

Planning Committee Report	
Planning Ref:	RMM/2022/1982
Site:	Land at Thompsons Farm
Ward:	Bablake.
Proposal:	Submission of reserved matters (appearance, landscaping, layout and scale) for the erection of 328no. dwellings and associated infrastructure pursuant to planning permission OUT/2019/0484 granted on 05/07/2022 for erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.
Case Officer:	Emma Spandley

SUMMARY

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

Application OUT/2019/0484 was submitted; heard at the 27th May 2021 Planning Committee meeting and subsequently approved the erection of up to 500 residential dwellings with all matters reserved with the exception of access.

The redline site area for application OUT/2019/0484 extends to some 20.7ha. The current application seeks permission for the outstanding details, called reserved matters, relating to the appearance, landscaping, layout and scale of the proposed houses. The application proposes 328no dwellings out of the 500no dwellings approved pursuant to planning permission OUT/2019/0484 granted on 5th July 2022.

BACKGROUND

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

Application OUT/2019/0484 was submitted; heard at the 27th May 2021 Planning Committee meeting and subsequently approved the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.

The primary vehicular access to the site as approved under the outline is on the west side of Bennetts Road North with a secondary emergency access further south. The primary access is located approximately 20m northwest of the junction with Grove Lane which is located on the opposite side (west side) of Bennetts Road North. The emergency access is located approximately 30m south of the junction with Grove Lane. The primary access will link to a central avenue which forms part of this current application.

Application FUL/2022/1981, recently heard at 5th October 2023 Planning Committee, resolved to grant the details relating to the initial phase of infrastructure works, which comprised the primary access into the site along with the proposed surface water attenuation areas (SuDs). This decision notice was issued on 6th October 2023.

This current application seeks permission for the outstanding details, called reserved matters, relating to the appearance, landscaping, layout and scale of the proposed houses. The application proposes 328no. dwellings out of the 500no dwellings approved pursuant to planning permission OUT/2019/0484 granted on 5th July 2022.

An additional application has been submitted for the reserved matters relating to the appearance, landscaping, layout and scale of 171no houses, application RMM/2022/2615 on the other parcel of land.

Together these two reserved matters applications, the current application RMM/2022/1982 and RMM/2022/2615, provide for 499no dwellings as approved under the outline permission, OUT/2019/0484 granted on 5th July 2022.

KEY FACTS

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

RECOMMENDATION

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

Delegate authority to the Strategic Lead Planning, in consultation with the chair of Planning Committee, to agree any amendments to these conditions, which are considered necessary.

REASON FOR DECISION

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

APPLICATION PROPOSAL

As mentioned above, the current application, RMM/2022/1982, will link into another reserved matters applications, RMM/2022/2615, which seek permission for the appearance, landscaping, layout and scale of the 171no. houses under outline permission, OUT/2019/0484 for the remaining portion of the site.

On submission the application sought permission for 328no units. However, during discussions this was reduced by one unit.

The current application seeks permission for the outstanding details relating to the appearance, landscaping, layout and scale of the proposed housing development for 328no. properties.

Planning Committee has already approved the main spine road into and around the site and the SuDs which are required to support the housing development under application FUL/2022/1981.

This spine road will facilitate access to the development parcels. Currently the entire outline permission has been split into two separate development parcels.

This application relates to the majority of the site running from the north and west of the approved spine road, with the other application, RMM/2022/2615, providing houses on the southern and eastern side of the spine road.

The proposals in overview will provide:

- 328no out of 500no dwellings approved on a strategic housing allocation.
- The application has been designed in accordance with the SUE SPD.
- The application is providing for a wide range of mix and styles of properties.
- The application is proposing 25% affordable housing.
- Strategic cycle routes within and connected in and around the site.

The following table sets out the proposed bedroom numbers.

<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>	<u>Total</u>
10no. dwellings	42no. dwellings	142no. dwellings	134no dwelling	<u>328</u>

Split as follows between private and affordable housing.

Private Housing

<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>	<u>Total</u>
0	9no. dwellings	106no. dwellings	131no dwelling	<u>246</u>

Affordable Housing

<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>	<u>Total</u>
10no. dwellings	33no. dwellings	36no. dwellings	3no dwelling	<u>82</u>

Frontages of new houses have been planned so natural surveillance is provided to all public open space, pedestrian and cycle networks.

A number of amendments have occurred to the layout in line with officers' comments during the process of the application. These include: -

- The principal access road redesigned to incorporate the 'Avenue' typology and the segregated LTN 1/20 compliant cycle and pedestrian route.
- Changes in direction of the road network to encourage lower vehicular speeds.
- Private drives adjusted.
- Parking arrangement upgraded to include all car parking spaces outside the house they serve, runs of parking broken up with appropriate soft landscaping including rain gardens and tree pits.
- The inclusion of well-connected sustainable movement network of routes within the site which link the site to the wider area.
- The inclusion of tree lined roadways, and
- The mix of affordable housing adjusted to now provide the policy compliant social rent properties including the larger 4-bedroom properties.

SITE DESCRIPTION

The entire application site, which falls under the outline permission, OUT/2019/0484, sits on the administrative boundary with North Warwickshire is located on the western side of Bennetts Road North and to the North of Thompsons Road. The site is the northern most site within the Keresley SUE.

The existing site is currently agricultural arable land and gently undulates with the lowest point located towards the centre of the eastern boundary. The site is divided into small fields separated by small hedgerows and related hedgerow trees. On the northern boundary is an existing hedgerow with trees which will be retained. Similarly, the existing hedgerow to the western boundary will be retained. Towards the centre of the site is an existing pond which is being retained.

The reserved matters application has been split into two parcels. Parcel 1 relates to the application RMM/2022/2615 and is located to the south of the approved spine road (FUL/2022/1981; Parcel 2 relates to the current application RMM/2022/1982 and is located to the north and west of the approved spine road.

The current application seeks permission for the details relating to appearance, landscaping, layout and scale pursuant to OUT/2019/0484 for the erection of 328no. dwellings on a parcel of the land approved under OUT/2019/0484.

