

Planning Committee Report	
Planning Ref:	RMM/2022/1028
Site:	Elm Fields Farm, Wigston Road, Coventry, CV2 2RH
Ward:	Henley
Proposal:	Reserved Matters consent relating to appearance, landscaping, layout and scale for the erection of 148 residential dwellings (Use Class C3) and associated works including the demolition of existing buildings.
Case Officer:	Richard Edgington

SUMMARY

The application seeks consent for approval of the reserved matters for the erection of 148 residential dwellings and associated works (this was reduced from 150 during the course of the application). This application considers the layout, scale, appearance, landscaping, boundary treatments and other detailed matters following the approval of the outline consent, together with the associated legal agreement inclusive of the S106 contributions.

The access to the site has previously been approved under the outline consent, and the proposed scheme is consistent with the approved arrangement. The allocated site is in a sustainable location with good access to facilities and the proposals are considered acceptable.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee as more than five objections have been received, and at the request of planning committee as part of the granting of the outline consent.
Current use of site:	Greenfield/Farmland
Proposed use of site:	Residential with a provision of associated open space, SUDs and Landscaping

RECOMMENDATION

Planning committee are recommended to grant planning permission, subject to the conditions listed within this report.

REASON FOR DECISION

1. The proposal is acceptable in principle.
2. The proposal will not adversely impact upon highway safety.
3. The proposal will not adversely impact upon the amenity of neighbours.
4. The proposal makes provision for necessary developer contributions.
5. The proposal accords with Policies: DS3, H1, H2, H3, H4, H6, H9, DE1, AC1, AC2, AC3, AC4, GE1, GE2, GE3, HE2, EM1, EM2, EM3 and EM7 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application as proposed seeks consent for the approval of the reserved matters consent for the appearance, landscaping, layout and scale, and associated works for the erection of 148 residential dwellings (Use Class C3).

SITE DESCRIPTION

The application site lies to the northeast of the Coventry. The site is approximately 5.87 hectares and comprises an existing dwelling house and outbuildings. The site is bounded by residential dwellings to the south and Grace Academy to the west. To the north of the site lies a band of landscaping with the M6 motorway beyond. To the east there is an area of open space with commercial buildings beyond that form Coventry Walsgrave Triangle Business Park.

There is an existing access to the farm from the south-west corner of the site between the bungalows on Wigston Road and Grace Academy, as part of the outline consent, a new access was proposed to allow for sufficient visibility splays to be achieved, together with other alterations to the highway, including amendments to the existing bus stop.

Elsewhere within the site, to the north there is a pylon and overhead cables. There are two small ponds, one is located to the southwest of the site adjacent to the access, whilst the other is located towards the eastern boundary alongside the public open space. There is also an un-named watercourse that runs the length of the site boundary to the east and several trees and hedgerow around the perimeter of the site and the access road.

The application site was allocated within the adopted Local Plan for up to 150 residential dwellings, the outline of which has been approved under OUT/2021/0012.

PLANNING HISTORY

OUT/2021/0012 - Outline consent with all matters reserved, except for access, for the erection of up to 150 residential dwellings (Use Class C3) and associated works including the demolition of the existing buildings. Approved 04.03.2022

OUT/2016/1965 - Outline application with all matters reserved, with the exception of access details, for residential development of up to 150 dwellings. Approved 28.10.2016

PA/2017/0868 - Demolition of all outbuildings. Approved 08.05.2017

L/1995/0701 - Erection of 25 metre telecommunications tower, antennae and equipment cabin. Refused 27th July 1995

S/1901/2246 - Erection of a new bungalow and garage. Approved 24th January 1973

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. The latest framework came

into effect on 20th July 2021. The NPPF 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 (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 GB1: Green Belt and Local Green Space
Policy GE1 Green Infrastructure
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy DE1 Ensuring High Quality Design
Policy HE2: Conservation and Heritage Assets
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy AC5: Bus and Rapid Transit
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM3 Renewable Energy Generation
Policy EM4 Flood Risk Management
Policy EM5 Sustainable Drainage Systems (SuDS)
Policy EM7 Air Quality
Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

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

CONSULTATION

No Objections received from:

6. **Conservation:** No objection, the assessment and recording required at the outline has been completed and is acceptable.
7. **Planning Policy:** No objection as the site is allocated for housing in the adopted Local Plan and has outline consent under OUT/2021/0012.

8. **Urban Design:** No objection, subject to conditions.
9. **Street Lighting:** No objection, it is advised that the applicants engage with the adoptions team prior to implementation.
10. **Housing:** No objection.
11. **Education:** No objection.
12. **Environment Agency:** No comments to make.

