

### Planning Committee

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**Time and Date**

2.00 pm on Thursday, 31st July, 2025

**Place**

Committee Room 3 - Council House

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1. **Apologies for Absence**

2. **Declarations of Interest**

3. **Members Declarations of Contact on Planning Applications**

Members are reminded that contacts about any planning applications on this agenda must, unless reported to this meeting by the Strategic Lead for Planning, be declared before the application is considered.

4. **Minutes of Previous Meeting held on 29 May 2025** (Pages 3 - 6)

5. **Late Representations**

To be circulated at the meeting.

6. **Application PL/2025/0000864/FUL - School House, Briton Road** (Pages 7 - 26)

Report of the Strategic Lead for Planning

7. **Application PL/2025/0000251/FUL - Dental Surgery, 92 Leamington Road** (Pages 27 - 36)

Report of the Strategic Lead for Planning

8. **Application PL/2025/0000722/FULM - Mercia Business Village, Torwood Close** (Pages 37 - 86)

Report of the Strategic Lead for Planning

9. **Application PL/2024/0001921/RVC - Land Off Abbotts Lane And Upper Hill Street** (Pages 87 - 146)

Report of the Strategic Lead for Planning

10. **Application PL/2025/0000263/OUTM - Wisteria Lodge, Earlsdon Avenue South** (Pages 147 - 176)

Report of the Strategic Lead for Planning

11. **Application PL/2025/0000689/PAEC - Corpus Christi Church, Langbank Avenue** (Pages 177 - 190)

Report of the Strategic Lead for Planning

12. **Outstanding Issues**

There are no outstanding issues.

13. **Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved**

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Julie Newman, Director of Law and Governance, Council House, Coventry

Wednesday, 23 July 2025

Note: The person to contact about the agenda and documents for this meeting is Carolyn Sinclair / Tom Robinson carolyn.sinclair@coventry.gov.uk / tom.robinson@coventry.gov.uk

Membership: Councillors P Akhtar, R Bailey, L Harvard (Chair), T Jandu, R Lakha, G Lewis, G Lloyd, K Maton (Deputy Chair) and J McNicholas

By invitation: Councillor N Akhtar (Cabinet Member for Housing and Communities)

**Carolyn Sinclair / Tom Robinson**  
**carolyn.sinclair@coventry.gov.uk / tom.robinson@coventry.gov.uk**



**Coventry City Council**  
**Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday,**  
**29 May 2025**

Present:

Members: Councillor L Harvard (Chair)  
Councillor P Akhtar  
Councillor R Bailey  
Councillor J Gardiner  
Councillor G Hayre  
Councillor T Jandu  
Councillor R Lakha  
Councillor G Lewis  
Councillor G Lloyd  
Councillor K Maton  
Councillor J McNicholas

Employees (by Service Area):

Planning and Regulation R Back, R Edgington, G Goodman, A Lynch

Law and Governance O Aremu, C Sinclair, S Teli

Apologies: Councillor N Akthar (Cabinet Member for Housing and Communities)

## **Public Business**

### **1. Declarations of Interest**

There were no declarations of interest.

### **2. Members Declarations of Contact on Planning Applications**

The Members named declared contacts on the following application as indicated:

<b>Item</b>	<b>Application No/Site</b>	<b>Councillor</b>	<b>From</b>
6	<b>PL/2025/0000415/PAEC</b> - Asda Daventry Road	All Committee Members	Objectors

### **3. Minutes of Previous Meeting held on 17 April 2025**

The Minutes of the meeting held on 17 April 2025 were agreed and signed as a true record.

### **4. Late Representations**

The Committee noted a tabled report which summarised late representations and responses on the following:

<b>Application</b>	<b>Site</b>	<b>Minute</b>
PL/2025/0000415/PAEC	Asda Daventry Road	5
PL/2025/0000265/OUT	Wisteria Lodge Earlsdon Avenue South	6
PL/2025/0000436/HHA	2 Daventry Road	7
PL/2025/0000503/HHA	23 The Arboretum	8

5. **Application PL/2025/0000415/PAEC - Asda, Daventry Road**

The Committee considered a report of the Strategic Lead for Planning for prior approval of a proposed installation of an 18 m Phase 7 monopole with wraparound cabinet supporting 9no. antennas, 2no. 300mm diameter transmission dishes and ancillary development thereto, which was recommended for approval.

The Committee considered a petition objecting to the application bearing 67 signatures sponsored by Councillor B Mosterman, a Cheylesmore Ward Councillor. Councillor Mosterman sent a statement which was read out at the meeting, the petition spokesperson spoke in respect of the petition and a registered speaker spoke in respect of their objections to the application. The applicant's representative sent a statement in support of the application which was read out at the meeting.

**RESOLVED that prior approval be granted in respect of Application PL/2025/0000415/PAEC subject to conditions.**

6. **Application PL/2025/0000265/OUT - Former Wisteria Lodge, Earlsdon Avenue South**

The Committee considered a report of the Strategic Lead for Planning for outline planning permission with all matters reserved except for access, for the redevelopment of land to form up to eight residential dwellings.

The Late Representation document provided an update on access arrangements proposed as part of the redevelopment of the site and an additional condition was proposed to secure the required works prior to the commencement of development.

A registered speaker spoke in respect of their objections to the proposal and the applicant's representative spoke in support of the application.

**RESOLVED that Outline Planning Permission be granted subject to conditions including the additional Condition (Number 26) as set out in the Late Representation document and the obligations set out within the report.**

7. **Application PL/2025/0000436/HHA - 2 Daventry Road**

The Committee considered a report of the Strategic Lead for Planning for removal of dormer to rear, erection of three storey extension to rear with first floor enclosed glazed garden, increase existing gable height and width to front, partial existing roof ridge increase, installation of 4 rooflights to front, installation of canopy above ground floor to front, and installation of patio and stairs to rear. The application was recommended for approval.

Two registered speakers spoke in respect of their objections to the proposal. The applicant also attended and spoke in support of the application.

**RESOLVED that planning permission be granted in respect of Application FL/2025/0000436/HHA subject to conditions.**

8. **Application PL/2025/0000503/HHA - 23 The Arboretum**

The Committee considered a report of the Strategic Lead for Planning for the erection of a single storey extension to front, sides and rear, increase/alteration to existing dormers to front, partial garage conversion to habitable room, and extension of driveway. The application was recommended for approval.

The Late Representation document included an amended plan in respect of the height of the catslide roof on the proposed side extension.

**RESOLVED that planning permission be granted in respect of Application PL/2025/0000503/HHA subject to conditions.**

9. **Outstanding Issues**

There were no outstanding issues.

10. **Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved**

There were no other items of public business.

(Meeting closed at 4.20 pm)

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Planning Committee Report	
Planning Ref:	PL/2025/0000864/FUL
Site:	School House Briton Road Coventry CV2 4LF
Ward:	Upper Stoke
Proposal:	Change of use from residential dwelling (Use Class C3) to children's nursery (Use Class E(f))
Case Officer:	Tom Cox

## SUMMARY

The purpose of this report is to consider the above application for the change of use of the existing residential dwellinghouse (Use Class C3), located adjacent to Stoke Primary School, to a nursery for up to 15 children (Use Class E(f)). The proposal includes some minor internal and external changes to accommodate the change of use but does not include any alterations to the footprint of the building.

## BACKGROUND

This application is being considered by Planning Committee as the application has received a petition sponsored by an Elected Member which objects to this application. The petition has 32 signatures, 1 no. additional objection has also been received.

## KEY FACTS

Reason for report to committee:	The application has received a petition sponsored by an Elected Member that objects to this application.
Current use of site:	Dwellinghouse (Use Class C3)
Proposed use of site:	Nursery (Use Class E(f))

## RECOMMENDATION

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

## REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety and impacts will be appropriate managed and mitigated in accordance with Policy AC2 of the Coventry Local Plan 2017.
- The proposal will not adversely impact upon the amenity of neighbours, with noise reduced to a minimum and use of the site limited to school opening hours.
- The proposal accords with Policies: DE1 and JE7 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

## **SITE DESCRIPTION**

The application site is a residential dwellinghouse, located to the south of Stoke Primary School on a residential street on Briton Road. The property is detached and has a larger footprint than other residential plots in the area which are generally terraced with comparatively smaller overall plots. The property has an existing garage, and a driveway which has space for 2 cars, with an associated dropped kerb and vehicular access. Based on the information submitted as part of the application, the property is a former caretaker's house associated with Stoke Primary School which was occupied until 3 years ago and since then it has been used for purposes ancillary to the school such as classes and staff meetings. However, its last known lawful use was a dwellinghouse.

To the north of the site is the main car park for the school, which is allocated to staff members, and vehicular access to the school playing fields is located to the south with the main playing fields to the east. The closest residential plot is 6m to the south along Roman Road, with the closest dwelling house situated 20m from the proposed nursery.

The property has all its permitted development rights intact, and there are no known site constraints which would impact the development or change of use of the property.

## **APPLICATION PROPOSAL**

Under this application, the applicant is seeking to change the use of the existing dwellinghouse, within Use Class C3, to a day nursery, within Use Class E(f). The proposed nursery will accommodate up to 15 children per session, with the intention of providing 2no. sessions every day, one in the morning and another in the afternoon. The applicant does not intend to extend the footprint of the dwelling house but does propose some minor internal and external alterations to accommodate the change of use.

External alterations include the conversion of the existing garage to the front of the property to create an office/staff room for nursery workers, and the property's private garden will be developed as a secure outdoor play area for the children. No alterations are proposed to the footprint, although some minor alterations, such as upgraded boundary treatments, may be required to meet regulatory requirements.

Internal alterations include the removal of non-structural stud walls to allow for appropriately sized play and learning spaces to accommodate the change of use.

## **PLANNING HISTORY**

Whilst there have been planning applications on the main school (Stoke Primary School), there are no recent or relevant planning applications applicable to the application site which refers only to the School House.

## **POLICY**

### **National Policy Guidance**

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

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

### **Local Policy Guidance**

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

- Policy DE1: Ensuring High Quality Design
- Policy CO1: New or improved social community and leisure premises
- Policy AC1: Accessible Transport Network
- Policy AC2: Road Network
- Policy AC3: Demand Management
- Policy AC4: Walking and Cycling

### **Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation**

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

- Policy DE1: Ensuring High Quality Design
- Policy CO1: New or improved social community and leisure premises
- Policy AC1: Accessible Transport Network
- Policy AC2: Road Network
- Policy AC3: Demand Management
- Policy AC4: Walking and Cycling

### **Supplementary Planning Guidance/ Documents (SPG/ SPD):**

SPD Coventry Connected  
SPD Householder Design Guide

## **CONSULTATION**

### **Non-Statutory**

No Objections received from: Highways

No Objections received from: Environmental Protection

### **Neighbour consultation**

Immediate neighbours and local Councillors have been notified.

1no. letter of objection and 1no. petition sponsored by an Elected Member (which has received 32 signatures) have been received against the application, raising the following material planning considerations:

- a) Concerns about the hours of operation and number of children in attendance and the cumulative impact on residential amenity with the adjacent Stoke Primary School.
- b) Concerns about the additional impact on parking stress in the area and concern that the additional vehicle movements will cause additional harm to the amenity of the area and increase risk to pedestrians and highway safety.

The following non-material planning considerations were raised, however these are not matters that can be given due consideration in the planning process:

- a) The residents have stated that Briton Road should be a resident only parking area. This is not a matter that can be considered under this application, and the residents are advised to follow the appropriate procedure. Further details of this can be found on the council website, the council's traffic management department have been made aware of this petition.

Any further comments received will be reported as late representations.

## **APPRAISAL**

The main issues in determining this application are principle of development, impact upon the character of the area, impact upon neighbouring amenity, and highway considerations.

### **Principle of development**

In considering the principle of development, reference should be made to the relevant local and national planning policies which are applicable to the provision of childcare.

Paragraph 100 of the NPPF emphasizes the importance of having a sufficient choice of early years, school and post-16 places available to meet the needs of existing and new communities.

Policy CO1 of the local plan also states that proposals for new or improved social, community and leisure premises should be considered based on:

- a) The appropriateness of their proposed location in relation to their scale and intended catchment;*
- b) Compatibility with nearby uses;*
- c) Accessibility by a choice of means of transport; and*
- d) Compatibility with other Plan Policies.*

Whilst the surrounding area is primarily residential, the dwellinghouse is situated adjacent to Stoke Primary School and has a historic relationship with the school and is currently used for school activities, such as classes and meetings. The proposed nursery for up to 15 children per session (up to 30 per day) is unlikely to have a significant impact on the character of the surrounding area given the established



school adjacent to the site. Given its proximity to the school, it is an appropriate location with compatibility with those uses nearby, notably the adjacent school. The proposal is also accessible by a choice means of transport. The proposal would therefore accord with Policy CO1, subject to all other material planning matters being found acceptable.

The property is surrounded by the school grounds and does not share a boundary with any of the nearby residential dwelling houses along Briton Road and Roman Road due to its location, with the school buildings to the north and an access route to the school playing fields to the south, the playing fields extend around 70m beyond the rear boundary to the east. The closest property is no.16 Briton Road, which is approximately 18m from the footprint of the existing dwelling house and other properties to the west of Roman Road. The respective plots are approximately 6m to the south of the side boundary of the application site. Given that it already appears to have a much larger footprint than the surrounding residential plots, the proposal is considered to have an acceptable impact on the character of the area.

Given the existing size of the school, the intensification of the use of the School House to accommodate no more than 15 children at any one time, the change of use is not considered to cause any significant issues. The principle of the change of use from a dwellinghouse to a children's nursery in this location is therefore considered to be acceptable and in accordance with Policy CO1 of the Coventry Local Plan 2017, and the relevant parts of the NPPF.

### **Impact on visual amenity**

Concerning the impact on visual amenity, the key external alterations, which will be visible from the street scene will be the conversion of the existing garage to an office/staff room for nursery staff. As a result of this, the garage entrance will be bricked up and replaced with a new UPVC window. In consideration of this proposal, Policy DE1 notes that development will be expected to contribute positively to the character of the street scene.

It is noted that the property is an anomaly within the surrounding residential area, as it is detached, larger in size and includes a garage within the main mass of the main dwellinghouse. There are no similar examples of dwellinghouses like this in the immediate surrounding area. Given that garages are not characteristic of the local area, the removal of the existing garage door and insertion of a window to facilitate the conversion of the garage into an office, lobby and WC is an acceptable alteration and in accordance with Policy DE1 of the Coventry Local Plan 2017 as it would not impact on the character of the area. It is also noted that despite the change of use, the property will largely continue to appear as a residential dwellinghouse within the street scene.

The other external alterations include alterations to the rear garden to convert it into a secure outdoor play area. Whilst the information submitted relating to this is limited, it is not considered to impact on the visual amenity of the street scene and character of the area, as views of this will be limited from public areas. It is also noted in the design and access statement submitted that some other minor alterations may be required such as updated boundary treatments, to meet regulatory requirements.

With due consideration to all these things, the impact on visual amenity is acceptable and in accordance with Policy DE1 of the Coventry Local Plan 2017.

### **Impact on residential amenity**

When considering the impact on residential amenity, relevant matters generally relate to noise as there are no significant alterations to the built development on site.

Paragraph 198 of the NPPF states that planning decisions should: *'ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment.'* It goes on to state that in doing so they should: *'mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development.'*

It is noted that the proposed nursery will include the conversion of the garden into an outdoor play area for the children. Due to the proximity to neighbouring properties to the south along Roman Road, the environmental protection officer has requested a noise management plan or a noise reduction plan (as the applicant's plan is entitled). This should indicate the hours of use, number of children utilising the outdoor area at any one time and behaviour management.

The applicant has submitted a plan which details this information. The close relationship which the proposed nursery will have with the school means that it will operate around school hours, with the approximate opening hours being between 8.35am and 3.30pm. Two sessions will run throughout the day, the first starting at 8.35am and finishing at 11.45am, and the second commencing at 12.10pm and finishing by 3.15pm with the provision closing at 3.30pm.

Each session will have up to 15 children in attendance with outdoor times limited to between 9.15am and 11.30am in the morning, and 12.40pm and 3.00pm in the afternoon. The applicant has advised that no more than 8no. children will be using the outdoor area at any one time as will be managed by staff. As noted in the plan, there will be two groups of children within each session and only one using the outdoor area at any one time, meaning the number of children outside can be easily managed.

Given the opening times of the nursery which will be similar to the primary school, albeit in closer proximity to the residential properties on Roman Road, it is considered that sufficient information has been provided to indicate potential adverse impacts resulting from noise will be limited provided the use is managed in strict accordance with the noise reduction plan submitted, this will be conditioned as such. The Local Planning Authority's Environmental Protection officer has no objections to the application, and the proposal is considered to accord with Paragraph 198 of the NPPF.

### **Highway considerations**

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

Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC2 of the Local Plan states that where '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.'

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

Concerning the impact on the highway, it is noted that provision for 2no. off-street parking spaces for the existing 3-bedroom dwellinghouse would be acceptable and in accordance with the parking standards laid out in Appendix 5 of the Coventry Connected SPD. It is also noted that the property has an existing garage. However, the existing dimensions, measured as 2.5m x 4.8m, would not be of sufficient size to formally contribute to the parking provision on site. Furthermore, this is proposed to be lost as part of the development with the garage converted into an office for nursery workers.

As noted in the parking standards outlined in Coventry Connected SPD, there is a requirement for 1no. parking space per 2no. FTE staff, the existing provision would therefore accommodate for up to 4no. staff members. However, given that the overall use of the school site will be intensified because of this development, the Local Highways Authority have sought clarification on how parking will be managed and how any impacts on the highway can be mitigated. Many residents have raised concerns about the wider impact on on-street parking, which is understood to have a significant impact on residents along Briton Road and is the main reason that objections to this application have been raised. There are concerns that further intensification of the site's use will lead to increased risk to pedestrians and other highways safety concerns.

The applicant has clarified that the proposed nursery will operate as part of the school and will be staffed by 3no. existing members of staff who will be redeployed to manage this facility. Therefore, there is no further requirement for additional staff parking to accommodate the intensification of the use. The applicant has noted that parents will be able to use the existing driveway to drop-off and pick up their children. There is space for up to 2no. cars in the driveway, this will alleviate some of the impact of the parking situation which residents have raised concerns about.

Concerns raised by residents related to highways safety have been noted, particularly at pick up and drop off times. However, the proposed nursery use will only account for 15no. additional children at any one time. Additionally, by allowing parents to park on the driveway of School House, this will alleviate some of the parking stress which is felt by residents. The proximity to the school allows the opportunity for joint trips for parents to drop siblings off at school and nursery at the same time. It is therefore considered that the proposed development is in an appropriate location and the overall impact on the highway will be limited and any impacts have been appropriately managed and mitigated in accordance with Policy AC2 of the Coventry Local Plan 2017.

The Local Highways Authority have no objection to the application, and the proposal is therefore considered to have an acceptable impact on the highway and would accord with Policy AC2 of the Coventry Local Plan 2017.

Concerning any other matters related to highways, as part of the petition which has been submitted to the Local Authority, requests have been made for Briton Road to become a resident's only parking area. This is a minor planning application which would not trigger any consideration of contributions towards a residents parking scheme and the parking provision is considered acceptable for this development so it would not be reasonable to require this application to address existing issues. It is a matter which residents should pursue with the Local Highways Authority. In the interests of seeking to assist those residents, the officer has contacted highways to understand the process which should be followed to progress this matter.

The officer has spoken to the relevant highways officer about this matter who has advised that this request needs to be dealt with by the Traffic Management team and cannot be considered as part of the determination of this planning application. Information regarding these matters is available on the council website.

### **Equality Implications**

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

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

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

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

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

## CONCLUSION

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity or highway safety, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1, CO1, AC2 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan Policies together with the aims of the NPPF.

## CONDITIONS/REASON

<b>1.</b>	The development hereby permitted shall begin not later than 3 years from the date of this decision.
<b>Reason</b>	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>

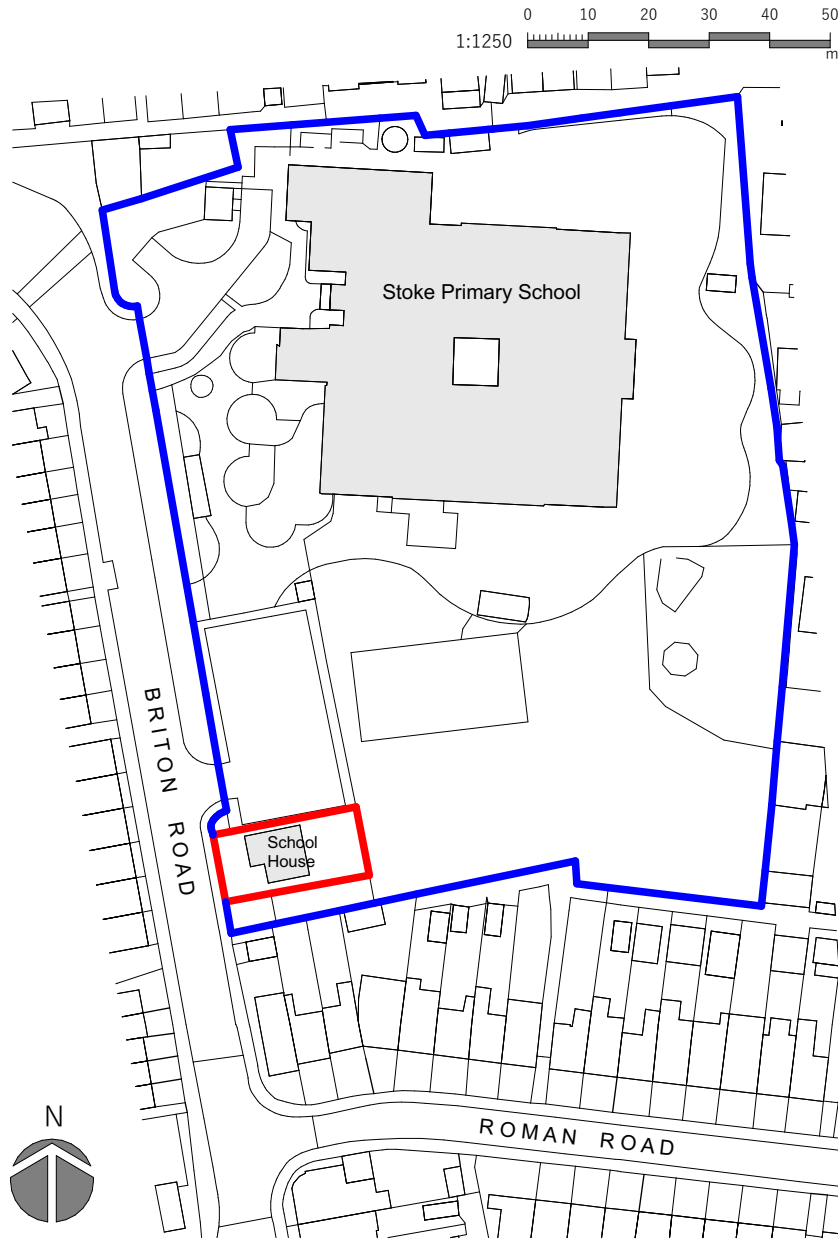
<b>2.</b>	The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Site Plan DWG PR201; Proposed Floor Plans and Elevations DWG PR200; C6179-PL-DOC-001-Design-and-Access-Statement; Noise Management Plan (received 15.07.2025); Officer correspondence (received 15.07.2025);
<b>Reason</b>	<i>For the avoidance of doubt and in the interests of proper planning.</i>

<b>3.</b>	Other than where specified on the approved plans, no facing materials shall be used other than materials similar in appearance to those used predominantly in the construction of the exterior of the existing building.
<b>Reason</b>	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>

<b>4.</b>	The use hereby permitted shall not take place other than between 8.30am hours and 3.30pm hours Mondays to Fridays.
<b>Reason</b>	<i>To safeguard the amenities of nearby occupiers in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local</i>

	<i>Plan.</i>
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<b>5.</b>	The proposed use shall operate only in strict accordance with the noise reduction plan as listed within the approved plans which permits a maximum of 8 children using the outdoor play area at any one time.
<b><i>Reason</i></b>	<i>To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>



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All dimensions to be checked on site and architect notified of any discrepancies prior to commencement.  
**Do not scale.**

Any and all elements relating to the fire safety of the building will require separate confirmation and approval by fully accredited fire engineering consultant who has to be appointed by the client.

Notes:

Planning Application Boundary

Land Ownership Boundary

Rev: Date: Comment(s): Name: Check:

Status: **PLANNING** RIBA Stage: **3**

Client: **Stoke Primary School**

Project: **Proposed New Nursery**

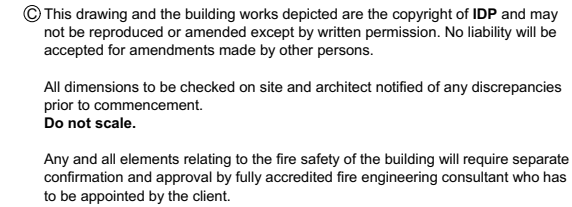
Title: **Location Plan**


Drawn: **SDS** Date: **May 2025**

Checked: **JJH** Scale @ A3: **1:1250**

Project / Drawing No: **C6179 | PL001**

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 Planning Application Boundary  
 Land Ownership Boundary

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PROJECT MANAGERS.

