

| Planning Committee Report | |
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| Planning Ref: | FUL/2021/3395 |
| Site: | Land at Meadow Road |
| Ward: | Holbrooks |
| Proposal: | Demolition of No.79 & No.81 Meadow Road and erection of 54no. dwellings with associated landscaping, car parking and new access. |
| Case Officer: | Emma Spandley |

SUMMARY

The application seeks full planning permission for the erection of 54no.100% affordable housing on a former allotment site called Houldsworth Crescent Allotments located via Meadow Road. To facilitate the access to the site No.79 and No.81 Meadow Road will be demolished.

The accommodation is set out as follows: -

| | | |
|-----------|-----------------------|-------|
| Type F/F1 | One Bedroomed Flat | 12no. |
| Type B | Two Bedroomed House | 17no. |
| Type C | Three Bedroomed House | 21no. |
| Type D | Four Bedroomed House | 4no. |

The site lies on the north side of Meadow Road and backs onto a local wildlife site called Houldsworth Crescent Corridor. This wildlife site then links to Blenheim Walk, a modern housing estate where there is a formal park area.

Meadow Road is a residential area of predominantly terraced and semidetached properties.

The application proposal secures over 15% of undeveloped areas, including a SUDs feature and a direct link from Meadow Road to the informal and formal Public Open Space (POS) and Local Wildlife Site (LWS) beyond. However, a viability assessment has been submitted which demonstrates that there are no surplus monies available for any other contributions.

BACKGROUND

The application as originally submitted proposed 57no dwellings, after negotiations which:

- *reduce the number of dwellings proposed to 54no.*
- *rearranged part of the layout.*
- *increased landscaped areas and,*
- *included a SuDs feature for not only drainage but also for biodiversity,*

The application now proposes 54no houses, ranging from two to four bedrooms, two stories in height. The application will involve the removal of two existing house, No.79 and No.81 Meadow Road to make way for the new access into the site. Therefore, the proposal is for a net increase of 52no. dwellings. All of the houses will be for 100% affordable housing.

However, a viability has been submitted which seeks to demonstrate that the site cannot deliver any additional financial contributions.

KEY FACTS

| | |
|--|---|
| Reason for report to committee: | Over 5 objections contrary to the officer recommendation. |
| Current use of site: | Vacant Allotments |
| Proposed use of site: | Residential |

RECOMMENDATION

Planning committee are recommended to delegate the grant of planning permission to the Strategic Lead for Planning subject to conditions and subject to the completion of a S106 Agreement to secure the site as 100% affordable housing.

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 benefits of providing 100% affordable housing outweighs the impact upon infrastructure of not providing other developer contributions.*
- *The proposal accords with Policies: DS1, DS3, DS4(a), H1, H3, H4, H6, H9, GE1, GE2, GE3, GE4, JE7, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.*

BACKGROUND

APPLICATION PROPOSAL

The application seeks planning permission for the erection of 54no. dwellings on a former allotment site, called Houldsworth Crescent Allotments. The application will require two existing houses to be removed to facilitate the access into the site. The existing access to the allotments is currently via Houldsworth Crescent. Therefore, there will be a net gain on 52no dwellings.

All the properties will be 100% affordable housing and two storeys in height. All the properties will be semidetached apart from the flats, Plots No.36 – No.41 and No.42 – No.47 and three, two bedroomed terraced houses, Plots No.50, No.51 and No.52.

The accommodation is set out as follows: -

| | | |
|-----------|-----------------------|-------|
| Type F/F1 | One Bedroomed Flat | 12no. |
| Type B | Two Bedroomed House | 17no. |
| Type C | Three Bedroomed House | 21no. |
| Type D | Four Bedroomed House | 4no. |

The application also provides over 15% of undeveloped, landscaped areas, which include pedestrian links into the informal and formal Public Open Space located to the north of the site and a SuDs feature.

SITE DESCRIPTION

The site is principally comprised of a former Allotment site called Houldsworth Allotments, which is located on the north side of Meadow Road. To the north is a Local Wildlife Site called Houldsworth Crescent Corridor; to the east is Houldsworth Crescent; to the south properties are located in Meadow Road backing onto the site and to the west Birkdale Close.

The existing access for the allotments is via Houldsworth Crescent. This will be removed for vehicular traffic to the site but kept as a pedestrian and cycle route through to the site.

PLANNING HISTORY

There have been no other applications submitted on the same site. However, there are applications relating to the site to the north and west of the site.

| Application Number | Description of Development | Decision and Date |
|-------------------------------------|--|---|
| L/1998/1481 (Cov Ref: 47899) | Residential development and use of land for Public Open Space and nature conservation purposes (outline) | Approved 26 th August 1999 |
| L/1998/1569 (Cov Ref:47899/A) | Residential development for the erection of 174 dwelling houses with associated landscaping access and public open space | Approved 22 nd January 2000 |

POLICY

National Policy Guidance

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

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

Local Policy Guidance

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

Policy DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy

Policy DS4: (Part A) – General Masterplan Principles

Policy H1: Housing Land Requirements

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing

Policy H6: Affordable Housing

Policy H5: Managing Existing Housing Stock

Policy H9: Residential Density

Policy GE1: Green Infrastructure

Policy GE2: Green Space
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 EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM7: Air Quality
Policy JE7: Accessibility to Employment Opportunities
Policy IM1: Developer Contributions for Infrastructure

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:

- *West Midlands Fire Service*

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

- *Archaeology*
- *CCG – Doctors*
- *Ecology*
- *Education*
- *Environmental Protection*
- *Drainage*
- *Highways*
- *Housing Policy*
- *Streetscene and Parks*

Sustainable Energy

- *Tree Officer*
- *West Midlands Police*

Immediate neighbours and local councillors have been notified on 16th February 2021 on the initial application, then on 16th September 2021 to take account of the amendment to the redline which reduced the site area; a site notice was posted, and a press notice was displayed in the Coventry Telegraph on 18th March 2021 and 13th May 2021.