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

13. Highways England: No objection.
14. **Highways:** No objection, subject to conditions.
15. **Ecology:** No objection, subject to conditions.
16. **Trees:** No objection, subject to the retention of T22 within a revised layout, together with a Tree Protection Plan. Permitted Development Rights should also be removed for plots within RPA's. It is also preferable for trees along the northern part of the site are to be located outside any boundaries.
17. **Streetscene and Greenspaces:** Amendments to requested to avoid any duplication of equipment within the Local Equipment Area of Play (LEAP), conditions also requested in relation to ongoing management of the open space. The planting mix is however supported, together with the provision of new trees.
18. **West Midlands Police:** Whilst no objection has been raised, suggestions and recommendations have been made relating to boundary treatments. Secured by Design measures should also be incorporated to the design of the dwellings at reserved matters stage.
19. **Sustainability (Energy):** No objection, a sustainability statement has been provided and low carbon technologies in the form of PV panels and air source heat pumps are being provided, which is positive.
20. **Environmental Protection:** No objections, subject to conditions relating to air quality, contaminated land, noise mitigation and a CEMP.
21. **Public Health:** No objection, subject to conditions.
22. **Archaeology:** No objection, although additional information is required relating to the trenching results.
23. **Lead Local Flood Authority:** Additional information required, and suitably conditions are therefore recommended as part of any approval.

Neighbour, Third Party and Councillor Representations

Immediate neighbours and local councillors have been notified via the display of a site notice and letters, alongside a press notice in the Coventry Telegraph;

13 representations have been received, 1 of which supporting the application, 1 neither supporting nor objecting and 11 objecting to the proposed development. A multi-signature letter has also been received objecting to the proposed development, the letter is signed by 56 signatories. A summary of the representations are included as follows;

Support

- a) Proposals support investment
- b) Delivery of family homes on under-utilised land
- c) Additional public open space

Object

- d) Detrimental impact upon the highway network/infrastructure
- e) Location of bus stops will impede visibility
- f) Increase in air pollution
- g) Level of proposed affordable housing not appropriate
- h) Health and education service capacity issues will be exacerbated
- i) Impact upon ecology

- j) Loss of trees/hedgerows
- k) Overlooking of existing dwellings
- l) Development encroaches on green space
- m) Noise survey not accurate, and will have impact on amenity of future and existing residents
- n) Development out of keeping with the area which is primarily bungalows and detached dwellings

Any further comments received following the publication of this report will be reported within late representations.

The submitted multi-signature letter states the following (summarised);

- The proposal for 100% affordable housing marks a departure from the consent granted at outline
- Removal of existing landscaping features and trees
- Out of keeping with the surrounding properties

As previously indicated, the letter has 56 signatories.

APPRAISAL

The main issues in determining this application are the layout, design, landscaping, drainage, ecology, boundary treatments and associated works.

Principle of Development

The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development, Policy DS3 of the adopted Local Plan is consistent with the NPPF in this respect. Policy H1 sets out the requirement for a minimum of 24,600 new residential dwellings to be delivered over the current plan period. In this case it is considered that the proposed development accords with the aforementioned policies as set out alongside Policy H2 given that the site is allocated under H2:11 for up to 150 residential dwellings. The site benefits from extant consent for the outline permission, which was approved in March 2022 under planning application OUT/2021/0012.

Within the allocation, and indeed the Outline stage, there is a requirement for the eastern boundary to be maintained as accessible public open space. From the detailed drawings submitted within this Reserved Matters application, the applicants have duly retained this, and have designed comprehensive landscaping details to run along the east and north of the application site. Within the open space lies a Local Area of Play (LEAP), with play equipment, a drainage feature, and areas of hard and soft landscaping. This is in addition to a number of the landscape features which are proposed for retention within the wider site.

In addition, it should also be noted that Policy H3 'Provision of New Housing' states that new residential development must provide a high-quality residential environment, which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment. A suitable residential environment will include a sustainable location, 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.

It was assessed at Outline stage that as the site is within the established residential area within Walsgrave on Sowe, it is deemed to be in a sustainable location with access to a

range of essential services. Whilst it is noted that there are constraints around the site in terms of land uses, such as the M6 immediately to the north, it is considered that a high-quality residential environment can be achieved once further detail and acoustic screening is completed, this is discussed latterly in this report. At Outline stage, Highways were satisfied that a safe, suitable and convenient access can be provided, and the access point was duly approved along with the Section 106 agreement. Overall, it is considered that the development is acceptable in principle, subject to the remaining material considerations within the reserved matters, these are discussed within the succeeding sections of this report.

Dwelling Mix/Affordable Housing

Policy H4 of the adopted Local Plan seeks to ensure that developments seek to deliver an appropriate mix of housing. The outline consent had been reduced from 156 units to 150 to address the concerns as to the location of six units to the south of the site with access off Norman Avenue. The indicative mix of units within the outline comprised of 10x 1-Bed, 70x 2-Bed, 56x 3-Bed and 14x 4-Bed units.

As submitted within the Reserved Matters the applicants sought to remove the illustrative flat units within the site and deliver two-storey dwelling houses instead. The complete removal of such accommodation however gave rise to issues, not just in terms of the previously considered mix, but also due to the level of concentration of dwellings within the developable area of the site, taking out the site constraints. The first iteration of the site layout which was submitted as part of this application, in the view of the Local Planning Authority, was unacceptable due to the mix and shortfall of parking, together with the design of the internal layout.