PLANNING HISTORY

Application Number	Description of Development	Decision and Date
OUT/2014/2282	Outline application for the erection of up to 800 dwellings, with associated Local Centre comprising Convenience Store (Class A1) Retail/Commercial Units (Class A1, A2, A3, A5 and/or D1); a Primary School; Public Open Space (including equipped play area); allotments; nature conservation area; and landscaping; with all matters reserved except for means of vehicular access to the site from Tamworth Road and Bennetts Road South.	Approved 12/02/2018
RMM/2019/1030	Submission of reserved matters (layout, internal access arrangements, scale, appearance and landscape details) for Phase 1 comprising of 322 dwellings and details of green infrastructure strategy for all phases (excluding third party land) and a temporary construction access pursuant to OUT/2014/2282 for up to 800 dwellings, local centre, primary school, public open space (all matters reserved except vehicular access from Tamworth Road and Bennetts Road South). The outline application was an EIA application and an Environmental Statement was submitted with it.	Approved 20/11/2019
S73/2020/0285	Variation of condition 8 (to allow one retail unit within the local centre to have floorspace up to 500 sq m) imposed upon outline permission OUT/2014/2282 for the erection of up to 800 dwellings, with associated Local Centre comprising Convenience Store (Class A1) Retail/Commercial Units (Class A1, A2, A3, A5 and/or D1); a Primary School; Public Open Space (including equipped play area); allotments; nature conservation area; and landscaping; The outline application was accompanied by an Environmental Statement	Approved 22/04/2020
RM/2020/2399	Submission of reserved matters (layout, internal access arrangements, scale, appearance and landscaping)	Approved 29/11/2021

	for Phases 2A and 2B comprising 394 dwellings, pursuant to outline permission OUT/2014/2282. The outline application was accompanied by an Environmental Statement.	
RMM/2021/2514	Submission of reserved Matters in accordance with condition 1 for layout, internal access arrangements, scale, appearance and landscape details for local centre, comprising of 1,505sqm across seven units pursuant to planning permission S73/2020/0285 granted on 22nd April 2020 for Variation of condition 8 (to allow one retail unit within the local centre to have floorspace up to 500 sq m) imposed upon outline permission OUT/2014/2282 for the erection of up to 800 dwellings, with associated Local Centre comprising Convenience Store (Class A1) Retail/Commercial Units (Class A1, A2, A3, A5 and/or D1); a Primary School; Public Open Space (including equipped play area); allotments; nature conservation area; and landscaping; The outline application was accompanied by an Environmental Statement.	Approved 26/10/2023
S73M/2021/2515	Variation of condition No. 56 (Hours of Delivery) and removal of condition No. 31 (Requirement for Green Roofs) imposed on planning permission S73/2020/0285 -Variation of condition 8 (to allow one retail unit within the local centre to have floorspace up to 500 sq m) imposed upon outline permission OUT/2014/2282 for the erection of up to 800 dwellings, with associated Local Centre comprising Convenience Store (Class A1) Retail/Commercial Units (Class A1, A2, A3, A5 and/or D1); a Primary School; Public Open Space (including equipped play area); allotments; nature conservation area; and landscaping; The outline application was accompanied by an Environmental Statement, granted on 22nd April 2020	Approved 24/10/2023

OUT/2019/0022	Outline application for the demolition of all existing buildings and the erection of up to 550 dwellings and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, diversion of public rights of way, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site (in part).	Approved 07/02/2022
RMM/2022/0633	Submission of Reserved Matters for 280 dwellings off Fivefield Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 07/02/2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site	Pending
RMM/2022/0636	Submission of Reserved Matters for 35 dwellings off Keresley Link Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site.	Approved 27.10.2023
RMM/2022/0678	Submission of Reserved Matters for 201 dwellings off Tamworth Road, for	Pending

	all matters outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site	
RMM/2022/0679	Submission of Reserved Matters for 19 dwellings off Tamworth Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site	Pending
RMM/2022/0680	Submission of Reserved Matters for the Ancient Woodland Buffer off Tamworth Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site.	Approved 03/08/2023

OUT/2019/0484	Outline permission for the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works	Approved 05/07/2022
FUL/2022/1981	Installation and formation of highway and drainage infrastructure works pursuant to OUT/2019/0484 granted on 05/07/2022 for erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.	Approved 06/10/2023
RMM/2022/2615	Submission of Reserved Matters (appearance, landscaping, layout and scale) for the erection of 171no. dwellings and associated infrastructure pursuant to planning permission OUT/2019/0484 granted on 05/07/2022 for erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open	Pending

	space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.	
OUT/2019/2277	Proposed residential development (up to 40 dwellings) with associated landscaping/open space, drainage and highway infrastructure (outline application - all matters reserved except access into the site)	Approved 06/03/2020
RMM/2021/0314	Submission of reserved matters under condition 1 for details of appearance, landscaping, layout and scale for 40 dwellings together with associated landscaping/open space, drainage and highway infrastructure and temporary construction access from land to the northwest pursuant to planning permission OUT/2019/2277 granted on 6th March 2020 for outline permission with access.	Approved 13/07/2021
FUL/2020/2615	Demolition of existing structures to facilitate residential development with associated access, parking, landscaping and drainage.	Approved 25/03/2021
FUL/2020/0748	Erection of 388no. dwellings (C3), public open space, landscaping, drainage attenuation areas, access from Bennetts Road and Penny Park Lane, access roads, land safeguarded for a new Link Road, and other associated works. This application is accompanied by an Environmental Statement.	Resolved to Approve Planning Committee 02/11/23.
FUL/2021/3173	Erection of two new dwellings with upgraded access and parking (Use Class C3)	Approved 02/02/2022

OUT/2022/0712	Outline application for the demolition of all existing buildings (save for Poddy Cottage) and the erection of up to 290 dwellings and creation of associated vehicular accesses to Bennetts Road and Fivefield Road, pedestrian/cycle accesses, diversion of public rights of way, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure, with all matters to be reserved except vehicular access points into the site.	Approved Planning Committee 23 rd February 2023 Decision Issued 23/06/2023
OUT/2022/0713	Outline application for the demolition of all existing buildings (save for Manor Farm Cottage) and the erection of up to 260 dwellings and creation of associated vehicular accesses to Bennetts Road, pedestrian/cycle accesses, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure, with all matters to be reserved except new vehicular access points into the site from Bennetts Road.	Approved Planning Committee 23 rd February 2023 Decision Issued 02/06/2023
<u>Hall Hill Cottages</u>		
OUT/2022/3246	Outline planning permission with all matters reserved except for access, for the demolition of existing dwelling and associated agricultural units, and the erection of up to 40 residential dwellings (Use Class C3), with parking and associated works.	Withdrawn
PL/2023/00001155/OUTM	Outline planning permission with all matters reserved except for access, for the demolition of existing dwelling and associated agricultural units, and the erection of up to 40 residential dwellings (Use Class C3), with parking and associated works (Resubmission OUT/2022/3246).	Pending

The most relevant applications are:

OUT/2019/0484	Outline permission for the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works	Approved 05/07/2022
FUL/2022/1981	Installation and formation of highway and drainage infrastructure works pursuant to OUT/2019/0484 granted on 05/07/2022 for erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.	Approved 06/10/2023
RMM/2022/2615	Submission of Reserved Matters (appearance, landscaping, layout and scale) for the erection of 171no. dwellings and associated infrastructure pursuant to planning permission OUT/2019/0484 granted on 05/07/2022 for erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.	Pending

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 DS4: (Part C) – Keresley SUE Specific Masterplan Principles
- Policy H1: Housing Land Requirements
- Policy H2: Housing Allocations
- Policy H4: Securing a Mix of Housing
- Policy H6: Affordable Housing
- Policy H9: Residential Density
- Policy GE1 Green Infrastructure
- Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
- Policy GE4: Tree Protection
- Policy DE1 Ensuring High Quality Design
- Policy 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 EM4 Flood Risk Management
- Policy EM5 Sustainable Drainage Systems (SuDS)
- Policy EM7 Air Quality

Supplementary Planning Guidance/ Documents (SPG/ SPD):

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

CONSULTATION

No Objections received from:

- Archaeology

No objections subject to conditions have been received from:

- Drainage
- Economic Development
- Environmental Protection
- Highways
- Housing Policy
- Parks
- Urban Design
- West Midlands Fire Service
- West Midlands Police

Immediate neighbours and local councillors were originally notified on 10th October 2022 a site notice was posted and a press notice was published in the Coventry Telegraph on 20th October 2022

4no. letters of objection were received, raising the following material planning consideration.

