

Planning Committee Report	
Planning Ref:	PL/2023/0001888/RESM
Site:	Land between Bennetts Road and Fivefield Road, Keresley, Coventry.
Ward:	Bablake.
Proposal:	Submission of Reserved Matters for 290no. dwellings for all matters outstanding pursuant to permission OUT/2022/0712 for the demolition of all existing buildings (save for Poddy Cottage) and the erection of up to 290 dwellings and creation of associated vehicular accesses to Bennetts Road and Fivefield Road, pedestrian/cycle accesses, diversion of public rights of way, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure including substation (vehicular access points into the site having been approved at outline stage). (Outline application was accompanied by an Environmental Statement).
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/2022/0712 was submitted; heard at the 23rd February 2023 Planning Committee meeting and subsequently approved the demolition of all existing buildings (save for Poddy Cottage) and the erection of up to 290 dwellings and creation of associated vehicular accesses to Bennetts Road and Fivefield Road, pedestrian/cycle accesses, diversion of public rights of way, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure including substation.

The redline site area for application OUT/2022/0712 extended to some 13.04ha. The current application seeks permission for the outstanding reserved matters, relating to appearance, landscaping, layout and scale of the proposed house, approved in principle under the outline permission.

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.

The housing numbers contained with the allocation are considered to be a minimum, Policy DS1 of the Coventry Local Plan sets out the overall development needs that the plan is required to deliver and states at paragraph one: -

*“Over the Plan period significant levels of housing, employment and retail development will be planned for and provided along with supporting infrastructure and environmental enhancements: -
a) A minimum of 24,600 additional homes”*

KEY FACTS

Reason for report to committee:	Over five objections against 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, air quality, drainage/flooding, ancient woodland or ecology.
- The proposal will provide for a high-quality residential environment.
- 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

The application seeks approval for the appearance, landscaping, layout and scale of 290no dwellings approved under the outline permission, OUT/2022/0712.

OUT/2022/0712 was approved in outline form with the access points subject to conditions.

Condition No.1 of the outline planning permission (OUT/2022/0712) requires the submission of the remaining reserved matters details for approval in respect of appearance, layout, scale, landscaping.

The outline planning permission approved two parameter plans to establish the parameters for the development and to inform the subsequent reserved matters submissions.

Compliance with the parameter plans and the other specific requirements are secured by Condition No.4 and No.5 of the outline planning permission.

Further requirements are set out with the S106 agreement.

The proposed application proposes the erection of 290no. houses.

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>
9no. dwellings	90no. dwellings	119no. dwellings	72no dwelling	<u>290</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	60no. dwellings	95no. dwellings	62no dwelling	<u>217</u>

Affordable Housing

<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>	<u>Total</u>
9no. dwellings	30no. dwellings	24no. dwellings	10no dwelling	<u>73</u>

SITE DESCRIPTION

The site covers an area of approximately 13.04ha and predominantly comprises undeveloped open land used for agriculture.

The site is located on the northwest side of Bennetts Road; to the south of Fivefield Road. The access to the site will be taken from the west side of Bennetts Road, in between the Keresley United Reformed Church to the south and Richmond House Bennetts Road to the north. From the east side of Fivefield Road.

The existing site has an area in to the east used as allotment gardens. This area will provide the access into the site.

To the north of the site lies the Colliery Club sports grounds, to the northeast of the site and east of the Colliery Club sports grounds is Bunson's Wood.

Bunson's Wood is:

- An Ancient Woodland (Ancient and Semi Natural Woodland).
- A Local Wildlife Site. It was Designated as a Local Wildlife Site in 1989 on the basis of the high nature conservation value attached to semi-natural ancient woodland.
- Protected by a Tree Preservation Order (TPO), dated March 2022 – City of Coventry (Bunson's Wood No.1) Tree Protection Order 2022, and
- An Archaeology Constraints Area (ACA), comprising the following two areas:
 - Bunson's Wood, and
 - Possible Medieval ridge and furrow earthworks.

From Bunson's Wood to the northeast of the site is an agricultural field; to the east and southeast is Fivefield Road. Along Fivefield Road, to the southeast of the site are

the properties No.44 – No56 (evens), with the Locally Listed Ravenswood House (formerly Keresley Villas) to the southwest of the site, on the west side of Bennetts Road.

The topography of the site gently slopes up from central areas to the west and east and down from the centre to the south.

The application site forms a parcel of land allocated within the Keresley Sustainable Urban Extension (SUE).

PLANNING HISTORY

There have been no applications relating to the actual parcel of land, however, there are a range of applications that have been approved or are pending which all relate to the Keresley SUE. The following are the most relevant:-

Application Number	Description of Development	Decision and Date
<p><u>Taylor Wimpey</u> OUT/2014/2282</p>	<p>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.</p>	<p>Approved 12/02/2018</p>
<p>RMM/2019/1030</p>	<p>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</p>	<p>Approved 20/11/2019</p>

	was submitted with it.	
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) for Phases 2A and 2B comprising 394 dwellings, pursuant to outline permission OUT/2014/2282. The outline application was accompanied by an Environmental Statement.	Approved 29/11/2021
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	Approved 26/10/2023

	Environmental Statement.	
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
<u>Bellway</u>		
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 284 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	Pending

	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/2022/0636	Submission of Reserved Matters for 37 dwellings off Keresley Link Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site.	Approved 27/10/2023
RMM/2022/0678	Submission of Reserved Matters for 205 dwellings off Tamworth Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated 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/2022/0679	Submission of Reserved Matters for 18 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	Pending

	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/2022/0680	Submission of Reserved Matters for the Ancient Woodland Buffer off Tamworth Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site.	Approved 03/08/2023
<u>Thompsons Farm</u>		
OUT/2019/0484	Outline permission for the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works	Approved 05/07/2022
FUL/2022/1981	Installation and formation of highway and drainage infrastructure works pursuant to OUT/2019/0484 granted	Approved 5 th October Planning

	<p>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.</p>	<p>Committee. Decision Notice issued 06/10/23</p>
RMM/2022/1982	<p>Submission of reserved matters (appearance, landscaping, layout and scale) for the erection of 329no. dwellings and associated infrastructure pursuant to planning permission OUT/2019/0484 granted on 05/07/2022 for erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.</p>	<p>Approved 14th December 2023 Planning Committee. Decision Notice issued 20/12/2023</p>
RMM/2022/2615	<p>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</p>	<p>Approved 14th December 2023 Planning Committee. Decision Notice issued 21/12/23</p>