The applicants have subsequently addressed these concerns by reducing the number of units from 150 to 148, and also by introducing a provision of maisonettes. The reserved matters are deemed to be broadly in line with the outline consent with the final dwelling mix comprising; 6x 1-Bed Units, 64x 2-Bed Units, 67x 3-Bed Units and 11x 4-Bed Units.

Planning Policy and Housing have raised no objections to the dwelling mix as proposed. Housing have expressed support for the delivery of additional affordable homes within the development, which according to the submitted affordable housing statement will provide 100% affordable units.

It is acknowledged that a number of concerns have been raised with the additional provision of affordable units within the site within the consultation and indeed the multi-signature letter. Within the Outline a minimum of 25% affordable provision was secured, based on 12.5% Social Rent and 12.5% Intermediate (Shared Ownership), which is policy compliant. There are no constraints on the Outline permission for the delivery of more affordable homes within the scheme, although these cannot be secured within the Section 106 agreement as securing the additional units, which go beyond the policy requirement would not meet the CIL regulations for contributions. The mix of dwellings within the affordable housing schedule have been detailed as follows, the table also shows the requirement within the Section 106 agreement;

Tenure	House Type	No. of Units	+/- S106 Requirement
Affordable Rent	2 Bed	33	+33

Affordable Rent	3 Bed	21	+21
Rent to Buy	2 Bed	17	+17
Shared Ownership	2 Bed	9	+5
Shared Ownership	3 Bed	41	+14
Social Rent	1 Bed	6	+6
Social Rent	2 Bed	5	+2
Social Rent	3 Bed	5	0
Social Rent	4 Bed	11	0
	Total No. of Units	148	

Whilst consideration has been given to the representations made within the consultation as to the additional 75% of units, the Local Planning Authority affords significant weight to the delivery of additional affordable housing within the city. Whilst the adopted Local Plan requires consideration to be given to the concentration of affordable units, with the supporting text of Policy H6 stating that; ‘when locating affordable homes within a scheme consideration should also be given to any existing affordable homes that adjoin the site. This will help to ensure that affordable homes do not become overly concentrated, and that new development is well integrated within the wider urban area. This should reflect the management requirements of the Housing Association as well as the need to create balanced and mixed communities’.

In this case there is not understood to be defined affordable homes within the adjacent streets from the site. It is also considered that the applicants are providing a mix of tenures within the site which delivers upon an identified need within the city and the SHMA. Whilst the scheme does go beyond the policy requirement, given that the additional units will make a positive contribution to the wider delivery across the city, and both the Local Plan and NPPF afford significant weight to the delivery of homes, the development in terms of the mix and affordable provision is supported.

Highways and Parking

Policies AC1 and AC2 of the adopted Local Plan seeks to ensure that development proposals do not have an adverse impact on the surrounding highway network, and where any harm is caused should be adequately mitigated. Policy AC3 of the adopted Local Plan seeks to ensure that developments provide sufficient car parking provision in accordance with Appendix 5 of the Coventry Connected SPD. Whilst Policy AC4 seeks to ensure that developments make adequate provision for all users including pedestrians and cyclists, without prejudice.

As with the outline consent, concerns have been raised within the consultation as to the impact upon the highway network with the additional dwellings being constructed. The highway capacity was duly assessed as part of the outline consent and both Highways England and Coventry City Council Highways deemed that the proposed development would not give rise to capacity issues, subject to the securing of Section 106 monies. As part of the Outline a total of £181,800 was secured for highway related contributions to include; a five-year cycle hub contract, membership of the swift scheme, upgrades to the existing bus stops and membership of a car club. A sustainable travel plan was also secured within the Outline consent.

The proposed layout duly uses the previously approved access point on Wigston Road, going into the site. Conditions attached to the Outline also secured the works to the bus stops, including the reduction in length in order to ensure there is no conflicts between the bus stops and the access point into the site. Whilst the access point and capacity was assessed and approved at Outline stage, within the Committee report it was conveyed that the internal layout of the illustrative masterplan would unlikely be acceptable, in the form in which it was proposed, and it was advisable to engage with the Planning and Highway Authorities prior to the submission of the reserved matters to seek to address the concerns raised within the illustrative layout.

The internal layout therefore differs from the illustrative masterplan, which was created to demonstrate the quantum of development was achievable in the site. Within the detailed design being considered within this application the proposed development will have a single primary access route for vehicles with a spine road designed from the southwest to the north of the site, with a combination of conventional road layouts and shared surfaces, with chicanes and traffic calming measures located at various points around the site. There are also noted to be a number of courtyard areas accessed from the main vehicular route. As proposed the development meets the relevant standards for widths of highways and manoeuvring space within the site. Tracking diagrams have also been provided to demonstrate that the layout of the site is capable of accommodating refuse collection vehicles. The layout is therefore deemed acceptable.