27no. letters of objection have been received, raising the following material planning considerations:

- a) Loss of allotments for the community.
- b) The need for extra housing.
- c) Impact on traffic, congestion and Highway Safety.
- d) Increased pollution.
- e) Increased noise and disturbance.
- f) Loss of wildlife and green spaces.
- g) Overlooking and loss of light.
- h) Impact on local amenities.

A petition sponsored by Councillor Margaret Lancaster was submitted which states: -

“We the undersigned petition the Council to consider the objection, from residents of Holbrooks and surrounding areas, to the allotments behind Houldsworth Crescent, Birkdale close and Meadow Road being used as a housing development site for the following reasons:-

Justification:

- *Overlooking/loss of privacy - this will be directly behind many residences and invade their privacy looking directly into the current residents living space.*
- *Loss of light or overshadowing - most properties have south or south west facing gardens so the new properties will obscure the light to current residents’ property.*
- *Parking - Meadow Road is a narrow residential street with very little parking space on both sides. The proposed development does not look to have a significant proportion of housing allocated to each property and therefore overspill would result in Current residence being significantly impacted by extra cars trying to park on their road.*
- *Highway safety - Due to cars parking on both sides of Meadow Road access and egress onto the site would be significantly obscured, there would be little turning space in and out of this site, the road is used as access to President Kennedy School.*
- *Traffic- There are high levels of traffic morning and evening accessing President Kennedy school, it is also used by pedestrians are you schoolchildren to get president Kennedy School and increase traffic in the area would be a risk to them.*
- *Noise - Residents currently have a peaceful outlook, almost a nature reserve, behind their properties. The disruption caused by the actual building of the site would be significant, and with the impact of having 100+ residents at the bottom of their gardens.*
- *Layout and density of building - Virtually every other square-inch of Holbrooks Ward has been built on this is one of the small areas left untainted by Development. It looks to be small houses crammed into a small space with very little amenity land or garden.*
- *Government policy :- Building on statutory allotment land is only allowed when the allotment holders are offered alternative sites.*
<https://researchbriefings.files.parliament.uk/documents/SN00887/SN00887.pdf> *Proposals in the Development Plan - this land is not allocated for housing the local development plan.*

- *Nature conservation - This allotment area is a haven for wildlife, there are various types of frogs toads and newts on the side plus nesting bats in the trees surrounding the area.*
- *Environmental issues - Having been an allotment user on this site, the water table is very high, I also know that there is a significant problem with flooding on Houldsworth Crescent which will only be exacerbated if this land is built on and it's not there to absorb the run-off from the surrounding area. The pond that is at the bottom of this development was part of a sustainable urban drainage system which doesn't work and would be significantly impacted should these houses be developed."*

The petition closed on 5th January 2022 with 214 signatures.

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- The right to a view*
- Condition of existing roads*
- Loss of value to existing properties*
- Ownership of fences*

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are: -

- *Principle of development*
 - *Loss of allotments.*
 - *Principle of residential.*
- *Density.*
- *Highway considerations*
 - *Access.*
 - *Parking*
 - *Walking and Cycling.*
- *The impact upon residential amenity;*
- *Design and Visual;*
- *Open Space and Parks;*
- *Ecology, Biodiversity and Trees;*
- *Flood Risk and Drainage;*
- *Air quality;*
- *Noise;*
- *Affordable Housing*
- *Other issues;*
 - *Archaeology*
- *Equality issues;*
- *Conclusion.*

Principle of Development

The Council is required to make decisions in accordance with the statutory development plan unless material considerations indicate otherwise. (Section 38(6) PCPA 2004 and Section 70(2) TCPA 1990). The statutory development plan is the

Coventry Local Plan adopted in December 2017. The National Planning Policy Framework (NPPF) is a key material planning consideration.

Loss of allotments

Policy GE1 of the Coventry Local Plan states The Council will protect green infrastructure based on an analysis of existing assets, informed by the Green Infrastructure Study and Green Space Strategy (GSS) by incorporating the Council's Green Space Standards, and characterisation assessments and 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.

Policy GE2 of the Coventry Local Plan relates specifically to Green Spaces and states: "Development involving the loss of green space that is of value for amenity, recreational, outdoor sports and/or community use will not be permitted unless specifically identified as part of a strategic land use allocation, or it can be demonstrated that:

- a) *An assessment showing there is no longer a demand, or prospect of demand, for the recreational use of the site or any other green space use; or*
- b) *A deficiency would not be created through its loss, measured against the most up-to-date Coventry Green Space standards; or*
- c) *The loss resulting from any proposed development would be replaced by an equivalent or better provision in terms of quantity and quality in a suitable location of the city.*

The application was supported by REPORT - Greenspace Assessment, dated 1st October 2021 - Report Ref: Version 2, which completed a physical assessment of allotment and natural/semi natural greenspace provisions in the Holbrook Ward.

The application site is not included on the City Council's register of designated allotments. The Coventry Greenspace Strategy (GSS) defines the site as natural and semi natural greenspace.