	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.	
<u>Rookery Farm</u>		
OUT/2019/2277	Proposed residential development (up to 40 dwellings) with associated landscaping/open space, drainage and highway infrastructure (outline application - all matters reserved except access into the site)	Approved 06/03/2020
RMM/2021/0314	Submission of reserved matters under condition 1 for details of appearance, landscaping, layout and scale for 40 dwellings together with associated landscaping/open space, drainage and highway infrastructure and temporary construction access from land to the north west pursuant to planning permission OUT/2019/2277 granted on 6th March 2020 for outline permission with access.	Approved 13/07/2021
<u>Colliery Club</u>		
FUL/2020/2615	Demolition of existing structures to facilitate residential development with associated access, parking, landscaping and drainage.	Approved 25/03/2021
<u>Manor Farm Cottages</u>		
FUL/2021/3173	Erection of two new dwellings with upgraded access and parking (Use Class C3)	Approved 02/02/2022
FUL/2022/3213	Erection of one detached dwelling with upgraded access and parking (Use Class C3)	Approved 05/01/2023
<u>Richborough / Queen</u>		

<u>College Oxford (QCO)</u>		
OUT/2022/0712	Outline application for the demolition of all existing buildings (save for Poddy Cottage) and the erection of up to 290 dwellings and creation of associated vehicular accesses to Bennetts Road and Fivefield Road, pedestrian/cycle accesses, diversion of public rights of way, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure, with all matters to be reserved except vehicular access points into the site.	Approved 23 rd February Planning Committee . Decision issued 23/06/23
<u>Richborough / Queen College Oxford (QCO)</u>		
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 23 rd February Planning Committee. Decision issued 02/06/23.
<u>Hall Hill Cottages</u>		
FUL/2022/3246	Outline planning permission with all matters reserved save 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 save 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 of FUL/2022/3246)	Pending

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF), updated July September 2023. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

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 GB1: Green Belt and Local Green Space
- Policy GE1 Green Infrastructure
- Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
- Policy GE4: Tree Protection
- Policy JE7: Accessibility to Employment Opportunities
- Policy DE1 Ensuring High Quality Design
- Policy HE2: Conservation and Heritage Assets
- Policy AC1: Accessible Transport Network
- Policy AC2: Road Network
- Policy AC3: Demand Management
- Policy AC4: Walking and Cycling
- Policy EM1: Planning for Climate Change Adaptation
- Policy EM2: Building Standards
- Policy EM4 Flood Risk Management
- Policy EM5 Sustainable Drainage Systems (SuDS)
- Policy EM7 Air Quality
- Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

- SPD Sustainable Urban Extension
- SPD Design Guidance for New Residential Development
- SPD Householder Design Guide
- SPD Energy
- SPD Coventry Connected

SPD Trees and Development
SPD Air Quality
SPD Affordable Housing

The Green Space Strategy 2019 - 2024

CONSULTATION

No Objections received from:
West Midlands Fire Service

No objections subject to conditions/contributions have been received from:
Drainage (CCC) (LLFA)
Environmental Protection
Urban Design

Final response to be reported as late representations from:
Highways (CCC) (LHA)
Open Space and Parks
Trees

Immediate neighbours and local councillors were originally notified on 12th September 2023 a site notice was posted and a press notice was published in the Coventry Telegraph on 21st September 2023.

8no. letters of objection were received, raising the following material planning considerations:

- Impact on Biodiversity and Biodiversity Net Gain
- Minimum floor standards
- Extent of Woodland Buffer incorrectly shown
- Design of houses
- Location of Bus Stops
- Location of car parking in relation to the proposed houses
- Impact on Public Rights of Way (PRoW)

A number of comments were received raising the following non-material planning considerations, in the context of this reserved matters application:

- Need for housing.
- Lack of Infrastructure.
- Impact on Highways safety.
- Congestion.

APPRAISAL

POLICY BACKGROUND

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

c) approving development proposals that accord with an up-to-date development

plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.” Footnote 8 to paragraph 11 confirms that this includes situations where the local authority cannot demonstrate a five-year supply of deliverable housing sites.

The Coventry Local Plan was formally adopted on 6th December 2017. Since it was adopted, the Government introduced the Standard Method, a standardised way of calculating minimum housing need. As the Local Plan is now more than five years old the Standard Method is now the determining factor when considering local housing need. 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.

PRINCIPLE OF DEVELOPMENT

Principle of Residential

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

Application OUT/2022/0712 was submitted; heard at the 23rd February 2023 Planning Committee meeting and subsequently approved the demolition of all existing buildings (save for Poddy Cottage) and the erection of up to 290 dwellings and creation of associated vehicular accesses to Bennetts Road and Fivefield Road, pedestrian/cycle accesses, diversion of public rights of way, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure including substation.

All the comments are noted with regards to the loss of the Green Belt land, flawed census figures and the need for the development and the amount of woodland buffer, however as these matters have been determined under the outline permission, which approved the redevelopment of the area for housing and the amount of woodland buffer required, these matters cannot be reassessed and are not material in the consideration of the current application which seeks approval for the appearance, landscaping, layout and scale of the proposed houses only.

The outline permission contained a number of conditions which the reserved matters are to come forward in accordance with. These are as follows:

PARAMETER CONDITIONS

- Condition No.4 - The development shall be carried out in accordance with the following approved plans:
 - DRAWING - Site Location Plan - Drawing No.C5041-003-03.
 - AMENDED DRAWING - Amended Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041- 003-02 Rev C.
 - AMENDED DRAWING - Access and Infrastructure Parameter Plan - Drawing No.C5041-003-01 Rev C.
 - AMENDED DRAWING - Proposed Bennetts Road Site Access Junction - Drawing No.T21517-007 Rev A.
 - AMENDED DRAWING - Proposed Pedestrian/Cycle Route Retained Access - Drawing No.T21517-008 Rev A.
 - AMENDED DRAWING - Proposed Fivefield Road Site Access Junction - Drawing No.T21517-009 Rev B. AMENDED DRAWING - Proposed Bennetts Road Site Access Refuse Swept Paths - Drawing No.T21517-010 Rev A.
 - AMENDED DRAWING - Proposed Fivefield Road Site Access Swept Path 01 - Drawing No.T21517-011 RevB.
 - DRAWING - Proposed Emergency Access Swept Path Analysis T21517.003 rev B.
 - DRAWING - Footpath General Arrangement - Drawing No.26381_02_020_01 Rev A.