With regards the parking provision within the site, a key issue with the originally submitted layout plans as part of the reserved matters was the shortfall of parking provision over the site which was raised with the applicants by the Local Planning and Highway Authorities. Throughout the course of the application discussions were held to address these concerns, the scheme now offers a total of 256 parking bays which includes;

Type	Required	Provided	Difference (+/-)
Allocated	290	256	-13
Allocated (Shared)	NA	21	
Visitor	24	24	0
Car Club	NA	2	+2
		Total Difference	-11

The total requirement for the quantum of development proposed, based on the standards set out within the Coventry Connected SPD is for a total of 314 spaces to be provided (allocated and unallocated/visitor). As shown within the table there is a minor shortfall of parking spaces across the scheme which equates to 13 spaces overall (11 including the car club spaces), these are in the form of allocated spaces, where there are 13 shared spaces out of the requirement of 26. With regards the unallocated provision/visitor spaces, these have been located at areas around the site, notably around the landscape feature/pond on the entry into the site and to the north and east, adjacent to the public open space.

When considering the shortfall of parking spaces, it is considered that this is not a significant shortfall when considered across the site, with the scheme having a shortfall of approximately 3.5%. Especially when considering that as part of the Outline a number of means of sustainable travel were secured including a car club, a cycle hire docking station, travel credits and upgrades to the bus stops located adjacent to the access into the development. Given the suite of measures secured within the Section 106 agreement to the value of £181,800 together with the benefits of the scheme, the application is deemed acceptable in highway terms, subject to conditions.

Design, Character and Landscaping

Paragraph 126 of the NPPF places high regard on good design, and attributes good design to the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 126 attributes high-quality design to being a key aspect of making a development sustainable, this is consistent with Policies DE1 and GE3 of the adopted Local Plan.

Within the consultation, a number of objections have been received as to the design and layout of the site as proposed, particularly with regards the relationship with the dwellings on the southern boundary of the site, and the loss of a dry pond. Concern has also been raised to the number of semi-detached and terraced units in an area which is primarily detached with a proportion of bungalows.

When considering the overall design of the dwellings within the site it is considered that the primarily two storey levels, with some 2.5, are of an appropriate scale which will relate well to the existing urban form. The material palette also consists of red brick and tiled roofs, with an element of rendering to focal plots which occupy corner positions within the site, the materials are secured within this consent via condition. The scheme also positively responds to secured by design principles to include active frontages to the highway and the areas of open space, together with a complimentary lighting scheme. Highways and Urban Design also suggested that other details be considered including the use of shared surfaces within areas of the site together with chicanes and low-level boundary treatments around parking areas. All of which have been incorporated into the scheme as both design and safety features.

Considering the wider landscaping, it is acknowledged that the wider locality is suburban in nature with small areas of landscaping located between and around existing streets. The design and layout of the development also makes provisions for street trees, planted frontages and the retention of landscape features. As part of the Outline consent, it was deemed important to retain the primary pond feature within the site, given the high value of biodiversity in particular. This existing feature is also attributed to creating a focal point within the urban form which is deemed to be positive. There are also sightlines through the development from the proposed road network to link the scheme with the expanses of green space which bounds the site to the north and eastern boundary.

As part of the submission the applicants have provided detailed landscape plans which show a wide range of planting and other features which are to be installed within the site. It is also positive that two of the larger trees within the site are to be retained, together with the established band of hedgerow to the north of the site. Urban Design and Streetscene and Green Space Officers have been consulted and raise no objections to the proposed development. The landscaping details have duly been secured via condition, together with the boundary treatments and LEAP. A construction management and root protection details for the existing trees have also been secured.

Whilst further comments have been received over the loss of some of the existing foliage to the northern boundaries of the existing dwellings within Peacock Avenue, together with queries on the boundary treatments. The submitted plans show that a new 1.8m timber close board fence is to be installed along this area, this is deemed to be acceptable.

Residential Amenity

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area. Policy H5 seeks to protect the amenity of existing residential occupiers and the existing housing stock within the city. This is consistent with Paragraph 130 of the NPPF which states that planning decisions to function well over the lifetime of the development and provide a quality living environment.

In this instance there are a number of site constraints which are important to give particular regard to, in order to ensure that suitable living conditions are achieved for future occupiers and existing residents alike. It is noted that within the consultation concerns have been raised as to the noise implications of the proposed development, and in particular the suitability of the noise report submitted.

The noise report submitted includes modelling based on the proposed layout of the scheme, it notes that the relevant British Standards (BS) sets a desirable internal background internal noise level of 50dB, with an upper limit of 55dB. At present the background noise levels within the site range from 56.6dB to 74.1dB during that daytime and 53.7dB to 71.6dB at night. The applicants have made provisions for a 5m acoustic fence to runs across the width of the northern boundary, adjacent to the M6. With the layout and the acoustic screening, the final design of which is to be secured via condition, there are a number of elevations particularly within dwellings to the north of the site which will require additional glazing and associated ventilation in order to meet the desirable internal noise levels of 50dB as identified by the relevant BS. The report, and associated mitigation, to be installed prior to first occupation has duly been secured via condition, with confirmation of the measures being installed also forming part of the requirements of the condition.