- Impact on drainage and flooding

However, a number of non-material planning considerations (in the context of this being a reserved matters application) were raised: -

- Principle of the development
- Loss of Green Belt
- Not enough infrastructure
- Loss of wildlife
- Traffic and congestion
- Air Quality
- Loss of hedgerows

A further round of consultation took place on amended drawings on 12th June 2023

7no. letters of objection were received, raising the following material planning considerations:

- Impact on noise and disturbance to surrounding existing residential properties.
- Impact on existing houses through overlooking and loss of privacy.
- Lack of single storey properties

The objections also raised a repeat of all the non-material planning considerations mentioned above.

APPRAISAL

The main issues in determining this application are:

- Principle of Development
- Parameters Conditions
- Housing Mix
- Affordable Housing
- Open Space and Parks
 - Open Space – Development Provision
 - Local Equipment Area for Play (LEAP)
- Highways, Access and Parking
 - Accesses
 - Pedestrian and Cycle Access
 - Sustainable Transport Routes
 - Bus Provision
 - Parking
 - Visitor Parking
- Layout
 - Keresley Link Road (KLR)
 - Internal Roads
 - Lanes
 - Courtyards
 - Edge Roads
 - Proposal
- Ecology, Biodiversity and Trees
 - Ecology and Biodiversity
 - Trees
- Drainage
- Design, Scale, Massing and Layout
- Air Quality
- Noise
- Contaminated Land
- Archaeology
- Developer Contributions
- Equality Matters

PRINCIPLE OF DEVELOPMENT

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

The principle of developing the site for residential uses has been established under the outline permission OUT/2019/0484.

OUT/2019/0484, granted on 5th July 2022, the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green

networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.

All the comments are noted with regards to the loss of the Green Belt land, flawed census figures and the need for the development; impact on infrastructure etc, however as these matters have been determined under the outline permission, which approved the redevelopment of the area for housing, these matters cannot be reassessed in the current application which seeks approval for the details of the appearance, landscaping, layout and scale of 328no houses as approved under the outline permission.

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

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.” Footnote 8 to paragraph 11 confirms that this includes situations where the local authority cannot demonstrate a five-year supply of deliverable housing sites.

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

This current application relates to the erection of 328no dwellings.

The outline permission approved a number of parameters plans, these drawings approved the main vehicular access into the site together with the indicative main avenue road and the locations of the proposed SuDs and the number of trees and hedgerows to be removed. Application FUL/2022/1981 approved the details of the main infrastructure required to support the housing allocation.

Therefore, the principal of developing the site for up to 500no. dwellings and the associated infrastructure is acceptable in principal and in accordance with the outline permission thus far.

PARAMETER CONDITIONS

Condition No.4 attached to the outline permission, OUT/2019/0484, required the reserved matters to come forward in accordance with the following approved plans: -

- Access and Movement Parameters Plan P16- 0926_10-01D;
- Land Use Parameter Plan P16 -0926_10-03D;
- Building Heights Parameters Plan P16 -0926_10-02B,
- Site Location Plan P16- 0926_05E;
- General Arrangement Site Access Drawing 02427-A-004-P0
- shall have full regard to the Sustainable Urban Extension Design Guidance SPD and include the following specific requirements:
 - (i) provision of a children's equipped play area;
 - (ii) retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact Assessment Sep 2019;
 - (iii) Inclusion of car club spaces for the SUE wide car club;
 - (iv) Provision of a 'super bus stop' within the site;
 - (v) Provision of cycle hire storage facility.

The application was supported by a number of drawings and reports.

AMENDED DRAWING - Sketch Layout - Drawing No.EM038-PD-005JJ accords with the approved location plan – Drawing No. P16- 0926_05E and the Access and Movement Parameter Plan – Drawing No. P16- 0926_10-01D approved under the outline permission, OUT/2019/0484.

Whether the application is in accordance with the Access and Movement Parameters Plan will be discussed under the *Highways* section. The retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact Assessment Sep 2019 will be discussed under the *Tree* section.

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

- shall have full regard to the Sustainable Urban Extension Design Guidance SPD and include the following specific requirements:
 - provision of a children's equipped play area;
 - retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact Assessment Sep 2019;
 - Inclusion of car club spaces for the SUE wide car club;
 - Provision of a 'super bus stop' within the site;
 - Provision of cycle hire storage facility.

Shall be discussed in more detail under the following headings:

- shall have full regard to the Sustainable Urban Extension Design Guidance SPD and include the following specific requirements – *Design and Visual*.
 - provision of a children's equipped play area - - *Parks and Open space*
 - retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact Assessment Sep 2019 - *Ecology, Biodiversity and Trees*
 - Inclusion of car club spaces for the SUE wide car club - *Highways, Access and Parking*.

- Provision of a 'super bus stop' within the site – *Highways, Access and Parking*.
- Provision of cycle hire storage facility – *Highways, Access and Parking*.

The following conditions are also attached to the outline permission which requires the submission of further details to be submitted with the reserved matters applications.

Condition No.12 - Noise assessments shall be submitted with reserved matters applications for each phase of development. The assessments will demonstrate by calculation that internal noise levels for the proposed residential property meet the 'Good' criteria set out in British Standard 8233 'Sound Insulation and Noise Reduction for Buildings' together with any mitigation measures that are required to achieve this. The report shall also demonstrate that outdoor garden and leisure areas associated with this development meet the 55dB limit as required by the World Health Organisation (WHO). Prior to the first occupation of the buildings any necessary mitigation measures shall have been implemented in full accordance with the recommendations of the noise assessment and thereafter shall not be removed or altered in any way.

This will be discussed under the *Noise* section.

Condition No.17 - The following shall be submitted to the Local Planning Authority together with reserved matters applications for each phase of development:

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

This will be discussed under the *Ecology, Biodiversity and Trees* section.