Condition No.5 - The reserved matters shall have full regard to the Sustainable Urban Extension Design Guidance SPD and include the following specific requirements:

- provision of LEAP;
- retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact, REPORT - Environmental Statement - Appendix 5.3 - Arboricultural Impact Assessment, dated 10th February 2022 - Report Ref:220210 1276 AIA V1 Site C; REPORT - Veteran Tree Management Report, dated 13th July 2022 - Report Ref:220706 1276 VTR V and AMENDED DRAWING - Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041-003-02 Rev C.
- Inclusion of car club spaces for the SUE wide car club at locations to be agreed within the development.
- Provision of a Sustainable Transport Hub within the site to include:
 - Super bus stops with shelters and real-time information
 - Preparations for cycle hire docking station(s) including hard-standing and power supply Provision of communal EV charging points
 - Provision of car club parking and information boards/displays Provision of cycle hire storage facility
- Condition No.7 - The submission of reserved matters applications relating to any residential phase of development pursuant to this outline permission shall include a schedule of the mix of dwellings proposed within that phase, demonstrating how the proposed mix relates to the overall mix of dwellings within the wider site approved under the outline permission. The mix shall take full account the latest

evidence of housing needs (whether contained in a housing needs assessment or otherwise) and local market demand

- Condition No.8 - There shall be a buffer of at least 20m from the ancient woodland boundary, where no development is permitted. No buildings shall be permitted within 30m of the ancient woodland boundary.
- Condition No.21 - Notwithstanding the Flood Risk Assessment and Drainage Strategy, the following shall be submitted to the Local Planning Authority together with each reserved matters applications for each phase of development, the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance. The submission shall include all relevant details and calculations to enable a full evaluation to be undertaken, and clear and accountable consideration shall be given to the following features:
 - Open Air storage or attenuation in the form of a wet pond, dry basin, swale or other similar surface feature, aimed at managing water quantity, quality and introducing biodiversity at the ground surface.
 - General below ground attenuation, aimed solely at managing the quantity of water on site (Note: preference should be given to localised cellular storage unless there is no possible mechanism for doing so)
 - Water quality control mediums such as permeable paving, filter drains, rain gardens, ponds or swales aimed at improving the quality of water passing through the system either above or below ground.
 - The use of water harvesting and grey water reuse at individual plot level within the development. This consideration should include both the deployment of water butts, and dedicated tank-based storage where appropriate and any reasons for NOT using should be clearly stated. All in accordance with Coventry City Council's Supplementary Planning Document "Delivering a more Sustainable City".
 - The storm water discharge rates from the development shall be managed in order to reduce flood risk to surrounding sites, downstream areas or the wider environment by means of a flow control mechanism (or mechanisms) limiting the total site discharge offsite to Q_{bar} greenfield runoff minus 20% or 5 l/s whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the CCC SFRA.
 - A detailed strategy document must be submitted to, and approved in writing by, the LPA for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on site. It should also mention any notable Health and Safety or specialist training, and special equipment required as part of the routine maintenance.
 - An appropriately scaled intrusive ground investigation report must be provided to establish the depth and type of strata, including percolation results in accordance with BRE 365 and identifying the presence and risk associated with migrant or soluble contaminants. Please provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design.
 - Prior to the commencement of any works on site, provisions must be made for the drainage of the site to ensure there are no temporary increases in flood

risk, on or off site, during the construction phase. This should be covered under environmental risks in the Site Specific CEMP.

- Evidence must be provided to confirm that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority (LLFA) or Local Planning Authority (LPA) and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site may be needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the LPA and LLFA.
 - Evidence must be provided to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the buildings will be protected in such an event.
 - Single outfall points will be discouraged on larger sites, as outfall points should be located to best mimic the natural discharge condition.
 - Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
 - 300mm above the 1 in 100 year pluvial flood levels, and above the 1 in 1000 year fluvial flood levels.
 - Evidence of the 1 in 100 year plus climate change events will be held within the site boundaries, by the designed drainage system and surface profile.
 - No ordinary watercourse shall be culverted unless there is an overriding need to do so and justified in line with the Environment Agency's current policy. If possible, any existing surface water culverts should be opened and restored to a natural channel.
 - Where watercourses are culverted as part of the development, adequate provision for maintenance and survey access must be provided.
 - Where new or redevelopment site levels result in the severance, diversion or reception of natural (or engineered) land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.
 - All opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage. In this instance reference should be made to the Councils IDP or Regulation 123 list.
 - Foul drainage plans.
- Condition No.22 - The following shall be submitted to the Local Planning Authority together with reserved matters applications for each phase of development:
 - Tree Survey - a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the position of every tree on the site, and every tree on land adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, crown overhang from the boundary, intrusion of the Root Protection Area etc) with a

stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres;

- a schedule of the trees surveyed as specified in chapter 4.1-4.5 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations;
 - a Tree Constraints Plan (5.1-5.3);
 - Arboricultural Impact Assessment (5.4) to assess the direct and indirect implications of trees upon the proposal and visa-versa, including locations for under-ground/ over-ground services, level changes within RPA's etc.;
 - Arboricultural Method Statement (6.1); and
 - 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.
- Condition No.25 – A noise assessment shall be submitted with the appearance, layout and scale reserved matters applications for each phase of development. The noise assessment shall include results for LAeq, LA10, and LA90 noise descriptors, together with a calculated arithmetical average for the LAeq. The assessment 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

Assessment of Parameters Conditions

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

- DRAWING - Site Location Plan - Drawing No.C5041-003-03.
- AMENDED DRAWING - Amended Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041- 003-02 Rev C.
- AMENDED DRAWING - Access and Infrastructure Parameter Plan - Drawing No.C5041-003-01 Rev C.
- AMENDED DRAWING - Proposed Bennetts Road Site Access Junction - Drawing No.T21517-007 Rev A.
- AMENDED DRAWING - Proposed Pedestrian/Cycle Route Retained Access - Drawing No.T21517-008 Rev A.
- AMENDED DRAWING - Proposed Fivefield Road Site Access Junction - Drawing No.T21517-009 Rev B.
- AMENDED DRAWING - Proposed Bennetts Road Site Access Refuse Swept Paths - Drawing No.T21517- 010 Rev A.
- AMENDED DRAWING - Proposed Fivefield Road Site Access Swept Path 01 - Drawing No.T21517-011 RevB.

- DRAWING - Proposed Emergency Access Swept Path Analysis T21517.003 rev B.
- DRAWING - Footpath General Arrangement - Drawing No.26381_02_020_01 Rev A.

The AMENDED DRAWING - Amended Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041- 003-02 Rev C, shows the areas of hedgerow and the trees agreed to be removed under the outline permission (OUT/2022/0712), it shows the areas for the LEAP and open public space.

AMENDED DRAWING - Access and Infrastructure Parameter Plan - Drawing No.C5041-003-01 Rev C, shows the main access off Bennetts Road to the east and one off Fivefield Road to the southwest, which is to be an 'avenue' typology, as set out within the SUE SPD. This drawing also shows the existing Public Rights of Way (PRoW) through the site; the proposed realignment of one and the proposed pedestrian and cycle routes through the site connecting to the wider area.

AMENDED DRAWING - Proposed Bennetts Road Site Access Junction Drawing No.T21517-007 Rev A and AMENDED DRAWING - Proposed Fivefield Road Site Access Junction - Drawing No.T21517-009 Rev B show the approved access points.

The application is in accordance with Condition No.4 of OUT/2022/0712 thus far.