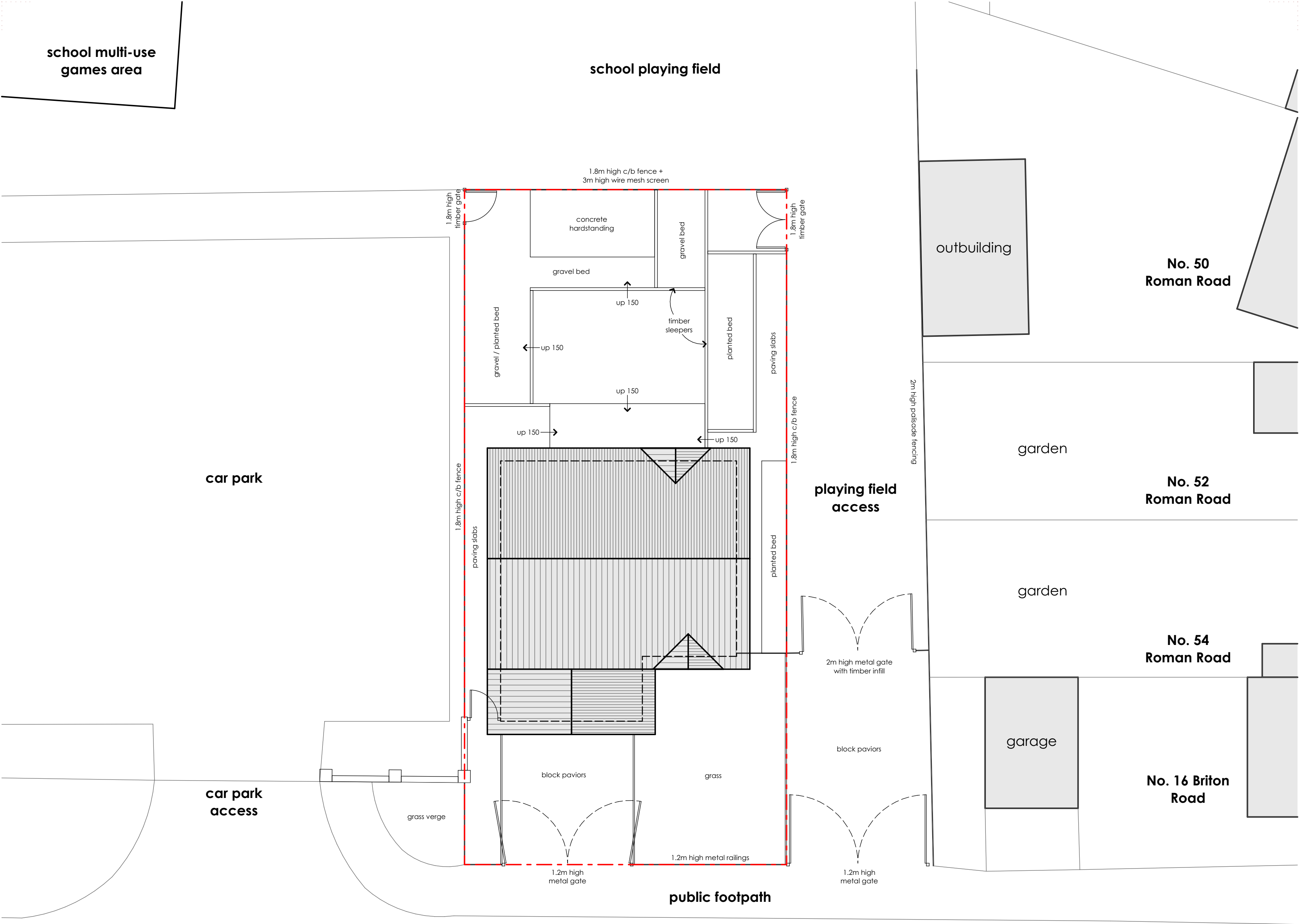
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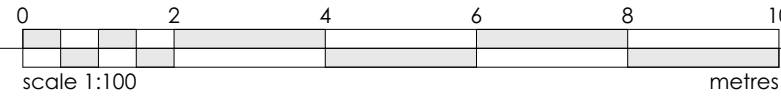
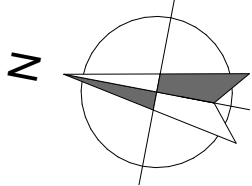


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Notes:



Rev: Date: Comment(s): Name: Check:

Status: **PLANNING** RIBA Stage: **3**

Client: **Stoke Primary School**

Project: **Proposed New Nursery**

Title: **Existing Site Plan**

Drawn: **SDS** Date: **May 2025**

Checked: **JJH** Scale @ A2: **As Shown**

Project / Drawing No: **C6179 | EX001**



ARCHITECTS.

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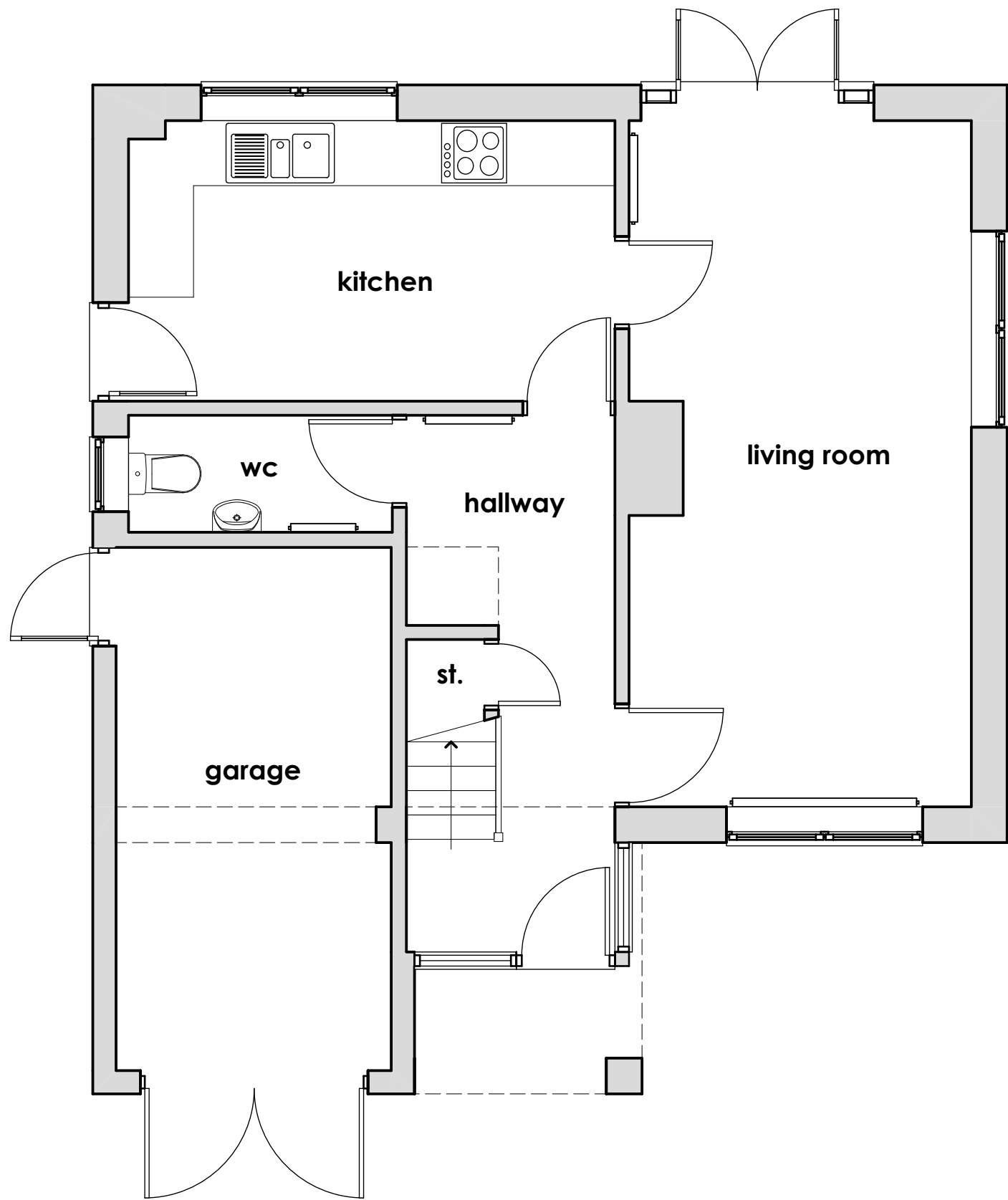
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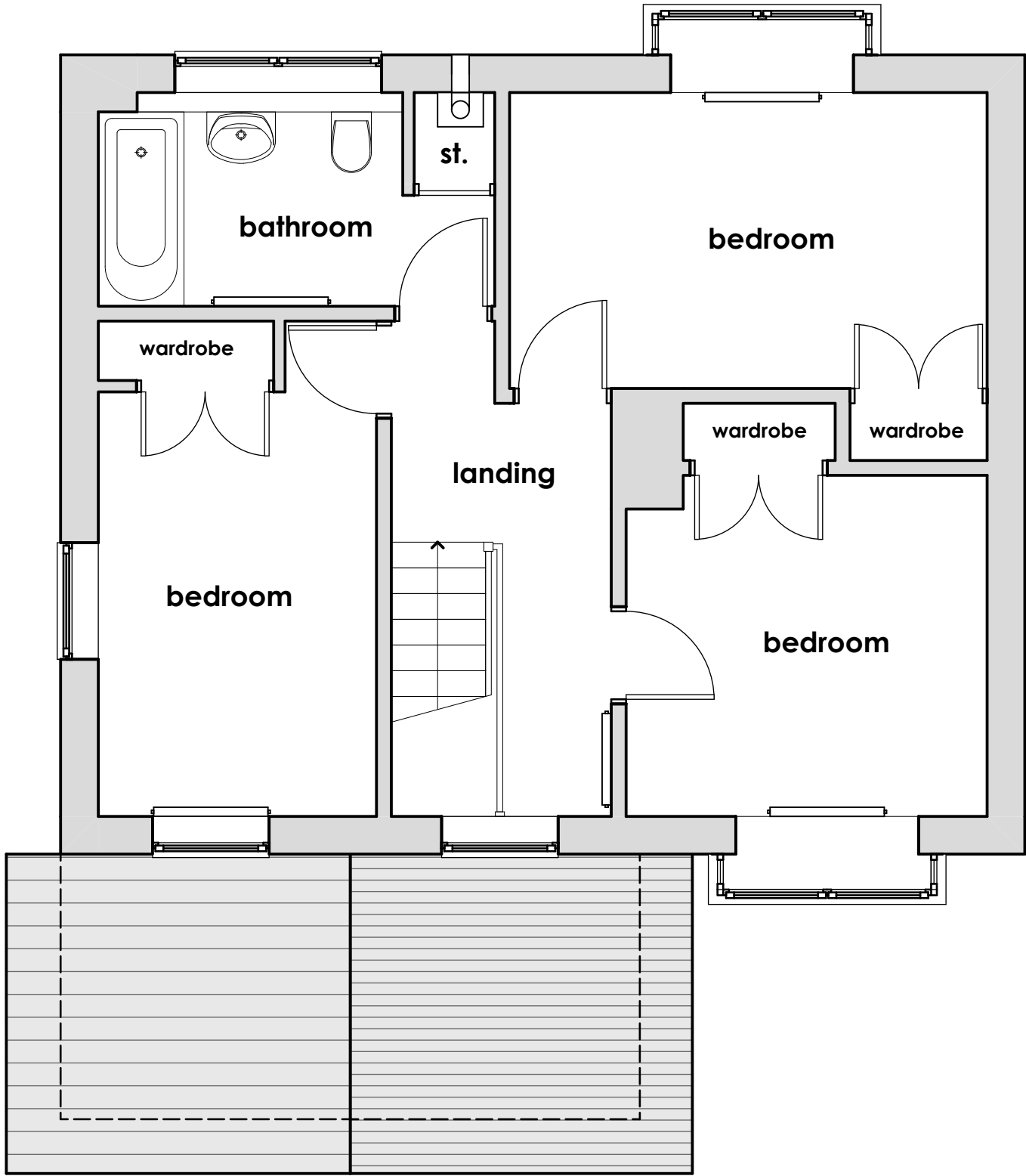
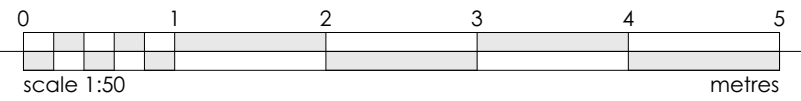
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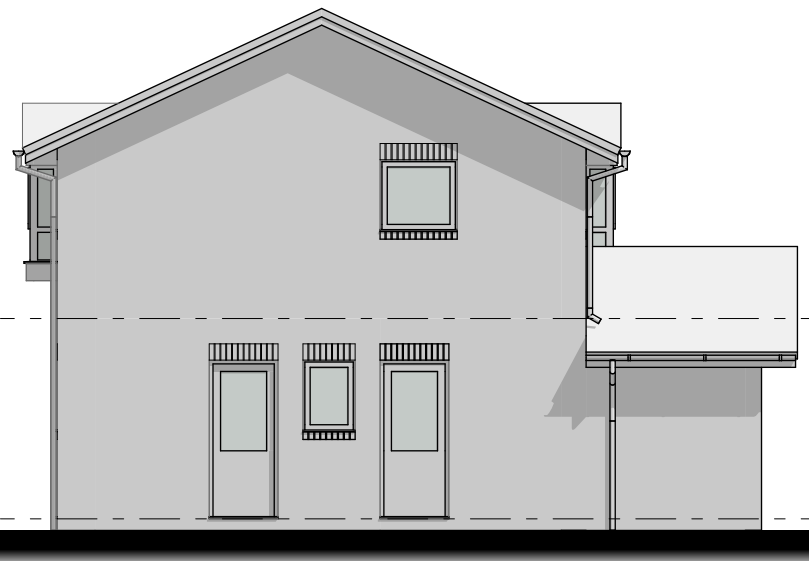
As Existing | Ground Floor Plan



As Existing | First Floor Plan



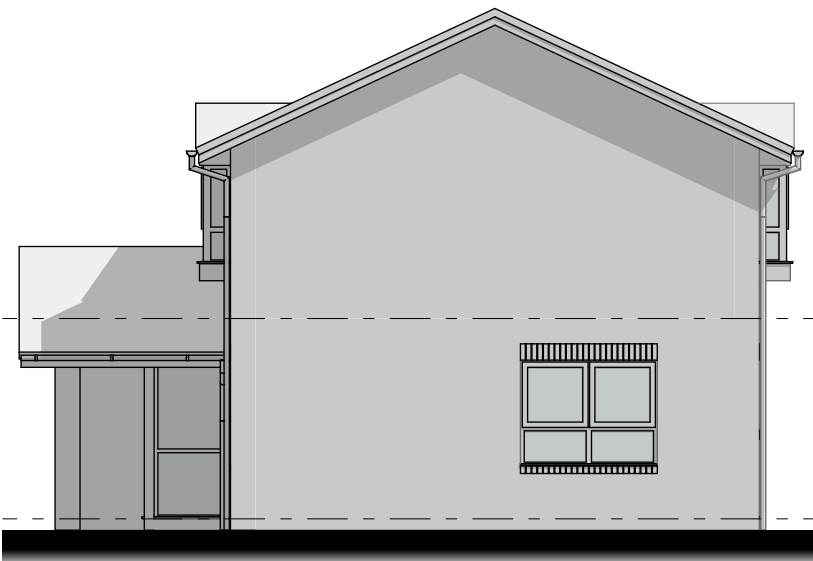
As Existing | Front Elevation



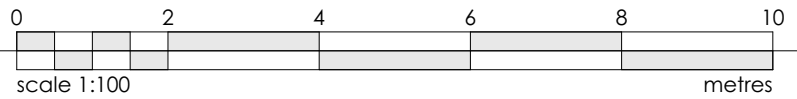
As Existing | Side Elevation



As Existing | Rear Elevation



As Existing | Side Elevation



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All dimensions to be checked on site and architect notified of any discrepancies prior to commencement.  
**Do not scale.**

Any and all elements relating to the fire safety of the building will require separate confirmation and approval by fully accredited fire engineering consultant who has to be appointed by the client.

Notes:

Rev:	Date:	Comment(s):	Name:	Check:
Status:	PLANNING		RIBA Stage:	3
Client:	Stoke Primary School			
Project:	Proposed New Nursery			
Title:	Existing Plans & Elevations			
Drawn:	SDS	Date:	May 2025	
Checked:	JJH	Scale @ A2:	As Shown	
Project / Drawing No:			C6179   EX100	



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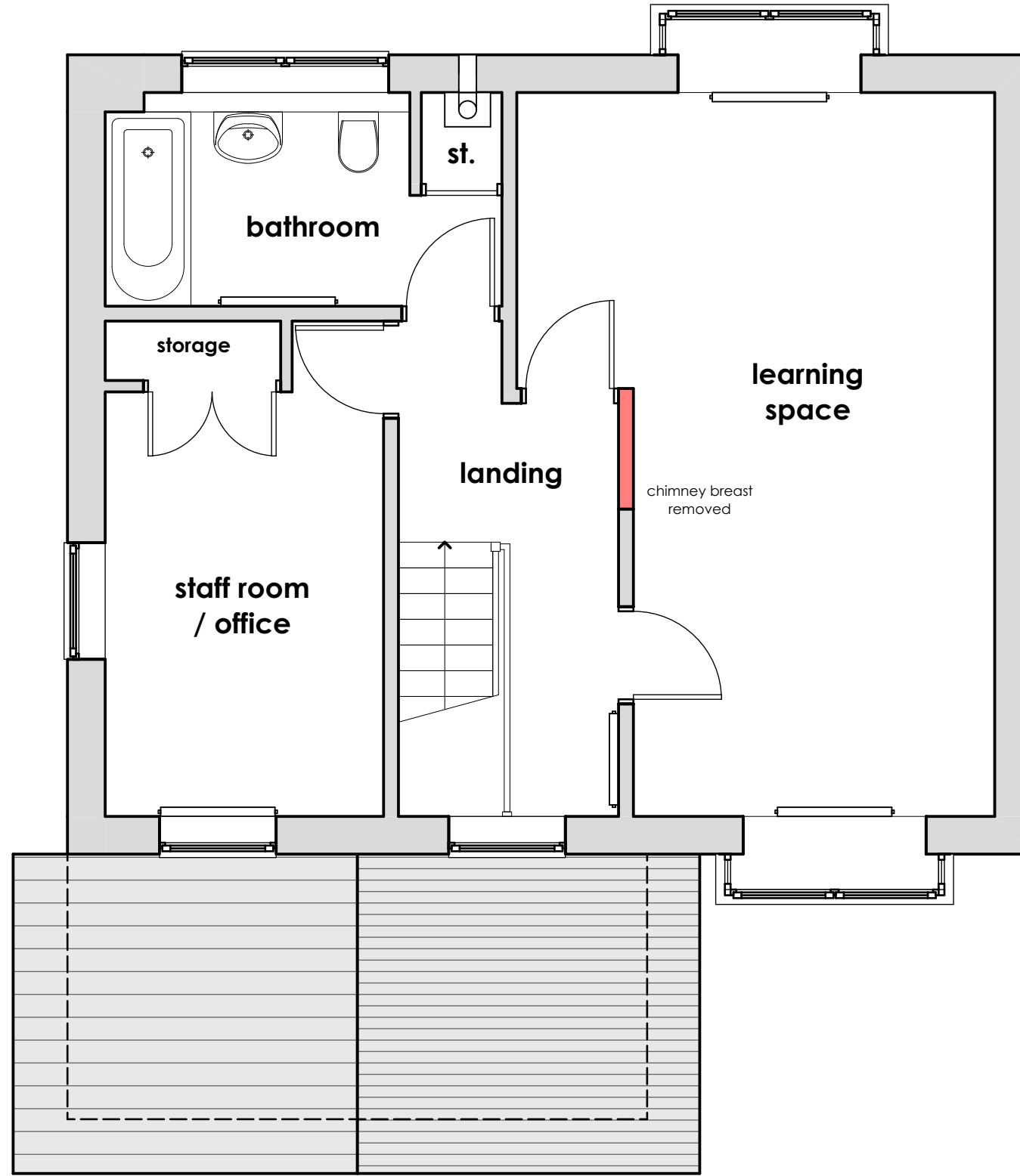
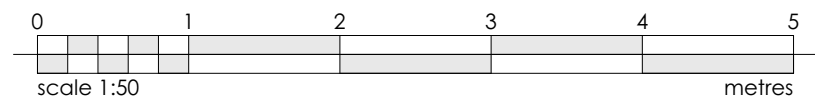
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As Existing | Ground Floor Plan



As Existing | First Floor Plan

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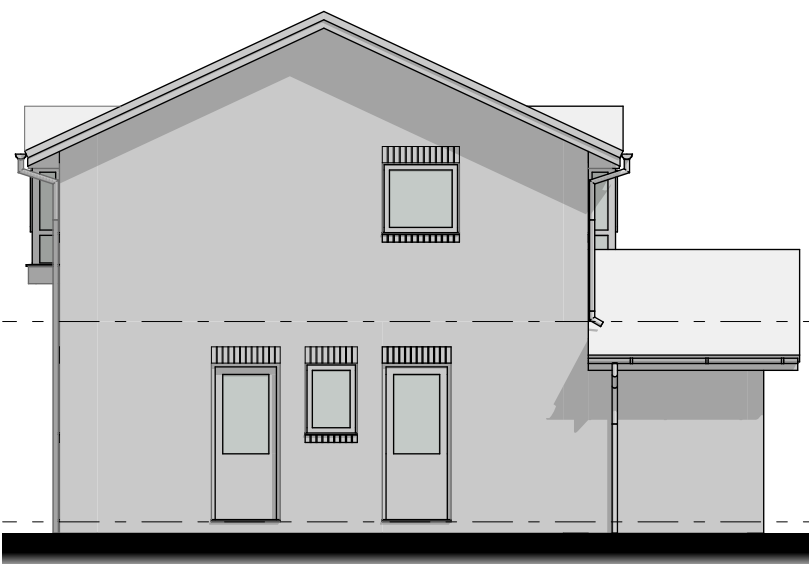
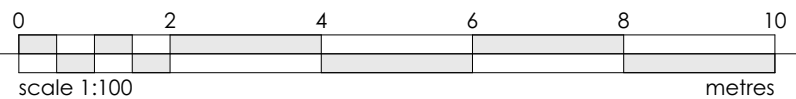
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Notes:



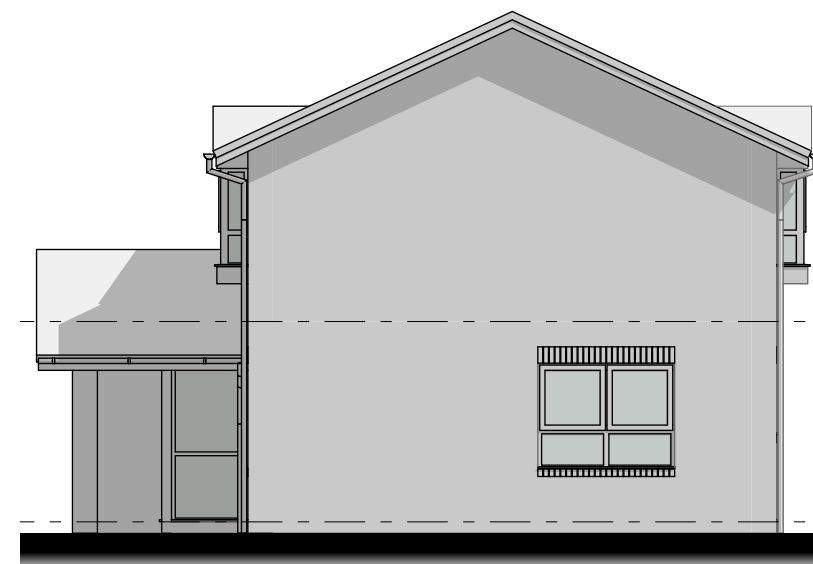
As Existing | Front Elevation



As Existing | Side Elevation



As Existing | Rear Elevation



As Existing | Side Elevation

Rev: Date: Comment(s): Name: Check:

Status: **PLANNING** RIBA Stage: **3**

Client: **Stoke Primary School**

Project: **Proposed New Nursery**

Title: **Proposed Plans & Elevations**

Drawn: **SDS** Date: **May 2025**

Checked: **JJH** Scale @ A2: **As Shown**

Project / Drawing No: **C6179 | PR200**



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**Noise Management Plan and Staggered Playtime Plan for**

**Stoke Primary House Nursery – Briton Road, Coventry. CV2 4LF**

Core Nursery Factors limiting noise impact

- The Stoke Primary House Nursery will run within the normal school hours 8.35am until 3.15pm.
- The impact of outdoor play and associated noise is limited by both the overall opening times and the pupil numbers of 15 children.
- Within the pupil number there will be a maximum of 8 children outside at any one time.
- Due to the low number of overall pupils being added to the total school roll the likely increase in noise will be low.

**Staggered Playtime Plan**

- **08:35 AM - 09:15 AM:**
  - 2-year-old children arrive between 8:35 and 8:45, upstairs breakfast station is open and children are accessing this or a quiet story.
- **09:15 AM – 10:15 AM:**
  - 2-year-old children have access to free play, with small groups in different parts of the house. Outdoor area accessible with maximum of 8 children accessing it at one time.
- **10:15 AM – 10:30 AM:**
  - 2-year-old children engaging in snack and chat.
- **10:30 AM – 11:30 AM:**
  - 2-year-old children have access to free play, with small groups in different parts of the house. Outdoor area accessible with maximum of 8 children accessing it at one time.
- **11:30 AM – 11:45 AM:**
  - Home time wind down inside.
- **11:45 – 12:15 AM:**
  - Provision closed for lunch.
- **12:10 PM – 12:40 PM:**
  - 2-year-old children arrive between 8:35 and 8:45, upstairs lunch station is open and children are accessing this or a quiet story.
- **12:40PM – 1:40PM:**
  - 2-year-old children have access to free play, with small groups in different parts of the house. Outdoor area accessible with maximum of 8 children accessing it at one time.
- **1:40PM – 2:00PM:**
  - 2-year-old children engaging in snack and chat.
- **2:00PM – 3:00PM:**
  - 2-year-old children have access to free play, with small groups in different parts of the house. Outdoor area accessible with maximum of 8 children accessing it at one time.