With regards to the external noise levels within the private amenity spaces, there are a number of plots to the north of the site which will sit slightly above the standards of 55dB, although no plot will exceed 60dB. Whilst slightly higher than the desired levels, it should be noted that the standards are not prescriptive. Paragraph 7.7.3.2 of BS 8233:2014 states that design criteria for external noise; 'for traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB LAeq,T, with an upper guideline value of 55 dB LAeq,T which would be acceptable in noisier environments. However, it is also recognised that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces but should not be prohibited.

In this instance, considering the guidance within BS 8233:2014 and making effective use of land, with the delivery of affordable dwellings it is considered that the minor uplift in the background noise levels for amenity areas is considered to be acceptable, especially given the relatively low number of plots where the uplift will sit outside of the desirable zone, and efforts made towards the suitable mitigation. The application is therefore deemed acceptable in this respect.

Regard has also been given to other factors affecting residential amenity, notably the provision of amenity space, separation distances between dwellings and associated light

and privacy. In this case the site provides amenity space for each residential dwelling. Adopted Urban Design Guidance states that a minimum of 50 sq. m for a family dwelling should be provided, with 30 sq. m for starter homes. Across the development these standards are broadly met with the exception of approximately six of the three-bedroom units which fall slightly short of the 50 sq. m. However, given the fact that this is guidance and there is also circa 2.2 hectares of open space within the development this is deemed acceptable. The separation distances have also been considered between the existing and proposed dwellings, in all cases the minimum rear to rear separation distances of 20m are achieved, with rear to flank relationships all exceeding the required 12m.

Overall it is considered that whilst there is a minor uplift in the desirable background noise levels of the amenity spaces of a small number of the plots, the scheme as a whole provides a high-quality living environment which meets the required separation distances and provides both generous open space and suitable amenity areas for future occupiers. Permitted development rights have been removed from the dwellings for rear extensions to ensure the units do not have losses of existing amenity space, particularly on the few plots which have less generous gardens. With this condition, together with the noise survey and acoustic screening secured, the application is deemed acceptable in this regard.

Archaeology

Policy HE2 of the adopted Local Plan states that development proposals must have regard for the importance of heritage assets. Part 2 of HE2 states that any potential impacts are to be assessed based on current evidence.

The site lies within an area where there is a potential for archaeological matter to be present. To date the applicants have submitted a desk-based archaeological assessment which shows that there was known mediaeval and post mediaeval farming within the site, but there is little in the way of other known development within the site. It is noted that surrounding sites have recorded archaeological activity. The NPPF and Policy HE2 require all development proposals to have regard for heritage assets.

Whilst the Archaeological Officer raised no objection to the proposals at either outline or reserved matters stage, in order to meet the requirements of Policy HE2 of the adopted Local Plan, a condition was requested to include a Written Scheme of Investigation (WSI) for the site to demonstrate that there would be no adverse impacts upon any archaeology within the site. Whilst some additional information has been forthcoming as part of the reserved matters, additional results are still being awaited, this condition has therefore also been appended to the reserved matters to secure this detail prior to the commencement of development. With this condition attached the application is deemed acceptable.

Conservation

Within the Outline planning consent, consideration was given to both Conservation and Archaeological factors, especially given the presence of a remaining barn and history of the site being in historic use as a farm. With regards the demolition of the remaining barn within the site of which was considered to have some historic value. As part of the assessment of the Outline application, the removal of the barn was considered acceptable, subject to a Level 2 Historic Building recording being undertaken. This has duly been completed as part of the reserved matters and has been submitted with this application.

The report is detailed and provides a comprehensive assessment of the evolution of the site and the buildings. The Conservation Officer has been consulted and has indicated that the scope and level of detail in the report is acceptable and is satisfied that the requirements of Paragraph 205 of the NPPF, which states that before buildings are lost, they are recorded, and that record is then submitted to the local authority to add to the heritage register. The Conservation Officer also noted that the proposed development, with the delivery of affordable homes will provide significant public benefit which will off-set any harm caused by the loss of the barn. It is therefore considered that the application is acceptable in this respect and in accordance with Policy HE2 of the adopted Local Plan and Paragraph 205 of the NPPF (2021).

Public Open Space

Policy GE3 of the adopted Local Plan requires new development proposals to make provision for green infrastructure and public open space. As previously indicated, in this case the development proposes to incorporate a total of 2.2 hectares of open space which includes a Local Equipment area for Play (LEAP), retained pond, with landscaping and a large band of accessible open space to the east and north of the site. There are also proposed links from Norman Avenue to the space via a bollard installed access.