Notwithstanding this the report assesses the existing allotment provision within the Holbrook Ward. There are two existing allotment provisions: Holbrooks Allotment on Watery Lane; and one on Burbages Lane. There are also two additional allotment sites, namely, Wheelwright Lane Allotment and Royal Oak Lane Allotment, which are in close proximity to the site but lie beyond the ward and district boundary.

In summary, the application site is not classified as allotments, despite its former use, within the Green Space Strategy and therefore its loss as allotments is acceptable and in accordance with Policy GE1 of the Coventry Local Plan.

The Greenspace Assessment also assessed the existing natural and semi natural greenspace provisions locally, which include Houldsworth Crescent Local Wildlife Site, directly adjoining the rear boundary of the site. This site provides access to open space within easy reach of the development site and the Holbrook Ward community.

The proposed site layout has been designed with a direct connection to the local wildlife site and formal open space via new proposed pedestrian facilities within the site.

This will further open up the wildlife site and make it easier to access via Meadow Road. This will be secured by a condition to ensure that the access to the land to the rear of the site, the Public Open Space (POS) and the Local Wildlife Site (LWS) is in perpetuity. Please see conditions No.3.

Taking all of the above into consideration, it is considered that the proposal will provide a benefit to the existing residents of Meadow Road by having a more direct access through the site to the Public Open Space (POS) and the Local Wildlife Site (LWS) to the north of the application site and beyond and to the proposed residents by having a seamless transition from the site to the Public Open Space (POS) and the Local Wildlife Site (LWS) to the north of the site and beyond. On this basis the application is considered to comply with Policy GE2 of the Coventry Local Plan.

Principle of Residential

Paragraph 119 of the NPPF seeks to ensure planning policies are promoting an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 185 states new development should be appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site.

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 H4 of the Coventry Local Plan states that the Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city.

Whilst it is not an allocated housing site, it is in a sustainable location accessible by several sustainable transport modes and is close to several employment generating areas and local retail provision.

Policy H3 of the Coventry Local Plan paragraph 4 states:-

Wherever possible new developments should also be:

- a) *within 2km radius of local medical services;*
- b) *within 1.5km of a designated centre within the city hierarchy (policy R3);*
- c) *within 1km radius of a primary school;*
- d) *within 1km of indoor and outdoor sports facilities; and*
- e) *within 400m of a bus stop*

f) *within 400m of publicly accessible green space.*

- *Holbrook's Primary Care is located on Wheelwright Lane, accessed via a PROW located off Nunts Lane and is 417m away, this includes a dentist.*
- *Holbrook Lane Local Centre is 750m away. However, further convenience stores are located on the corner of Meadow Road and Nunts Park Avenue which is 60m away and on Wheelwright Lane at a distance of 410m with takeaways and a local pub (The Hub)*
- *Holy Family Primary School is 860m away and Parkgate Primary School is located 970m away.*
- *President Kennedy is located 260m away and Holbrook Park is located 1.4km away.*
- *The nearest bus stop is located on Nunts lane to the east 180m which serves the 13 and 13A bus service.*

It adjoins the publicly accessible open space to the rear and conditions have been placed on any approval which secures these access rights in perpetuity.

Creating sustainable communities and therefore sustainable developments requires the proposals to also include safe and appropriate access, have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues. These issues are discussed in more detail below, but for clarity it is considered that the proposal complies with Policy H3 of the Coventry Local Plan and is a suitable site for new residential development.

Density

Policy H9 of the Coventry Local Plan is concerned with housing density and states in order to promote sustainable urban regeneration, new residential developments must promote the most efficient and effective use of land. The assessment of recent developments has shown that the density and mix of residential development largely reflects local density patterns, and this should continue. In order to support urban regeneration and high-quality design, development must ensure that land is used as intensively as possible whilst remaining compatible with the quality, character and amenity of the surrounding area.

Therefore, outside of the Ring Road (The A4053) a minimum of 35 dwellings per hectare (net) should be provided on Previously Developed Land.

When considering density, it is also important to ensure it is considered alongside other essential onsite provisions such as appropriate levels of amenity space, landscaping and any appropriate onsite infrastructure.

As such, the Council's policy is set in the context of net densities that seek to maintain:

- *at least 20% of gross site area to remain undeveloped on sites in excess of 2ha, and*
- *at least 15% of gross site area to remain undeveloped on sites below 2ha.*

As amended, the application now proposes the required 15% undeveloped landscaped areas. A unit has been omitted from the new entrance road and now provides a landscaped entrance into the site; when entering the site to the east, further

landscaping is proposed with a pedestrian footpath which links into the local wildlife site beyond. This landscaped area then merges into the wildlife site to the north and forms a landscape buffer to the houses. To the north of plots No.22 and No.33 is a swale which additional landscaping beyond.

All parking spaces have been broken up with trees and other soft landscaping which will also form part of the character of the new estate. A main road will enter the site with shared surface spurs located off it. This aids in the transition to the wildlife site beyond and softens the impact.

The principle of new dwellings and the quantum of development in this location is acceptable, subject to compatibility with other policies.

As mentioned above sustainable developments requires the proposals to include safe and appropriate access and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

These areas are discussed in more detail below.

Highway Considerations

Policy AC1 of the Coventry Local Plan titled 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high-quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

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

Access

The Highway Authority has reviewed the proposed access point into the site and the application has been supported by tracking diagrams to show how the proposed access will work from a highway safety point of view. As amended, the new access is acceptable subject to conditions. Please see condition No.10 and No.11.

Traffic Generation

The application has been supported by a transport statement, the proposed development has been estimated that there will be a total of 26 two-way trips in the AM peak hour and 26 two-way trips in the PM peak hour. This represents an additional level of traffic of fewer than one trip per 2 minutes in these periods which is not

considered to cause an issue to the free flow of traffic and highway safety. On this basis Highways have not objected to the application.