Condition No.5 - The reserved matters shall have full regard to the Sustainable Urban Extension Design Guidance SPD and include the following specific requirements:

- provision of LEAP;
- retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact, REPORT - Environmental Statement - Appendix 5.3 - Arboricultural Impact Assessment, dated 10th February 2022 - Report Ref:220210 1276 AIA V1 Site C; REPORT - Veteran Tree Management Report, dated 13th July 2022 - Report Ref:220706 1276 VTR V and AMENDED DRAWING - Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041-003-02 Rev C.
- Inclusion of car club spaces for the SUE wide car club at locations to be agreed within the development.
- Provision of a Sustainable Transport Hub within the site to include:
 - Super bus stops with shelters and real-time information
 - Preparations for cycle hire docking station(s) including hard-standing and power supply Provision of communal EV charging points
 - Provision of car club parking and information boards/displays Provision of cycle hire storage facility.

Shall be discussed in more detail under the following headings: -

- provision of LEAP – *Open Space and Parks*
- retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact, REPORT - Environmental Statement - Appendix 5.3 - Arboricultural Impact Assessment, dated 10th February 2022 - Report Ref:220210 1276 AIA V1 Site C; REPORT - Veteran Tree Management Report, dated 13th July 2022 - Report Ref:220706 1276 VTR V

and AMENDED DRAWING - Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041-003-02 Rev C – *Biodiversity, Ecology and Trees*

- Inclusion of car club spaces for the SUE wide car club at locations to be agreed within the development - *Highways, Access and Parking*.
- Provision of a Sustainable Transport Hub within the site to include:
 - Super bus stops with shelters and real-time information
 - Preparations for cycle hire docking station(s) including hard-standing and power supply Provision of communal EV charging points
 - Provision of car club parking and information boards/displays Provision of cycle hire storage facility - *Highways, Access and Parking*.

- Condition No.7 - The submission of reserved matters applications relating to any residential phase of development pursuant to this outline permission shall include a schedule of the mix of dwellings proposed within that phase, demonstrating how the proposed mix relates to the overall mix of dwellings within the wider site approved under the outline permission. The mix shall take full account the latest evidence of housing needs (whether contained in a housing needs assessment or otherwise) and local market demand – *Housing Mix*

- Condition No.8 - There shall be a buffer of at least 20m from the ancient woodland boundary, where no development is permitted. No buildings shall be permitted within 30m of the ancient woodland boundary – *Ecology, Biodiversity and Trees*.

- Condition No.21 – Flood Risk and Drainage - *Drainage*

- Condition No.22 – Tree Survey - *Ecology, Biodiversity and Trees*.

- Condition No.25 – Noise Assessment - *Noise*

ALLOCATION REQUIREMENTS

Retail Space

The southern local centre already benefits from permission under RMM/2021/2514 and will be provided adjacent to Bennetts Road as part of the land currently being developed by Taylor Wimpey.

Distributor link road and Junction Improvements

The Distributor Link Road called the Keresley Link Road (KLR) is not related to this site. It is located further to the south and goes from Tamworth Road, through the Taylor Wimpey site (RMM/2019/1030), over the Hall brook, through the Bellway site (RMM/2022/0636) and into the other site Countryside own (OUT/2022/0713) linking to Bennetts Road.

Primary School

The new primary school is located elsewhere within the SUE within the Taylor Wimpey site and was approved under OUT/2014/2282 and subsequent S73 application S73/2020/0285.

In conclusion, the principle of development is considered to be acceptable.

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 bedroom	3 bedroom	4+ bedroom
10%	40%	40%	10%

The application proposes the following:

<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>	<u>Total</u>
9no. dwellings	90no. dwellings	119no. dwellings	72no dwelling	<u>290</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	60no. dwellings	95no. dwellings	62no dwelling	<u>217</u>

Affordable Housing

<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>	<u>Total</u>
9no. dwellings	30no. dwellings	24no. dwellings	10no dwelling	<u>73</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.	9no.	3.10%	10%
2no.	90no.	31.03%	40%
3no.	119no.	41.03%	40%
4no.	72no.	24.83%	10%
	290no.		100%

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

The HEDNA is a suggestion for a housing mix 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. Taking all of the above into account, on balance the application is in accordance with Policy H4.

AFFORDABLE HOUSING

The development at 388no. units is above the threshold of 25 units as set out within Policy H6 of the Coventry Local Plan. Therefore, 25% affordable housing would be required. This amounts to a net figure of 73no. dwellings.

<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>	<u>Total</u>
9no. dwellings	30no. dwellings	24no. dwellings	10no dwelling	<u>73</u>

No. of Bedrooms	Social Rent	Affordable Rent	Intermediate	Affordable Housing Total	%
1no.	3	6	0	9no.	8.22%
2no.	8	7	15	30no.	41.10%
3no.	7	3	14	24no.	32.88%
4no.	4	6	0	10no.	13.70%
Total	22no.	22no.	29no.	73no.	100%

The affordable housing provision is in accordance with the outline permission and the Affordable housing SPD.

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.

Under the outline permission it was determined that there was a deficit in Play Areas within the locality, consequently the provision of a LEAP was required as part of the outline application.

AMENDED DRAWING - Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041-003-02 Rev B shows the location of the LEAP located where the two existing PRoW cross adjacent to the adjacent woodland surrounding by Public Open Space (POS).

Condition No.5 requires the provision of the LEAP to be submitted with any reserved matters application.

On submission the LEAP only retained an 18m separation distance to the nearest house, whereas the minimum is 20m. Furthermore, a LEAP should consist of at least five items of play equipment but there were only four items of fixed play equipment shown and we would also welcome some ancillary features e.g. natural play or musical elements to encourage a broader range of play activities.

AMENDED DRAWING - LEAP Playspace Plan - Drawing No.8210.PSD.2.0 Rev B

shows the provision of a LEAP in the location identified on the approved Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041-003-02 Rev B.

The Parks Officer response will be reported as a late representation to Planning Committee. However, if a response is not forthcoming, Condition No.9 attached to the outline permission is still relevant and requires full details of the LEAP to be submitted prior to commencement.

Open Space – Offsite Works

Officers have looked at the entire housing allocation called the Keresley SUE holistically, this includes mapping the locations of the existing NEAP at Keresley End located within Nuneaton and Bedworth Borough Council (NBBC) administration boundary, and the two NEAPS which have already been approved, which relate directly to the SUE.

One NEAP is to be provided on the Bellway development, approved in outline form for up to 550no dwellings under OUT/2019/0022 and specific reserved matters application RMM/2022/0633 and one on the Taylor Wimpey site, approved in outline form for up to 800no. dwellings under OUT/2014/2282; subsequent variation of condition application S73M/2020/0285 and the reserved matters application RM/2020/2399 which relates to Phase 2A and 2B.

The current application is not big enough at 290no houses to trigger an on-site NEAP, as the threshold is set at 500no. properties. However, under the outline permission it was considered that the development should provide a contribution towards Coundon Park. These monies were secured under the S106 attached to the outline permission (OUT/2022/0712).