- **3:00PM – 3:15PM:**
  - Home time wind down inside.
- **3:15PM – 3:30PM:**
  - Provision closed.

### Playtime with Maximums:

Time	Toddlers 2 – 3 year provision (Maximum 15)
8:45	Breakfast time (indoors)
9:00	Breakfast time (indoors)
9:15	Free play (indoors and outdoors, maximum 8 outdoors)
10:00	Free play (indoors and outdoors, maximum 8 outdoors)
10:15	Snack time (indoors)
10:30	Free play (indoors and outdoors, maximum 8 outdoors)
11:00	Free play (indoors and outdoors, maximum 8 outdoors)
11:30	Home time wind down (indoors)
12:15	Lunch time (indoors)
12:30	Lunch time (indoors)
12:40	Free play (indoors and outdoors, maximum 8 outdoors)
1:00	Free play (indoors and outdoors, maximum 8 outdoors)
1:40	Snack time (indoors)
2:00	Free play (indoors and outdoors, maximum 8 outdoors)
2:30	Free play (indoors and outdoors, maximum 8 outdoors)
3:00	Home time wind down (indoors)

### Analysis of Crossover:

1. **Morning Outdoor Play:**
  - **Crossover Check:** No overlap, as each group has different outdoor times.
2. **Afternoon Outdoor Play:**
  - **Crossover Check:** No overlap as each group has different outdoor times

### Conclusion:

- Free play is timetabled to allow for a maximum of 8 children outdoors at any one time.
- During spontaneous times where all children are outside for a “WOW” moment, the main school field will be utilised.
- There will be no outdoor play before 9:15am or after 3:00pm. There will also be no outdoor play at lunchtime between the hours of 11:45am and up 12:15pm.



- **Supervision and Noise Management Policy.** All children will be under constant supervision to ensure their safety and well-being. We are committed to being considerate of our immediate neighbour's and will take all necessary steps to minimize unreasonable noise levels from the children. **In the event that a child displays disruptive behaviour, such as tantrums or screaming, staff will promptly implement the nursery's behaviour policy. This may involve moving the child from the outdoor play area to the indoor space for further supervision, thereby helping to manage and control noise levels.**

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Planning Committee Report	
Planning Ref:	PL/2025/0000251/FUL
Site:	92 Leamington Road
Ward:	Earlsdon
Proposal:	Two storey side extension, new entrance door and access ramp
Case Officer:	Grace Goodman

## SUMMARY

The application proposes a two-storey side extension to the dental surgery with a new entrance door and access ramp.

## BACKGROUND

The application was previously considered by Planning Committee on 17<sup>th</sup> April 2025 where the resolution was to defer the application to consider the matter of the dental aesthetics part of the business to ensure there is no breach of the condition placed upon the original permission stating that the property must only be used as a dentist. This has been investigated by the Planning Enforcement team and ultimately concluded that a material change of use has not occurred.

## KEY FACTS

Reason for report to committee:	More than 5 objections have been received
Current use of site:	Dental Practice
Proposed use of site:	Dental Practice

## RECOMMENDATION

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

## REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: DE1, DS3, AC2, AC3 and CO1 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

## **SITE DESCRIPTION**

The application site lies on the western side of Leamington Road, close to the junction with Baginton Road. The property was formerly part of the attached residential property and has been extended and converted, forming a two-storey property that is in use as a dental surgery that includes dental aesthetics treatments. There is currently a single storey flat roofed element to the side which appears as a garage. The property has 6 spaces available for parking by staff and patients to the front however some of these are in tandem arrangements. Access is shared with the adjoining residential dwelling.

## **APPLICATION PROPOSAL**

The application proposes demolition of the single storey side extension/garage, to be replaced with a two-storey side extension. This extension would be 4.1m wide and extend the depth of the property (6.9m). The roof is proposed to extend and match the existing with no subservience or set back. The entrance door to the premises is proposed to be re-located and a new access ramp leading to it.

The extensions are intended to provide ancillary accommodation for the existing dental business. At ground floor the reception and waiting area will be expanded, the new ground floor rooms created in the extension will be used as a treatment planning office, storeroom and w/c and upstairs will be a staff changing rooms and decontamination room. The existing 4 surgery rooms will remain in situ and no further surgery rooms are proposed. The new first floor rear facing window is proposed to be obscure glazed.

## **PLANNING HISTORY**

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
S/1960/0812 (15162)	Erection of extensions to Dental Surgery	Approved - 24/03/1960
S/1967/0881(15162/B)	Construction of car parking area	Approved - 01/09/1967

## **POLICY**

### **National Policy Guidance**

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

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

### **Local Policy Guidance**

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

Policy DS3: Sustainable Development Policy  
Policy DE1: Ensuring High Quality Design  
Policy AC1: Accessible Transport Network  
Policy AC3: Demand Management  
Policy CO1: New or improved social community and leisure premises

### **Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation**

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

Policy DS3: Sustainable Development Policy  
Policy DE1: Ensuring High Quality Design  
Policy AC1: Accessible Transport Network  
Policy AC3: Demand Management  
Policy CO1: New or improved social community and leisure premises

### **Supplementary Planning Guidance/ Documents (SPG/ SPD):**

SPD Householder Design Guide

### **CONSULTATION**

#### **Statutory**

None

#### **Non-statutory**

No objections have been received from:

- Highways

#### **Neighbour consultation**

Immediate neighbours have been notified in accordance with the communication record. Six responses were received with concerns of:

1. Overlooking of rear gardens
2. Lack of separation distance
3. Loss of light from morning sun to properties at the rear
4. Over intensification of use
5. Parking issues will be exacerbated with more on street parking resulting in highway safety issues and damage to grass verges

### **APPRAISAL**

The main issues in determining this application are principle of development, the impact upon visual amenity, impact upon neighbouring amenity, and highway considerations

#### **Principle of development**

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 strong 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.”

Policy CO1 states that community premises should be appropriate to their surroundings in terms of scale, character and mix of uses, and should not harm residential amenity.

Concerns have been raised that there are two businesses operating from the premises given that the planning permission for extensions to the Dental Surgery in 1960 included a condition which stated, ‘that the premises shall not be used otherwise than as a dental surgery’ and the dental practice currently offers dental aesthetics in tandem with this. However, It is not considered that the aesthetics element of the practice is in breach of this condition as the aesthetics element of the practice is incidental to the lawful use as a dental practice and having looked at the details of what is provided and referred to the BDA / other dental practices in the area, dental aesthetics is a reasonably common and fundamental element of dental surgery treatment and not just a cosmetic treatment. Whilst previously you would have been sent to an orthodontist to obtain treatment, it now seems commonplace to be treated in advanced dental surgeries. The two appear to be intrinsically linked, and all treatment is supervised by a qualified dentist; and the use certainly appears to confirm to the definition of incidental as outlined by the Planning Inspectorate (PINS) at the recent Planning Enforcement Conference – *secondary or complementary, supporting the primary use without impacting significantly on the main functional use of the property*. Given the intrinsic link between dental aesthetics and dental surgical aesthetics, the restrictive condition from the 1960’s is not considered to bite, as it cannot be demonstrated that there has been a material change of use. It certainly does not appear as a separate business as it is a single trading unit with the same staff and facilities etc

The application proposes extensions to an established dental practice which is located just 200m from Baginton Road Local Centre. The extensions are intended to provide ancillary accommodation rather than increase the number of treatment rooms. The proposal will not be increasing the number of staff or patients at the premises and therefore the main issue is the impact of the extensions on the surrounding area.

### **Design and Visual**

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

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

The National Planning Policy Framework, paragraph 135 states that “Planning policies and decisions should ensure that developments:

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

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

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

Although the property is not in use as a dwellinghouse, the property is of a dwellinghouse scale and set within a residential environment therefore the Householder Design Guidance SPD has been used to assess the acceptability of the proposal. Whilst Principle 3 states that side extensions should normally be subservient with a lower ridge, this is assessed in a case-by-case basis. In this case the proposed side extension will match the existing design of the property with a rendered front wall, facing brickwork at the side, rear, and slate roof tiles on the roof. The extension is not subservient as it is considered a balanced approach to the extension is appropriate due to the existing hipped roof design. The proposal will not result in a terracing effect with No. 94 Leamington Road as a 1m separation distance between the boundary and extension is proposed. Therefore, the extension would not adversely impact on the visual amenities or street scene of the locality.

New signage is proposed but this does not form part of this application and would need to be considered under a separate application for advertising consent.

### **Neighbouring amenity**

The extension to the property is not considered to have any adverse impact upon the amenity of neighbouring properties. The two-storey extension will not project past the existing rear elevation of the property and therefore there will not be a breach in the 45-degree rule in relation to No.94. The property has no direct rear neighbours but there are several properties to the side on Baginton Road at an angle to the application site. The householder design guide states “Where the side of a dwellinghouse is at a right-angle to the front or rear of an adjoining dwellinghouse a minimum distance of 12m should be retained between the side of your extension and the front or rear of the neighbouring dwellinghouse”. The closest of these properties, No. 51 on Baginton Road is set at an oblique angle to the application site and will sustain a minimum separation distance of 14.5m from the ground floor window on the single storey rear extension to the proposed side extension at No. 92 Leamington Road. Furthermore, the rear window on the first-floor extension will be obscure glazed to prevent overlooking to the properties along Baginton Road. There is no proposed increase in treatment rooms or number of staff and

therefore the level of use will remain largely unchanged. Overall, the proposed extension is not considered to result in loss of light or outlook to any the surrounding neighbours and is in accordance with the Householder Design Guide SPD in terms of the relationships to neighbouring properties.

## **Highways**

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

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

Parking provision should accord with the maximum standard expressed in Appendix 5 unless it has been clearly demonstrated that the site is in a highly accessible location where transport, by means other than the private car is a realistic alternative. In that respect lower levels of provision may be considered acceptable where the site is in close proximity to the City Centre, a train station, a high-quality rapid transport route or other public transport interchange and where there is a package of measures (proportionate to the scale of development) to enable sustainable means of transport. Any variation from the maximum standard must be fully justified by proportionate evidence.

Under the current parking standards in appendix 5 of the Coventry Local Plan, the parking provision for D1 Medical or Health Services is considered on a site-by-site basis. Parking is not currently marked out on site, but 5 parking spaces are shown on the proposed plans, 3 of which have restricted (tandem) access and would therefore most likely be reserved for staff. As the proposals do not involve an increase in treatment rooms or number of staff, it is therefore the consideration of the LHA that there should be no increase in parking demand and the LHA has no objections on this basis.

## **Equality Implications**

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

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

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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

There are no known equality implications arising directly from this development

### Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity or highway safety, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1, DS3, AC2, AC3 and CO1 of the Coventry Local Plan 2017 and the emerging Policies DE1, DS3, AC2, AC3 and CO1 in the Local Plan review and the principles of the NPPF 2024.

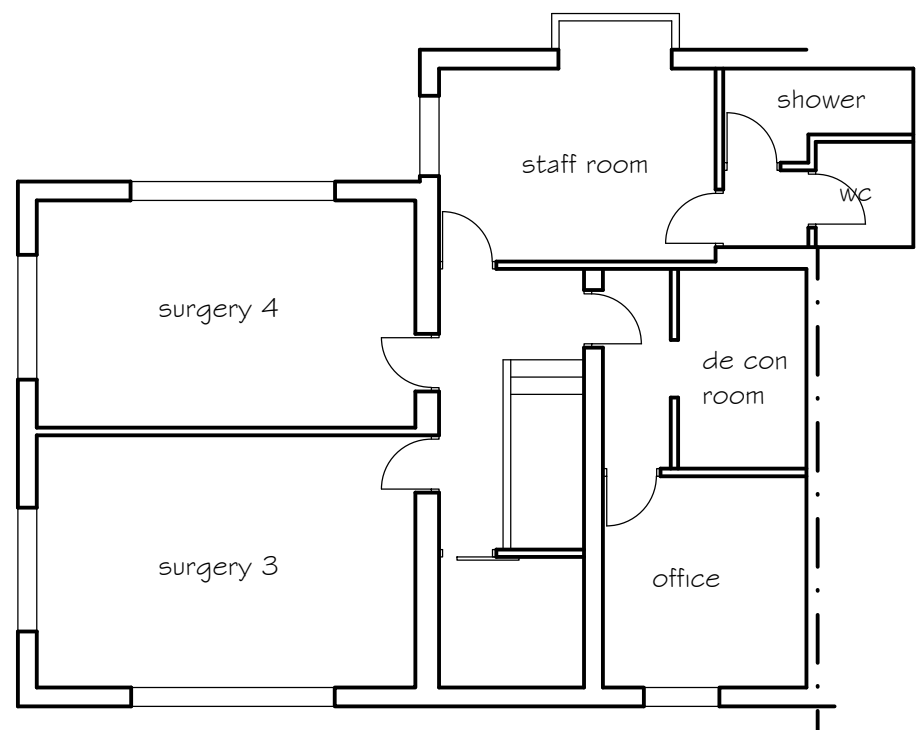
### CONDITIONS/REASON

<b>1.</b>	The development hereby permitted shall begin not later than 3 years from the date of this decision.
<b>Reason</b>	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
<b>2.</b>	The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Plans and Elevations DWG 2/5/23-01-E  Proposed Floor Plans and Elevations DWG 2/5/23-02-G
<b>Reason</b>	<i>For the avoidance of doubt and in the interests of proper planning.</i>
<b>3.</b>	Other than where specified on the approved plans, no facing and roofing materials shall be used other than materials similar in appearance to those used predominantly in the construction of the exterior of the existing building.
<b>Reason</b>	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>

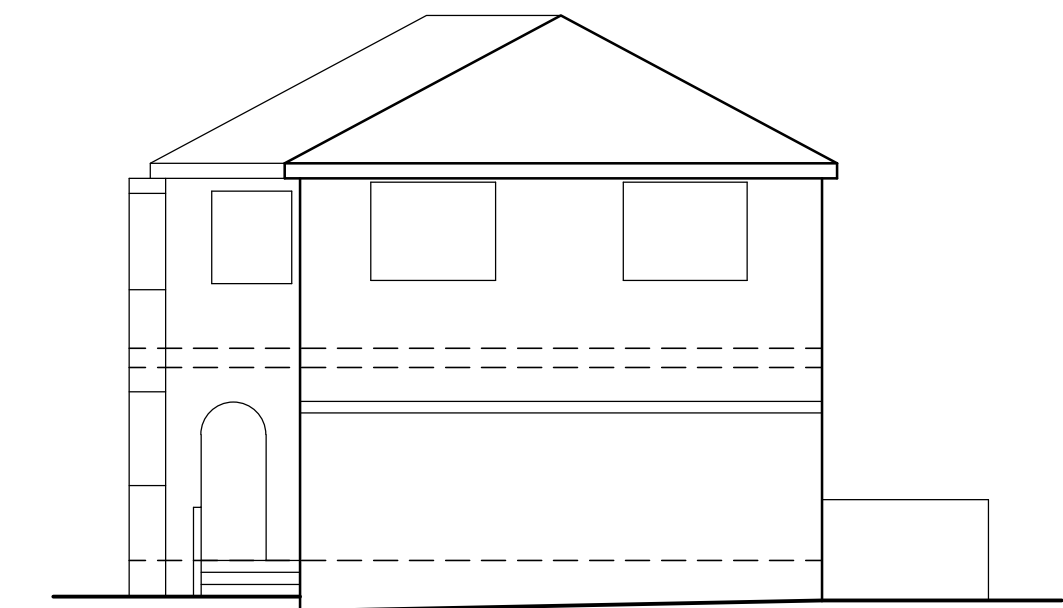
<b>4.</b>	The side extension hereby permitted shall not be used or occupied at any time other than for purposes ancillary to the existing dental practice and shall not be used as dental treatment rooms.
<b>Reason</b>	<i>To prevent further intensification of use of the property, in the interests of the occupiers of nearby properties in accordance with Policies DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>5.</b>	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, the first floor window to be formed in the west facing elevation of the extension hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window will be at least 1.7m above the floor of any room in which the window is installed
<b>Reason</b>	<i>In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>6.</b>	The development hereby permitted shall not be occupied unless and until the bin storage areas have been provided in full accordance with the details shown on the approved plans and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.
<b>Reason</b>	<i>In the interests of the amenities of the occupants of the nearby residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>