The provision of the open space is deemed to be very positive for the site and indeed the wider area, as there is an identified shortfall of open space provision. The area currently does not meet the Fields in Trust accessibility standard, which Coventry City Council has adopted, for playgrounds in proximity to dwellings, for a LEAP this is 5-10 minutes' walk or 400m.

As part of the outline application a condition was secured for a LEAP together with a committed sum of £177,398.00 for equipment. As part of this application, the layout and specification of the LEAP have been submitted for approval. Streetscene and Greenspaces have raised no objection to the proposed provision, subject to an amendment to pieces of equipment which are duplicated. The applicants have duly updated the specification to include alternative play equipment. With this open space provided, and the wider landscaping and planting schemes acceptable, the open space provision within the site is deemed to make a positive contribution to both the development and indeed the area.

Drainage and Flood Risk

Paragraph 167 of the NPPF requires Local Planning Authorities to have consideration to the increased flood risk and ensure that development proposals would not increase the likelihood of flooding either within the site or elsewhere. In this case the site lies within Flood Zone 1 and is therefore considered to be at low risk of flooding. It is however noted that the site does contain a number of unnamed watercourses, there is therefore a potential that there may be some associated flood plains within the site. The Lead Local Flood Authority (LLFA) commented at outline stage that where an area is susceptible to any form of flood risk, building floor levels will need to be raised to a level agreed with the LLFA in writing, alongside the employment of flood resilient construction.

In this case a detailed drainage design was submitted, the LLFA have been consulted and have raised an objection to the application in its current form as there are a number of aspects of the design, notably the reliance on oversized pipes and a single attenuation feature. The LLFA have suggested that further consideration be given to the outline drainage strategy and use existing drainage features within the site. To address the concerns of the

LLFA a pre-commencement drainage condition has been appended to the decision to ensure the detailed design is suitable prior to any works taking place. This is considered the most proportionate and appropriate response to the objection as the shortfall of information is a result of the objection as opposed to the principle or risk of an increase in flood risk. With this condition appended the application is considered acceptable.

Contaminated land

As part of the outline application submission the applicants submitted a Ground Conditions Report which covers contamination issues within the site. The report noted that an intrusive investigation be undertaken, with any remediation required ahead of any dwellings being constructed and occupied.

Environmental Protection again note the content of the report and have requested that conditions be appended to the decision requiring further ground contamination works to be undertaken ahead of the construction of any proposed dwellings. This accords with the recommendations of the submitted Ground Conditions Report and the conditions attached to the outline consent.

Air Quality/Environment

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. In this case a condition has been appended to the outline consent securing a minimum of one electric vehicle charging space in order to meet the requirements of Policy EM7.

In addition to the provision of Electric Vehicle Charging Points, an energy statement was also secured as part of the outline. Within the Reserved Matters application, the applicants have detailed that PV Panels and Air Source Heat Pumps are to be installed within the site, with each unit having an Air Source Heat Pump, whilst a total of 75 units benefitting from PV Panels. It is considered that the combination of such mechanisms are acceptable and have been supported by the Council's Sustainability (Energy) Officer. Within the assessment, other measures which have been referred to in the construction phase is by using off site pre-prepared construction techniques, alongside the installation of efficient sanitary systems and Grade A/A+ materials. Whilst most of the low carbon technologies and construction methods fall under building control as opposed to planning, it is considered that the planning aspects are suitably addressed with the combination of methods set out in the approved sustainability assessment. The application is therefore acceptable in this respect.

Ecology

The NPPF and Policy GE3 seek to ensure that development proposals will not have an adverse impact upon biodiversity. The application site is not a statutory or non-statutory wildlife site as identified in the adopted Local Plan or associated SPD's.

In this instance it is noted that a number of objections have been received in relation to the ecological impact of the development. Whilst the site is greenfield, the primary areas of grassland have relatively low ecological value. However, there are areas within the site which benefit from high ecological value, notably the main pond feature to the west of the site, together with the established hedgerows to the north of the site. There are also large trees and a dry pond area further to the east of the site, the latter of which lies to the north of Merryfield Way, adjacent to No. 20.

Within the outline application, a completed biodiversity impact assessment and metric calculation was submitted. This assessed the ecological value of the site overall, together with an assessment of the various features within the site. With the illustrative landscape plan at outline stage it was demonstrated that a net gain of biodiversity could be achieved within the site. However, as part of the outline consent, it was required for a further assessment to be undertaken at reserved matters stage once the detailed design had been confirmed. In this case the applicants are seeking to deliver a high-quality landscaping scheme which runs along the eastern part of the site, wrapping around to the north of the site, adjacent to the M6. The main pond feature is also retained within the proposed layout.

The development does propose the removal of the dry pond feature together with a number of smaller trees around the site. However, it should be noted that the applicants are seeking to retain a number of established features within the site, notably the larger pond and planting, the two large tree species, and the established band of hedgerows to the north of the site. Whilst the Local Planning Authority seeks to ensure that landscape features are retained where possible, a holistic approach is required in order to ensure development is delivered, whilst landscape and ecological aspects are fully considered.