SPORTING PROVISION

The proposal contains no indoor sporting provision nor any formal playing pitches, however, mitigation in the form of a financial contribution was agreed under the outline permission (OUT/2022/0712) and secured within the S106 agreement.

This secured the following: -

- £134,245.000 towards swimming pools in the Northwest of Coventry.
- £129,307.00 towards a sports hall in the Northwest of Coventry.
- £26,401.00 towards an artificial grass pitch in the Northwest of Coventry.
- £304,055.99 towards a two-team changing room and provision and maintenance of off-site sports playing pitches.

ARCHAEOLOGY

There are no Heritage Assets located within the site. There are two areas of Archaeology Constraint Areas (ACA) located within the site.

Of the Archaeology Constraint Areas (ACA) located within the site, one is located to the southwest of the site, an area of a possible medieval settlement, and the other located to the southwest of the site an area of a possible enclosure.

Two hedgerows within the site are also recorded by the HER as being of potential medieval origin and may be considered important under the archaeology and history

criteria of the Hedgerow Regulations (1997). Furthermore, the site of a possible medieval route/lane is recorded as running along the south-eastern edge of the site.

A programme of archaeological trenching was warranted and was undertaken prior to determination of the outline permission (OUT/2022/0712). Under the outline permission an initial report was submitted to the archaeologist who was happy that there was nothing of significance. No objections were raised with regards to the principle of developing the site for housing. A condition (No.35) was attached to the outline permission which required a written scheme of archaeological investigation (WSI) to be submitted to and approved in writing by the Local Planning Authority.

Application PL/2023/00002166/DCA has been submitted which has discharged the WSI, however, final discharge can only be given on the completion of the programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This is currently undergoing, where the city councils archaeologist have been in regular contact with the team who are currently doing the investigations.

HIGHWAYS, ACCESS AND PARKING

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

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

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

There have been a number of objections to not only to the application but on how the entire SUE has been modelled and whether the modelling is correct, robust etc. The Coventry Area Strategic Model (CASM) is a tool that has been developed to produce traffic figures and distribution for strategic development in Coventry. The Coventry Area Strategic Model CASM is run and maintained by WSP under contract to Coventry City Council, who are commissioned by developers to run the model for proposed sites.

The Coventry Area Strategic Model (CASM) is the base model, used for all applications, has been validated to WebTAG standards.

The validated base Coventry Area Strategic Model (CASM) was used to produce a forecast model to the year 2026. The forecast includes all committed development, in and around the model area, and a growth in background traffic, using industry standard software called TEMPro.

TEMPro is a software package that uses National Traffic Forecasts and amends them with National Trip End Model forecasts, local data, to predict traffic figures for committed and expected developments. In the West Midlands Local Plans are in most cases mature and are delivering development as expected. As such TEMPro growth factors are considered robust in this area.

A number of sites are of particular concern to the objectors, namely, Birmingham Airport, HS2 hub and the Amazon warehouse.

These three sites are dealt with differently within the Coventry Area Strategic Model (CASM) for the following reasons:

- The HS2 Hub is not planned to come onto the highway network until 2029 at the earliest and therefore is not included within the 2026 Coventry Area Strategic Model (CASM).
- The Amazon warehouse is planned to come onto the highway network by 2026 and is therefore included within the 2026 Coventry Area Strategic Model (CASM).
- Birmingham Airport is planned to come onto the highway network by 2026 and is therefore included, with its expected growth to 2026, within the 2026 Coventry Area Strategic Model (CASM).

Notwithstanding the above, all the applications relating to the SUE allocation have also been modelled using TEMPro to create a 2031 model. These figures include all the sites mentioned above and reflect the respective traffic movements both within and to and from the model for that time.

While developing the mitigation strategy for the current allocations within the Coventry Local Plan, the City Council undertook an exercise called the Coventry North Project. This created a 2041 Coventry Area Strategic Model CASM model which included Birmingham Airport and HS2 Hub at full capacity; all the allocations within the Coventry Local Plan, including the Amazon Warehouse together with growth factors to consider potential development beyond the Local Plan.

This project demonstrated that the Keresley Link Road (KLR) is the best solution for development traffic expected in this area.

Therefore, to recap, all planned development not only within our administration boundary and beyond has been modelled correctly and robustly.

Accesses

The outline permission (OUT/2022/0712) has established the principle of developing

this site for a maximum of 290no houses, together with the main access off Bennetts Road and Fivefield Road.

Condition No.4 approved the site accesses drawings as follows: -

- AMENDED DRAWING - Access and Infrastructure Parameter Plan - Drawing No.C5041-003-01 Rev C.
- AMENDED DRAWING - Proposed Bennetts Road Site Access Junction - Drawing No.T21517-007 Rev A.
- AMENDED DRAWING - Proposed Fivefield Road Site Access Junction - Drawing No.T21517-009 Rev B.
- AMENDED DRAWING - Proposed Bennetts Road Site Access Refuse Swept Paths - Drawing No.T21517- 010 Rev A.
- AMENDED DRAWING - Proposed Fivefield Road Site Access Swept Path 01 - Drawing No.T21517-011 RevB.
- DRAWING - Proposed Emergency Access Swept Path Analysis T21517.003 rev B.

Parameter condition No.5 states the site is required to provide:

- Inclusion of car club spaces for the SUE wide car club;
- Provision of a sustainable Transport Hub to include
 - Super bus stops with shelters and real-time information
 - Preparations for cycle hire docking station(s) including hard-standing and power supply Provision of communal EV charging points
 - Provision of car club parking and information boards/displays Provision of cycle hire storage facility

AMENDED DRAWING - Site Layout - Drawing No.VPA18-PL002 Rev G shows the approved accesses for the site together with a location for the Sustainable Transport Hub. The full details of which can be controlled by a suitable worded condition.

Public Rights Of Way (PRoW)

There are a number of footpaths which dissect the site. One, runs along the eastern side of Bunsons Wood (M311). It is acknowledged that there is a significant level difference between this current application site and the site to the north. To this end, under the outline permission a bridge was designed and approved which enabled easier transition (DRAWING - Footpath General Arrangement - Drawing No.26381_02_020_01 Rev A). This relates to footpath M311.

Footpath M311 then runs south westwards and dissects M309. Footpath M309 starts to the south of the existing Poddy Cottage, runs westwards along the boundary with Ravenswood until it meets the northern boundary with No.46 Fivefield Road, from here the footpath climbs northwards, where the two footpaths meet is the location of the proposed LEAP and Public Open Space (POS). Footpath M309 then traverse the western side of Bunson's Wood, before forking off in a north westerly direction meeting the corner of Fivefield Road and where claimed Byway CAP 264 which runs along the northern part of Bunson's Wood and connects to Thompsons Lane.