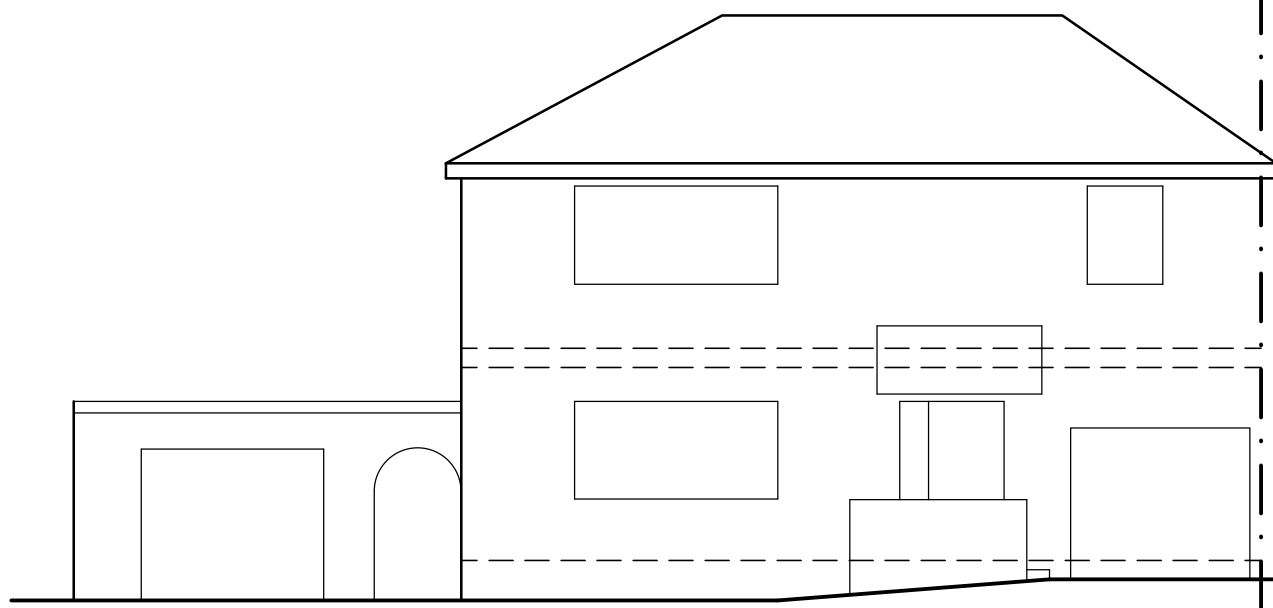
EXISTING



FIRST FLOOR PLAN



SIDE ELEVATION

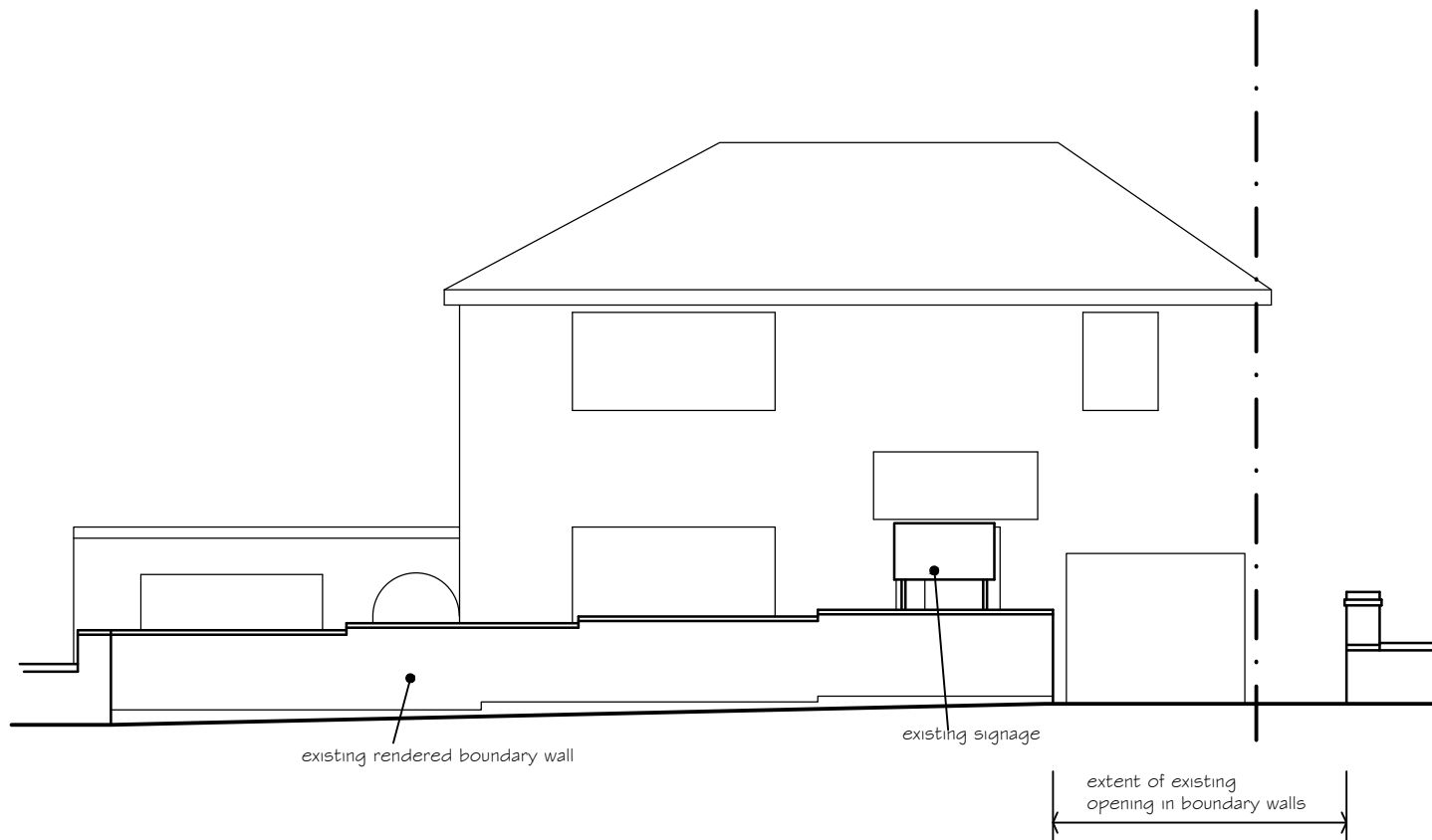


FRONT ELEVATION

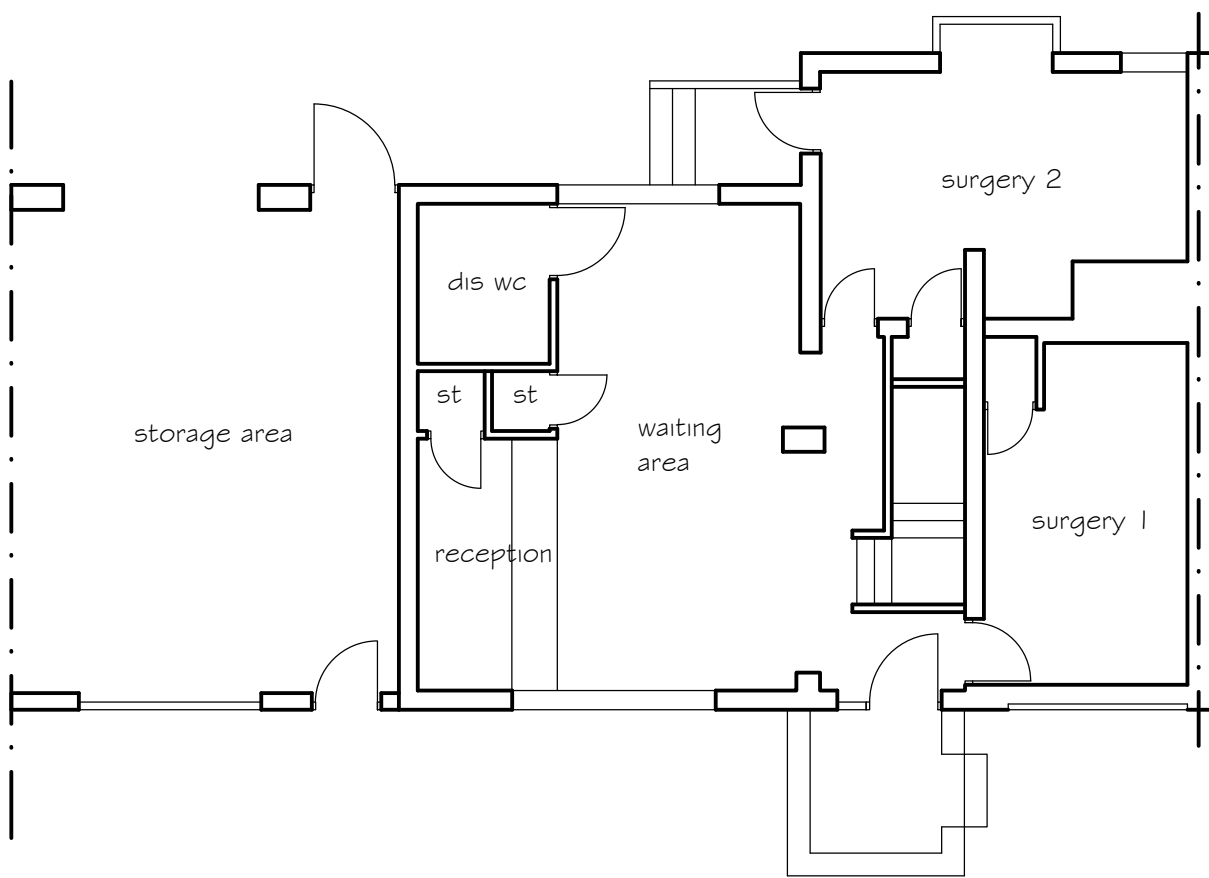


SCALE 1:100

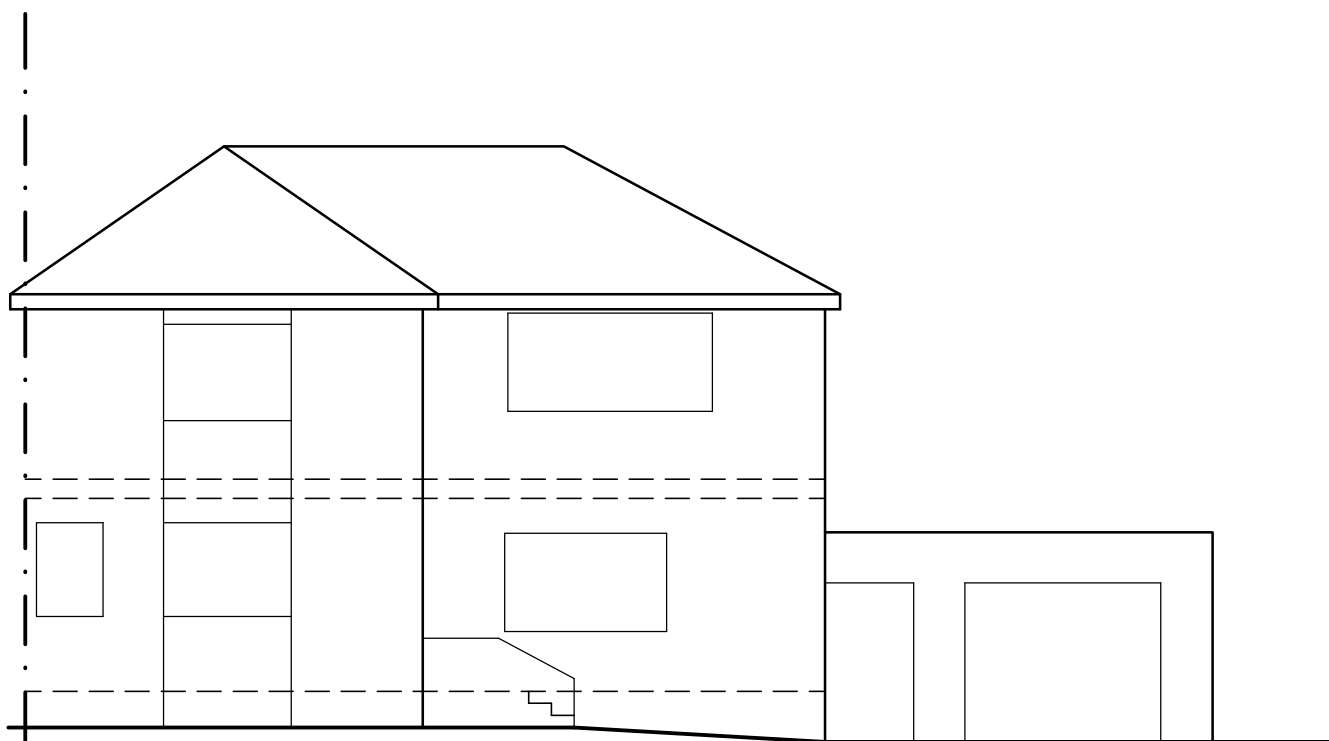
Reference drawings	Legend	Notes
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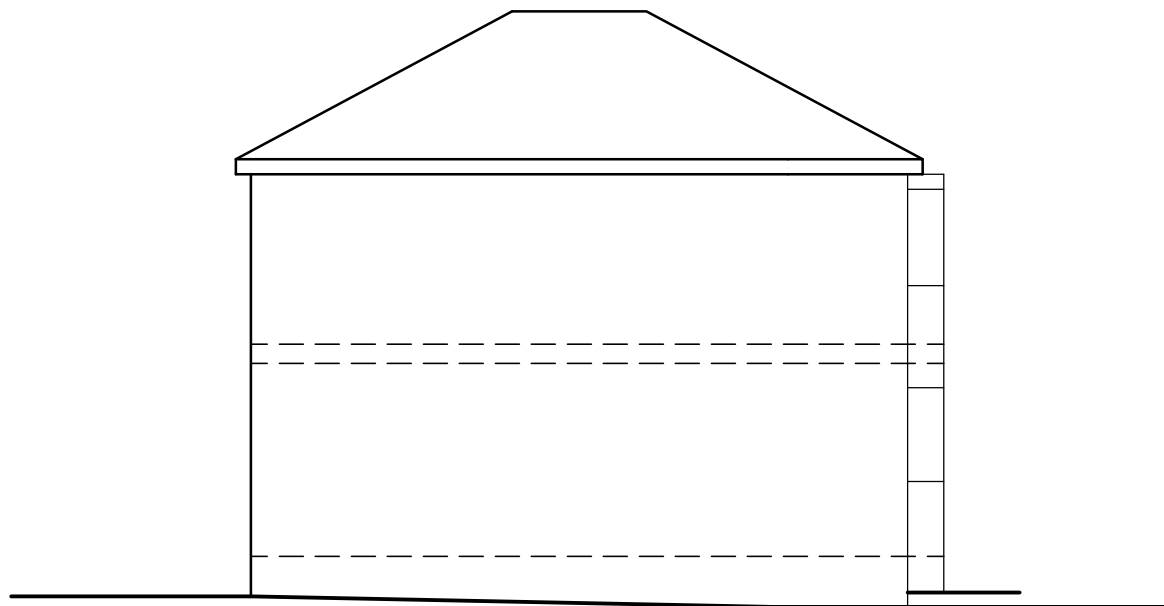
STREET VIEW ELEVATION



GROUND FLOOR PLAN



REAR ELEVATION

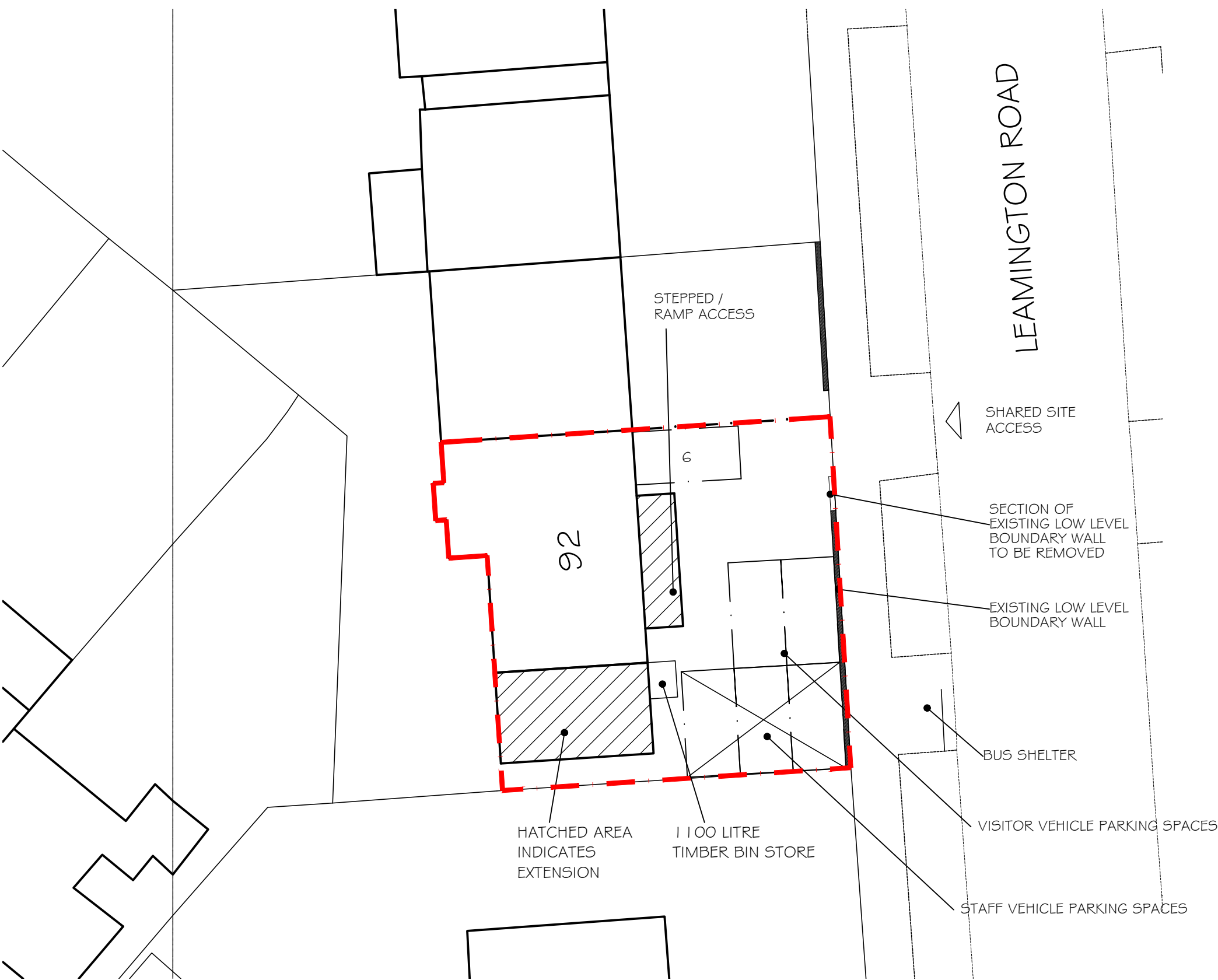


SIDE ELEVATION



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LOCATION PLAN 1:1250



SITE PLAN 1:200



Example photo of proposed bin store



Example photo of proposed bin store

NOTES:

ROOF TILES, FACING BRICKWORK & EXTERNAL JOINERY ALL TO BE SIMILAR TO EXISTING

Details of adjacent properties are approximate only

All site dimensions taken from ordnance survey layout & subject to site conditions & standard BS building tolerances

All levels are given from ground levels directly adjacent to the perimeter of the building and do not take into account any differences in ground levels

REV D: NOTES ADDED AS PLANNERS COMMENTS 2.4.25

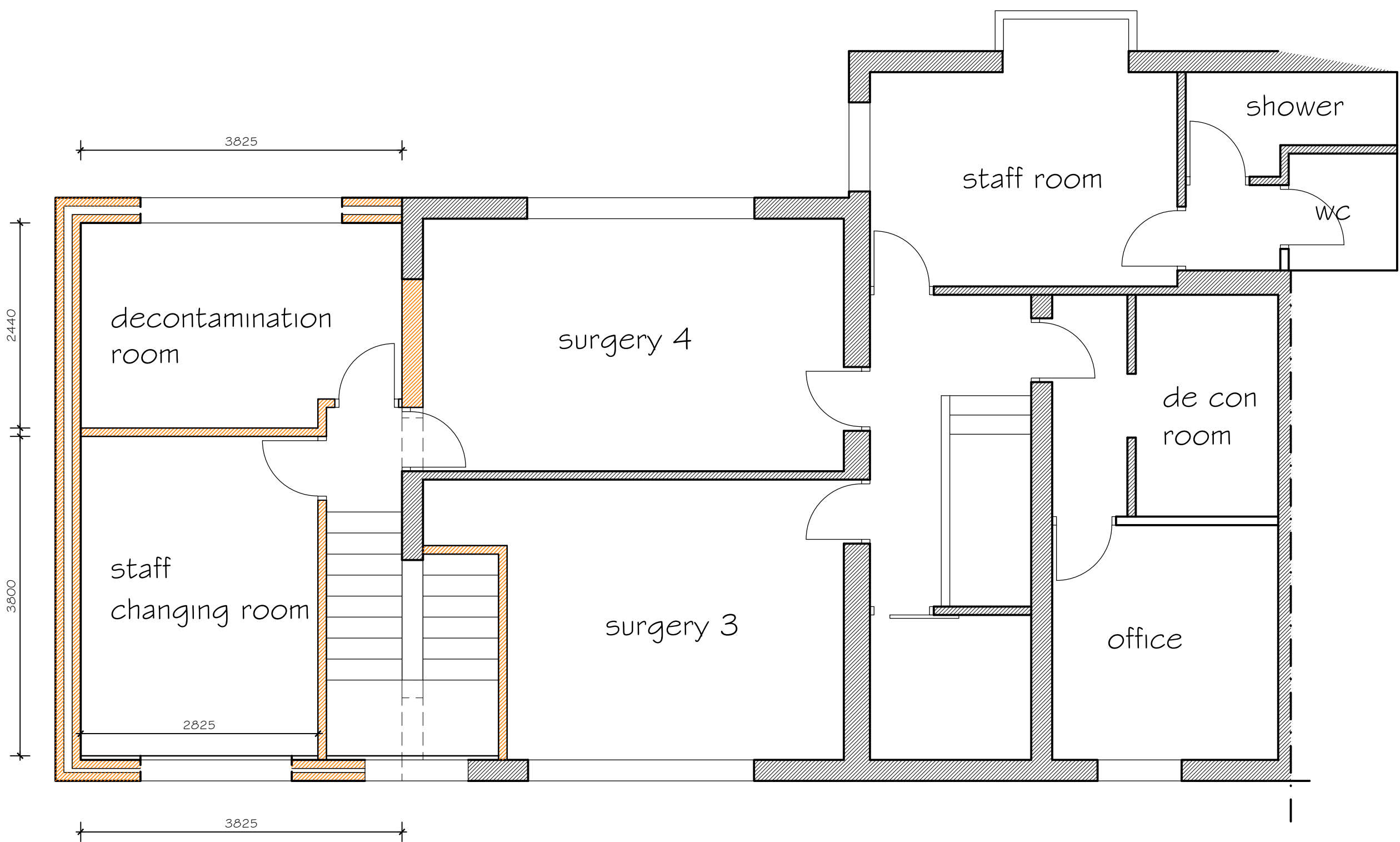
REV C: RED LINE ADDED AS SYKES PLANNING EMAIL 10.1.25

REV B: UPDATED AS SYKES PLANNING COMMENTS 16.1.25

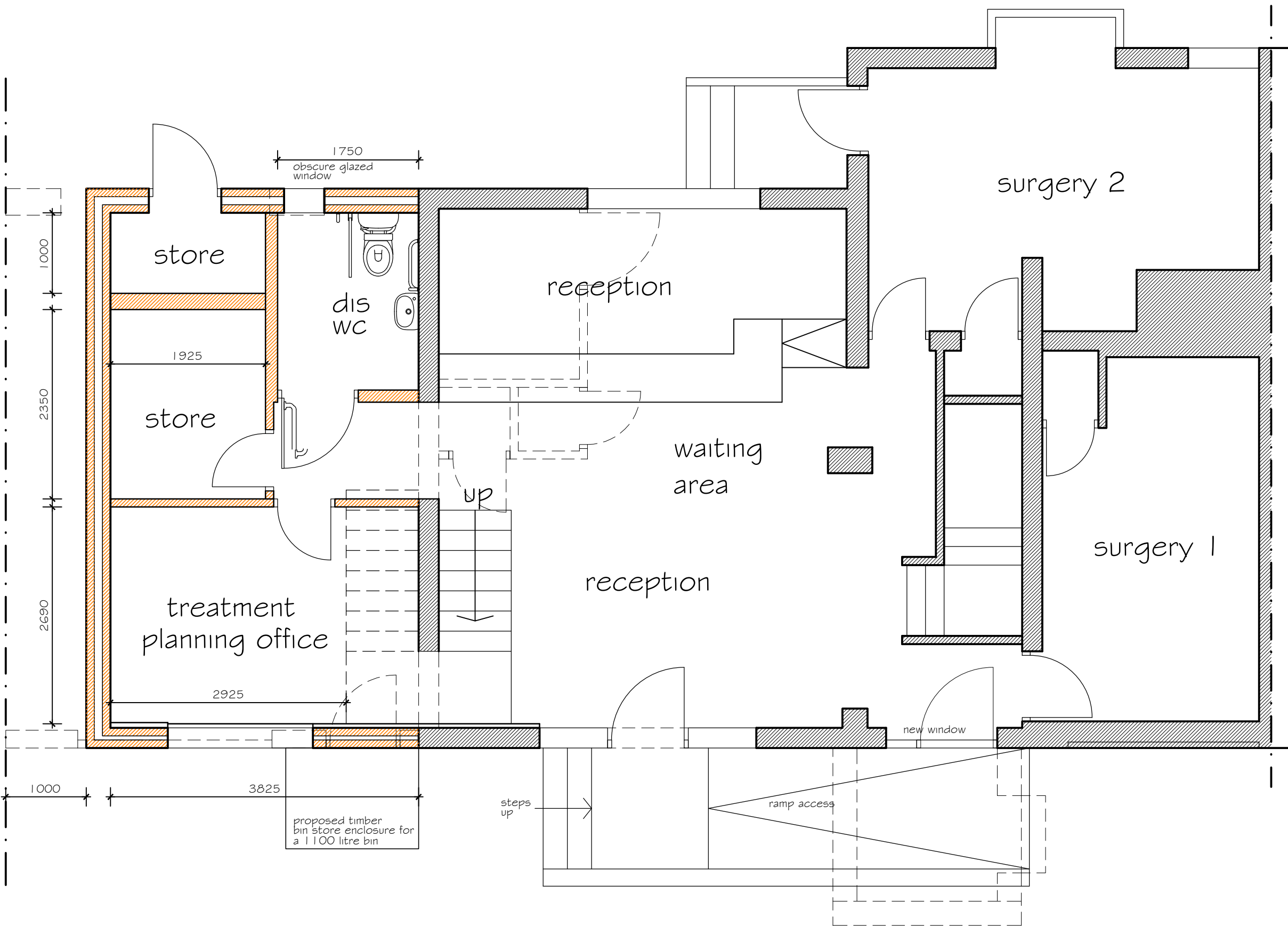
REV A: UPDATED TO CLIENT COMMENTS 2.5.23

Description		Drawn	Date	Checked
Revision	Revisions			
Project				
PROPOSED EXTENSION				
Client				
MR LADD - LEAMINGTON ROAD DENTAL PRACTICE 92 LEAMINGTON ROAD COVENTRY				
 <b>CIAT</b>		Drawn	03/2023	
CHARTERED PRACTICE		Date	SWH	
		Scale	1 : 100	
		(when plotted at A1 format)		
<b>S. H. Architectural Services Ltd.</b>				
33 Belvedere Road, Earlsdon, Coventry CV5 6PG				
Telephone (024) 7667 9753. Fax (024) 7667 0667				
Email info@sharchitectural.co.uk				
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Drawing number		2/5/23-01		Rev D

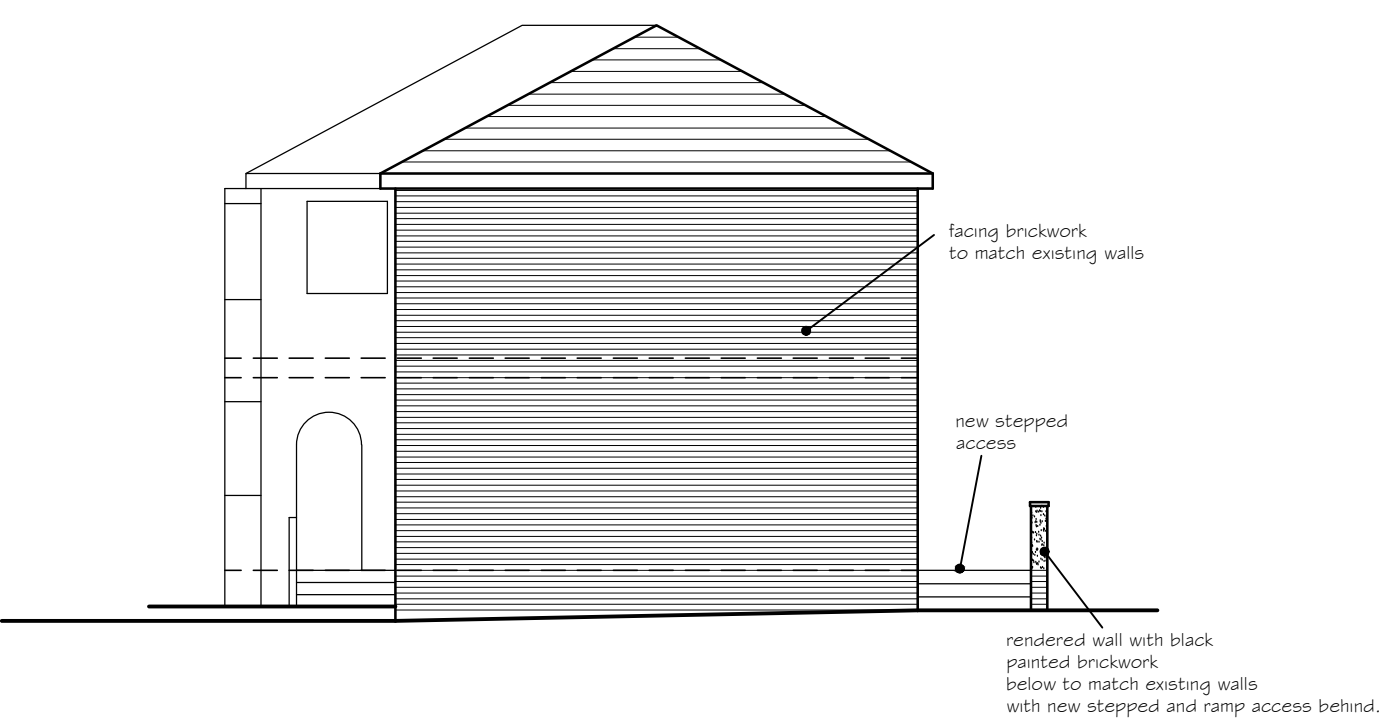
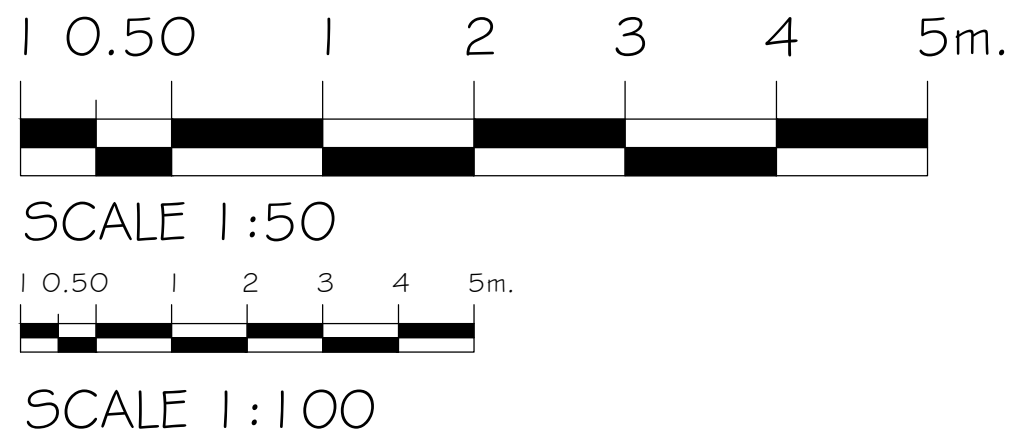
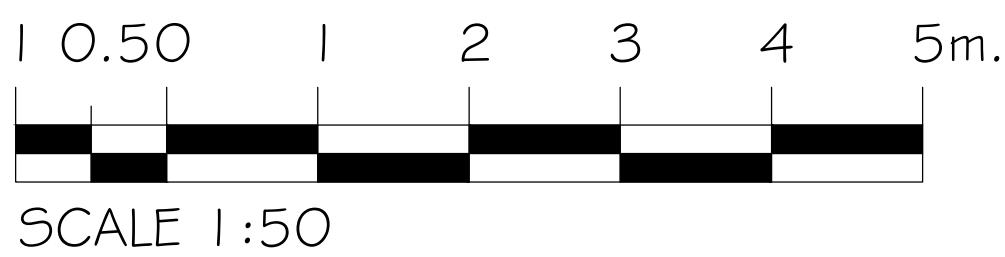