Parking

All the properties have the required number of parking spaces and visitor spaces and is in accordance with amended appendix 5 and Policy AC3 of the Coventry Local Plan. Conditions will be attached to secure the access, parking and manoeuvring spaces prior to occupation of the houses. Please see condition No.18, No.19 and No.20.

Walking & Cycling

The development will be connected to Holdsworth Crescent and the local wildlife site and formal open space via new proposed pedestrian facilities within the site.

This will further open up the wildlife site and make it easier to access via Meadow Road. This will be secured by a condition to ensure that the access to the land to the rear of the site, the Public Open Space (POS) and the Local Wildlife Site (LWS) is in perpetuity. Please see condition No.3.

The application also provides for cycle parking and is required to be in place prior to occupation. Please see condition No.17

The proposal would result in a high-quality residential environment which would provide safe and appropriate access and therefore the proposals would contribute to a sustainable community in accordance with Policy H3 of the Coventry Local Plan.

Policy H3 also requires adequate amenity space for each dwelling in order to create a suitable residential environment also. This element is discussed in more detail below.

Impact on Residential Amenity

Policy DS3 of the Coventry Local Plan is concerned with creating sustainable development, sustainable development is meeting the needs of the present without compromising the ability of future generations to meet their own needs, Policy H3 of the Coventry Local Plan states that new development must provide a high-quality residential environment. A suitable residential environment includes amongst other requirements, adequate amenity space.

The Design Guide for New Residential Development (DGNRD) SPG sets out the layout requirements for new developments and states a minimum 20m window to window separation distances are required between habitable room windows. This distance will need to be increased where dwellings exceed two storeys in height and will have an impact on the daylighting and privacy of the adjoining gardens/dwellings. However, this distance, between the fronts of dwellings, can be relaxed depending on the street typology being developed, however consideration will need to be given to the placement of dwellings and the position of windows to ensure that no overlooking loss of privacy issues arise, this can be achieved by vertical planting.

A minimum of 12 metres is required between the rear of one property and the side, blank gable of another property. Furthermore, development cannot breach a 45-degree sightline taken from any habitable room window, whether outside or inside the site.

As amended, all the required separation distances are met, and therefore, the comments of the objectors are noted, however, the level of harm that they may be subjected to with regards to overshadowing, loss of privacy and visual intrusion will be limited and is in accordance with the Councils adopted policies.

There is no right to a view. The allotments are privately owned and not designated as allotments with the Coventry Local Plan and Green Space Strategy (GSS), the reuse of the site has been deemed acceptable and the proposed use for much need affordable housing is entirely compatible with the existing surrounding residential houses.

On this basis, it is considered that the application will provide a satisfactory residential environment for existing neighbouring properties and future occupiers of the proposed houses and is in accordance with Policy H3 of the Coventry Local Plan.

Design and Visual

Building beautiful and better designed homes in areas where they are need is at the centre of the NPPF 20211. It gives Local Planning Authority's the confidence to refuse permission for development that does not prioritise design quality and does not complement its surroundings.

Paragraph 126 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.

Paragraph 130 of the NPPF states 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.

Policy DE1 of the Coventry Local Plan 2016 states all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Policy H4 of the Coventry Local Plan requires proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city.

As amended the number of dwellings proposed has reduced from 57no. to 54no. The reduction has allowed the separation distances to be respected, additional landscaped areas to be provided which includes a SuDs feature and links into the local wildlife site beyond and the inclusion of shared surfaces to further soften the impact of the properties.

The development will be connected to Holdsworth Crescent and the local wildlife site and formal open space via new proposed pedestrian facilities within the site.

This will further open up the wildlife site and make it easier to access via Meadow Road. This will be secured by a condition to ensure that the access to the land to the rear of the site, the Public Open Space (POS) and the Local Wildlife Site (LWS) is in perpetuity. Please see conditions No.3.

The properties have been designed with a simple gable form and a flat roofed open porch area. The character and appearance of the properties has been derived from the local housing stock. Urban Design have been heavily involved with the negotiations and as amended it is considered the proposals will harmonise with the local area and is in accordance with Policy DE1 of the Coventry Local Plan.

Open Space and Parks

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.

The application would attract a financial contribution of £22,126. However, a viability assessment has been submitted which demonstrates there is no money available for any contributions, however, the site is for 100% affordable housing and the layout of the site has been designed to take advantage of the LWS to the rear and the formal and informal open space beyond. Officers acknowledge that this land is in private ownership and therefore a condition is required to secure access rights to this land in perpetuity of the development. This essential means there will be a seamless transition from the application site to the site beyond. Please see condition No.3.

Ecology, Biodiversity and Trees

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

The site is immediately adjacent to Holdsworth Crescent Corridor (Local Wildlife Site) which forms part of a network of sites along the northern boundary of the city. There are records of amphibians (including great crested newt) from the adjacent site and bats from the general area.

The site is currently allotments bounded by trees. The application includes an Ecological Appraisal dated October 2021. The report includes background information, survey of the habitats on the site and an assessment of protected species on the site and adjacent land. Generally, the report considers that the site has low wildlife value and/or that the development will have no impact. The report concludes that any impact

on biodiversity would be offset by mitigation on site, however at the time of the original submission no evidence had been submitted which showed how this could be achieved.