Under the outline permission footpath M309 is proposed to stay on a similar alignment, incorporated in landscaped corridors, however footpath M311 is to be

diverted outside the approved woodland buffer, approved under the outline permission.

Pedestrian / Cycle Network

The site to the northeast of the application site is the former Colliery Sports Club, approved permission for 56no. dwellings under FUL/2020/2615. As part of that application a 3m cycle track was provided to the red line boundary with the intention that it would be linked to the current application site, forming a critical cycling link to Prologis Park on the eastern side of Bennetts Road.

On submission, the application had omitted this connection, on receipt of amended plans all the cycle connections through the site are being provided in accordance with the approved parameter plan AMENDED DRAWING - Access and Infrastructure Parameter Plan - Drawing No.C5041-003-01 Rev C.

As well as the footpath connecting the former colliery club site (FUL/2020/2615), through this site, it will also connect to the main 'Avenue' which has a segregated footway/cycle track, there is another footpath that will enter the site at the same location as footpath M309 before it goes northwards as it then snakes around the north edge of the proposed SUDs, before connecting to the 'Avenue' adjacent to Fivefield Road.

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 agreed under the outline permission which will extend the No.16 / 16A service.

Street Typologies

The main road through the southern parcel as amended is in accordance with the "Avenue" typology from the SUE SPD. Accordingly, a 3m cycle track and 2m footway is provided on one side and with a 2m footway on the other side.

Parking

Each property has the required number of parking spaces as set out within the Coventry Connected SPD. Where all one-bedroom properties have one parking space and all properties with two or more bedrooms have two off road, dedicated parking spaces.

In addition, 32no visitor parking spaces are being proposed, out of a 50no space requirement. This is below the requirement. Amended drawings are to be submitted and will be reported as a late representation.

Fire and Refuse Vehicles

The application has been supported by the following:

- AMENDED DRAWING - Refuse Strategy Plan - Drawing No.VPA18-PL005 Rev C
- AMENDED DRAWING - Fire Strategy Plan - Drawing No.VPA18-PL006 Rev C

These drawings illustrate that the site can accommodate the required fire engines

and refuse vehicle.

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 Highways England who are in charge of the national strategic highway network.

Taking everything into account, the Local Highway Authority (LHA) raises no objection in principle to the development or the layout, however the final response will be reported as a late representation.

ECOLOGY, BIODIVERSITY AND TREES

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

Policy GE3 establishes that developments should provide a net gain and where this is not possible provide some form of offsetting would be increased when the recommended biodiversity enhancements are included.

The biodiversity impacts and their mitigation were established under the outline permission, OUT/2022/0712 and secured via conditions and S106.

Specifically, within the S106 the mitigation in the form of a financial contribution has been agreed. Which has agreed £32,067.94 per biodiversity unit loss, with the entire site not exceeding £800,174.00.

Trees

The approved REPORT - Environmental Statement - Appendix 5.3 - Arboricultural Impact Assessment, dated 10th February 2022 - Report Ref:220210 1276 AIA V1 Site C under the outline shows the trees and sections of hedgerows approved to be removed.

The outline permission at Condition No.5 required retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact, REPORT - Environmental Statement - Appendix 5.3 - Arboricultural Impact Assessment, dated 10th February 2022 - Report Ref:220210 1276 AIA V1 Site C; REPORT - Veteran Tree Management Report, dated 13th July 2022 - Report Ref:220706 1276 VTR V and AMENDED DRAWING - Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041-003-02 Rev C.

Drawing No.A003 within the REPORT - Environmental Statement - Appendix 5.3 - Arboricultural Impact Assessment, dated 10th February 2022 - Report Ref:220210 1276 AIA V1 Site C highlights the trees and sections of hedgerows permitted to be removed.

Condition No.8, of the outline permission, OUT/2022/0712, required a buffer to the Ancient Woodland, Bunsons Wood. The buffer is required to be a minimum of 20m, where no development is permitted, with no buildings permitted within 30m of the ancient woodland boundary.

Schedule 2 of the signed S106 agreement requires the Ancient Woodland Buffer (AWB) to be planted. Details of which have not been submitted, however, they should be similar to RMM/2022/0680.

Condition No.22 of the outline permission, OUT/2022/0712, required the following to be submitted with reserved matters applications.

- Tree Survey - a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the position of every tree on the site, and every tree on land adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, crown overhang from the boundary, intrusion of the Root Protection Area etc) with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres;
- a schedule of the trees surveyed as specified in chapter 4.1-4.5 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations;
- a Tree Constraints Plan (5.1-5.3);
- Arboricultural Impact Assessment (5.4) to assess the direct and indirect implications of trees upon the proposal and visa-versa, including locations for under-ground/ over-ground services, level changes within RPA's etc.;
- Arboricultural Method Statement (6.1); and
- 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 reserved matter application was supported by REPORT - Arboricultural Impact Assessment & Method Statement, dated September 2023 - Report Ref.11732_AIA.001 and AMENDED REPORT - Arboricultural Impact Assessment & Method Statement, dated 13th February 2024 - Report Ref.11732_AIA.001 Rev B.

The amended reports and plans now show the ancient woodland buffer, together with all trees and hedgerows identified at the outline stage to be retained.

The tree officers final comments will be reported as a late representation.

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 application was supported by:

- REPORT - Storm Network 4, dated 01.09.23 - Report Ref.22122 S2 NW4.PFD,
- REPORT - Storm Network 5, dated 01.09.23 - Report Ref.22122 S2 NW5.PFD and REPORT - SUDs Maintenance Plan, as submitted 07.09.23
- DRAWING - Basin Sections Sheet 1 of 2 - Drawing No.22122-400
- DRAWING - Basin Sections Sheet 2 of 2 - Drawing No.22122-401
- DRAWING - Highway Longsections Sh1 of 8 - Drawing No.22122-016
- DRAWING - Highway Longsections Sh2 of 8 - Drawing No.22122-017
- DRAWING - Highway Longsections Sh3 of 8 - Drawing No.22122-018
- DRAWING - Highway Longsections Sh4 of 8 - Drawing No.22122-019
- DRAWING - Highway Longsections Sh5 of 8 - Drawing No.22122-020
- DRAWING - Highway Longsections Sh6 of 8 - Drawing No.22122-021
- DRAWING - Highway Longsections Sh7 of 8 - Drawing No.22122-022
- DRAWING - Highway Longsections Sh8 of 8 - Drawing No.22122-023
- DRAWING - General Arrangement - Drawing No.22122-015
- DRAWING - Utility Survey - Drawing No.5996-0001 Rev 0
- DRAWING - Pre/Post Development Flood Route Plans - Drawing No.22122-011

The LLFA provided comments and requested the following to be submitted:

-
- Details of the relevant survey information and/or correspondence relating to the investigation of downstream pipework;
- The complete Drainage Strategy Plan for the site;
- FFL's and external development levels for the proposed plots and roads;
- Specification for the design of water retaining structures (if unavoidable);
- Sections through Permeable paving showing maintenance/access points and points of connection to main drainage;
- Sections through Flow Control Chambers showing design top water level;
- Sections through Cellular storage (if used) indicating points of access and design top water level;

Amended drawings were submitted:

- DRAWING - Planning External Levels Sheet 1 of 7 - Drawing No.22122-2-2-003 Rev -
- DRAWING - Planning External Levels Sheet 2 of 7 - Drawing No.22122-2-2-004 Rev -
- DRAWING - Planning External Levels Sheet 3 of 7 - Drawing No.22122-2-2-005 Rev -
- DRAWING - Planning External Levels Sheet 4 of 7 - Drawing No.22122-2-2-006 Rev -
- DRAWING - Planning External Levels Sheet 5 of 7 - Drawing No.22122-2-2-007 Rev -
- DRAWING - Planning External Levels Sheet 6 of 7 - Drawing No.22122-2-2-008 Rev -

- DRAWING - Planning External Levels Sheet 7 of 7 - Drawing No.22122-2-2-009 Rev –
- AMENDED DRAWING - Pre/Post Development Flood Route Plans - Drawing No.22122-011
- AMENDED DRAWING - General Arrangement - Drawing No.22122-015 Rev A
- AMENDED DRAWING - Highway Longsections Sh1 of 8 - Drawing No.22122-016 Rev A
- AMENDED DRAWING - Highway Longsections Sh2 of 8 - Drawing No.22122-017 Rev A
- AMENDED DRAWING - Highway Longsections Sh3 of 8 - Drawing No.22122-018 Rev A
- AMENDED DRAWING - Highway Longsections Sh4 of 8 - Drawing No.22122-019 Rev A
- AMENDED DRAWING - Highway Longsections Sh5 of 8 - Drawing No.22122-020 Rev A
- AMENDED DRAWING - Highway Longsections Sh6 of 8 - Drawing No.22122-021 Rev A
- AMENDED DRAWING - Highway Longsections Sh7 of 8 - Drawing No.22122-022 Rev A
- AMENDED DRAWING - Highway Longsections Sh8 of 8 - Drawing No.22122-023 Rev A
- DRAWING - S104 Layout Sheet 1 of 3 - Drawing No.22122-107 Rev A
- DRAWING - S104 Layout Sheet 2 of 3 - Drawing No.22122-2-108 Rev A
- DRAWING - S104 Layout Sheet 3 of 3 - Drawing No.22122-2-109 Rev A
- DRAWING - Basin Sections Sheet 1 of 2 - Drawing No.22122-400 Rev -
- DRAWING - Basin Sections Sheet 2 of 2 - Drawing No.22122-401 Rev -

The Local Lead Flood Authority (LLFA) will be reported as a late representation.

IMPACT ON VISUAL AMENITY

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 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.).

The first half of this report has assessed what the constraints are of the site and the suitable mitigation required in order to make a sustainable residential environment.

To recap, the site must provide:

- 1 LEAP in the location as indicated on the AMENDED DRAWING – Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041-003-02 Rev B
- Retention of all existing trees and substantial hedgerows on site
- Dedicated ped/cycle routes through the site – some routes within their own landscaped corridors other routes utilising the existing ‘Avenue’ street typology as set out within the SUE SPD, as shown on AMENDED DRAWING - Access and Infrastructure Parameter Plan - Drawing No.C5041-003-01 Rev B
- A sustainable transport hub – AMENDED DRAWING - Access and Infrastructure Parameter Plan - Drawing No.C5041-003-01 Rev B
- SuDs
- 20m sterile Buffer Zone

Design

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

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

There has been a positive adoption of design features taken from the above SPDs as well as positive introduction of variation between the house types themselves which is a welcomed addition allowing for further interest within the Streetscene.

Scale and Massing

There are no existing houses nearby, however, the sites sits within the middle of the SUE, and therefore, officers are mindful of the house types that have already been approved within the surrounding development.

The application proposes 290no dwellings ranging from terraced, to semi and to detached and range from two – four bedrooms with the predominately being three bedroomed properties.

The proposal will provide for an attractive residential environment and is in accordance with the aforementioned policies.

AIR QUALITY

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

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

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

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

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

The application is for submission of reserved matters, where the principle of the development has been approved under OUT/2022/0712. The reserved matters are required to come forward in accordance with that permission and the conditions attached to it.

Condition No.18 of the outline permission requires the submission of a method statement detailing the control of emissions into the air during the demolition / construction.

This is a part compliance condition, and a submission requiring the details of the control of emissions into the air during the demolition / construction. to be submitted prior to commencement of works on the site.

A Construction Management Plan (CMP), namely, AMENDED REPORT -

Construction Management Plan - Site 2, dated October 2023 - Report Ref.26381-TRAN-0802 Rev B has been submitted. However, the contents of which require amending, therefore the original condition attached to the outline will still stand.

Condition No.34 of the outline permission requires low NOx emission boilers and one electric car charging point per dwelling. This is a compliance condition which requires all the properties to have these elements installed.

NOISE

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

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

The application is for submission of reserved matters, where the principle of the development has been approved under OUT/2022/0712. The reserved matters are required to come forward in accordance with that permission and the conditions attached to it.

Condition No.25 requires a noise assessment to be submitted with the reserved matters application.

REPORT - Acoustic Assessment, dated September 2023 - Report Ref.26381-ENV-0401 was submitted in support of the application.

The report concludes that no mitigation is required for the garden areas of the development. However, those properties closest to Bennetts Road will require an alternative means of ventilation and cannot rely on open windows. Two options were provided in the submitted noise report, namely acoustic louvres or mechanical ventilation systems.

The details of the Acoustic Assessment will be conditioned.

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.

Condition No.13 – No.17 attached to the outline permission requires the submission of ground investigation and remediation reports.

INFRASTRUCTURE REQUIREMENTS

Comments and objections submitted raise concerns regarding the impact on services such as schools and doctors, the highways network, drainage and flooding and other

infrastructure pressures.

Paragraph 55 of the NPPF states local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

This includes setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, and green and blue infrastructure). Where planning conditions are considered the acceptable way to mitigate against any harm that may arise, they have been noted under the relevant sections, with the specific condition given.

However, there are other areas which cannot be mitigated against solely by the imposition of conditions. These were dealt with at outline stage and are provided in more detail below for information purposes.

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):

Policy IM1 'Developer Contributions for Infrastructure' of the Coventry Local Plan 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 planning permission, OUT/2022/0712, secured a number of contributions under a Section 106 Legal Agreement. These are as follows:-

Affordable Housing

Policy H6 of the Local Plan requires the provision of 25% affordable housing. The development of 290 units will therefore require 73 dwellings to be for affordable housing.