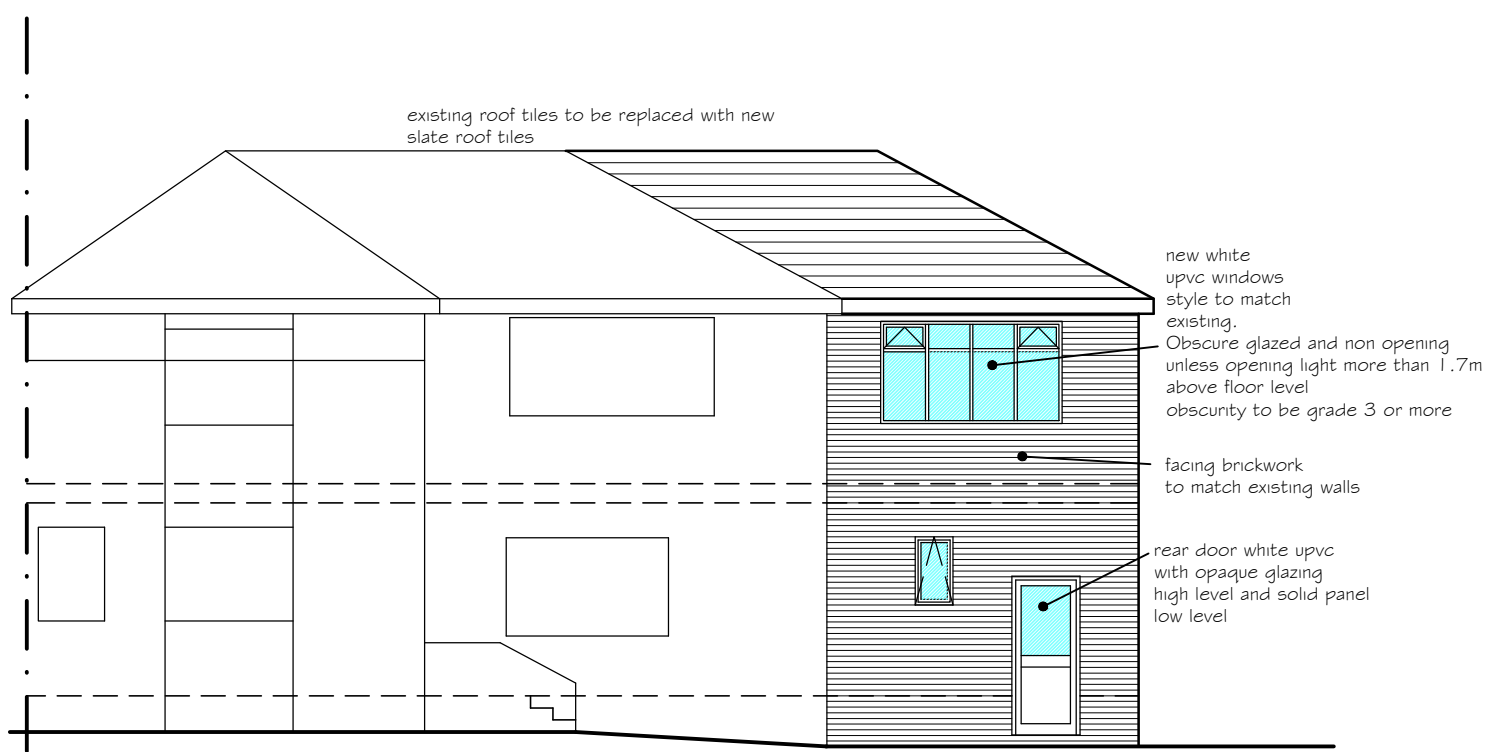
FIRST FLOOR PLAN



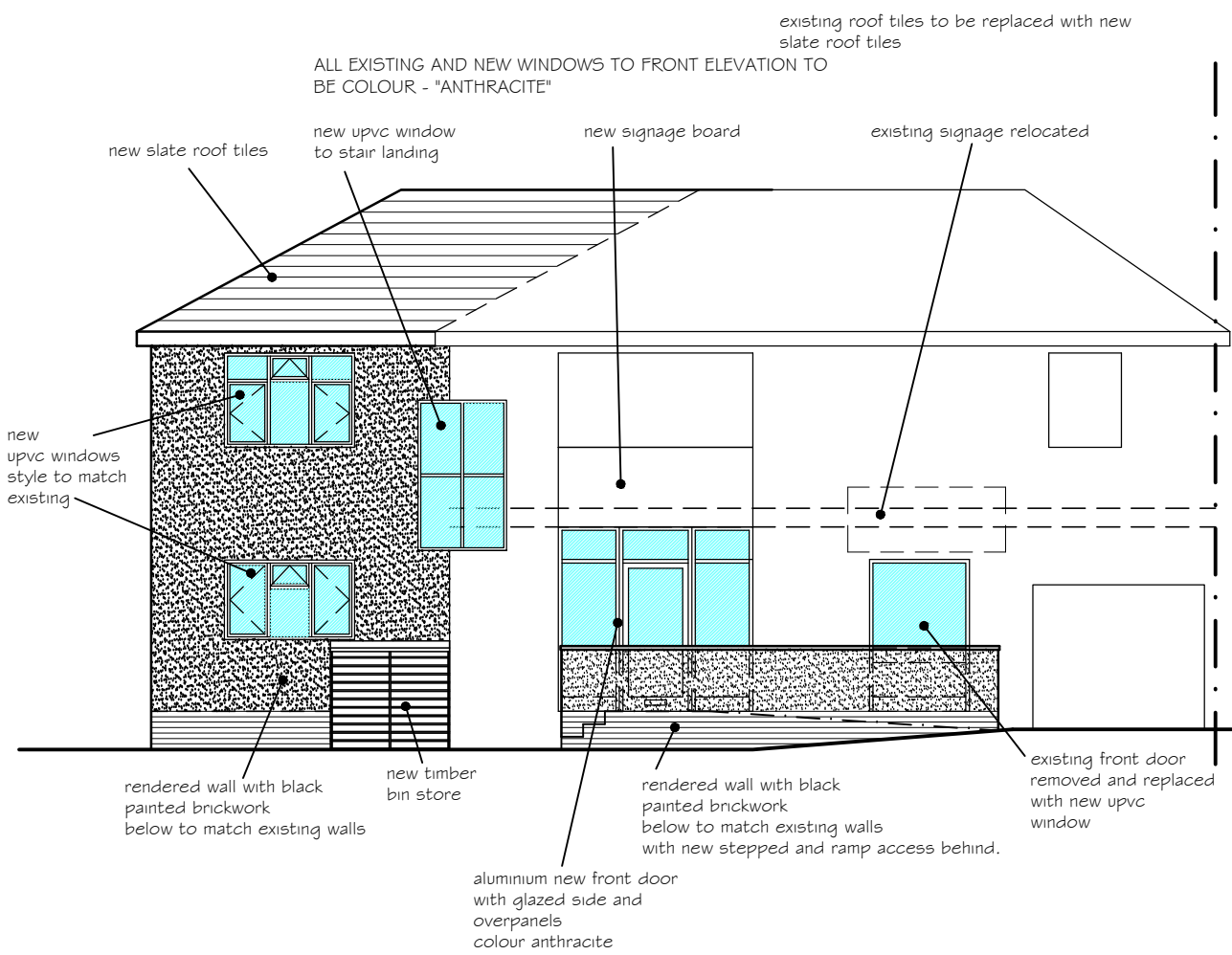
GROUND FLOOR PLAN



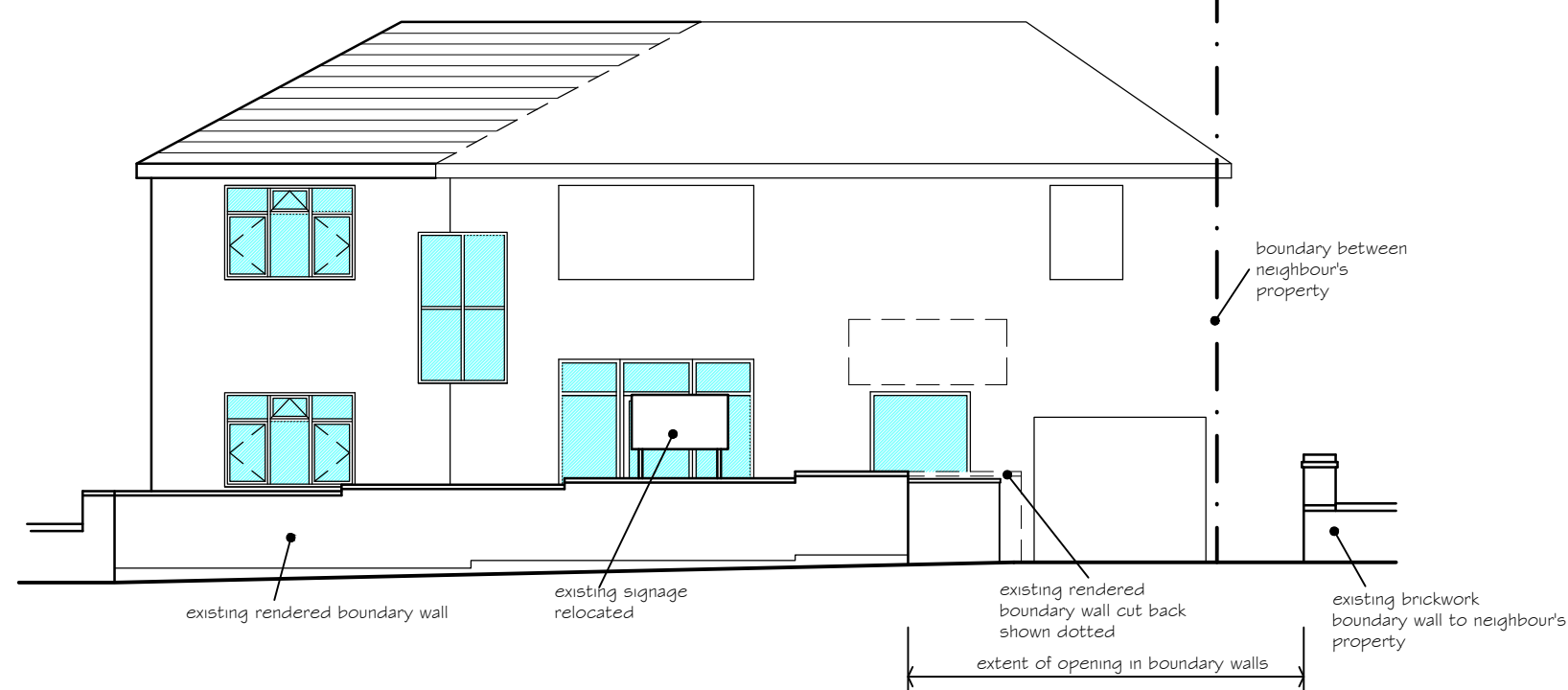
SIDE ELEVATION



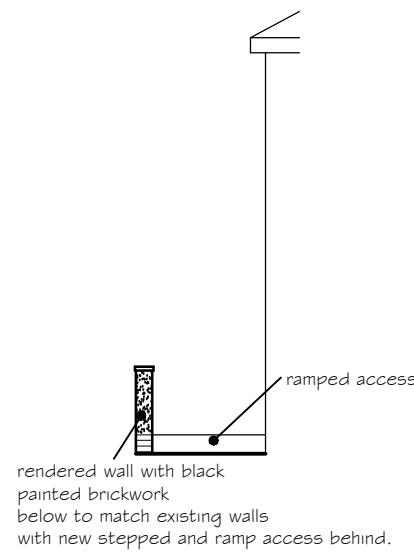
REAR ELEVATION



FRONT ELEVATION



STREET VIEW ELEVATION



PART SIDE ELEVATION

Reference drawings Legend Notes

This drawing is to be read in conjunction with all related drawings.  
Do not scale from this drawing.  
All dimensions must be checked and verified on site before commencing any work or producing shop drawings.  
The originator should be notified immediately of any discrepancy.  
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REV G: BIN STORE ADDED TO PLAN 3.4.25  
REV F: NOTES ADDED AS PLANNERS COMMENTS 2.4.25  
REV E: UPDATED AS SYKES PLANNING COMMENTS 16.1.25  
REV D: SPECIFICATIONS UPDATED 3.5.23  
REV C: UPDATED TO CLIENT COMMENTS 2.5.23  
REV B: UPDATED 20.4.23  
REV A: UPDATED 13.4.23

Description		Drawn	Checked
Revisions			
Project			
PROPOSED EXTENSION			
Client			
MR LADD - LEAMINGTON ROAD DENTAL PRACTICE 92 LEAMINGTON ROAD COVENTRY			
CIAT		Drawn	03/2023
CHARTERED PRACTICE		Date	SWH
		Scale	1:50 1:100 (when plotted at A1 format)
S. H. Architectural Services Ltd.			
33 Belvedere Road, Earlsdon, Coventry CV5 6PG Telephone (024) 7667 9753. Fax (024) 7667 0667 Email info@sharchitectural.co.uk			
Drawing number		Rev	
2/5/23-02		G	

Planning Committee Report	
Planning Ref:	PL/2025/0000722/FULM
Site:	Mercia Business Village, Torwood Close, Coventry, CV4 8HX
Ward:	Westwood
Proposal:	Demolition of existing buildings and erection of purpose-built student accommodation (1,006 units) with access, car parking, landscaping and amenity space, plant, cycle storage and associated works
Case Officer:	Richard Edgington

## SUMMARY

The application as submitted seeks consent for the demolition of the existing business units which comprise of 22 no. modestly proportioned two storey Class E units, a number of which are vacant and have experienced high vacancy rates in recent years. Following the demolition, the application seeks to create a purpose-built student accommodation scheme comprising of four residential blocks with internal communal areas within parts of the ground floor, together with a comprehensive landscaping/open space scheme for the use of future residents. The accommodation schedule provides 1,006 student bedrooms within blocks varying between five and eight stories in height.

The blocks will be set back from the pedestrian highway and comprise of three U shaped blocks which step back at the top floor together with a larger contrasting brick tower which has been orientated to respond to the curve within Westwood Way to act as a gateway building to the site and respond to the prominent corner position within Westwood Way.

Westwood Business Park has been subject to significant changes in recent years, with the vacating of what were primarily 2-3 storey office headquarters which have had difficulties with occupation levels. These have been subject to re-development, primarily to purpose-built student accommodation given the proximity to the main University of Warwick Campus. As a result of the re-developments there has also been significant improvements delivered and planned for cycle and pedestrian infrastructure within the area in which the schemes (set out in the planning history below) have contributed to.

This report sets out the relevant material planning considerations for the application, together with the consultation responses, requests for infrastructure and recommended conditions should planning committee resolve to grant planning permission in accordance with the recommendations set out within this report.

## BACKGROUND

The planning history for the application site is very limited, with no planning applications having been submitted on the site since the original approval of the business units in 1988. It is understood the rationale at the time of the original application there was demand for smaller office units, then falling within Use Class B1, the units which are approximately 110 sq. m per unit provide accommodation over two floors, with a typical layout comprising two small office rooms at ground floor with small kitchenette and a slightly larger office layout at first floor, accessed via a single staircase per commercial

unit. It is noted a number of the units have been interconnected but are and have been marketed individually also on a flexible basis. The lawful use of the units changed to Use Class E (Commercial, Business and Service).

Within the application submission, the applicants have highlighted a number of issues with the existing buildings and their marketability and have cited locational issues away from the city centre/local centres, structural issues which result in low energy efficiency levels of the buildings, and resultant running costs and the move towards hybrid/home working. As part of the application submission, the applicants have provided copies with letters from occupiers/owners of the units as evidence to corroborate the issues being conveyed with the units.

In light of the issues identified with the site in its current form, and marketing reports indicating high levels of vacancy (with a number of particulars also available as part of active marketing currently), this application seeks to demolish the units in their entirety and bring forward a comprehensive scheme to re-develop the site.

## KEY FACTS

<b>Reason for report to committee:</b>	The application has been referred to planning committee as more than five objections have been received
<b>Current use of site:</b>	Use Class E (Office)
<b>Proposed use of site:</b>	Purpose Built Student Accommodation (PBSA)
<b>Proposed no of units</b>	1,006
<b>Housing mix</b>	781 No. Cluster Flat Bedrooms and 225 No. Studio's
<b>Parking provision</b>	20 spaces

## RECOMMENDATION

Planning Committee are recommended to delegate the grant of planning permission to the Strategic Lead for Planning subject to conditions and the completion of a s106 Legal Agreement to secure the contributions summarised in this report and for the Strategic Lead for Planning to agree any necessary amendments to the s106 Legal Agreement and Planning Conditions in consultation with the Chair.

## REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies: DS1, Policy DS3, H3, H10, GE1, GE3, GE4, JE3, JE7, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

## SITE DESCRIPTION

The application site relates to Mercia Business Village, a scheme of 22 small business units totalling approximately 110 sq. m per individual unit, each of which occupy a two storey arrangement duplicated over all of the units. The buildings are arranged in an irregular perimeter block form with staggers in the building line to respond to the irregular shape of the site, the total area of the site extends to 1.17 hectares. A pedestrian access is provided from the south off Westwood Way, with the vehicular access, with secondary pedestrian access being provided from the north off Torwood Close. Within the central area of the site as existing is a part tarmacked; part block paved parking area with areas of low-level planting. Established trees bound the site, with some smaller species lying within the central area also. Part of the adopted highway in the form of the verge lies to the east of the site which contains soft landscaping.

The site has a notable level change with approximately a 2.7m level change between the southern Westwood Way side of the site and the northern part within Torwood Close. This level change is largely concealed by the established landscaping and setback from the highway.

The site itself lies within the Westwood Business Park which has been subject to significant change in recent years as occupancy levels have been prevalent for the headquarters style office accommodation which has become less efficient with the rise of hybrid and home working. This coupled with the expansion of the University of Warwick has resulted in a number of sites within the business park being re-developed as student accommodation, with the Oaks phases 1-3 having been completed and phase 4 having extant consent, with the re-development of Progress House (allowed on appeal) and the McLaren site which contains the former Avon, Swift and Welland Houses all having been demolished to allow for the implementation of the student accommodation permissions.

The location of the site is well connected to the University of Warwick which lies approximately 1 mile to the south east from the application site when taken to the library in the centre of the campus which equates to a 20 minute walk/5 minute cycle. As part of the wider re-development of the Business Park, which is not allocated within the adopted or emerging Local Plans as employment land, improvements have been sought for pedestrian and cycle infrastructure to significantly enhance the connectivity to the student accommodation units to the main university campus. A number of businesses/offices remain operational within the wider business park with other units being actively marketed.

With regards other notable uses/features within the area, to the east, Mitchell Avenue provides access to the nearby WMG Academy, Westwood Academy, and Excel Sports Centre/Earlsdon Football Club. Residential dwellings are sited to the south within Westwood Heath approximately 165m away at the closest point, the residential units are separated from the business park by an established band of landscaping running east to west. The Progress House site and CEL House also sit between the application site and nearest residents as does Westwood Way.

Whilst there is established landscaping on site, there are no preservation orders, the site is also not within a flood zone outside of flood zone 1 and is therefore at the lowest risk

of flooding. No other overarching site constraints are relevant in the determination of this application.

## **APPLICATION PROPOSAL**

The application as proposed seeks consent for the demolition of the existing buildings together with the erection of 1,006 student bedrooms to be provided across four blocks.

Blocks B and C are located to the north facing Torwood Close, both blocks are in a U shape which are both six storeys in height. The two buildings will be the same in materiality and very similar in form. A light brick and vertical glazed treatment will be adopted to the spurs facing Torwood Close, with a setback on the fifth floor providing a contrasting elevational treatment, similar to that of the Oaks phases to reduce the visual impact of massing. The southern parts of both buildings will be linked to the new central landscaping feature and will have a contrasting brick finish with light coloured top floor elevational treatment again with setback.

Block A is located to the south west and will again be a U shaped building facing the central courtyard feature, with landscaping area between the spurs facing to the south, Block A will be slightly taller (G+7) and will match the materiality of Blocks A and B, albeit with the light treatment being applied to the top two floors.

Block D lies to the south east of the site and faces both Westwood Way and Torwood Close, featuring as a focal building on the primary route through the wider business park. The application proposes a contrasting tower style structure to be finished in a red brick with patterned detailing on each elevation. The building has been orientated to provide a greater active frontage along Westwood Way and to re-site some of the communal areas from the original iteration to ground level, which will in effect sit within the level change area and appear below ground from Westwood Way.

Ancillary amenity areas extending to 1,051 sq. m will be provided within Blocks C, D and linking with A below ground. External amenity areas and open space extending to 4,800 sq. m will also be provided within the wider site for future occupiers, the application also proposes an additional access, parking, plant, cycle storage and associated works.

## **PLANNING HISTORY**

The application site itself does not have an extensive planning history, with only the original permission covering the site since it was developed, the reference and description is included as follows:

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
S/1988/0496	Erection of 22 two storey business units	04/01/1988

It should however be noted that a number of other planning applications are of relevance within the vicinity of the site inclusive of the following:

<b>Application Number</b>	<b>Application Site</b>	<b>Description of Development</b>	<b>Decision and Date</b>
PL/2023/0001191/FULM	2 The Oaks Westwood Way, Coventry, CV4 8JB  (Oaks Phase 4)	Demolition of existing education building (Use Class F1) and erection of an education building (Use Class F1) and Purpose-Built Student Accommodation (Sui Generis) with amenity spaces, car parking, landscaping and associated works.	Granted 21 <sup>st</sup> March 2024
PL/2023/0000654/FULM	Progress House, Westwood Way, Coventry	Demolition of existing office building and erection of new building comprising student accommodation (Use Class Sui Generis) and commercial, business and service accommodation (Use Class E), amenity spaces, car parking, landscaping and associated works	Refused 29 <sup>th</sup> March 2023  <u>Allowed on appeal 8<sup>th</sup> March 2024</u>
PL/2022/0000136/FUL	Beehive Building, Surveyor Court Westwood Way, Coventry, CV4 8JE	Change of use from an office to an anatomy and clinical skills facility.	Granted 15 <sup>th</sup> March 2023
FM/2022/0980	Land at Avon House, Swift House, and Welland House, Longwood Close, Coventry	Demolition of existing buildings and construction of student accommodation (sui-generis), co-living accommodation (sui-generis), commercial, business and service accommodation (class E), car parking, landscaping and associated works.	Granted 6 <sup>th</sup> December 2022
FUL/2019/2868	Land at Fraikin House, Torwood Close, Coventry (Oaks Phases 2 and 3)	Demolition of existing building and erection of student accommodation, car parking, landscaping and associated works.	Granted 17 <sup>th</sup> January 2020

FUL/2017/2993	The Oaks, Westwood Way, Coventry (Oaks Phase 1)	Demolition of existing building and erection of student accommodation, car parking, landscaping and associated works	Granted 27 <sup>th</sup> February 2018
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## POLICY

### National Policy Guidance

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

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

### Local Policy Guidance

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

Policy DS1: Overall Development Needs  
Policy DS3: Sustainable Development Policy  
Policy DS4: (Part A) – General Masterplan Principles  
Policy H1: Housing Land Requirements  
Policy H3: Provision of New Housing  
Policy H4: Securing a Mix of Housing  
Policy H9: Residential Density  
Policy H10: Student Accommodation  
Policy GE1 Green Infrastructure  
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation  
Policy GE4: Tree Protection  
Policy JE3: Non-Employment Uses on Employment Land  
Policy JE7: Accessibility to Employment Opportunities  
Policy DE1 Ensuring High Quality Design  
Policy AC1: Accessible Transport Network  
Policy AC2: Road Network  
Policy AC3: Demand Management  
Policy AC4: Walking and Cycling  
Policy AC5: Bus and Rapid Transit  
Policy EM1: Planning for Climate Change Adaptation  
Policy EM2: Building Standards  
Policy EM3 Renewable Energy Generation  
Policy EM4 Flood Risk Management  
Policy EM5 Sustainable Drainage Systems (SuDS)  
Policy EM7 Air Quality  
Policy IM1: Developer Contributions for Infrastructure



## **Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation**

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

Policy DS1: Overall Development Needs  
Policy DS3: Sustainable Development Policy  
Policy DS4: (Part A) – General Masterplan Principles  
Policy H1: Housing Land Requirements  
Policy H3: Provision of New Housing  
Policy H4: Securing a Mix of Housing  
Policy H9: Residential Density  
Policy H10: Student Accommodation  
Policy GE1 Green Infrastructure  
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation  
Policy GE4: Tree Protection  
Policy JE3: Non-Employment Uses on Employment Land  
Policy JE7: Accessibility to Employment Opportunities  
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Policy EM2: Building Standards  
Policy EM3 Renewable Energy Generation  
Policy EM4 Flood Risk Management  
Policy EM5 Sustainable Drainage Systems (SuDS)  
Policy EM7 Air Quality  
Policy IM1: Developer Contributions for Infrastructure

### **Supplementary Planning Guidance/ Documents (SPG/ SPD):**

SSPD University of Warwick – Campus Framework Masterplan (2024)  
SPG Design Guidelines for New Residential Development  
SPD Delivering a More Sustainable City  
SPD Coventry Connected  
SPD Trees and Developer Guidance

## **CONSULTATION**

### **Statutory**

No Objections received from:

- Health and Safety Executive: No objection.

### **Non-statutory**

No Objections, subject to conditions/contributions have been received from:

- **Ecology:** No objection in principle, however Biodiversity impact assessment metric calculation required together with updated bat roost survey.
- **Economic Development:** No objection, subject to local employment condition.
- Environment Agency: No objection.

- **Environmental Protection:** No objection, subject to conditions securing air quality measures, a CEMP and contamination monitoring.
- **Highways England:** No objection.
- **Highways:** Amendments requested in respect of parking provision and access. Financial contributions also requested for cycle improvements, mobility credits and travel plan monitoring.
- **Lead Local Flood Authority (LLFA):** No objection, subject to conditions.
- **Policy:** No objection.
- **Streetscene & Greenspace:** No objection, subject to a contribution of £361,494.10 being secured for off-site open space improvements.
- **Urban Design:** No objection, subject to conditions.
- **NHS:** Request received for £556,036.27.
- **NHS CCG:** No contributions requested.
- **Public Health:** No objection, although clarification requested on accessible room provision.
- **West Midlands Fire Service:** General comments received.
- **West Midlands Police:** Comments received recommending that students be precluded from taking cars to site or park within the area. CCTV, Lighting and active surveillance should all be considered in the approval of any additional details.

Objections have been received from:

- **Trees:** No principle objections, although any opportunity for additional tree retention would be welcomed, however an objection is raised until the CAVAT assessment is provided.

### Neighbour Consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 9<sup>th</sup> May 2025. A press notice was displayed in the Coventry Telegraph on 1<sup>st</sup> May 2025.