Revised Planting Plans were submitted: -

- *Amended DRAWING - Planting Plan Overview - Drawing No. 7701 PP 1 0 Rev;*
- *Amended DRAWING - Planting Plan 1 of 2 - Drawing No. 7701 PP 1.1 Rev D;*
- *Amended DRAWING - Planting Plan 2 of 2 - Drawing No. 7701 PP 1.2 Rev D;*
-
- *This shows a somewhat extended landscape area along the northern boundary and on the eastern boundary. Much of the extended area is to allow a swale, it is accepted that the swale could potentially provide biodiversity value and compliment nearby areas.*

The Ecological Appraisal has not been further updated since the Ecology Officer first commented on the application and therefore previous comments apply, in particular a Biodiversity Impact Assessment (BIA) is required.

An appropriate condition for a biodiversity offsetting scheme would be accepted. A suitable bespoke scheme would require suitable landscaping on site and enhancement projects in the immediate area. A financial contribution to projects off-site would not be required. An example would be restoration of previous enhancement works (undertaken with Warwickshire Wildlife Trust) which have lost value due to lack of management.

In this instance, the requirement for a Biodiversity offsetting package can be controlled by a suitably worded condition. Please see condition No.6 and No.15.

Further conditions have been added to protect any protected species during the life of the construction and development . Please see condition No.13, No.14 and No.16.

Impact on Trees

Policy GE4 states that trees make a valuable contribution to the city's green landscape. New developments should seek to retain existing trees and other landscape features, incorporating them into a high-quality design and landscape proposals where possible. Should loss be unavoidable, compensatory provision of new trees should be proposed as part of a well-designed landscape scheme.

There are no trees on the site. The Tree Officer has raised no objections to the application subject to full Arboricultural details plus full landscaping plans to be submitted to ensure the local wildlife site is not impacted negatively. Please see condition No.5.

Flood Risk and Drainage

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met.

The application is supported by a Flood Risk Assessment and Drainage Strategy, dated 24th February 2022 - Report Ref:20131 Rev A.

As originally submitted the proposed site discharged to STW manhole 0806 which enters a surface water system just prior to a discharge headwall. The surface water then flows overland into a local watercourse via an existing pond. Then it enters a culvert and is known to flood when it rains. Whilst this does not affect the site as such, the discharge from the site would have had an impact on downstream development.

Amended drainage information was submitted which reduced the size of the drainage pipes and a swale was added to the northern edge. The Drainage Team have raised no objections to the application subject to a condition requiring further information on the drainage design.

The comments about the flooding in Houldsworth Crescent are noted. However, the proposal incorporates cellular underground storage tanks which would slow the runoff from the existing site. The drainage package proposed should alleviate flooding in Houldsworth crescent in the future, so would be a betterment compared to the existing situation. A condition is required to secure Sustainable Drainage on the site. Please see condition No.9.

Air Quality

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality. The application was supported by an Air Quality Assessment, dated 22nd October 2021 - Report Ref:21-2114.01. Environmental Protection have raised no objections subject to a condition requiring dust mitigation measures, EV charging points and low Nox boilers. Please see condition No.25.

Noise

The site is located within an existing residential area, where a full noise assessment is not required. However, a noise assessment has been submitted in support of the application. No objections are raised subject to a condition requiring a Construction Management Statement (CMS) being submitted prior to commencement. Please see condition No.8.

Affordable Housing

The scheme is for over 25 units, 54no, which is above the threshold for affordable housing in accordance with Policy H6 of Coventry Local Plan. Therefore, 25% of the units are required to be affordable.

The site requires 14no affordable houses.

The entire site is for affordable housing therefore the city will be getting an additional 40no dwellings for affordable housing.

Other Matters

Archaeology

The application site appears to have been in agricultural use, sited some distance from any urban or village centres. The known evidence is overwhelmingly of medieval and

post-medieval date, with very few earlier remains recorded. This may reflect the level of prior archaeological investigations and thus the conclusions should bear this in mind. Historic mapping indicates that any early field boundaries and hedgerows have been lost during the 20th century.

Due to the current site usage as allotments, a geophysical survey is not feasible as there has been a lack of intrusive archaeological investigations in the wider area, with most works being desk-based or non-intrusive survey.

A Written Scheme of Investigation is required, this can be controlled by a suitably worded condition. Please Condition No.4.

Developer Contributions

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

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

The tests are:

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

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

Paragraph 55. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 56. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided unless there is a clear justification.

Paragraph 57. Planning obligations must only be sought where they meet all of the tests mentioned above.

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

The development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement.

- CCG - £49,761 (On 57no. Dwellings)
- Education - £618,989
- Open Space - £22,126. (On 57no. Dwellings)
-
- *However, a Viability Appraisal (VA) has been submitted which seeks to demonstrate the site is not viable for any contribution amounts.*

The Viability Appraisal has been independently assessed as found to be sound. The conclusions are agreed on. The site is not viable for any contributions.

The site is providing 54no dwellings for affordable housing, which amounts to 100% of the site. This will be secured by a suitably worded S106 agreement.

Equality Implications

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

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

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

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

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

CONCLUSION

The application site was last used as allotments, which were privately owned. The City Councils records do not identify this site as allotments and within the Green Space Strategy (GSS) it is classed as natural and semi natural greenspace.

There was no public access over the site apart from the tenants of the allotments. As the site is not publicly accessible the loss of it is acceptable subject to suitable mitigation. Conditions have been placed on the application which require a biodiversity package to be submitted and approved in writing.

Furthermore, the site layout has been designed with the primary focus in being making the Local Wildlife Site (LWS) and Public Open Space (POS) to the rear of the site more publicly accessible, whilst also providing a verdant area for the proposed occupiers to live.