The affordable housing split is as follows:

No. of Bedrooms	Social Rent	Affordable Rent	Intermediate	Affordable Housing Total	%
1no.	3	6	0	9no.	8.22%
2no.	8	7	15	30no.	41.10%
3no.	7	3	14	24no.	32.88%
4no.	4	6	0	10no.	13.70%
Total	22no.	22no.	29no.	73no.	100%

Biodiversity offsetting

- The Bio-Diversity Contribution for the Development as a whole shall not exceed £800,174.00.

CCG (Doctors)

- £237,049 index lined towards off site primary care and healthcare facilities within 3km of the Keresley SUE.

Education

A total education contribution of £2,865,536.71 is required as set out below:-

<u>Contribution</u>	<u>Amount</u>
Early Years/Pre-School	£316,844.00
Primary	£654,838.71
Primary SEN	£131,478.00
Secondary	£1,273,096.00
Post 16	£292,063.00
Secondary and Post 16 SEN	£197,217.00
TOTAL	£2,865,536.71

Highways

<u>Contribution</u>	<u>Amount</u>
Cycle Superhighway: Long Lane to Holyhead Road Cycleway via Coundon Wedge Drive.	£293,863.43
Cycle Superhighway: Site to city centre cycleway via Radford Road.	£564,233.10
Keresley Link Road.	£1,943,700.57

Public Rights of Way Works – Resurfacing Thompson’s Lane (£118,900) and Diversion Route E of Bunson’s Wood .	£189,900.00
Travel Plan co-ordinator.	£19,582.69
Residential Travel Plans.	£15,537.50
5 Years of Mobility Credits inc Car Club.	£372,378.60
Frequency Increase for Bennetts Road Bus Service (16).	£37,375.00
DRT (Demand Responsive Transport).	£162,398.40
Cycle Hire / E-bikes / E-scooters.	£53,955.00
Travel Plan Monitoring.	£68,000.00
Traffic Surveys for Progress towards Modal Shift Targets.	£22,350.03
Household Surveys	£9,135.00
Traffic Monitoring Cameras at non-signalised junctions	£8,475.00
Fivefield Road Closure	£67,042.46
Off-Site Junction Mitigation	£57,637.00
Winding House Lane/Wheelwright Junction	£64,380.00
M6/Junction 3	£212,570.00

Sports

- £134,245.00 indexed linked towards swimming pools at a public leisure development in the Northwest of Coventry.
- £129,307.00 indexed linked towards a sports hall at a public leisure development in the Northwest of Coventry.
- £26,401.00 indexed linked towards an artificial grass pitch at a public leisure development in the Northwest of Coventry.
- £304,055.00 indexed linked towards a two-team changing facility and the provision and maintenance of off-site sports playing pitches at a location set out in the emerging Playing Pitch Strategy and Action Plan

Parks

- £50,000 towards the cost of providing a MUGA at Coundon Park.

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 site was removed from the Green Belt when the site was allocated for housing as part of the Keresley Sustainable Urban Extension under Policy H2:1 of the Local Plan.

The Council is not in a position to demonstrate a 5-year housing land supply when using the Government's Standard Method. It is not considered that there are any adverse impacts of granting planning permission that would significantly and demonstrably outweigh the benefits of the development when assessed against the policies of the NPPF taken as a whole. Therefore, in line with the NPPF Planning Permission should be granted.

The proposed development is considered to be acceptable and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, DS4c, H1, H2, H3, H4, H6, H9, HE2, GE1, GE2, GE3, GE4, JE7, DE1, AC1, AC2, AC3, AC4, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS/REASONS

1.	The development hereby permitted shall be carried out in accordance with the following approved plans:
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 xxxxx 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 2mm at any point. Any tree(s) 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

	<p>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 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), shown on the approved plans namely, xxxxx, unless alternative details have been approved via a discharge of condition application, shall be completed in all respects within three months of the first use of that dwelling(s) and the tree(s) and shrub(s) shall be planted within the first planting season of that first use. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years 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	<i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2016.</i>
5.	The soft landscaping hereby approved on xxxxxxx shall be completed in all respects prior to occupation of the 25th dwellinghouse. The tree(s) and shrub(s) shall be planted within the first planting season of that first use. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations
Reason	<i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
6.	Prior to the first occupation of the development hereby permitted, details of all off-plot hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details shall include full details of the upgraded Public Right of Way (PROW) and the proposed railings to be erected, specifying the colour of the railings. The hard landscaping works shall be completed in strict accordance with the approved details before the occupation of the 25th dwelling hereby permitted and thereafter they shall be retained and shall not be removed or altered in any way.
Reason	<i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
7.	Prior to the first occupation of the dwellinghouse(s) hereby permitted, within that particular phase, details of the bin storage for that dwellinghouse shall be submitted to and approved in writing by the Local Planning Authority. The bin storage areas shall be provided in full accordance with the approved details prior to first occupation of the development and thereafter they shall remain available for use at all times and shall not be removed or altered in any way. 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.
Reason	<i>In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
8.	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.

Reason	<i>In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
9.	No development shall commence unless and until an updated overheating assessment has been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the dwellinghouse(s) any necessary mitigation measures shall have been implemented in full accordance with the recommendations of the overheating assessment and thereafter shall not be removed or altered in any way.
Reason	<i>To protect the amenities of future occupiers from road traffic noise and general disturbance in accordance with Policy H3 of the Coventry Local Plan 2016.</i>
10.	Notwithstanding the details shown on xxxxx , relating to the blue area annotated 'wide area for potential restraint system to be fitted', prior to the commencement of the development hereby permitted, full engineering and constructional details of the Gabion vehicle restraint system shall be submitted to and approved in writing by the Local Planning Authority. The Gabion vehicle restraint system shall be installed in full accordance with the approved details prior to vehicular use of the road and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<i>In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2016.</i>
11.	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>
12.	Prior to first occupation of the development hereby approved, full details of the West Midlands Cycle Hire docking stations including power supply which will be necessary for eBike charging and communications, shall be submitted and agreed in writing. The docking stations shall be provided as per the approved details by occupation of the 25th dwelling and thereafter maintained for the lifetime of the development.
Reason	<i>To ensure satisfactory provision of sustainable forms of transport on site and to ensure it has a satisfactory appearance in accordance with policy AC1, AC4 and DE1 of the Coventry Local Plan 2016</i>

13.	No more than 50no dwellings shall be occupied unless and until the footpath / cycleway network connecting Bennetts Road along the southern portion of the site to Fivefield Road has been completed to surface course and opened to traffic to the satisfaction of the Local Planning Authority.
Reason	<i>In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2016</i>
14.	No part of the residential accommodation hereby permitted shall be occupied unless and until the footway connecting that dwelling to the adopted highway have been constructed to surface course and thereafter shall remain available for use at all times.
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.	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 binder and thereafter shall remain available for use at all times.
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>