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

- a) Over-concentration of students
- b) Lack of demand for student accommodation/decline in student numbers/oversupply of accommodation
- c) Lack of infrastructure within the area
- d) Impact on highway network and highway safety
- e) Poor living standards for future occupiers
- f) Evidence required to support such a large development
- g) Out of character/scale
- h) Noise, dust and disturbance during construction works
- i) Justification for the development inaccurate
- j) Loss of employment land
- k) No reference made within the submission to the adopted University of Warwick SPD

Any further comments received will be reported within late representations.

## **APPRAISAL**

The main issues in determining this application are principle of development, the impact upon the character of the area, the impact upon neighbouring amenity/noise, highway considerations, flood risk, landscape, contaminated land, air quality/sustainability, ecology and infrastructure.

### **Principle of Development**

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 strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Footnote 8 to paragraph 11 confirms that this includes situations where the local authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer set out in paragraph 78).

Based on the provisions of the December 2024 NPPF the Council is able to demonstrate a 5.6 year housing land supply as of 31st December 2024.

In this case the principle policy within the adopted Local plan relevant in this case is Policy H10 which states that purpose-built student accommodation and conversions of residential and non-residential properties to student accommodation will be encouraged where:

- a) It is directly accessible from the universities,
- b) Such development can play a part in the regeneration of the immediate neighbourhoods without disadvantage to local services,
- c) It will not materially harm the amenities of occupiers of nearby properties and
- d) It will reflect and support or enhance the appearance and character of the area.

Policy H10 further indicates that, to support the intended use of the proposals the specified tenure will be secured through a Section 106 agreement. This reflects the fact that should the properties be occupied by other aspects of the city's population then it would be required to contribute to affordable housing and potentially other Section 106 contributions.

There is acknowledged to have been a significant increase in the delivery of purpose built student accommodation in recent years, between 2019 and the beginning of the 23/24 academic year 9,716 new bedrooms were delivered within the city. As part of the Local

Plan review process the Council commissioned Cushman and Wakefield to undertake a market study to identify as to whether there is an oversupply of accommodation and to provide further insights into the market, identifying future supply and demand levels and locational requirements where PBSA should ideally be delivered. Within the consultation period a number of representations/objections have been received citing the document and that the market is over-saturated and there is therefore no requirement to deliver the application site.

Policy H10 maintains full weight in the determination of applications and coupled with the presumption in favour of sustainable development set out in paragraph 11 of the NPPF (2024), it is not considered that the principle of such a development is unacceptable. Due consideration has been given to the relevant material considerations inclusive of the Cushman and Wakefield Report and the University of Warwick's recently adopted Campus Framework Masterplan SPD (2024).

As previously indicated the Council is currently undertaking a Local Plan Review which has completed the consultation phase on the proposed changes, as previously indicated, the Cushman and Wakefield report was commissioned to assist the Council in updating relevant policies to ensure housing policies respond to market conditions and anticipated supply and demand based on projections on population over the plan period. As a result of the consultation undertaken and evidence collected, changes to Policy H10 are proposed which seek to ensure that demand is demonstrated within each application, and that sites are located as close to universities as possible.

Conversely, to address some of the city centre emerging Policies H12 and H13 have been drafted to cover Build to Rent and Co-Living schemes which promotes primarily city centre sites experiencing demand issues to be re-purposed to deliver additional city centre accommodation of a quality standard. Draft Policy H13 sets out requirements for the expectation of such accommodation. Given the emerging Local Plan has not been through examination and is still in the earlier stages of the Local Plan review process the emerging policies are yet to carry significant weight but have been given due regard and consideration as part of this application. In particular, the applicants as set out have provided a comprehensive justification as to the demand for such accommodation within the area.

#### *Demand for Student Accommodation*

Elaborating upon the issues set out above in respect of demand for student accommodation, as identified in the University of Warwick's SPD, as of February 2024 the campus accommodates around 7,500 students. The SPD sets out the University's aspiration to continue to investigate the increase of its stock of student accommodation and renew existing accommodation, with a view to ensuring that at least the current ratio of on/ immediately adjacent to campus accommodation to students is maintained. The number of students attending the University is expected to grow by the year 2033, due to growth plans, which have been further enhanced by the approval of the STEM, which did not have an extant planning permission at the time the Cushman and Wakefield report was prepared. This project results in an additional 24,500 sq. m of floor space being delivered within the central campus development over a ten year period, with works

having commenced on site at the time of writing and the first phase of the reserved matters also approved.

The University's SPD also sets out the aspiration to increase the number of student bed spaces serving the University by around 1,200 by 2033, either within or immediately adjoining the campus. As set out within the site description the application site is located a mile from the centre of the campus and highway improvements have been implemented and are planned, with committed monies from other developments to further enhance walking and cycling infrastructure. The development of other sites within the business park has increased the number of students in the area. The Cushman and Wakefield report considers the increase in privately operated accommodation.

Previously, there was an increase in student accommodation demand outside of Coventry due to apparent supply issues (pre-2019), which resulted in a number of developments for student accommodation being sited in Kenilworth and Leamington Spa to the sum of 400 and 4,300 bedrooms respectively. The report highlights that based on evidence of bus demand from the south of Leamington in particular which provides a direct bus to the campus, there has been a notable decrease in demand as additional accommodation has come forward in Coventry.

The report also considers the quality of accommodation on the market, and with the new PBSA being delivered being of high quality, there is a shift within the demand from lower quality accommodation to sites with internal and external amenity areas, en-suite facilities and a higher standard of bedroom space, together with connections to universities. Of the stock within Coventry, 11% of the beds score 1/5 for room quality (Para 3.30), which are defined as offer little to no amenity space, with the minimum facilities available consisting of a common room. The report states that whilst there is potential that a number of operators with poorer facilities will look to incorporate more communal spaces into their developments over time to remain competitive, 'it is inevitable that a number of beds will leave the market and indeed, this is already the case'.

The concerns raised within the consultation by residents that there is an over-supply of accommodation within the city generally correlates with the findings of the Cushman and Wakefield Report. However, the report which is based on completion data and extant and anticipated planning applications identifies that the area of growth for PBSA has primarily focussed within the city centre and closer to Coventry University as opposed to Warwick. As a total there are a combined 56,596 full-time students in Coventry across both universities (23-24 academic year). With the increase in supply within the city centre, the report notes that, with the exception of the University of Warwick area, all areas have seen more bed spaces delivered over the last five years than existing supply. The report does however state that; 'given the different locations of the universities and the distance between each campus, the areas in which the universities are based should also be considered as sub-markets. Therefore, Cushman & Wakefield has considered each area separately. In doing so, in terms of supply in the University of Warwick area, considering all existing and approved beds (at the time of writing their report), the University of Warwick area can be considered undersupplied thanks to a significant proportion of the city's demand pool based here. In 2021/22, the ratio stood at 2.6:1, significantly above the national and peer ratios. The ratio is set to marginally fall to 2.5:1 by 2030/31 in line with forecasted growth. Under the Baseline scenario, the ratio would fall to 2.0:1, remaining at a healthy level, broadly in line with the peer group average. Overall, this is

indicative of scope for additional development to address unmet demand in the area. It is noted that the report does however raise concerns with the oversupply within the city centre.

That being said, the report acknowledges that; 'Whilst it would perhaps be appealing for the City Council to look to rule out future purpose-built student accommodation applications, this could potentially be damaging to the attractiveness of Coventry as a student destination over the longer term and would stifle innovation'. In addition, at Para 8.3 the report also noted that wider national policy decisions relating to Higher Education have the potential to impact the market, as do trends in student decision making. It is therefore prudent that future policy should allow for a degree of flexibility to adapt to market conditions.

In this case, the applicants have duly provided a report on student demand which considers the needs of the University of Warwick going forwards, and whilst again noting the market conditions across the wider city, the data and evidence provided does indicate that there is scope for additional demand close to the University of Warwick. Taking the above into account the assessment is accepted.

#### Loss of Employment Land

Further to the above, Policy JE3 is also of particular relevance in this case given the loss of the business premises. Whilst the land is not allocated within either the adopted or emerging Local Plans as employment land, weight is afforded to the longstanding/existing use of the site in accordance with Part 4 of Policy JE3.

In applying JE3, of which states that 'Proposals for the redevelopment in whole or in part of employment land for non-employment purposes will not be permitted unless it can be demonstrated that the part(s) of the site where nonemployment development is proposed are:

- a. No longer suitable for employment use bearing in mind their physical characteristics, access arrangements and/or relationship to neighbouring land-uses and there is evidence of unsuccessful active and substantial marketing of the site for employment use using a variety of media which supports this; or
- b. It would not be financially viable to re-use or re-develop the land or buildings on the land in whole or in part for employment purposes; or
- c. The non-employment development proposed would be used for purposes which are clearly ancillary to and will support the operations of a primary employment use on the land; or
- d. The non-employment development would generate significant employment gains which are of sufficient weight to justify the loss of employment land.

In addition to at least one of the criteria above it must also be demonstrated that; The potential of the site to contribute to the employment land requirements of the city over the plan period is not significant; The proposal would not significantly compromise the viability or deliverability of other adjacent employment land or land allocated in this Plan for

employment development; and, the proposal will not have an unacceptable adverse impact on the continuing operation of any nearby existing businesses.

In this case the applicants have submitted letters from each owner/occupier of the 22 units across the business park, the majority of which raise concerns as to the viability of the site with the high number of vacancies, together with marketing information highlighting that despite flexible, long and short term letting opportunities there is a lack of demand for the units. The owner/occupiers have also elaborated upon the reasons for the under-use and market challenges in that the layouts of the units in themselves are not conducive to modern ways of working, and that the quality of the buildings result in low energy efficiency which would be costly to retrofit, and the increase desire from hybrid/remote working, as a result of the evidence provided it is therefore considered that Parts a and b are satisfied.

With regards the criterion under Part 2, the site is relatively modest in terms of proportions and would not therefore likely make a significant level of contribution to the provision of employment land over the plan period, or indeed would the development significantly compromise adjacent land, the use and development aligns with neighbouring developments and would not result in the loss of nearby existing businesses. On the latter element, whilst a number of the units remain operational, the occupiers have expressed interest in re-locating to either more sustainable or nearby premises. It is understood that a number of units within the adjacent Ensign Business Centre are vacant as are other premises in the area, which could reasonably meet the needs of existing occupiers. It should be noted that as part of the consultation planning policy officers have been consulted and also raise no objections. Taking the above into account it is considered that the principle for purpose built student accommodation is acceptable, subject to the relevant material considerations set out within the succeeding sections of this report.

### **Impact on visual amenity**

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

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

The National Planning Policy Framework, paragraph 135 states that “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

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

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

In this case the application seeks to re-develop the site which contains low level offices at present to create a high density student scheme containing a combination of cluster and studio flats with landscaping and shared communal areas to the ground floor. The applicants have engaged with the Council through pre-application discussions to develop a design which would make a positive contribution to the area. A series of changes have been made to the scheme over a period of time to ensure that the character, form and massing compliment adjacent sites/uses. As has been set out the wider business park area has been subject to extensive changes in recent years with the McLaren, Oaks and Progress Houses in particular all significantly increasing the building heights of buildings being demolished. The building heights within the adjacent schemes generally align with the application site, with the proposed tower feature being of a similar height to the ridge of Progress House, whilst the remaining blocks align with the Oaks and McLaren phases. Whilst the buildings themselves will house an additional storey from the adjacent schemes this is mitigated as a result of the notable level change with the land stepping down from south to north, as such the view from Westwood Way would be very similar to views towards the other schemes.

The elevational detailing of the buildings have also been subject to discussions and design evolutions with the case officer and urban design officer during the course of the application. The vertical window arrangement was requested to align with surrounding developments, as is the combination of elevational materials which incorporate both red and buff bricks, lightweight metal cladding and vertical bond detailing between windows to add visual interest. The rationale for the contrasting top floor materials, coupled with a setback from the elevation of the remainder of the building is to mitigate the visual impact and provide additional interest to the design. Examples of such an arrangement on surrounding schemes demonstrate the visual effectiveness of such an approach. On the brick tower, a detailed angled brick design is also proposed on each of the corner sections of the elevations to further add visual interest and break up the contrasting single design of the block, enhancing the building as a gateway feature. The window details use quality aluminium frames which are to be powder coated with matching louvre details.

The landscape design has been established on the premise of creating a central ‘street’ through the centre of the site which will channel movements from the eastern side through into the reception area and communal areas to the west. At ground floor level high levels



of glazing and an indicative dense planting and complementary hard and soft landscaping arrangement allows for the communal areas which are likely to incorporate shared living/lounging areas, gym areas, study areas, cinema/computer games room, kitchen and outdoor bbq area to activate the central space together with an outdoor fitness area, with a complimentary lighting scheme (to be secured via condition with the landscaping details), the development is considered to achieve a good quality layout and green character which is conducive to providing quality space for future occupiers to enjoy. Whilst there is a level change across the site, the use of multiple secure accesses for pedestrians to access buildings without the necessity of navigating stairs, which in turn allows for additional convenience for cycle storage.

Two servicing and parking areas are proposed, both from the north off Torwood Close, the eastern vehicular access will provide accessible bays for residents, and a delivery area near to the main reception. A flexible hard surfacing is also incorporated, which could feasibly be utilised as temporary additional parking with the remainder of the car park/servicing areas on days where students arrive/depart the accommodation for the academic year. A student management plan to be secured via condition will provide further opportunity for measures to be incorporated and a suitable management plan enforced across the site. The western access point will provide a small number of staff parking bays and additional accessible bays as required. This will also serve as the main refuse collection area, which has been designed to avoid bins having to be wheeled to on street locations which can be unsightly and cause enforcement issues with ongoing siting outside of collection days.

Overall, it is considered that the design of the scheme considered as part of this full application creates a high-quality residential environment which makes a significant contribution to the character and appearance of the area, taking inspiration from surrounding schemes to create a more efficient use of land which responds to the prevailing character of the area. The application therefore accords with the aforementioned design policies and is therefore acceptable in this regard.

### **Impact on residential amenity**

Part C of Policy H10 supports the delivery of student accommodation but highlights that the delivery should not be of detriment to existing residential occupiers, Policy H5 re-affirms this in the adopted Local Plan. Nearby residents have raised objections to the proposed development on the basis that the development would have a detrimental impact upon existing residents in the area due to the increase in traffic movements. The massing of the building has also been indicated to be of concern and may result in harm to existing residents.

When considering the proposed development it should be noted that the site is set a notable distance in excess of 165m from residential dwelling houses, the closest of which are sited within Broadwells Court and Applecross Close. Separating the site from residential dwellings is the band of established landscaping which separates the residential form with the business park of which is 20m in width. Beyond the landscaping within the business park, construction is underway at Progress House for the redevelopment of the former OCR offices to create student accommodation. The scheme is notable in height at a total of 20m at ridge, however given the siting and size of the building, which was allowed on appeal, the application site will be concealed from occupiers of dwelling houses.

The primary impact upon residential users will be the adjacent student blocks, particularly the Oaks to the north east of the application site. However, the separation distance of approximately 50m again mitigates any direct overlooking or loss of light. Welland House to the west remains in-situ and whilst the buildings will be close to the boundary, the loss of light to the commercial occupier will not be significant given the established landscaping along the boundary in close proximity to the building and the commercial nature of the occupier. Considering separation distances within the site itself, for student accommodation schemes which fall within the same development, it is generally expected that at least 17m is a proportionate guide for separation distance between bedroom windows. In this case the separation distances are met in this case. This was with the exception of Block D which based on the original orientation resulted in around 15m separation to the nearest windows on adjacent blocks. Two options were considered; firstly to add oblique/angled windows and the second to orientate the building to increase the separation.

In considering the options, the re-orientation of the building was the preferred option for both the applicants and the council as it is considered the orientated building provides a more positive response to the surrounding form and the approach along Westwood Way, whilst further activating Torwood Close. This has enabled also the some of the communal areas to be re-sited from the central courtyard entrance area to the area between Blocks A and D within the area which sits below ground from the Westwood Way level.

With regards future living conditions for occupiers on site, it should be noted that the applicants have sought to provide a quality internal living environment through the use of quality communal areas and landscaping, together with suitable separation distances and direct provision of on-site bicycle hire included within the rent.

The accommodation proposed comprise of a range of cluster flats and studio rooms, a breakdown of which is provided as follows:

<b>Accommodation Type</b>	<b>Sq. m</b>	<b>No. of Units</b>	<b>Total Beds</b>
4-Bed Cluster Flat	13.4 – 13.9 sq. m	88	352
5-Bed Cluster Flat	13.4 – 13.9 sq. m	43	215
6-Bed Cluster Flat	13.4 – 13.9 sq. m	24	144
7- Bed Cluster Flat	13.4 – 13.9 sq. m	10	70
Studio A	17 sq. m +	205	205
Studio B	23 sq. m +	20	20
		<b>Total</b>	<b>1,006</b>

The internal areas and layouts of the flats within the floor plans allow sufficient light within each of the bedrooms with many of the kitchen/living areas within the cluster flats (located at the end of the spurs) benefitting from full height/width glazing. This together with the suite of features incorporated into the communal areas as set out above are considered to ensure the development provides a quality living environment for future occupiers.

As part of the consultation Urban Design and West Midlands Police have been consulted on the proposals and raise no objections to the proposed development. WM Police have

however made recommendations to ensure that CCTV is installed, together with suitable boundary treatments, on-site security and lighting details, the latter of which to further promote active surveillance within and around the site. These measures have all duly been secured via condition within the lighting details and the student/operational management plan. Overall, the proposals thereby accord with the relevant sections of the adopted and emerging Local Plans and principles within the NPPF (2024).

### **Noise**

Further to the amenity considerations set out above, internal and external noise levels are a material consideration. In this case the applicants have submitted a noise assessment to demonstrate that the internal and external areas will accord with the relevant British Standards for noise (BS4142). At the present time the details of the specific plant are unknown and glazing options have been proposed to two specifications, one of which for traffic noise and the other commercial.

Given the limited information currently available in respect of noise it is deemed necessary that suitably worded conditions are appended to any decision to ensure that full details of plant and machinery are submitted to and approved in writing prior to first occupation, with details of the finalised glazing specifications and ventilation details being submitted for approval to ensure there is no undue harm caused either to future occupiers of the site or neighbouring occupiers. These recommendations accord with the view of the Council's Environmental Protection Officer who has also indicated this further information is required.

### **Highway Considerations**

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

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

Parking provision should accord with the maximum standard expressed in Appendix 5 unless it has been clearly demonstrated that the site is in a highly accessible location where transport, by means other than the private car is a realistic alternative. In that respect lower levels of provision may be considered acceptable where the site is in close proximity to the City Centre, a train station, a high-quality rapid transport route or other public transport interchange and where there is a package of measures (proportionate to

the scale of development) to enable sustainable means of transport. Any variation from the maximum standard must be fully justified by proportionate evidence.

In this case the applicants are seeking to deliver a car free development insofar as not providing and even precluding cars from being brought to the site by students. To support the application the applicants have undertaken a comprehensive transport assessment which identifies that the application site is located approximately 1.5km (1 miles) walking distance to the centre of the University of Warwick (UoW), which equates to a walking journey time of approximately 20 minutes or a cycling journey time of approximately 5 minutes. Other local facilities such as Cannon Park Shopping Centre and Tile Hill Railway Station are located within 1.4 miles and 1.9 miles walking distance respectively from the site.

This is consistent with the other student schemes within the wider business park, all of which have taken a similar approach with the Oaks phases for instance having 22 spaces over the four phases excluding National Mathematics and Science College staff parking approved as part of phase 4. The Highway Authority is supportive of the move towards a car free development, the only exception to car parking provision will be 20 spaces to be used by students with disabilities who rely on a car, staff parking and using the spaces flexibly during drop off and pick up days when students are moving in and out of the accommodation.

The car free nature of the student accommodation will encourage future occupiers to use sustainable travel modes in the form of walking, cycling and existing bus services. To maximise the use of these sustainable travel modes, the Highway Authority has requested a suite of contributions towards the enhancement of the existing footway, delivery of a cycle way along Westwood Way, provision of a West Midlands Cycle Hire docking station, and Mobility Credits to further encourage future occupants to make use of the existing and new sustainable modes of transport, it should also be noted that the legal agreement will also have a clause stating that occupiers cannot park on site to prevent additional parking demand. Other mitigation also includes the expansion of double yellow lines within Torwood Close and Westwood Way and the requirement for a sustainable travel plan to be submitted and implemented, with a monitoring fee paid for a period of ten years.

As previously indicated this arrangement, together with the package of mitigation is consistent with other recent and relevant applications, for example; Phase I of the Oaks provided a total of ten parking spaces incl. 5 no. accessible bays (Ref no. FUL/2017/2993), Fraikin House within Torwood Close secured 16 spaces for the 639 bed spaces (Ref no. FUL/2019/2868) and the re-development of Avon, Swift and Welland Houses, also within Longwood Close precluded the provision of car parking for purpose built student accommodation (Ref no. FM/2022/0980).

The applicants are proposing a policy compliant level of cycle provision with direct provision of free to use bicycles provided by the developer to further promote the use of sustainable travel, the terms of which are understood to be included within the tenancy agreements.

Considering servicing requirements, the applicants have tracked to refuse collection areas to be located within the centre and front of the site. The proposal is for vehicles to

enter the site and use a private commercial collection service to negate the need to manoeuvre bins around the site and to kerbside on collection days, this again is a typical arrangement for such developments, and no objections have been raised by the Local highway Authority to this effect.

Taking the above factors and measures into account, the application is deemed to have an acceptable impact upon the immediate and wider highway network and will make a positive contribution to the wider pedestrian and cycle storage infrastructure within the wider vicinity, particularly towards the University of Warwick. Both the Local highways Authority and National Highways raise no objections to the proposed development subject to conditions, of which are duly appended to the list at the end of this report.

### **Flood Risk**

Policy EM4 for the Local Plan states that all major developments must be assessed in respect of the level of flood risk from all sources and that all opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage. Furthermore, Policy EM5 states that all development must apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.

When determining planning applications, Local Planning Authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- Within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

The Environment Agency have been consulted on the application and confirmed that there was no watercourse within the site, or that they would wish to make any further comment or raise any objections on the application.

With regards foul and surface water drainage, the Lead Flood Authority have been consulted on the application and confirmed following careful consideration of the submitted documents in support of this application that there are no objections subject to the inclusion of appropriate conditions and informatives. This application is therefore considered to be in accordance with Policies EM4 and EM5 of the Local Plan.

### **Contaminated Land**

Policy EM6 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 waste water by whatever means. Policy H3 of the Local Plan states that a suitable residential environment will be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

The applicants have duly provided a Phase I contaminated land assessment, the report does not identify there being significant potential for pollutants, however given the longstanding commercial nature of the site the report identifies that a more intrusive survey is warranted in this case. This recommended is supported by the Council's Environmental Protection Team who have confirmed that they have no objections and have requested the five standard conditions to be appended to the decision securing a more intrusive ground survey and associated remediation and mitigation measures as required. With these conditions attached the application is deemed to be acceptable in this regard.

### **Air Quality/Sustainability**

Policy EM7 requires new developments to ensure that there is not an increase in air quality issues, this is supported and consistent with Paragraph 199 of the NPPF (2024) which states that planning decisions will have due regard for Air Quality Management Areas, of which the site and the rest of the city lies within.

The applicants have provided a basic sustainability statement as part of the submission which indicates that the development will accord to BREEAM 'Very Good' with aspirations to incorporate BREEAM excellent measures. Such measures will likely include renewable energy generation on site through the use of Ground or Air Source Heat Pumps or PV Panels, as well as sourcing sustainable materials. Throughout the construction phase it is also expected that mitigation measures be pursued to minimise the impact upon air quality.

During the operational phase of the development, the applicants are seeking to provide bicycles for students to use as part of their rental package and mobility credits and a TRO are also being provided through the suite of obligations to also minimise the use of cars. A student management plan will also preclude residents bringing cars to site unless they are for occupiers who rely on them as a result of a disability, in which case EV charging points will be provided and these will be controlled through tenancy agreements, again secured within the student management plan. Full details of the sustainability measures have been secured via a condition which will require the details to be submitted to and approved in writing by the Local Planning Authority prior to their incorporation into the scheme. A local employment condition is also appended at the request of Economic Development, which again seeks to promote local employment opportunities thus reducing the use of private car during the construction phase.

### **Trees/landscape**

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

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

a) there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development, any loss should be supported by a tree survey.

- b) trees not to be retained as a result of the development are replaced with new trees as part of a well-designed landscape scheme; and
- c) existing trees worthy of retention are sympathetically incorporated into the overall design of the scheme including all necessary measures taken to ensure their continued protection and survival during construction

The application as proposed seeks to demolish/remove the existing built form and areas laid to hardstanding with the incidental landscaping within the central car parking area. As part of the submission, the applicants have undertaken a detailed arboricultural assessment of all features within the site, the assessment identified a total of 59 individual trees comprising 28 Category B trees, 30 Category C trees and 1 Category U tree (T20) and 9 groups of trees comprising 1 Category A, 6 Category B, 1 Category C and 1 Category U (G3).

In total 43no. arboricultural features will be removed, including 23no. low quality and 18no. moderate quality features. Alongside this, it is recommended that both T20 and group G3, regarded as being unsuitable for retention irrespective of the proposed development, are removed under sound arboricultural management. Whilst it does appear that the losses are relatively significant as a proportion of specimens, the more valuable trees being retained are on the boundaries of the site and have a higher amenity value, than those smaller trees located within the parking area which primarily form the main losses. The tree specimens being lost are also limited to semi-mature to early mature trees.