Condition No.21 - Notwithstanding the submitted Flood Risk Assessment and Drainage Strategy, the following shall be submitted to the local planning authority together with each reserved matters application:

- i) A scheme for the provision of surface water drainage, incorporating SuDS attenuation techniques. There must be consideration of features such as green roofs, rain gardens and swales, for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- ii) A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.

- iii) Development discharge rates to be managed to Qbar greenfield rates minus 20%. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.
- iv) Evidence the 1 in 100 year plus 40% climate change events will be held within the site boundaries.
- v) 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.
- vi) Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- vii) All proposed outfalls must be confirmed and agreed with the Lead Local Flood Authority prior to the commencement of work on site.
- viii) Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority
- ix) Single discharge points will be discouraged on larger sites, as discharge points are to be located to best mimic the natural discharge condition.
- x) A minimum 5m way leave must be provided from the top bank of any ordinary watercourse and open water bodies.
- xi) The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- xii) Evidence to show the management of overland flow routes in the event of exceedance or blockage to the drainage system. Details should include demonstration of how the building will be protected in such an event. Finished floor slab levels must be 300mm above the 1 in 100-year pluvial flood levels.
- xiii) Where new or redevelopment site levels result in the severance, diversion or the reception of natural 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.
- xiv) The drainage strategy should not result in top water levels of attenuation structures being above the natural ground level and must achieve a 300mm freeboard, in relation to this existing ground level, at the 1 in 100 year plus climate change event.
- xv) Where an attenuation structure is located adjacent to Public Highway boundary, the applicant should demonstrate the structural adequacy of the attenuation structure to safeguard Public Highway.
- xvi) Foul drainage plans

This will be discussed under the *Drainage* section.

HOUSING MIX

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

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

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

The following table sets out the proposed bedroom numbers.

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
10no. dwellings	42no. dwellings	142no. dwellings	134no dwelling	<u>328</u>

Split as follows between private and affordable housing.

Private Housing

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
0	9no. dwellings	106no. dwellings	131no dwelling	<u>246</u>

Affordable Housing

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
10no. dwellings	33no. dwellings	36no. dwellings	3no dwelling	<u>82</u>

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

No. of Bedrooms	Total	% as proposed	% HEDNA
1no.	10no.	3.05%	10%
2no.	42no.	12.80%	40%
3no.	142no.	43.29%	40%
4no.	134no.	40.85%	10%

The table highlights that the site is providing more 4+ houses than the HEDNA suggests, and less one and two bedrooms.

The HEDNA is a suggestion for a housing mix across the City, however in assessing the proposals officers are mindful of the location, being a green field site, which is better able to accommodate the larger family houses whereas some other sites in the existing urban area will not be able to. Taking all of the above into account, on balance the application is in accordance with Policy H4.

AFFORDABLE HOUSING

The outline permission, OUT/2019/0484, granted the permission to develop the site for housing. Attached to the outline permission is a S106 agreement, Schedule 1 *Affordable Housing Obligations* secures 25% affordable housing, to be in accordance with the adopted Affordable Housing Supplementary Planning Document (SPD).

The requirement is therefore 25% of 328 houses which is 82no.

The application proposes the following affordable housing provision.

No. of Bedrooms	Social Rent	Intermediate (Discounted low cost)	Affordable Rent	Affordable Housing Total	%
1no.	10	0	0	10no.	12.20%
2no.	0	16	17	33no.	40.24%
3no.	12	17	7	36no.	43.90%
4no.	3	0	0	3no.	3.66%
Total	25	33	24	82no.	

Whilst there are only three 4 bed affordable units overall, they are all social rented units and the social rented mix has over half of the units as three and four bed units, which serves those most in need.

There are no four-bedroomed affordable rent or intermediate units as they would not be truly affordable for people in housing need.

OPEN SPACE AND PARKS

Open Space – Development Provision

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

As stated above, Condition No.4 attached to the outline permission, OUT/2019/0484, required the entire redline area of the outline to provide for at least one children's equipped play area, called a LEAP.

The current application seeks permission for the outstanding reserved matters associated with appearance, landscaping, layout and scale in relation to 328no dwellings out of the 500no dwellings approved under OUT/2019/0484.

Due to the size and constraints of the sister application RMM/2022/2615, the Local Equipment Area for Play (LEAP) will be located within this application site.

Local Equipment Area for Play (LEAP)

A LEAP play area is an area of open space specifically designated, laid out and equipped with play equipment mainly for older children but should also have play opportunities for younger children as well as children with disabilities. It should provide

play equipment as well as a hard surfaced area for ball games or possibly wheeled activities such as roller skating or cycling.

FiT gives a standard size of approx. 400sqm of playing space as a minimum although a larger area would be of more use as there could be the chance to include some fitness equipment as well as the play area, which would be of benefit to the residents if this development. Location for any fitness equipment could be either alongside the LEAP or spread around the open space as part of a walking route / trim trail route younger children as well as children with disabilities. It should provide play equipment as well as a hard surfaced area for ball games or possibly wheeled activities such as roller skating or cycling.

FiT recommend that any LEAP sized play facility has a 20m minimum separation between the activity zone and the habitable room façade of dwellings. Location is key as it needs to be not too close to residential properties but not hidden out of view where anti-social behaviour can happen unobserved.

The LEAP will be provided on this reserved matters application parcel. AMENDED DRAWING - Sketch Layout - Drawing No.EM038-PD-005JJ, shows the location of the LEAP. It is located off the main 'Avenue' which runs into the site, adjacent to the existing pond.

The full details of the equipment to be provided can be controlled by a suitably worded condition.

HIGHWAYS, ACCESS AND PARKING

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should:

- a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes.
- b) Consider the transport and accessibility needs of everyone living, working or visiting the city.
- c) Support the delivery of new and improved high-quality local transport networks which are closely integrated into the built form.
- d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

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

Accesses

The outline permission, OUT/2019/0484 approved the main access and the secondary, emergency access to the site as shown on approved drawing Access and Movement Parameter Plan – Drawing No. P16- 0926_10-01D.

FUL/2022/1981 approved the details of the main access into the site together with the main road loop into and back out of the site.

A subsequent discharge of condition application PL/2023/0001216/DCA has been submitted which seeks to discharge the engineering details of the approved access under the outline (OUT/2019/0484) and the subsequent full application (FUL/2022/1981) which approved the main infrastructure for the site.

The access details are also currently in the final stages of their technical approval under the Highways Act 1980 (S278). A section 278 agreement (or s278) is a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the council (in the capacity as the Local Highway Authority (LHA)) to make permanent alterations or improvements to a public highway, as part of a planning approval.

The principle of the main access is approved.

Pedestrian and Cycle Access

It will be more appropriate to provide the highest quality cycle infrastructure within the main access road corridor.

The main road through the site has been approved under FUL/2022/981.