The comments are noted with regards to impact on traffic and parking, the site is providing the full quantum of parking required by the Policy AC3 of the Coventry Local Plan.

Notwithstanding the above, the proposed application cannot make right an existing perceived wrong, it can only mitigate against the impacts of the proposed application. Highways have been fully involved within the discussions with the application and subject to the conditions mentioned above the application is considered acceptable with regards to highway safety.

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H1, H3, H4, H6, H9, HE2, GE1, GE2, GE3, GE4, JE7, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS:/REASON

2. *The development hereby permitted shall begin not later than 3 years from the date of this decision.*

Reason: *To conform with Section 91 of the Town and Country Planning Act 1990 (as amended).*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - *Amended DRAWING - Location Plan - Drawing No.D100 Rev C;*
 - *Amended DRAWING - Site Layout - Drawing No.D01 Rev Zb;*
 - *Amended DRAWING - Planting Plan Overview - Drawing No. 7701 PP 1 0 Rev;*
 - *Amended DRAWING - Planting Plan 1 of 2 - Drawing No. 7701 PP 1.1 Rev D;*
 - *Amended DRAWING - Planting Plan 2 of 2 - Drawing No. 7701 PP 1.2 Rev D;*
 - *Amended DRAWING - House Types - Plot 1 - 2 - Drawing No.D51 Rev F;*
 - *Amended DRAWING - House Types - Plots 3-4 - Drawing No.D52 Rev E;*
 - *Amended DRAWING - House Types - Plots 5-6 - Drawing No.D53 Rev E;*
 - *Amended DRAWING - House Types - Plots 7-8 - Drawing No.D54 Rev E;*
 - *Amended DRAWING - House Types - Plots 9-10 - Drawing No.D55 Rev D;*
 - *Amended DRAWING - House Types - Plots 11-12 - Drawing No.D56 Rev D;*
 - *Amended DRAWING - House Types - Plots 13-15 - Drawing No.D57 Rev D;*
 - *Amended DRAWING - House Types - Plots 16-17 - Drawing No.D58 Rev E;*
 - *Amended DRAWING - House Types - Plots 18-19 - Drawing No.D59 Rev D;*
 - *Amended DRAWING - House Types - Plots 20-21 - Drawing No.D60 Rev E;*
 - *Amended DRAWING - House Types - Plots 22-23 - Drawing No.D61 Rev F;*
 - *Amended DRAWING - House Types - Plots 24-25 - Drawing No.D62 Rev F;*
 - *Amended DRAWING - House Types - Plots 26-27 - Drawing No.D63 Rev F;*
 - *Amended DRAWING - House Types - Plots 28-29 - Drawing No.D64 Rev E;*

- Amended DRAWING - House Types - Plots 30-31 - Drawing No.D65 Rev E;
- Amended DRAWING - House Types - Plots 32-33 - Drawing No.D66 Rev E;
- Amended DRAWING - House Types - Plots 34-35 - Drawing No.D67 Rev F;
- Amended DRAWING - House Types - Plots 36-41 - Drawing No.D68 Rev F;
- Amended DRAWING - House Types - Plots 42-47 - Drawing No.D69 Rev F;
- Amended DRAWING - House Types - Plots 48-49 - Drawing No.D70 Rev E;
- Amended DRAWING - House Types - Plots 50-52 - Drawing No.D71 Rev D;
- Amended DRAWING - House Types - Plots 53-54 - Drawing No.D72 Rev F;
- Amended DRAWING - Boundary Treatment - Drawing No. D40 Rev F;
- Amended DRAWING - Bicycle and Bin Strategy - Drawing No.D95 Rev F;
- DRAWING - Swept Path Analysis Refuse Vehicle Turning Heads - Drawing No.79924-CUR-00-XX-DR-TP-05001 Rev P05;
- DRAWING - Swept Path Analysis Fire Tender Turning Heads with 45m Radius - Drawing No.79924-CUR-00-XX-DR-TP-05003 Rev P02;
- DRAWING - Forward Visibility Splay - Drawing No.79924-CUR-00-XX-DR-TP-05005 Rev P02;
- AMENDED DRAWING - Swept Path Analysis Refuse Vehicle Entering and Exiting Site - Drawing No.79924-CUR-00-XX-DR-TP-05007 Rev P01.
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- **Reason:** For the avoidance of doubt and in the interests of proper planning.

3. i) No development shall commence unless and until a deed of easement has been entered into, submitted and approved in writing by the local planning authority. The deed of easement shall safeguard a public right of way, in perpetuity from the application site to the land to the north, as shown edged yellow on the attached plan.

- ii) Prior to the first occupation of the development hereby permitted, the proposed footpath connections into the existing pedestrian footpaths within the land to the north of the site, shall be completed in strict accordance with the approved details, as shown on – Amended DRAWING - Site Layout - Drawing No.D01 Rev Zb. The new footpaths and connections shall be retained and shall not be removed or altered in any way.

- **Reason:** The submission of the deed of easement prior to the commencement
- of development is fundamental for the provision of connections to public open
- space; the approved connections are required in the interests of the amenities of
- the future occupants of the residential accommodation in accordance with Policy
- DS3, DE1, GE2 of the Coventry Local Plan 2016.