To compensate for these losses, the applicants are proposing new structured tree planting will be implemented throughout the development as. In addition, new trees, shrubs, and ornamental planting will be added, and it is recommended that a planned and coordinated approach to the management and upkeep of the development's soft landscape elements is formalised. This will ensure the successful establishment of new vegetation and tree cover and, where practical, the integration of the existing trees into the surrounding landscape.

The report does however state that there are examples where it will likely be feasible for the re-use of existing trees within the future development and the arboriculturist has identified 22 existing trees in re-sited locations. The detailed landscaping scheme has not yet been provided and is secured via a planning condition, an arboricultural method statement has also been secured to ensure that the re-development provides a quality landscaping scheme which makes a positive contribution to the character and appearance of the area.

It should be noted that the Council's Tree Officer has been consulted and raises no principle objections, although noted that a smaller footprint could possibly allow for the retention of additional trees. The outstanding objection relates solely to the absence of the CAVAT assessment, which provides the financial contribution required to mitigate against the loss of trees on-site. This is being updated at the time of writing and will be addressed via an update paper to be circulated ahead of planning committee.

## **Ecology**

Policy GE3 of the Local Plan states proposals for development will be permitted provided that they protect, enhance and/or restore habitat biodiversity. Development proposals will be expected to ensure that they:

- Lead to a net gain of biodiversity, where appropriate, by means of an approved ecological assessment of existing site features and development impacts.
- Protect or enhance biodiversity assets and secure their long-term management and maintenance.
- Avoid negative impacts on existing biodiversity; and
- Preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.

The Environment Act 2023 requires development proposals to achieve a net gain of biodiversity within any major planning application. In this case the application site is located within an area of the city which has some ecological sensitivities within the wider vicinity, with records of hedgehogs, pipistrelle bats, moles, common lizards, frogs and toads, smooth and great crested newts within 0.5km and located within close proximity to Westwood Way Pond and Ten Shilling Wood Field LWSs and Ten Shilling Wood and Park Wood Ancient Woodlands.

In this case the applicants have provided a biodiversity impact assessment and ecological appraisal in support of the application. The Council's Ecologist was consulted and requested additional information be provided in the form of additional bat surveys for roof spaces and a completed biodiversity impact assessment metric calculation (DEFRA) to ascertain the anticipated level of habitat gain/loss on site as a result of the development as proposed. On the bat emergence surveys and additional details there has been some extensive discussion between the council and the applicants as the surveys to date do not include external roof inspections, which due to the absence of information in this respect does not allow for the impact to be negligible. Whilst the roof tiles and eaves appear in sound condition at present, without definitive proof, the impact is categorised as low. In accordance with best practice, additional surveys have therefore been secured ahead of any demolition works, with appropriate mitigation measures should these be required.

Invasive species have also been identified on site in the form of Cotoneaster, a condition has been requested to ensure professional removal of the species. The Council's Ecologist has also requested conditions to secure additional bird protection, biodiversity improvement features (i.e. bat and bird boxes), together with the recommendations within the submitted ecological reports. All of which have duly been secured via condition.

At the time of writing the final metric calculation is being prepared, as such the final calculation and confirmation as to whether any financial obligations will be required in this regard will duly be circulated when available.

## **Developer Contributions**

Policy IM1 'Developer Contributions for Infrastructure' states that development will be expected to provide or contribute towards provision of: a) Measures to directly mitigate



its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development.

The development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement. The heads of terms are as follows:

<b>Consultee</b>	<b>Contribution Request</b>	<b>Cost</b>
Highways	<u>Westwood Way Cycleway Contribution:</u> To improve the cycle and pedestrian network to the University of Warwick	Up to £270,000.00
	<u>Mobility Credits (students) (Bus Swift Cards):</u> To provide incentives to future student occupiers to uptake active means of travel in the form of free bus travel over a period of 5 years effective from the date of first occupation	Up to £262,200.00 for bus cards to be spent within a period of 5 years (based on uptake)
	<u>Mobility Credits (staff):</u> To encourage staff to utilise non-car travel modes, equivalent to 6 months bus travel per employee  Based on 2 years Bus Travel at £760 per year for Swift Bus Pass per 1 FTE staff.	To be reported via update paper/late reps
	<u>Traffic Regulation Order for No Waiting Double Yellow Lines:</u> Within Torwood Close and/or Westwood Way	£3,000.00
	<u>Travel Plan Monitoring Fee:</u> For the ongoing monitoring of the sustainable travel plan for a period of ten years	£6,800.00
Parks/Open Space	<u>Open Space Contribution:</u> To enhance parks, formal and informal open space within Westwood/Wainbody Wards	£361,494.10
Ecology	<u>Ecological Offsetting:</u> Towards the improvements to biodiversity/habitats within Westwood Ward	To be reported via update paper/late reps
Trees	<u>Replacement Tree Planting:</u> Towards the provision of off-site trees within the vicinity of the site to off-set the loss of trees required to facilitate the development	To be reported via update paper/late reps
<b>Total</b>		<b>Up to £981,019.10</b>

The developer has agreed to the requested contributions set out above. However, it should be noted that the NHS (UHCW) have submitted a request for monies to the sum of £556,036.27, however the applicants have raised a significant concern to the request

in respect of whether the obligations comply with the CIL Regulations, specifically section 122 of which states that;

A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In this case the applicants have articulated their view that there is no resultant increase in healthcare demand and that the student accommodation will not introduce in itself a significant increase in student intake as a result of this development specifically, and that the request makes the assumption that all rooms will be occupied by students not within the city. When considering the University of Warwick SPD, reference is made to the fact that first year students primarily use on-site accommodation with second, third and fourth year students typically opting for private accommodation.

The data/evidence provided by the NHS also assumes that students typically reside in their term-time accommodation for 38–42 weeks per year and often remain registered with their home GP. Local health services are typically used only in emergency circumstances. It is however indicated within the response that the population is based on permanent occupancy.

The applicants also contend that further regard should be given to the Health Impact Assessment submitted with the application (April 2024), of which Public Health raised no objections to the development or design and concluded that the development's health impacts are neutral to positive. In turn the applicants have cited that they consider that this is part of a wider funding issue, which is akin to the findings of the Abbotts Lane appeal where the inspector concluded that NHS requests of this nature relate to structural funding issues rather than specific developments and that these matters should be addressed through national commissioning arrangements as opposed to site-by-site planning gain requests.

There has been case law which raises concerns over compliance with Section 122 of the CIL Regulations based on a number of cases. When considering other student accommodation sites in the vicinity, the NHS has not sought contributions to this sum. At the time of writing discussions remain ongoing with further evidence being awaited from the NHS. This will duly be updated further as required.

### **Equality Implications**

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

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

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

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

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

## Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, Policy DS3, H3, H10, GE1, GE3, GE4, JE3, JE7, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2017 and the emerging Local Plan Policies together with the aims of the NPPF.

## CONDITIONS/REASON

<b>1.</b>	The development hereby permitted shall begin not later than 3 years from the date of this decision.
<b>Reason</b>	To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)
<b>2.</b>	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Appendix 1: Health Impact Assessment  Air Quality Assessment - Westwood Business Park  Demolition Site Plan - 18.12.24.pdf  Fire Statement Form  Existing Location Plan  FRA and SUDS - Appendix B  Crime Impact Statement  Sustainability Statement  Mercia Ownership Report and Owner Letters  Arboricultural Impact Assessment  Planning Statement  Daylight and Sunlight Impact Assessment Report  Phase 1 Land Contamination - Risk Assessment  Tree Constraints Plan  Tree Survey Schedule - Appendix 2  Travel Plan  Transport Assessment  Coventry &amp; Warwickshire Office Market Report dated 10th October 2024</p>

	<p>Market Report dated 14 January 2025</p> <p>FRA and SUDS - Appendix B</p> <p>FRA and SUDS - Appendix A</p> <p>Biodiversity Net Gain Statement November 2024</p> <p>Preliminary Ecological Appraisal November 2024</p> <p>Proposed Aerial Site Plan</p> <p>Outline Schedule of Accommodation</p> <p>GA Elevations A - B</p> <p>GA Elevations C - D</p> <p>GA Plan - Level 00</p> <p>GA Plan - Level 01 to 04</p> <p>GA Plan - Level 06</p> <p>GA Elevations G - H</p> <p>GA Section 01 - 02</p> <p>GA Section 03 - 04</p> <p>GA Section 05 - 06</p> <p>GA Elevations I to L</p> <p>GA Plan - Roof</p> <p>GA Plan - Level 07</p> <p>GA Elevations E - F</p> <p>Noise and Vibration Impact Assessment</p> <p>Student Needs Report January 2025</p> <p>Surface Water Drainage Strategy &amp; Flood Risk Assessment</p>
<b>Reason</b>	For the avoidance of doubt and in the interests of proper planning.
<b>3.</b>	The student accommodation hereby permitted shall be occupied by no more than 1,006 permanent residents at any time.
<b>Reason</b>	To ensure that the development is not used in an over-intensive manner, prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policies H3 and H10 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>4.</b>	<p>Within three months of the implementation of the development hereby permitted a replacement planting scheme shall be submitted to and approved in writing by the Local Planning Authority and shall include: a) a plan showing the location of the trees to be planted; b) details of the size and species of the trees to be planted; c) approximate date(s) of planting; and d) a schedule of maintenance for the trees. The replacement planting shall be undertaken in accordance with the approved details within nine months of the implementation of the works hereby permitted. All trees 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). Selection should be prioritised from local provenance and in compliance with current biosecurity guidelines. The trees shall be</p>

	<p>maintained in strict accordance with the approved schedule of maintenance. If within a period of five years from the date of planting the tree(s) (or any other tree(s) planted in replacement for it) is removed, uprooted, destroyed or dies or becomes; in the opinion of the Local Planning Authority; seriously damaged or defective, another tree(s) of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree(s).</p>
<b>Reason</b>	<p>In the interests of the visual amenities and natural environment of the area in accordance with Policies GE3, GE4, EM1 and DS3 of the Coventry Local Plan 2017 and the emerging Local Plan.</p>
<b>5.</b>	<p>Before any development commences on site(including any demolition, site clearance or other preparatory works) the following shall be submitted to and approved in writing by the Local Planning Authority: a) 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; b) 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; c) a Tree Constraints Plan (5.1-5.3); d) 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.; e) Arboricultural Method Statement (6.1); and f) a Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works. The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work.</p>
<b>Reason</b>	<p>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 2017 and the emerging Local Plan.</p>
<b>6.</b>	<p>Prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous</p>

	materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. 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.
<b>Reason</b>	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 2017 and the emerging Local Plan.
<b>7.</b>	Prior to the first occupation of the development hereby permitted, a landscape management plan, including long term design objectives, long term management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented as soon as the approved landscaping is carried out and shall not be withdrawn or altered in any way.
<b>Reason</b>	To ensure a satisfactory standard of appearance over the lifetime of the development in the interests of the visual amenities of the area in accordance with Policy GE1 and DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>8.</b>	No part of the residential accommodation hereby permitted shall be occupied unless and until the external amenity space 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.
<b>Reason</b>	In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>9.</b>	The development hereby permitted shall not be occupied unless and until the bin storage area(s) have been laid out and provided in full accordance with the approved details and thereafter those facilities shall remain available for use at all times. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days.

<b>Reason</b>	In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policies DE1 and H10 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>10.</b>	Prior to first occupation sprinklers shall be fitted to all rooms in the new dwelling hereby permitted in full accordance with BS 9999:2008 and Building Regulations Approved Document Part B1 2013 and thereafter shall remain in place at all times and be maintained in full accordance with the manufacturer's recommendations.
<b>Reason</b>	To ensure access by the fire service in the interests of safety in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>11.</b>	No lighting or illumination of any part of any building or the site shall be installed or operated unless and until details of such measures have been submitted to and approved in writing by the Local Planning Authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details.
<b>Reason</b>	To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>12.</b>	Notwithstanding the submitted details, prior to their incorporation into the development, details of: -window/ door frame colour and materials; -glazing details; -brick and mortar details; -cladding details including colour/finish and profile, fixing systems and joint details; -details of any rainwater goods; -details of any vents/grilles; -details of roof top safety rail systems; and - details of any plant enclosure or similar structures shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
<b>Reason</b>	To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>13.</b>	Notwithstanding the plans hereby permitted, prior to the construction of a boundary wall, fence or gate details of the position, appearance and materials of such boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in full accordance with the approved details before the

	respective accommodation to which they serve is first occupied and thereafter shall be retained and shall not be removed or altered in any way.
<b>Reason</b>	To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>14.</b>	Notwithstanding the submitted details, no development shall commence unless and until a Sustainable Building Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the requirements of Local Plan Policy EM2 (Building Standards) have been met. The development shall not be occupied unless and until all the works within the approved scheme have been completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall not be removed or altered in any way.
<b>Reason</b>	To comply with the provisions of the NPPF and in accordance with Policy EM2 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>15.</b>	No removal of trees, hedges, shrubs or demolition of any buildings or structures shall take place between 1st March and 31st August (inclusive) unless a survey to assess the nesting bird activity on the site during this period has been undertaken by a qualified surveyor, and a scheme to protect any nesting birds identified on the site has first been submitted to and approved in writing by the Local Planning Authority. No trees, hedges, shrubs or buildings/demolition have shall take place between 1st March and 31st August (inclusive) other than in strict accordance with the approved bird nesting protection scheme.
<b>Reason</b>	To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.
<b>16.</b>	Prior to the first occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed; b) Ecological trends and constraints on site that might influence management; c) Aims and objectives of management, including mitigation and enhancement for species identified on site; d) Appropriate management option for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period); g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation; h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being



	met. The LEMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.
<b>Reason</b>	In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>17.</b>	No development (including any demolition or preparatory works) shall commence unless and until a survey for the presence of bats has been carried out by a qualified surveyor and has been submitted to and approved in writing by the Local Planning Authority. Should the presence of bats be found then no demolition or preparatory works shall take place until full details of measures for bat mitigation and conservation in accordance with good practice guidelines have been submitted to and approved in writing by the Local Planning Authority. All works shall be implemented in strict accordance with the approved timings and details and once undertaken any mitigation works shall not be removed or altered in any way.
<b>Reason</b>	To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.
<b>18.</b>	Within one month of the installation and carrying out of the approved bat mitigation and conservation measures submitted in accordance with condition no. 17, a qualified bat workers report shall be submitted to the Local Planning Authority to verify completion of the works.
<b>Reason</b>	To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.
<b>19.</b>	Prior to the installation of any street lighting, an external lighting strategy (including a plan) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate that lighting shall be kept to a minimum at night in order to minimise impact on emerging and foraging bats, and to restrict light spillage onto foraging corridors. The lighting shall be installed in full accordance with the approved strategy and all lighting thereafter shall be subsequently maintained in strict accordance with the approved details.
<b>Reason</b>	To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, and the emerging Local Plan and the advice contained within the NPPF.
<b>20.</b>	The development hereby permitted shall be occupied unless and until the communal car parking spaces to be provided have been completed and

	marked out in full accordance with the approved drawings and made available for use by the occupants and / or visitors to the dwellings and thereafter those spaces shall be retained for parking purposes at all times and shall not be removed or altered in any way.
<b>Reason</b>	To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>21.</b>	The development hereby permitted shall not be occupied unless and until cycle parking facilities have been provided in full accordance with the approved details. Thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
<b>Reason</b>	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 2017 and the emerging Local Plan.
<b>22.</b>	No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of: - hours of work; - hours of deliveries to the site; - the parking of vehicles of site operatives and visitors during the demolition/construction phase; - the delivery access point; - the loading and unloading of plant and materials; - anticipated size and frequency of vehicles moving to/from the site; - the storage of plant and materials used in constructing the development; - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; - wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; - measures to control the emission of dust and dirt during demolition and construction; - measures to control the presence of asbestos; - measures to minimise noise disturbance to neighbouring properties during demolition and construction; - details of any piling together with details of how any associated vibration will be monitored and controlled; and - a scheme for recycling / disposing of waste resulting from demolition and construction works. Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.
<b>Reason</b>	The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in

	accordance with Policies [EM7], AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>23.</b>	Notwithstanding the submitted details, prior to the first occupation of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable and methods of monitoring the performance of the Plan), to promote travel by sustainable modes, and shall be implemented in accordance with the details specified therein and shall not be amended in any way.
<b>Reason</b>	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 2017 and the emerging Local Plan.
<b>24.</b>	An investigation and risk assessment (in addition to any assessment provided with the planning application), must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site; whether or not it originates on the site; and any report of the findings must be submitted to and approved in writing by the local planning authority prior to the commencement of development (including any demolition). The report of the findings, to be conducted in accordance with Environment Agency Guidance Land Contamination: Risk Management (2021) and must include (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options and proposal of the preferred option(s)
<b>Reason</b>	To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF
<b>25.</b>	The development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
<b>Reason</b>	To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the

	aims and objectives of the NPPF
<b>26.</b>	The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
<b>Reason</b>	To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF
<b>27.</b>	Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 23, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing
<b>Reason</b>	To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF
<b>28.</b>	In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 21, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 22, which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 23.
<b>Reason</b>	To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF
<b>29.</b>	Prior to their incorporation into the development hereby permitted, a package of measures to minimise the impact of the development upon local air quality shall be submitted to and in writing by the Local Planning Authority. These measures shall have consideration of the following: - (i) Provision for electric vehicle recharging points or dwellings to be made 'EV-ready' so a power connection is available to install an EV charge point as required; (ii) 10% of parking provision to be for EV re-charging on non-residential development (iii) Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh); (iv) A construction method

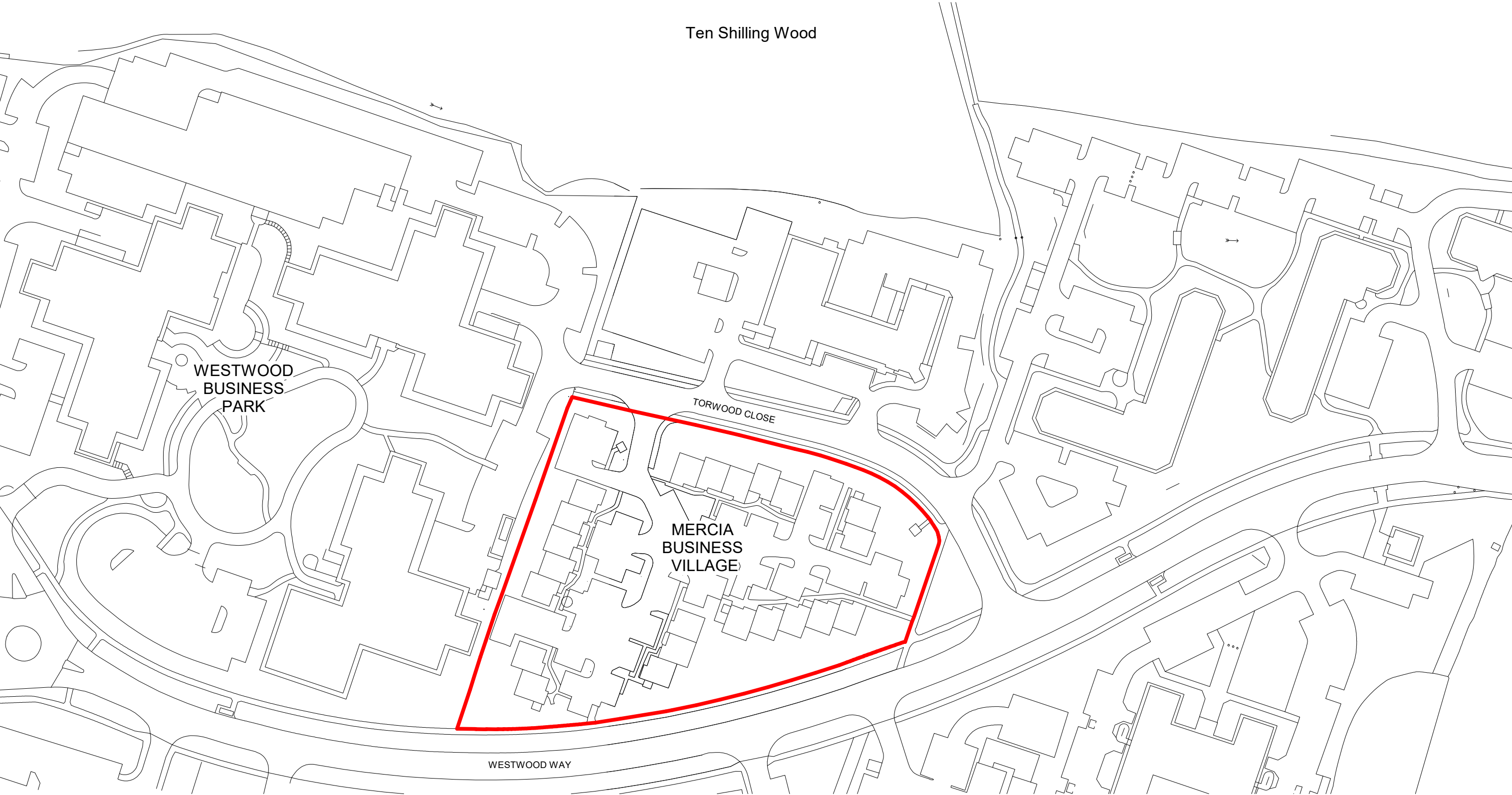
	statement demonstrating how dust and noise emissions are to be mitigated during construction. The measures shall be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
<b>Reason</b>	To mitigate the impacts of development on air quality during and post construction in accordance with Policies DS3 and EM7 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>30.</b>	Notwithstanding the submitted details, no development shall commence unless and until a noise assessment has been submitted to and approved in writing by the Local Planning Authority. 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.
<b>Reason</b>	To protect the amenities of future occupiers from road traffic noise and general disturbance in accordance with Policies H3 and H10 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>31.</b>	Before the access hereby permitted is first used 2 metre by 2 metre visibility splay shall be provided at the back of the footway on either side of the proposed access way in full accordance with the approved drawings. The visibility splay shall be retained thereafter with nothing in the visibility splay exceeding 600mm in height.
<b>Reason</b>	In the interests of highway safety in accordance with the aims and objectives of Policies AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>32.</b>	The development hereby permitted shall not be occupied unless and until the access to the site, manoeuvring space(s) and car parking area(s) indicated on the approved drawings have been provided in full accordance with those details and thereafter those areas shall be kept marked out and available for such use at all times.
<b>Reason</b>	In the interests of highway safety in accordance with the aims and objectives of Policies AC1, AC2 and AC3 of the Coventry Local Plan 2017

	and the emerging Local Plan.
<b>33.</b>	Prior to the first occupation of the building hereby permitted, a student management scheme shall be submitted to and approved in writing by the Local Planning Authority: which sets out clear arrangements for the beginning and end of terms for student moving into and out of the accommodation. Thereafter the building shall only be operated in full accordance with the approved details which shall not be amended in any way.
<b>Reason</b>	To ensure that the development is compatible with nearby uses and so that it does not adversely impact upon the safe and free flow of traffic in the vicinity of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>34.</b>	Prior to any above ground works taking place, full engineering and constructional details for the alterations to the vehicular access to provide pedestrian and cyclist priority shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.
<b>Reason</b>	To ensure that a safe, suitable and convenient access is achieved for future and adjacent occupiers in accordance with Policies AC1, AC2, AC3 and AC4 of the adopted and emerging Local Plans.
<b>35.</b>	Notwithstanding the submitted details, prior to the commencement of any above ground works, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority for the provision of a Sustainable Urban Drainage System (SuDS). 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: <ul style="list-style-type: none"> <li>• General below ground attenuation, aimed solely at managing the quantity of water on site.</li> <li>• The deployment of green roof technology on suitable roof structures within the development.</li> <li>• 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.</li> <li>• 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 building will be protected in such an event.</li> </ul> Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

<b>Reason</b>	To ensure that the development incorporates measures which successfully deter an increased flood risk in accordance with Policies EM4 and EM5 of the adopted and emerging Local Plans.
<b>36.</b>	Notwithstanding the submitted details, prior to the first occupation of the development hereby permitted. A detailed strategy document must be submitted to, and approved in writing by, the Local Planning Authority 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.)
<b>Reason</b>	To ensure that the development incorporates measures which successfully deter an increased flood risk in accordance with Policies EM4 and EM5 of the adopted and emerging Local Plans.
<b>37.</b>	The stormwater discharge rates from the development shall be managed in order to reduce flood risk to surrounding sites, downstream areas or the wider environment by means of a flow control mechanism (or mechanisms) limiting the total site discharge offsite to Qbar greenfield rates or 5 l/s, whichever is greater.
<b>Reason</b>	To ensure that the development incorporates measures which successfully deter an increased flood risk in accordance with Policies EM4 and EM5 of the adopted and emerging Local Plans.

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Page 75

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P-00 Planning issue.		17.12.24		AJH	DH
Rev.	Description	Date	Drw.	Chk.	

Key:

Site boundary

Client

Skybridge Property

Project

Mercia Student Village

Drawing Title

Existing Site Location Plan

Drawing Status

PLANNING

Corstorphine & Wright

Birmingham Studio

Alpha Building, Suffolk Street Queensway, Birmingham, B1 1TT

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bsi

Design and Construction KITEMARK

Drawing No.