Accordingly, a 3m cycle track and 2m footway is provided on one side with the other being a 2m wide footway, with the appropriate separation margins between the carriageway and the cycle track and footways.

Off this 'Avenue' road there are several spurs which access to the housing proposed within this application.

All roads have been tracked with a refuse vehicle and fire engines and a Road Safety Audit (RSA) has been completed and approved by the Local Highway Authority (LHA).

As amended the Local Highway Authority (LHA) raises no objections to the proposed layout.

Sustainable Transport Routes

Aside from the avenue typology road mentioned above, there are a number of shared pedestrian and cycle paths which dissect the site.

The existing Public Right of Way (PRoW) runs along the northern boundary. The first few metres are located outside the red line boundary. Adjacent to the PRoW, which currently runs along a ditch which floods, is one of the SUDs approved under FUL/2022/1981. An additional path is being provided within the site which will skirt the perimeter of this particular SUDs and then meets back up with the existing PRoW. The PRoW, then runs westwards in the site, hugging the existing field boundary, it will be

upgraded, and several opportunities will be present where users will be able to travel into and around the site.

A further cycle / pedestrian route is then provided along the western boundary of the site which will meet up with the existing PRow at Thompsons Lane.

A shared footpath / cycleway will be provided along the western side of Bennetts Road North, which links into the existing footpath off site, which links into the sister application RMM/2022/2615.

Bus Provision

Travel for West Midlands (TfWM) do not object to the application due to a collaborative approach being taken for the entire SUE. S106 monies were secured which will extend the No.16 / 16A service, under the outline permission. Furthermore, a bus stop and shelter are also being provided in the site.

Parking

The Coventry Connected SPD which contains amended appendix 5 of the Coventry Local Plan states for one bedroomed property, one car parking space is required and for all 2+ bedroomed properties, two off road car parking spaces are required.

All the properties have the required amount of parking.

Visitor Parking

Amended Appendix 5, of the Coventry Local Plan sets out the requirement for visitor spaces as one unallocated space per five, one bedroomed dwellings, a two bedroomed property require one unallocated space per ten dwellings and one unallocated space per five three bedroomed dwellings.

The application requires 61no spaces with 63no officially unallocated spaces are shown, and one space for the car club.

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

Conclusion

Members can be assured that the entire Sustainable Urban Extension (SUE) at Keresley has been robustly modelled in terms of its traffic impacts on the local and strategic highway network. All appropriate mitigation has been agreed with not only the Local Highway Authority (LHA) but also neighbouring Highway Authorities (Warwickshire County Council (WCC)) and National Highways who are in charge of the national strategic highway network.

The access into the site from Bennetts Road have been agreed under the outline permission, OUT/2019/0484. The full constructional and engineering details have been approved under FUL/2022/1981.

The Public Rights of Way (PRoWs) have been realigned and incorporated into the development within their own landscape corridors.

Pedestrian and cycle routes are provided in and around the site. The site provides a safe route for people to walk and cycle.

The existing bus provision is being extended, funded by all the parcels of the SUE, including this current application. One bike hire stations is being provided within the site and spaces for a car club.

Each residential property is being provided with the policy compliment parking, with all one-bedroom properties having one dedicated car parking spaces and all two plus bedroomed properties having at least two dedicated parking spaces. There are also no visitor spaces dotted around the site.

Taking all of the above into account, the application is in accordance with the aforementioned policies of the Coventry Local Plan together with the aims and objectives of the NPPF.

LAYOUT

Policy DS4 (Part A) – General Masterplan principles states where the site is identified as an allocation within the Local Plan it should plan positively to meet in full the requirements identified within the relevant policies associated with the allocation. Where the proposal represents a phase or phases of a wider scheme however, the quantum of development should reflect the relative size and characteristics of the phase, including its position within the wider site.

Policy DS4 (Part C) - In addition to the general principles outlined in Policy DS4 (Part A) of the Coventry Local Plan, the development proposals which relate to this area should also have regard to the relevant requirements which include the incorporation of the recommendations of the Council's SUE Design Guidance SPD. Identify clear access points to the site and make appropriate provisions for new transport infrastructure and highway improvements to support the comprehensive delivery of the site. This should include: a) The provision of a new Link Road in accordance with Policy H2. The Link Road should be operational to traffic prior to the full completion of all development components within the SUE; b) The delivery of the Link Road should not be to the detriment of ProLogis Park; and c) The management of the existing highway junctions at Bennetts Road, Tamworth Road, Fivefield Road, Sandpits Lane, Thompsons Lane, Long Lane and Watery Lane to ensure they continue to operate in a safe and appropriate way.

As originally submitted, there were a number of issues raised with regards to the proposed layout from a highway safety and urban design point of view. On submission the roads took a very uniformed approach, with no variation in building lines.

As set out within the Urban Extension Design Guide SPD which is intended to provide a clear guide and steer for how new larger developments within the area should be designed and delivered.

The SPD sets out a street hierarchy as: -

- Keresley Link Road
- Avenue
- Internal Roads
- Lanes
- Courtyards
- Edge Roads

Keresley Link Road (KLR)

This road is not relevant to this site. The KLR is located further south and connects Tamworth Road to Bennetts Road, so far.

Avenue

The Avenues act as the main access road into the site, this are less formal then the KLR, but still provides a 3m cycle track and 2m footway is provided on one side and with a 2m footway on the other side.

Internal Roads

Internal roads are intended to act as the main access route into medium sized development parcels or as an interface between boulevards and the more intimate less formal routes and spaces. They share the same characteristics as avenues – footways with kerb upstands and conventional carriageways.

Lanes

Lanes are more intimate shared spaces where there is no designated footway or carriageway. They should have no overtly direct vehicle route through, with trees, planting beds and street furniture placed in such a way as to slow vehicle speeds. They are narrower in width than Internal Roads and are surfaced with more materials such as blocks, resin bonded gravel or coloured tarmac as these will re-enforce the more informal nature of this street type and help create a more intimate feel and character.

Courtyards

Courtyard clusters of dwellings present the opportunity to reflect/reinterpret the farmyard typology that is prevalent throughout the Arden area.

Edge Roads

Edge roads will play an important part in both integrating the new developments with the wider open countryside whilst at the same time providing the views from the open countryside into the new development.

Proposal

The main road, accessing the site from Bennetts Road, forms a loop into the site and the tails off to the west. This road takes the form of the 'Avenue' typology and has been approved under FUL/2022/1981. The current application will have accesses from the main avenue road in the form of lanes.

The application has been tracked with a fire tender and refuse vehicles.

Taking all of the above into account, the application is in accordance with the aforementioned policies of the Coventry Local Plan together with the aims and objectives of the NPPF.

ECOLOGY, BIODIVERSITY AND TREES

Ecology and Biodiversity

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

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

The comments relating to biodiversity are noted.