4. No development (including any demolition or preparatory works) shall take place unless and until a written scheme of archaeological investigation, which shall include a detailed programme of archaeological works, has been submitted to and approved in writing by the Local Planning Authority. The area that is included within the WSI, No development (including any demolition or preparatory works) shall take

place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

- *The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- *The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.*

The development shall only proceed in full accordance with these approved details

Reason: *The submission of these details prior to the commencement of development is fundamental to mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for this and future generations in accordance with Policy HE2 of the Coventry Local Plan 2016.*

5. 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: a) a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the location and species of all trees within 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), their trunk diameter at chest height, their root protection areas, crown spread to North, East, South and West aspects and measurement from trunk centres to tree protection fence; b) details of the temporary fence (eg Heras fencing and method to be anchored into the ground) to be superimposed upon the proposed layout plan; c) a statement to confirm that the approved tree protection measures will be erected to the Root Protection Area will be erected prior to the commencement of development and to remain in place to the end of the build phase.
 - *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: To protect those trees which are of significant amenity value to the Conservation Area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3, GE4 and HE2 of the Coventry Local Plan 2016.*
6. No development (including any demolition or preparatory works) shall commence unless and until a scheme ('the offsetting scheme') for the offsetting of biodiversity impacts at the site has been submitted to and approved in writing by the Local Planning Authority. The offsetting scheme shall include:
 - *a methodology for the identification of receptor site(s);*

- *the identification of receptor site(s);*
- *details of the offset requirements of the development (in accordance with the recognised offsetting metrics standard outlines in the Defra Metrics Guidance dated March 2012, or any document that may update or supersede that guidance).*
- *the provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery); and*
- *a management and monitoring plan (to include for the provision and maintenance of the offsetting measures in perpetuity).*

The offsetting scheme shall be implemented in strict accordance with the approved details within three months of the first occupation of the development hereby permitted and thereafter shall not be withdrawn or amended in any way.

Reason: *In order to safeguard and enhance habitat and secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016.*

7. No development (including any demolition or preparatory works) shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:
- *a risk assessment of potentially damaging construction activities;*
 - *identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat);*
 - *practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within canopy and root protection areas for hedgerows or protected trees);*
 - *the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular);*
 - *the times during construction when specialist ecologists need to be present on site to oversee works (as required);*
 - *responsible persons and lines of communication; and*
 - *the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary).*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: *In order to safeguard protected and/or priority species from undue disturbance and impacts, noting that initial preparatory works could have unacceptable impacts; and in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016.*

8. No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of:
- *hours of work;*
 - *hours of deliveries to the site;*

- *the parking of vehicles of site operatives and visitors during the demolition/construction phase;*
- *the delivery access point;*
- *the loading and unloading of plant and materials;*
- *anticipated size and frequency of vehicles moving to/from the site;*
- *the storage of plant and materials used in constructing the development;*
- *the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate;*
- *wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway;*
- *measures to control the emission of dust and dirt during demolition and construction;*
- *measures to control the presence of asbestos;*
- *measures to minimise noise disturbance to neighbouring properties during demolition and construction;*
- *details of any piling together with details of how any associated vibration will be monitored and controlled; and*
- *a scheme for recycling / disposing of waste resulting from demolition and construction works.*

Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.

Reason: *The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies EM7, AC1 and AC2 of the Coventry Local Plan 2016.*

9. Prior to the commencement of the development hereby permitted, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) for 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:-
- i) *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);*
 - *The consideration of the use of water butts at individual plot level within the development, 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'.

- ii) *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.*
- iii) *The stormwater 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 5 l/s/ha.*
- iv) *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.*
- v) *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.*
- vi) *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.*
- vii) *Foul drainage plans.*

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- **Reason:** *To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2016 and Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.*

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10. Prior to the commencement of the development hereby permitted, full engineering details of the proposed site access as shown on drawing, DRAWING - Swept Path Analysis Refuse Vehicle Turning Heads - Drawing No.79924-CUR-00-XX-DR-TP-05001 Rev P05 a shall be submitted to, and approved in writing by, the Local Planning Authority (LPA). The development shall not be occupied until the works have been completed in accordance with the approved plans. Thereafter, the approved access shall remain available for use at all times and shall not be removed or altered in anyway.

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- **Reason:** *In the interests of highway safety in accordance with the aims and objectives of Policies AC1 and AC2 of the Coventry Local Plan 2016.*

11. Before the access hereby permitted is first used a 2.4 metre by 43 metre visibility splay shall be provided at the back of the footway on either side of the proposed access way in full accordance with approved drawings, DRAWING - Forward Visibility Splay - Drawing No.79924-CUR-00-XX-DR-TP-05005 Rev P02 and AMENDED DRAWING - Swept Path Analysis Refuse Vehicle Entering and Exiting Site - Drawing No.79924-CUR-00-XX-DR-TP-05007 Rev P0. The visibility splays shall be retained thereafter with nothing in the visibility splay exceeding 600mm in height.

Reason: *In the interests of highway safety in accordance with the aims and objectives of Policies AC1 and AC2 of the Coventry Local Plan 2016.*

12. Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason: *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.*

13. Prior to the first occupation of the development hereby permitted, details of general ecological habitat enhancement measures and hedgehog mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall include; retention and management of boundary vegetation, and hedgehog friendly boundary fencing and gates. The habitat enhancement measures shall be undertaken in strict 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: *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018.*

14. Prior to the first occupation of the development hereby permitted details of bat boxes, bird boxes, artificial otter holt, badger sett shall be submitted to and approved in writing by the Local Planning Authority. The bat boxes, bird boxes, artificial otter holt, badger sett shall be fully installed in strict 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: *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018.*

15. Prior to the first occupation of the development hereby permitted, a combined ecological and landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all aspects of landscaping including details of any compensation for biodiversity loss, including

the erection of bat boxes and/or bird nesting boxes (to include box type, numbers, location and timing of works). The approved scheme shall be fully implemented in strict 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:** *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018.*

16. No development (including any demolition or preparatory works) shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:
- (a) *a risk assessment of potentially damaging construction activities;*
 - (b) *identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat);*
 - (c) *practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within canopy and root protection areas for hedgerows or protected trees);*
 - (d) *the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular);*
 - (e) *the times during construction when specialist ecologists need to be present on site to oversee works (as required);*
 - (f) *responsible persons and lines of communication; and*
 - (g) *the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary).*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: *In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016*

17. The dwellings hereby permitted shall not be occupied unless and until cycle parking facilities for those dwellings have been provided in full accordance with the approved details, as shown on Amended DRAWING - Bicycle and Bin Strategy - Drawing No.D95 Rev F. Thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.

