amenity

Policies H3, H5 and DE1 of the adopted Local Plan seek to ensure that development proposals provide a suitable living environment for future occupiers, whilst also not resulting in a detrimental impact to existing/neighbouring residential occupiers, the NPPF reaffirms the importance of quality design.

Officers have considered the layout to see if there are any matters that could cause harm to the residential amenities of existing occupiers within the Coventry City Boundary.

Whilst the distances would be assessed against Nuneaton and Bedworth's Policies and Guidance, a review has been undertaken alongside our Residential Design Guide. SPG recommends that a minimum separation distance of 20m be maintained between principal windows to the rear of directly facing properties; 23m where there is the possibility of overlooking to existing habitable rooms from an upper floor living room or kitchen; and a minimum of 12m between the front or back of one dwelling and the side of another. The SPG also states a minimum rear garden depth of 10 metres should be provided to ensure that adequate amenity space is provided for the dwellings, and the minimum 20m window to window separation distances are achieved.

The proposed dwellings (plots 4, 5 and 6) located to the rear of Old Farm Lane achieve a 10.0 metre rear garden depth and 21.0 metres to residential dwellings on Old Farm Lane. This relationship is acceptable.

Plot 1 is located circa west at angle approximately 16.9 metres away from No 21 Old Farm Lane and achieves a circa 14.1 metre rear garden depth. This relationship is acceptable.

Plot 6 is located at distance of circa 3.2 metres away from 15 Old Farm Lane. No 15 Old Farm Lane has a 3.0 metre ground floor extension (although not shown on the layout plan). The dwellings are proposed to have a side-to-side relationship. The proposed dwelling is set slightly forward of this neighbouring dwelling. The proposed dwelling is not considered to impinge on the 45-degree guideline of the rear first floor windows of this neighbouring dwelling, thus there is no concerns in relation to loss of light. There are no windows proposed to the first floor to the side elevation of this plot. This relationship is acceptable.

Plot No 7 is located to circa 4.4 metres away from the boundary to the rear gardens of Nos 60 and 62 Wilsons Lane and circa 32.5 metres away from the rear elevations of Nos 60 and 62 Wilsons Lane. This house type will have two windows to the side elevations both accommodating bathrooms, thus there is no concerns in relation to harmful overlooking to the amenity of these neighbouring occupiers.

The proposed dwellings (plots 16-25) are located approximately 23.0 metres away from the existing dwellings on Wilsons Lane and achieve a 10.0 metre garden depth. This relationship is acceptable.

The proposal is not considered to have a significant impact on the amenity of existing neighbouring Coventry residents in terms of loss of privacy, outlook, overbearing, and daylight sunlight and would be in accordance with Policies DE1 and H5 of the Coventry Local Plan. As such there are no issues which would cause officers to object to the proposals or request amendments to the scheme.

Highways

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated

into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure. Policy AC2 seeks to ensure that development proposals do not have a detrimental impact upon the road network and where required suitable mitigation should be provided as part of any approval, i.e. through obligations.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

Accesses:

The principle of the proposed access point off Old Fram Lane has been agreed at the outline stage. This application cannot revisit this element.

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.

There are the two visitor car parking bays located at the northern part of the site, concerns were raised in the process that these may be used by those dropping-off or picking-up staff associated with the employment uses to the north. Nevertheless, officers are aware that the previous appeal was allowed, which effectively argued that if drop-offs and/or pick-ups occurred along Old Farm Lane or the new site access road, it should not have a severe impact on existing residents or on highway safety. This is a material consideration when assessing the current reserved matters application. Also, Warwickshire County Council and Nuneaton & Bedworth Borough Council have no concerns with the location of the proposed visitor spaces.

On this basis, the Local Highway Authority has no objections to the proposals and the proposed dwellings each have the maximum requirement of two off road parking spaces per each house so unlikely to have an impact on the highway network.

Layout:

Highways have raised no objections to the layout as proposed from a highway safety point of view.

Warwickshire County Council

Warwickshire County Council Highways initially raised concerns regarding the layout, Swept Path Analysis and the Road Safety Audit Brief. Since December Warwickshire County Council Highways Authority has been liaising with the applicant and agents to

come to a mutually agreeable layout. There have been many meetings and several revisions. Warwickshire County Council Highways has agreed that the layout of Drawing No. 28289/103 Rev J is considered acceptable. They have no objections subject to conditions which have been recommended to Nuneaton & Bedworth Borough Council in relation to junction visibility splays and no structure, tree or shrub shall be erected pedestrian intervisibility splays exceeding 0.6 metres.