The outline application, OUT/2019/0484, assessed the impact of the proposed development. A Biodiversity Impact Assessment was submitted with the outline application. Based on that indicative masterplan and the associated open space information the proposed development was concluded to result in the loss of approximately 2.52 units representing only 6.2% of the existing habitat.

The biodiversity loss is compensated against by a contribution via the S.106 agreement attached to the outline permission, OUT/2019/0484.

The contribution required the sum of £101,287.00 to be paid to the council to mitigate the impacts of the development on biodiversity.

Trees

Policy GE4 of the Coventry Local Plan 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.

Condition No.4, imposed on the outline permission, OUT/2019/0484, set a number of parameters that the application has to meet.

4(ii) - Retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact Assessment September 2019

Condition No.17, of the outline permission (OUT/2019/0484) also requires the submission of an Arboricultural Impact Assessment (AIA), an Arboricultural Method Statement (AMS) and a dimensioned Tree Protection Plan (TPP).

The application has been supported by

- DRAWING - Tree Survey Plan - Drawing No.10485-T-01
- DRAWING - Tree Survey Plan (Appendix A - Tree Schedule)

- AMENDED REPORT - Arboricultural Assessment - Bloor Parcel, dated 17th November 2023 - Report Ref:D.

The outline permission required at Condition No.4(ii) the retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact Assessment September 2019.

The above Arboricultural Assessment shows the site had a total of 20no. individual trees, eight groups of trees and 11no. hedgerows which were within and close to the application boundary.

During the consideration of FUL/2022/1981 it became apparent that a number of trees had been vandalised. Relevant to this application is T10 which was shown to be retained and indeed the area where the tree is located is still being retained as public open space. However, the tree is required to be felled for arboricultural reasons only.

Therefore, the only difference between the outline and the reserved matters from a tree retention perspective is the loss of T10.

On this basis, the application is considered to be in accordance with the outline permission and the aforementioned of the Coventry Local Plan.

DRAINAGE

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

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

The sustainable urban drainage (SUDs) proposed to support the housing development covered by this current application and the other reserved matters application RMM/2022/1982, has been approved under FUL/2022/1981.

The Lead Local Flood Authority were satisfied with the surface water drainage proposals and no objections are raised against the current application subject to conditions.

DESIGN, SCALE, MASSING AND LAYOUT

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

The National Planning Policy Framework, paragraph 130 states that "Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 134) "Permission should be refused for development of that is not well designed that fails to reflect local design policies and government guidance on design. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design; and/or
- b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

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

On submission the house types were considered lacking in ancient Arden details. As amended a diverse approach to housing design has now been provided. This ensures that there is a variety of character and texture across the developments as opposed to a homogeneous swathe of development. The house types include pitch gabled roofs, blue brick bases, a complimentary brick along with variation of external materials with the inclusion of weatherboarding and render.

The way in which dwellings sit alongside each other, how they address corners and bends, the location and design of bin and cycle storage and the location of any retaining structures has also been extensively considered with the proposal now more closely following the street hierarchy as set out within the SUE SPD. This has enabled the different character areas to be brought out.

The proposal provides suitable garden areas for all houses and all flats either have a private balcony or a private garden area.

All properties have the required number of off-road car parking spaces and there are sufficient visitor spaces being provided around the site.

All separation distances are met within and outside the site. There is no impact on existing neighbouring properties through visual intrusion or loss of light.

Members will note the application was first validated in 2022. Officers have worked extensively with the applicant, who have been amenable to the suggestions put forward. The proposals have been through various iterations and revisions. The layouts have been tracked for a bin lorry and fire engine; updated tree constraints plans have been submitted which show how the development can come forward whilst not only retaining the existing trees for now but for the lifetime of the development.

Taking into account all of the above, it is considered that the proposed development will function well and has achieved fantastic permeability throughout the site, which not only links the proposed development but also links to the wider area for greater benefit; have been designed with the ancient Arden in mind but whilst also providing its own character by being sympathetic to the local area. All existing trees are being retained as required by the outline permission. The site is using its topography by providing the SUDs and therefore a dedicated public open space which is interactable and useable within the low-lying level of the site which have been approved under FUL/2022/1981.

The street typologies have mirrored the guidance as set down within the SUE SPD with pedestrian / cycle routes and sustainable transport options at the forefront of the design, the proposal therefore creates a high-quality, beautiful, and sustainable place and is in accordance with the NPPF and Policy DE1 of the Coventry Local Plan.

AIR QUALITY

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

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

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

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

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

The outline application, OUT/2019/0484, assessed the impact of the proposed development on Air Quality.

OUT/2019/0484 was submitted with an Environmental Statement which included an Air Quality chapter. This chapter analysed the impact of the development (including the cumulative impact of the development within the SUE) upon air quality in the area, as well as the air quality within the site.

Environmental Protection raised no objections to the outline permission on air quality grounds. Instead requested conditions in respect of a Construction Environmental Management Plan, low NOx boilers and EV Charging points.

On the current application, Environmental Protection raised no objections subject to the conditions imposed on the outline permission, OUT/2019/0484, namely: -

- Condition No.6 – Low NOx emission boilers and EV charging points.
- Condition No.7 – No.11 – Ground Contamination, Remediation and Verification.
- Condition No.13 – Construction Management Plan (CMP).

NOISE

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

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

The outline permission assessed the impact of housing on the site and imposed a condition No.12, which required noise assessments to be submitted with the reserved matters applications.

The current application was supported by AMENDED REPORT - Noise Survey, dated 16th November 2023 - Report Ref:80438-SRL-RP-YA-01-S2-P3.

The noise was measured at the site from 8th to 9th March 2022 to determine the existing environmental noise that is likely to affect the proposed dwellings. Road traffic noise was the dominant noise source at all positions. Additional noise sources consisted of local wildlife, typical residential noise such as lawnmowers, and the occasional overhead aircraft. Low levels of noise from the M6 to the north were audible during lulls in local noise.

All of the proposed plots can meet guideline internal noise levels in accordance with BS 8233 with 'standard' thermal double glazing and non-acoustic trickle ventilators.

All gardens will be below 50 dB LAeq, T. This means that all external amenity areas will meet the BS 8233 guidelines for external amenity areas, and no further noise mitigation is required.

Environmental Protection raise no objections subject to conditions.

CONTAMINATED LAND

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

The outline application, OUT/2019/0484, assessed the impact of the proposed development on contaminated land and secured conditions for an Investigation and Risk Assessment to be submitted prior to commencement of any works on the site, please see condition No.7, attached to OUT/2019/0484.

Condition No.8 and No.9, attached to OUT/2019/0484, required a detailed remediation scheme to be submitted and implemented prior to commencement of the remediation works and condition No.10 required a verification report to be submitted.