In this case, whilst there is a loss of some of the less notable features within the site, the majority of the primary features are retained. In addition, there is also proposed to be a significant level of improvements within the site of new landscaped features proposed as part of the scheme. The Ecological Officer has been consulted and raises no objections to the proposed development. Within the consultation response it was noted that the provision of a wildflower meadow and a comprehensive mix of native planting would fully mitigate the impacts of the development and deliver a net gain of biodiversity.

There are however additional enhancements and strategies which have been secured as part of the conditions appended to the decision. As submitted, no details or confirmation have been provided to confirm that the boundary treatments within the site are hedgehog friendly. Details are also required of integrated enhancements within the site in the form of bird and bat boxes, together with bee features. A maintenance strategy for the ongoing maintenance of the landscaped areas within the site has also been secured to ensure that the landscaping scheme is managed over the lifetime of the development. Finally, a condition has also been appended to the decision in order to ensure that a Construction and Environmental Management Plan is agreed prior to the commencement of development, to take into account how the existing landscaping features and biodiversity will be managed during the course of construction. With these conditions attached, together with the comprehensive landscaping plans forming part of the approved plans it is considered that the application is acceptable and accords with Policy GE3 of the adopted Local Plan (2016).

Developer Contributions

Policy IM1 'Developer Contributions for Infrastructure' 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 Section 106 agreement in this case was secured as part of the outline consent, the contributions were duly requested by relevant consultees and were deemed CIL compliant. Whilst the contributions are not being considered as part of this application, for completeness the details of the contributions are set out as follows. These are in additional

to a minimum of 25% affordable housing being provided and the measures set out within the sustainable travel plan.

Consultee	Amount	Towards
Education	£1,299,101.00	Towards additional school places to Ernsford Grange and/or Briar Hill Schools.
Parks & Greenspaces	£177,398.00	To be spent on site by the developer for a new LEAP
NHS	£253,284.00	For additional capacity within local healthcare services.
NHS CCG	£102,712.00	For additional capacity within local Clinical Commissioning Group services.
Highways	£49,050.00	For a five-year cycle hub contract.
	£95,250.00	£635 per dwelling for membership into the Swift Scheme
	£15,000.00 (£7,500.00 per bus stop)	To install real time passenger displays on Wigston Road Bus Stops
	£22,500.00	For six months car club membership (£150 per dwelling)
Total	Max. £2,014,295.00	

Other Matters

In this case it should be noted that throughout the course of the application, the Local Planning Authority sought a number of amendments to the proposed development, this was in accordance with Paragraph 38 of the National Planning Policy Framework, which seeks to ensure that planning authorities work with applicants and take a positive approach to development proposals.

As a result of the amendments, the scheme was reduced from a total of 150 units as originally applied for to 148 units, this was to respond to some of the concerns raised with proposals. Additional consultation was duly undertaken to both neighbours and consultees following these changes.

Equality Implications

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

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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

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

Conclusion

The proposed development is considered to be acceptable and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions, which have been secured as part of the Outline consent. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H1, H2, H3, H4, H6, H9, DE1, AC1, AC2, AC3, AC4, HE2, GE1, GE2, GE3, GE4, EM1, EM2, EM3 and EM7 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS:/REASON

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Layout Plans

SKPS_005 Rev W - Planning Drawing - Elm Fields Farm, Coventry
SKPS_005-PD-004 Rev E - Boundary Treatments Layout
SKPS_005-PD-003 Rev E - Materials Distribution Layout
7075.01 LD 1OF3 Nov'22 Landscape
7075.02 LD 2OF3 Nov'22 Landscape
7075.03 LD 3OF3 Nov'22 Landscape
7075.04 Tree Planting Detail Nov'22
10805-FPCR-XX-XX-DR-L-0001- POS GA Plan Sheet 1 of 5
10805-FPCR-XX-XX-DR-L-0002 POS Layout Sheet 2 of 5
10805-FPCR-XX-XX-DR-L-0003 POS Layout Sheet 3 of 5
10805-FPCR-XX-XX-DR-L-0004 POS Layout Sheet 4 of 5
10805-FPCR-XX-XX-DR-L-0005 Play area layout Sheet 5 of 5

House Types

Maple-Planning drawings A3 Plots 3-4 rev A
SKPS_005-PD-006 - Hazel - Planning House Type
SKPS_005-PD-007 - Blackthorn - Planning House Type
SKPS_005-PD-008 - Ivy - Planning House Type
SKPS_005-PD-009 - Chestnut - Planning House Type
SKPS_005-PD-010 - Cedar - Planning House Type
SKPS_005-PD-011 - New Stamford - Planning House Type
SKPS_005-PD-012 - Maple - Planning House Type

Trees

22124-01 Tree Removal and Protection Plan to BS 5837:2012, 1 of 5
22124-02 Tree Removal and Protection Plan to BS 5837:2012, 2 of 5
22124-03 Tree Removal and Protection Plan to BS 5837:2012, 3 of 5