Public Rights of Way

The site is currently crossed by two Public Rights of Way (the B23 and B25), which are to be re-routed through the site on dedicated footpaths. The principle of the proposed diverted footpaths has been agreed at the outline stage. This application cannot revisit this element.

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/2020/1505 and secured via conditions.

Trees:

Paragraph 136 of the NPPF (2024) attributes trees to making an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. As such the NPPF is clear in that planning decisions should ensure that new streets are tree-lined and that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.

Policy GE4 of the Local Plan states the development proposals will be positively considered provided that:

- a) there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development, any loss should be supported by a tree survey.
- b) trees not to be retained as a result of the development are replaced with new trees as part of a well-designed landscape scheme; and
- c) existing trees worthy of retention are sympathetically incorporated into the overall design of the scheme including all necessary measures taken to ensure their continued protection and survival during construction

On the initial plans the Tree officer had no objections in principle, subject to a Tree Constraints Plan and Tree Protection Plan and landscape plan to include restocking of gaps within Northern boundary's hedgerow to the full width of the existing hedgerow. Plans were amended to include this. The Tree officer has no objections to the proposals.

Drainage and Flood Risk

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 drainage assessment and their mitigation were established under the outline permission, OUT/2020/1505 and secured via conditions.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION

Where the matters relate to land within Coventry's administrative boundary, the reserved matters are considered acceptable. The reason for Coventry City Council granting planning permission is because the development is in accordance with the principles of the outline planning permission and in accordance with Policies AC1, AC2, AC3, AC4 GE3 and GE4 of the Coventry Local Plan 2017, together with the aims of the NPPF.

CONDITIONS/REASONS:

1.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Site location plan DWG P23-2262-DE-002-A-01</p> <p>Planning layout DWG P23-2262-DE-001-AW-04</p> <p>Materials Layout DWG P23-2262-DE-001-M-05</p> <p>Streetscenes DWG P23-2262-DE-005-F-01</p> <p>Boundary Treatments Plan DWG P23-2262-DE-001-M-12</p> <p>Parking Strategy Plan DWG P23-2262-DE-001-J-13</p> <p>External Works Plan DWG P23-2262-DE-001-G-15</p> <p>Public Right of Way Order Plan DWG P23-2262-DE-001-J-16</p> <p>Sales Area Plan DWG P23-2262-DE-001-G-17</p>
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	<p> Storey Heights Plan DWG P23-2262-DE-001-I-18 Accommodation Plan DWG P23-2262-DE-001-I-19 Dimensions Plan DWG P23-2262-DE-001-I-20 Tenure Plan DWG P23-2262-DE-001-H-21 House type Pack Ref- P23-2262-DE-003-M Refuse Strategy Plan DWG P23-2262-DE-001-I-14 Levels strategy DWG 101 Rev H Longitudinal sections DWG 102 Rev F Detailed soft landscape proposals DWG P24-0439-EN-0001-S1-REV L Detailed soft landscape proposals DWG P24-0439-EN-0001-S2-REV L Detailed soft landscape proposals DWG P24-0439-EN-0001-S3-REV L Landscape composite plan DWG P24-0439-EN-0001-S4-REV L Typical tree pit details DWG P24-0439-EN-0002-S1 Drained area plan DWG 110 Rev H Adoptable highway construction details DWG 106 Rev C Appendix B: Road Safety Audit Brief Surface finishes layout DWG 105 Rev J Swept path analysis - Sheet 1 of 2 DWG 108(1) Rev H Swept path analysis - Sheet 2 of 2 DWG 108(2) Rev H Section 104 adoptable drainage layout DWG 104 Rev H Section 38 adoptable highway layout DWG 103 Rev J Landscape and Ecological Management Plan- March 2025 Ref- G001v5 Implementation and Maintenance Guidelines- v8 Arboricultural Impact Assessment and Method Statement Rev E- March 2025 Sustainability Statement - Rev B- August 2024 Statement of Community Involvement- September 2024 Planning and Design Compliance Statement- October 2024 </p>
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>