ARCHAEOLOGY

The National Planning Policy Framework, paragraph 197 states the LPA should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 of the NPPF states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy HE2 of the Coventry Local Plan 'Conservation and Heritage Assets' which is relevant to locally listed buildings and conservation areas, states that in order to help sustain the historic character, sense of place, environmental quality and local distinctiveness of Coventry, development proposals will be supported where they conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or townscape significance. Proposals likely to affect the significance of a heritage asset or its setting should demonstrate an understanding of such significance using currently available evidence. Development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

A programme of archaeological trenching was warranted. An Archaeological Evaluation of the development land was undertaken under the outline application. This included the

digging of 34 Trenches each measuring 30 metres long. Archaeological remains were very sparse and comprised two charcoal rich pits located in the centre of site. A number of agricultural features were spread across the area and the majority of features investigated were modern with several identified during the geophysics found to be field drains. A large modern borrow pit was found in one trench and a furrow was found in another containing an abraded fragment of medieval pottery. Post-medieval and modern pottery was found in the topsoil across the site and the southwestern field was also found to contain a fragment of medieval pottery. The majority of trenches were negative for features and therefore no further investigation was required.

This was done prior to determination of the application as any findings could have had an impact on the layout of the site and therefore the quantum of development proposed.

On the basis of the submission under the outline permission, the developable area was agreed and formed part of 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 outline permission, OUT/2019/0484 secured a number of contributions and requirements via a S106 agreement dated 5th July 2022. The current reserved matters application is bound by the terms of the S106 agreement.

The contributions are summarised below.

Affordable Housing

- 25%

Biodiversity

- £101,287.00 towards offsetting measures

CCG

- £266,687.45 towards off site primary care and healthcare facilities

Education

- £1,182,000.00 towards primary provision
- £56,916.00 towards SEN primary provision
- £1,918,466.00 towards secondary provision
- £379,000.57 towards post 16 provision.
- £86,156.00 towards secondary and post 16 SEN provision.

Highways

- £3,568,585.79 towards the Keresley Link Road
- £200,000.00 towards the resurfacing of Thompson Lane
- £7,500.00 towards the provision of a traffic monitoring camera the site access junction
- £448,372.63 towards the costs of Long Lane to Holyhead Road super cycle highway.
- £860,898.85 towards the costs of Bennetts Road to Barker Butts Lane cycle provision.
- £100,000.00 upgrading footpaths to cycleways.
- £49,050.00 for the West Midlands Cycle Hire Scheme
- £23,000.00 towards road markings for an online cycle lane
- £275,000.00 for the provision of a shared use footway / cycle track at Bennetts Road
- £22,000.00 towards a crossing point
- £187,720.85 towards the provision of Demand Responsive Transport (DRT)
- £205,573.00 towards the extension of the 16/16A bus service
- £6,800 towards travel plan monitoring
- £14,125.00 towards residential travel plans
- £15,039.75 towards household surveys
- £32,155.48 towards a travel plan coordinator

- £20,318.21 towards traffic surveys
- £75,000 towards car club
- £470,394.80 towards mobility credits
- £366,500.00 towards improvement works at Junction 3 of the M6
- £111,284.09 towards improvements to Winding House Lane/Wheelwright Junction

NHS

- £256,000.27 towards provision of additional acute care and accident and emergency care services

Parks

- £59,000 towards BMX/skate provision and/or green gym/path at Keresley End Recreation Ground

Sports Contributions

- £457,434.00 towards a sports hall/swimming pool
- £316,000.46 towards grass playing pitches
- £255,000.00 towards changing room facilities.

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 Council cannot demonstrate a 5-year housing land supply, therefore the tilted balance is engaged, and permission must be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application site is located within the Keresley Sustainable Urban Extension (SUE), an allocated housing site within the Coventry Local Plan, specifically H2:1. The principle of development is therefore accepted.

Application OUT/2019/0484 was submitted; heard at the 27th May 2021 Planning Committee meeting and subsequently approved the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.

The redline site area for application OUT/2019/0484 extends to some 20.7ha.

Therefore, the principle of developing the site for housing has been approved and this application concentrates solely on the outstanding reserved matters relating to the appearance and scale of the proposed house, together with the layout and landscaping of the proposed site.

FUL/2022/1981 approved the main access road into the site which was designed as the 'Avenue' typology and included the segregated LTN 1/20 compliant cycle and pedestrian route. Accordingly, a 3m cycle track and 2m footway is provided on one side with the other being a 2m wide footway, with the appropriate separation margins between the carriageway and the cycle track and footways.

The Public Rights of Way (PRoWs) have been realigned and incorporated into the development within their own landscape corridors.

Pedestrian and cycle routes are provided in and around the site. The site provides a safe route for people to walk and cycle.

Each residential property is being provided with the policy compliant parking, with all one-bedroom properties having one dedicated car parking spaces and all two plus bedroomed properties having at least two dedicated parking spaces. There are also visitor spaces dotted around the site.

The application has gone through many iterations, and I am firmly of the view that the scheme is of a very high standard of design, in terms of the buildings themselves, and the spaces between them.

The application is therefore in accordance with the Coventry Local Plan and no material considerations indicate that a different decision should be reached, even without engaging the tilted balance.

CONDITIONS / REASONS

1.	The development hereby permitted shall be carried out in accordance with the following approved plans: <ul style="list-style-type: none">• DRAWING - Location Plan - Drawing No.Emxxx-PD-001
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	<ul style="list-style-type: none"> • AMENDED REPORT - Arboricultural Assessment - Bloor Parcel, dated 14th April 2023 - Report Ref.C • AMENDED DRAWING - Means of Enclosure - Drawing No. EM038-SL-004H • AMENDED DRAWING - Site Landscaping - Drawing No.EMxxx-LS-001h • AMENDED DRAWING - Site Landscaping - Drawing No.EMxxx-LS-002h • AMENDED DRAWING - Site Landscaping - Drawing No.EMxxx-LS-003i • AMENDED DRAWING - Site Landscaping - Drawing No.EMxxx-LS-004h • AMENDED DRAWING - Site Landscaping - Drawing No.EMxxx-LS-005h • AMENDED DRAWING - Site Landscaping - Drawing No.EMxxx-LS-006g • AMENDED DRAWING - Site Landscaping - Drawing No.EMxxx-LS-007h • AMENDED DRAWING - Site Landscaping - Drawing No.EMxxx-LS-009g • AMENDED DRAWING - Site Landscaping - Drawing No.EMxxx-LS-010g • AMENDED DRAWING - Managed Areas - Excluding Roads - Drawing No.EM038-PD-001D • AMENDED DRAWING - Materials Layout - Drawing No.Em038-PD-005K • AMENDED REPORT - Noise Survey, dated 16th November 2023 - Report Ref:80438-SRL-RP-YA-01-S2-P3 • AMENDED DRAWING - Sketch Layout - Drawing No. Em038-PD-004LL (1 of 2) • AMENDED DRAWING - Sketch Layout - Drawing No. Em038-PD-004EE (2 of 2) • AMENDED DRAWING - Refuse Tracking - Drawing No.EM038-PD-001C • AMENDED DRAWING - HOUSE TYPES - dated November 2023 - Character Area 1 - Benetts Central Green (Blue) • AMENDED DRAWING - HOUSE TYPES, dated November 2023 – Character Area 2 – The Hedges (beige) • AMENDED DRAWING - HOUSE TYPES, dated November 2023 – Character Area 3 – Meadow Edge (Green).
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>
2.	The existing tree(s) and hedge(s) indicated on the approved plan AMENDED DRAWING - Sketch Layout - Drawing No. Em038-PD-004LL (1 of 2) and AMENDED DRAWING - Sketch Layout - Drawing No. Em038-PD-004EE (2 of 2), to be retained shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height of the hedge(s) falls below 2m at any