Reason: *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.*

18. None of the dwellings hereby permitted shall be occupied unless and until the car parking provision for that dwelling has been constructed or laid out, and made available for use by the occupants and / or visitors to the dwellings and thereafter

those spaces shall be retained for parking purposes at all time and shall not be removed or altered in any way.

Reason: To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016.

19. None of the dwellings hereby permitted shall be occupied unless and until the communal / visitor car parking spaces to be provided have been completed and marked out in full accordance with the approved drawings and made available for use by the occupants and / or visitors to the dwellings and thereafter those spaces shall be retained for parking purposes at all times and shall not be removed or altered in any way.

Reason: *To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016.*

20. No part of the residential accommodation hereby permitted shall be occupied unless and until the external amenity space for that individual dwelling has been laid out and provided in full accordance with the details shown on the approved plans and thereafter shall remain available for use at all times.

Reason: *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.*

21. The development hereby permitted shall not be occupied unless and until the bin Storage areas for those dwellings have been laid out and provided in full accordance with the approved details and thereafter those facilities shall remain available for use at all times. All bins which serve the development within the red line site area must be stored within the approved bin storage areas and not positioned on the public highway or in the open, unless on bin collection days.

Reason: *In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policies DS3, DE1 and H3 of the Coventry Local Plan 2016.*

22. Any landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths hard surfacing, which shall be made of porous materials or provision shall be made to direct runoff water from the hard surface to a permeable or porous area, as shown on the approved drawings: Amended DRAWING - Planting Plan Overview - Drawing No. 7701 PP 1 0 Rev D; Amended DRAWING - Planting Plan 1 of 2 - Drawing No. 7701 PP 1.1 Rev D and Amended DRAWING - Planting Plan 2 of 2 - Drawing No. 7701 PP 1.2 Rev D shall be completed in all respects within three months of the first occupation of the dwellings and the trees and shrubs shall be planted within the first planting season following that first use. Any trees or shrubs

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 trees or shrubs of similar size and species to those originally required to be planted. All hedging, trees and shrubs shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DS3, GE1 and DE1 of the Coventry Local Plan 2016.*

23. Prior to the first occupation of the development hereby permitted, a landscape management plan, including long term design objectives, long term management responsibilities and maintenance schedules for all landscape areas (other than domestic gardens within the curtilage of a single dwellinghouse), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented as soon as the approved landscaping is carried out and shall not be withdrawn or altered in any way.

Reason: *To ensure a satisfactory standard of appearance over the lifetime of The development in the interests of the visual amenities of the area in accordance with Policy GE1 and DE1 of the Coventry Local Plan 2016.*

24. Prior to the installation of any street lighting or any external lighting to be fixed to any building(s), an external lighting strategy (including a plan) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate that lighting shall be kept to a minimum at night in order to minimise impact on emerging and foraging bats, and to restrict light spillage onto foraging corridors. The lighting shall be installed in full accordance with the approved strategy and all lighting thereafter shall be subsequently maintained in strict accordance with the approved details.

Reason: *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018.*

25. Prior to their incorporation into the development hereby permitted, a package of measures to minimise the impact of the development upon local air quality shall be submitted to and in writing by the Local Planning Authority. These measures shall have consideration of the following: -
- *Provision for electric vehicle recharging points or dwellings to be made 'EV-ready' so a power connection is available to install an EV charge point as required;*
 - *Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh);*

The measures shall be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be

removed or altered in any way.

Reason: *To mitigate the impacts of development on air quality during and post construction in accordance with Policies DS3 & EM7 of the Coventry Local Plan 2016.*

26. No development shall commence unless and until a Sustainable Building Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the requirements of Local Plan Policy EM2 (Building Standards) have been met. The development shall not be occupied unless and until all the works within the approved scheme have been completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall not be removed or altered in any way.

Reason: *To comply with the provisions of the NPPF and in accordance with Policy EM2 of the Coventry Local Plan 2016.*

27. 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 greater than 5 square metres situated on land between a wall forming the principal elevation of the dwelling house and a highway, shall be carried out within the curtilage of any dwellinghouses hereby permitted without the prior grant of planning permission by the Local Planning Authority.

Reason: *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.*

28. 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 dwellinghouses fronting a highway or footpath without the prior grant of planning permission by the Local Planning Authority.

Reason: *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.*

29. 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, the first floor windows to be formed the dwellings within the south side facing elevation of Plot 1, 8, 9 and 54 shall only be glazed or re-glazed with obscure glass and any opening part of

any window will be at least 1.7m above the floor of any room in which the window is installed.

Reason: *In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2016.*

30. In the event that contamination or unusual ground conditions are encountered during the development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared for submission to and approval in writing of the Local Planning Authority. Following completion of the measures identified within the approved remediation scheme, a verification report must be prepared for submission to and approval of the Local Planning Authority.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*