22124-04 Tree Removal and Protection Plan to BS 5837:2012, 4 of 5
22124-05 Tree Removal and Protection Plan to BS 5837:2012, 5 of 5

Supporting Reports/Documents

JOINT NAMES 210600-02b Access Design Technical Note
5A Drainage Strategy
6 Proposed Levels
22031-1-R4 - BS8233 - Elm Fields Farm - Countryside South Midlands - JS - BF –
221013
10805 261022 Biodiversity Metric 2.0 Calculation Tool Beta Test - December 2019
Update
10805 261022 BNG Metric Extracts
10805-E-01 - BNG Habitat Baseline Plan 261022
10805-E-02 - BNG Habitat Retention Plan 261022
10805-E-03 - BNG Proposed Habitat Plan 261022
10805-E-03 - BNG Proposed Habitat Plan 261022
Design and Access Statement
Elms Field Farm Building for a Healthy Life 220411
Merged AHS Amended (Affordable Housing Scheme)

Access/Highways

210600-01A Residential Travel Plan FINAL
210600-01b - Access Design Package-Sheet 1
210600-01b - Access Design Package-Sheet 2
210600-01b - Access Design Package-Sheet 3
210600-03a - Internal SPA-Sheet 1
210600-04 RSA Designers Response

Reason: *For the avoidance of doubt and in the interests of proper planning.*

2. 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, inclusive of trenching results, has been submitted to and approved in writing by the Local Planning Authority. 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.*

3. Prior to the first occupation of the dwellings hereby permitted, the approved boundary treatments shown on the approved plans shall be erected and retained thereafter.

Reason: *To ensure that the development exhibits a high quality design and are suitable to ensure that the development does not give rise to privacy issues to the detriment of residential amenity in accordance with Policies DE1 and H5 of the adopted Local Plan (2016).*

4. Prior to the commencement of development, full details of a revised drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The

drainage details shall include; details of surface and foul water drainage works, details of the attenuation provision, sectional details of the attenuation pond and anticipated run off rates. The approved drainage system shall be installed prior to first occupation and retained thereafter.

Reason: *To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policies EM4 and EM5 of the Coventry Local Plan 2016.*

5. 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.*

6. No development (including any demolition or preparatory works) shall commence unless and until a Biodiversity Method Statement for bats, badgers and hedgehogs including Reasonable Avoidance Measures, has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with the approved Biodiversity Method Statement

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.*

7. 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.*

8. 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 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.*

9. Prior to the first occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed;
 - b) Ecological trends and constraints on site that might influence management;
 - c) Aims and objectives of management, including mitigation and enhancement for species identified on site;
 - d) Appropriate management option for achieving aims and objectives;
 - e) Prescriptions for management actions;
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period);
 - g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation;
 - h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met.

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

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.*

10. 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.*

11. 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.*

12. Notwithstanding the details shown on the approved plans; prior to occupation of the dwellings hereby permitted, the cycle parking hub/facilities shall be laid out in the location shown on the approved layout plan. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation and 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.*

13. Any landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths shown on the approved plans shall be completed in all respects within three months of the first use of development and the tree(s) and shrub(s) shall be planted within the first planting season following that first use. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

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

14. The dwellings hereby permitted shall be constructed and finished in the approved schedule of materials, inclusive of facing and roofing materials together with rainwater goods, windows and doors, unless consent is otherwise obtained by the Local Planning Authority.

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.*

15. Prior to first occupation of any dwelling, an up to date noise report shall be submitted to and approved in writing by the Local Planning Authority. This report shall demonstrate the effectiveness of the noise mitigation measures as detailed in approved noise assessment and include the predicted internal noise levels which are to accord with the submitted and approved noise assessment, together with any other required mitigation. The submitted report shall also give consideration to the proposed air source heat pumps, and shall include the specification and predicted noise levels, together with the locations of which shall be shown on a submitted plan. Thereafter the approved mitigation measures, and any further measures required for the air source heat pumps shall remain in place at all times and shall not be removed or altered in any way.

Reason: *To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.*

16. 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 extension, enlargement or addition shall be erected or constructed to any dwellinghouses hereby permitted without the prior grant of planning permission by the Local Planning Authority.

Reason: *Due to the restricted nature of the application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the Local Planning Authority in accordance with Policies H3 and DE1 of the Coventry Local Plan 2016.*

17. The development hereby permitted shall not be occupied unless and until all of the works detailed within the approved Sustainable Building Statement have been completed in full and thereafter they 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.*

18. No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. This shall include details of; the methodology for carrying out a hand dug exploratory trench/pit within the Root Protection Area without causing damage to those roots greater than 25mm diameter, contingency should roots be discovered within trench/pit, design of foundations to respect a 200-300mm air void located between the existing ground level and lower surface level of suspended foundation floor, and full tree protection details. Details of the protective fencing during the course of construction shall also be included. The development shall only be carried out in strict accordance with the approved details.

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.*