	<p>point. Any tree(s) and/or hedge(s) removed without consent or dying, or being severely damaged or diseased or becomes; in the opinion of the Local Planning Authority; seriously damaged or defective, shall be replaced within the next planting season with hedging, tree(s) and/or shrub(s) of such size and species details of which must be submitted to and approved by the Local Planning Authority. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations (excluding hard surfaces).</p>
Reason	<p><i>To protect those landscape features which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policies GE3, GE4 and HE2 of the Coventry Local Plan 2016.</i></p>
3.	<p>No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until the tree protection measures identified in the approved application documentation, namely AMENDED REPORT - Arboricultural Assessment - Bloor Parcel, dated 14th April 2023 - Report Ref.C, have been put into place in strict accordance with the approved details and thereafter they shall remain in place during all construction work. In addition no excavations, site works, stock piling, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy or root protection area of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).</p>
Reason	<p><i>To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2016.</i></p>
4.	<p>Any on-plot landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths (which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area), as shown on the approved plans namely AMENDED DRAWING - Sketch Layout - Drawing No. Em038-PD-004LL (1 of 2) and AMENDED DRAWING - Sketch Layout - Drawing No. Em038-PD-004EE (2 of 2), unless alternative details have been approved via a discharge of condition application, shall be completed in all respects within three months of the first</p>

	<p>use of that dwelling(s) and the tree(s) and shrub(s) shall be planted within the first planting season of that first use. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.</p>
Reason	<p><i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and surface water does not enter the highway in accordance with Policy DE1, AC2, EM1, EM4 and EM5 of the Coventry Local Plan 2016.</i></p>
5.	<p>No part of the residential accommodation hereby permitted shall be occupied unless and until the external amenity space for that dwelling has been laid out and provided in full accordance with the details shown on the approved plans and thereafter shall remain available for use at all times.</p>
Reason	<p><i>In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2016.</i></p>
6.	<p>No part of the residential accommodation hereby permitted shall be occupied unless and until the bin storage for that dwelling has been provided and thereafter shall remain available for use at all times.</p> <p>All bins which serve that dwelling must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days.</p>
Reason	<p><i>In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2016.</i></p>
7.	<p>No part of the residential accommodation hereby permitted shall be occupied unless and until the cycle parking for that dwelling has been provided and thereafter shall remain available for use at all times.</p>
Reason	<p><i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.</i></p>
8.	<p>The dwelling(s) hereby permitted shall be constructed from the approved materials contained within AMENDED DRAWING - Materials Layout -</p>

	Drawing No.Em038-PD-005K unless alternative details have been approved via a discharge of condition application. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way
Reason	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
9.	Prior to the commencement of development, a method statement detailing the control of emissions into the air during the demolition/construction phase should be submitted to and approved in writing by the Local Planning Authority. The method statement should accord with the Best Practice Guidance - 'The control of dust and emissions from construction and demolition' and include:- a) proposed hours of work; b) map with nearest receptors and distances for dust and noise; c) noise impact on nearest neighbours and control measures as required; d) monitoring methods and measurement locations for dust and noise recording details; e) dust mitigation measures; f) contact details for responsible persons and site personnel training; and g) information provision and liaison with local residents. The development shall only proceed in full accordance with the approved details.
Reason	<i>To protect the amenity of the occupiers of neighbouring residential occupiers in accordance with Policy EM7 of the Coventry Local Plan 2016.</i>
10.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no further development shall take place within the curtilage of any dwellinghouse hereby permitted without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>Having regard to the design, layout and general nature of the proposed development it is important to ensure that no further development is carried out which would detract from the appearance of the area and affect the amenity of adjacent properties. Therefore, no additional development is to be carried out without the permission of the Local Planning Authority in accordance with Policies H3 and DE1 of the Coventry Local Plan 2016</i>
11.	Prior to the commencement of the development hereby permitted, full details of the proposed LEAP shall be submitted to and approved in writing by the Local Planning Authority, which shall caters for children from 4 to 8 years of age. The LEAP shall be completed in full accordance with the approved details before occupation of 50% of the dwelling(s) within that phase, are first occupied and thereafter shall be retained and shall not be removed or altered in any way.

Reason	To ensure that the proposed development provides for outside play in accordance with Policy H3 and GE2 of the Coventry Local Plan.
12.	No part of the residential accommodation hereby permitted shall be occupied unless and until the road connecting that dwelling to the adopted highway have been constructed to surface course and thereafter shall remain available for use at all times.
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.	The proposed footpath running along the south and south-western boundary of the site, which connects the proposed combined footway cycle track ,which runs from the end of the Avenue road in between Plot No.129 and No.136, to the existing Pubic Right of Way (PRoW) that runs along the north-western site boundary and to the PRoW that runs to the south of the site (Thompsons Lane) shall be laid out, constructed and opened for use prior to the occupation of the 50th dwelling in accordance with the approved details and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.</i>
14.	Prior to the commencement of the development hereby permitted full details of the combined footway cycle track shall be submitted to and approved in writing by the Local Planning Authority.
Reason	<i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.</i>
15.	The footpath connecting Road No.2, outside Plots No.4, No.5 & No.6 to the north and Plots No.321, No.322 and 324 to the south shall be laid out, constructed and opened to pedestrians prior to the occupation of the 25th dwelling in accordance with the details shown on drawing
Reason	<i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.</i>
16.	The footpath connecting Roads 5 to the existing public footpath along the north-western site boundary shall be laid out, constructed and opened to pedestrians prior to the occupation of any dwelling on Road 5 in accordance with the details shown on drawing EM038-SL-003F – Surface Materials

Reason	<i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.</i>
17.	Prior to occupation of the dwelling(s) hereby permitted full details of the infrastructure required for the cycle hire docking station shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the base, the necessary power supply necessary for eBike charging and communications. The infrastructure for the cycle hire docking station shall be installed in full accordance with the approved details prior to the occupation of the 25 th dwelling(s) hereby permitted and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.</i>