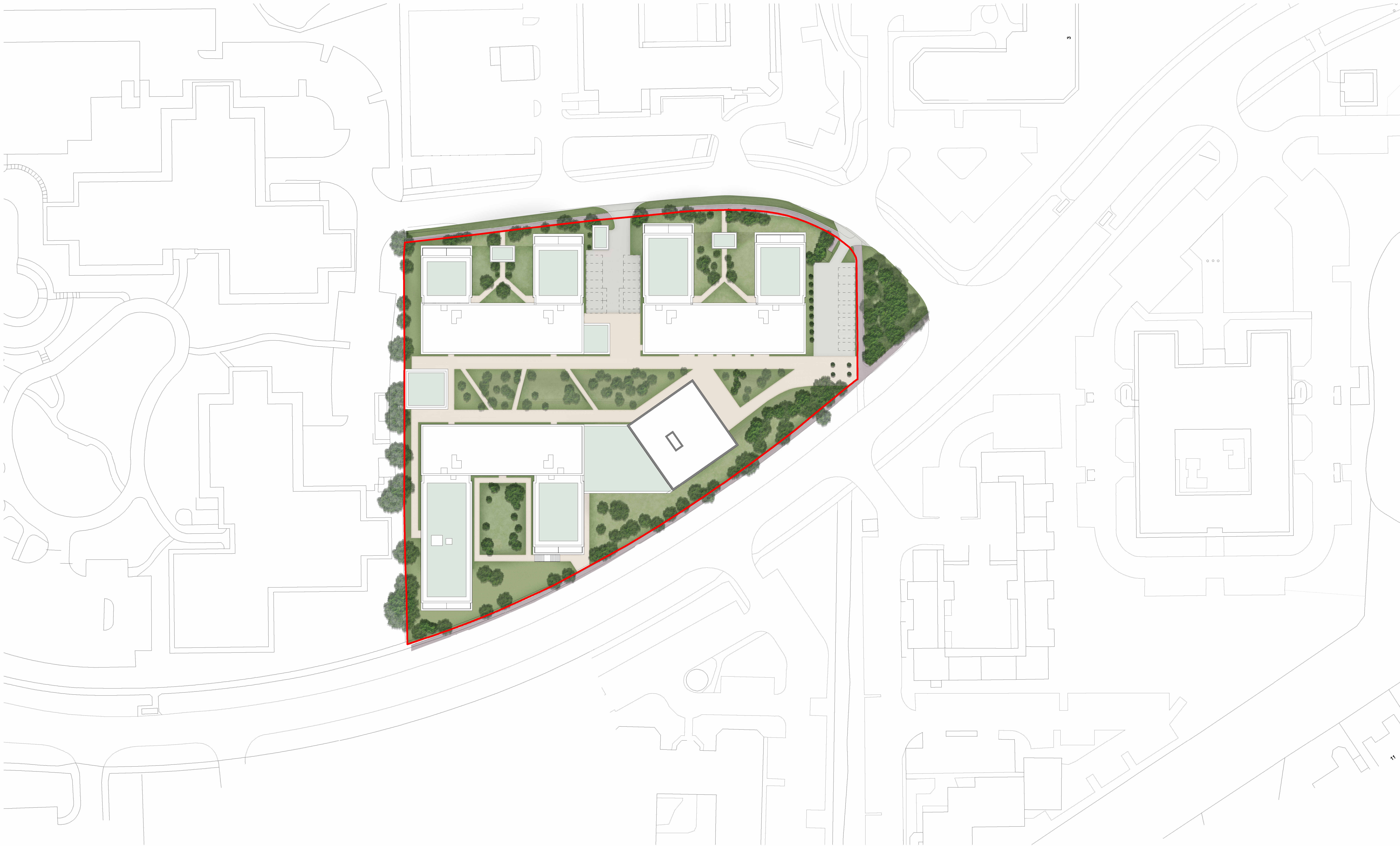
24156-CWA-ZZ-00-DR-A-0002

Revision

P-00

Project No.	Drawn	Checked	Size	Scale	Date
24156	LF	DH	A3	1 : 1250	11.11.2024







NORTH



0 5.0 10.0 15.0 20.0 25.0 50.0m

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Key:

— Site boundary

— Retained vegetation

08.07.25

17.12.24

TM

AJH

NI

DH

Rev.

Date

Description

Draw.

Chk.

Client:

Skybridge Property

Project:

Mercia Student Village

Drawing Title:

Proposed Aerial Site Plan

Drawing Status:

PLANNING

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Alpha Building, Suffolk Street Queensway, Birmingham, B1 1TT

0121 737 8350

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24156-CWA-XX-XX-DR-A-0100

Project No.

24156

Drawn

MF

Checked

DH

Size

A1

Scale

1 : 500

Date

15.11.2024

Revision

P-01

Corstorphine & Wright

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0121 737 8350

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24156-CWA-XX-XX-DR-A-0100

Project No.

24156

Drawn

MF

Checked

DH

Size

A1

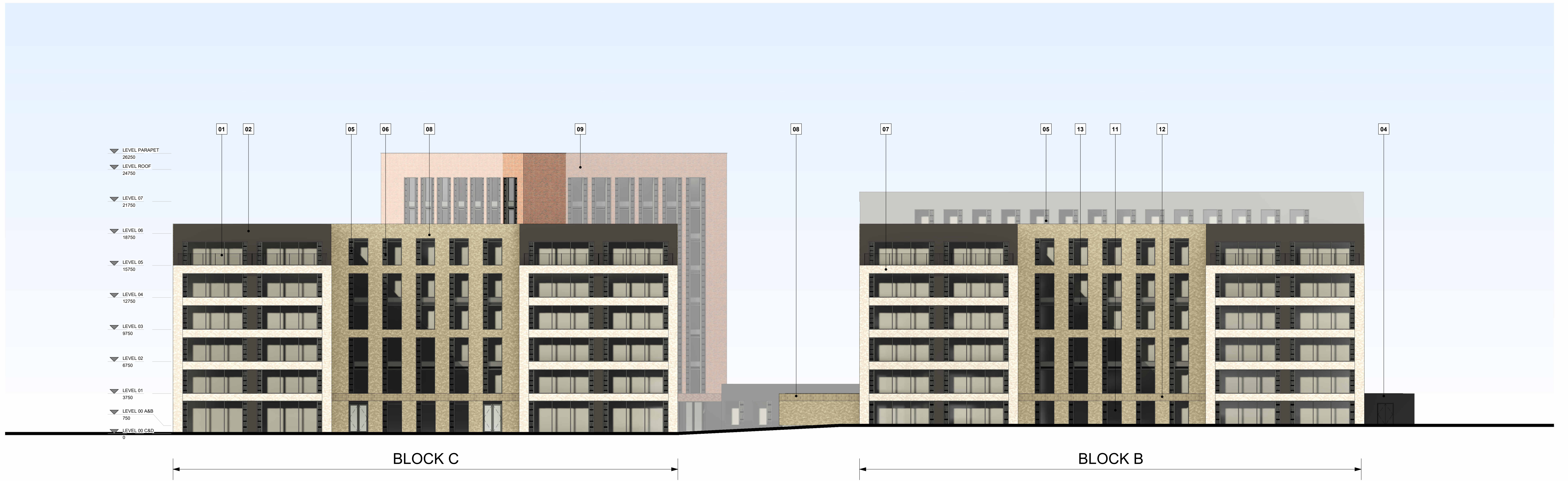
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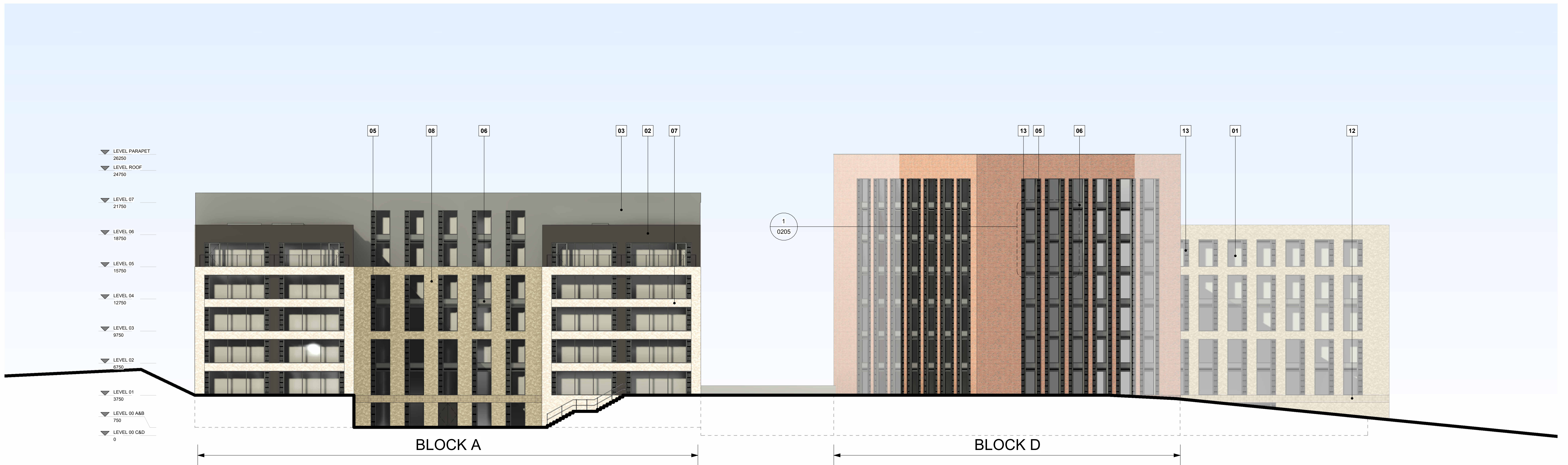
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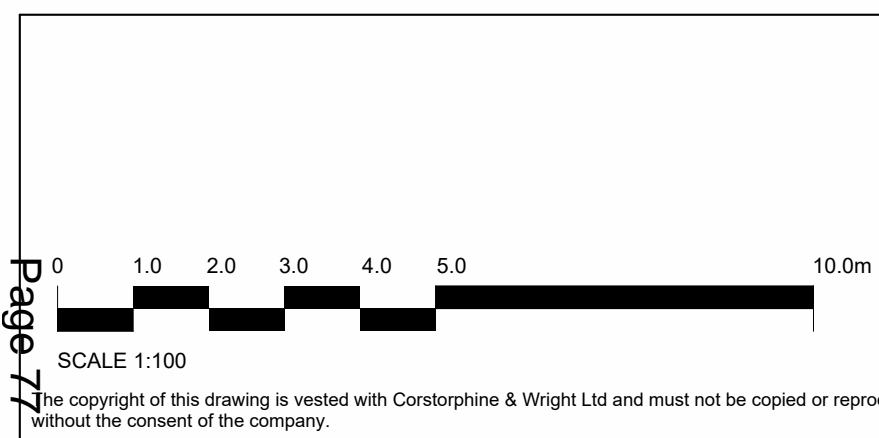




**A** Proposed North Elevation  
1 : 200



**B** Proposed South Elevation  
1 : 200



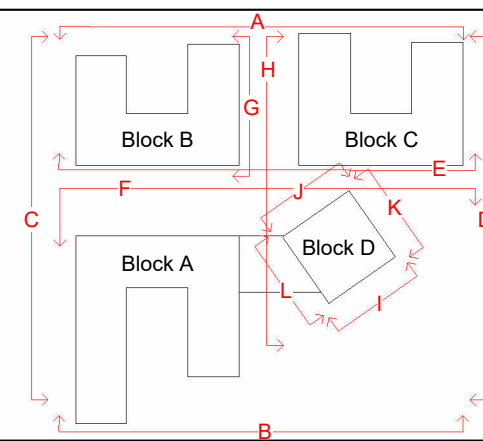
P-01 Planning Updates  
P-00 Planning issue.  
Rev. Description

08.07.25 TM NI  
17.12.24 AJH DH  
Date Draw. Chk.

**Material Key:**

- |  |                                      |
|--|--------------------------------------|
| 01 Clear glazing                             | 09 Facing brickwork - Type 03        |
| 02 Rainscreen cladding - Type 01             | 10 Feature building signage zone     |
| 03 Rainscreen cladding - Type 02             | 11 External door PPC Solid or Glazed |
| 04 Rainscreen cladding - Type 03             | 12 Feature brickwork banding         |
| 05 PPC louvre - inward opening window behind | 13 PPC louvre - fixed                |
| 06 PPC spandrel panel to match window frame  | 14 Feature brickwork detailing       |
| 07 Facing brickwork - Type 01                |                                      |
| 08 Facing brickwork - Type 02                |                                      |

**Key Plan**



Client:  
Skybridge Property

Project:  
Mercia Student Village

Drawing Title:  
GA Elevation - A & B

Drawing Status:  
**PLANNING**

**Corstorphine & Wright**

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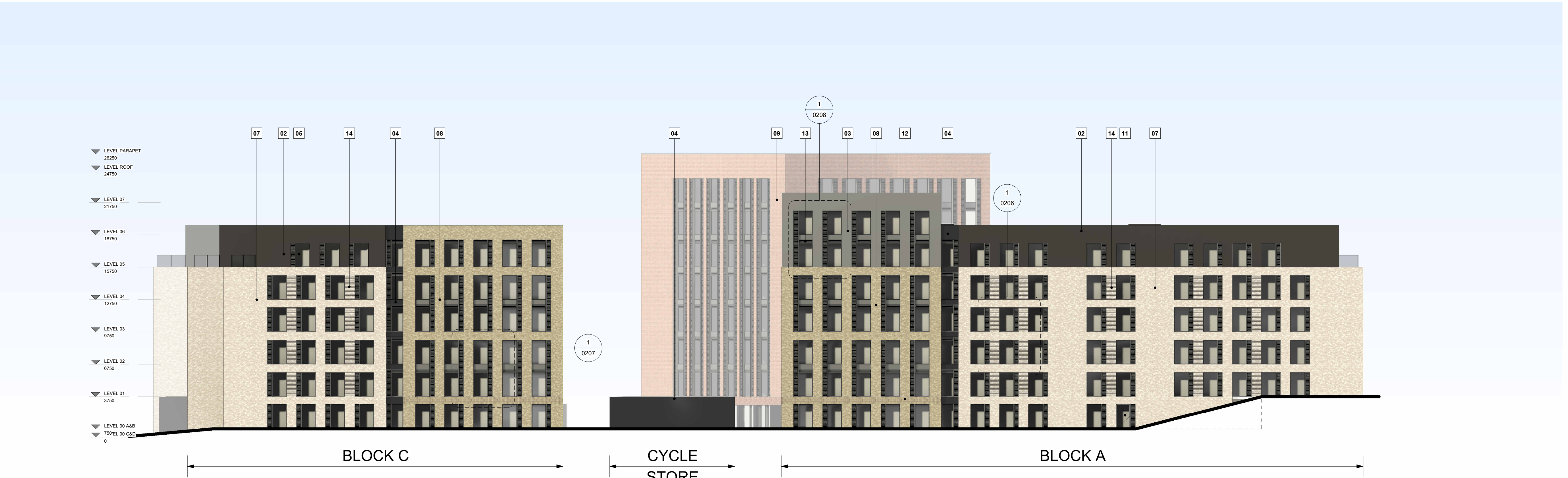
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Project No.	Drawn	Checked	Size	Scale	Date
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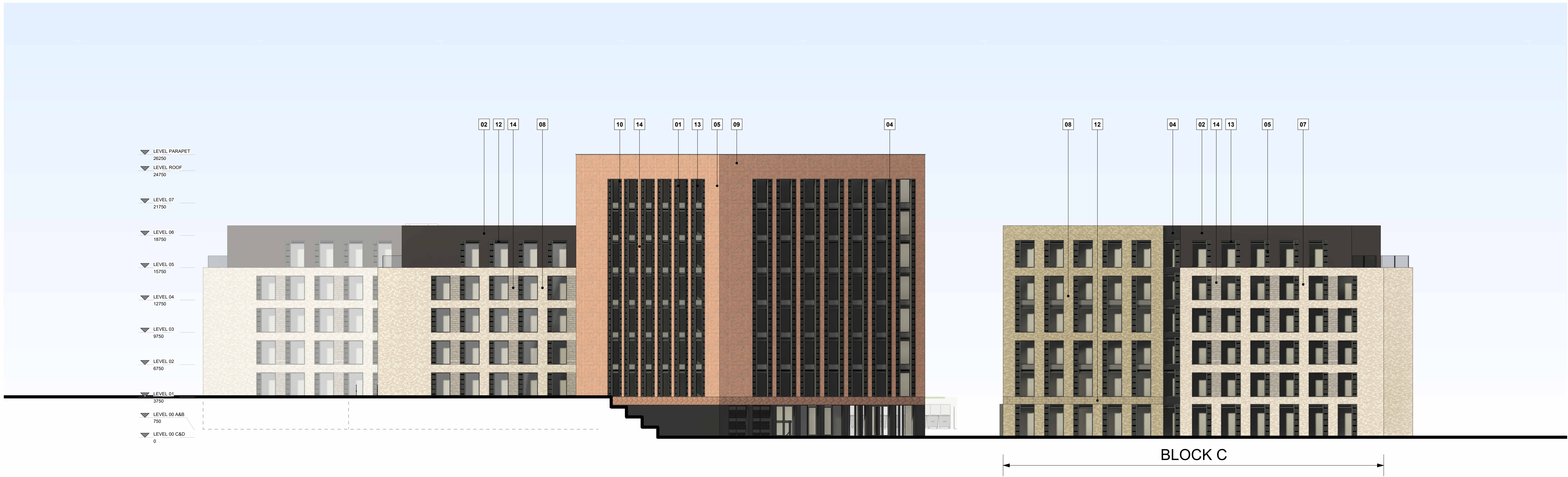


Revision  
P-01





C Proposed West Elevation  
1 : 200



D Proposed East Elevation  
1 : 200

0 1.0 2.0 3.0 4.0 5.0 10.0m

SCALE 1:100

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P-01 Planning Updates

P-00 Planning Issue

Rev. Description

08.07.25 TM NI

17.12.24 AJH DH

Date Draw. Chk.

**Material Key:**

01 Clear glazing

02 Rainscreen cladding - Type 01

03 Rainscreen cladding - Type 02

04 Rainscreen cladding - Type 03

05 PPC louvre - inward opening window behind

06 PPC spandrel panel to match window frame

07 Facing brickwork - Type 01

08 Facing brickwork - Type 02

09 Facing brickwork - Type 03

10 Feature building signage zone

11 External door PPC Solid or Glazed

12 Feature brickwork banding

13 PPC louvre - fixed

14 Feature brickwork detailing

Key Plan

Client: Skybridge Property

Project: Mercia Student Village

Drawing Title: GA Elevation - C & D

Drawing Status: PLANNING

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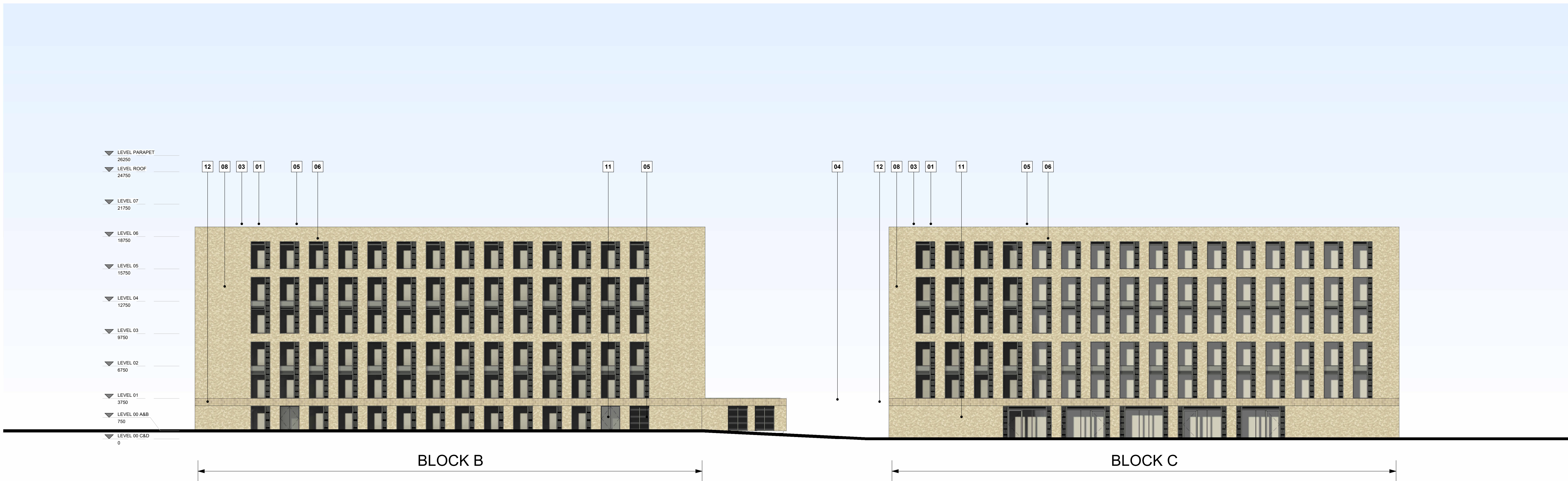
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Drawing No. 24156-CWA-XX-ZZ-DR-A-0202

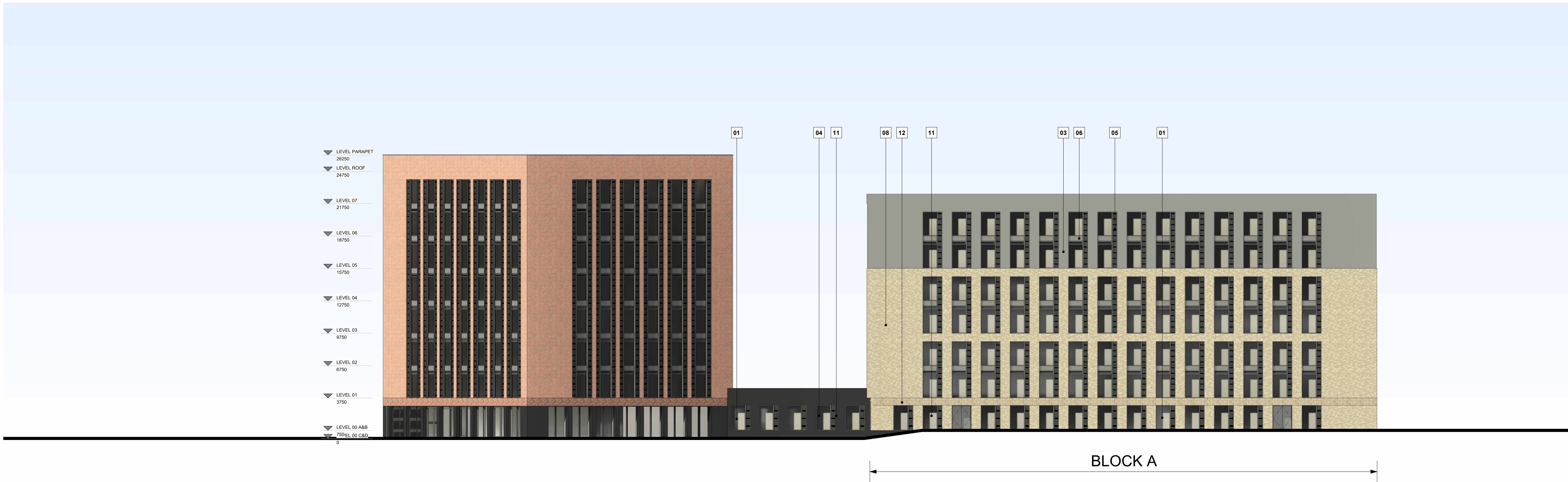
Project No.	Drawn	Checked	Size	Scale	Date
24156	MF	DH	A1	As indicated	15.11.2024

Revision P-01

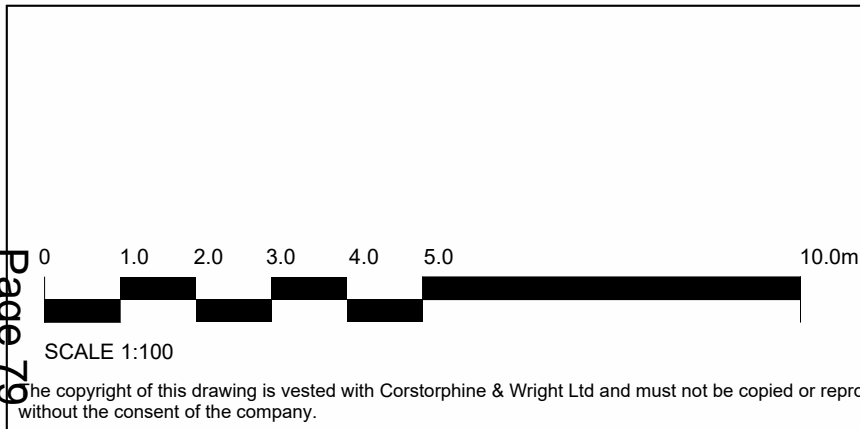




E Proposed Internally Facing South Elevation  
1 : 200

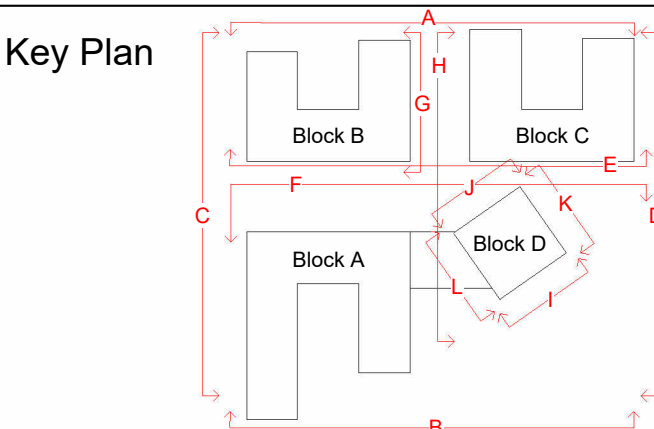


F Proposed Internally Facing North Elevation  
1 : 200



P-01 Planning Updates		08.07.25	TM	NI
P-00 Planning issue		17.12.24	AJH	DH
Rev.	Description	Date	Drw.	Chk.

<b>Material Key:</b>	
01	Clear glazing
02	Rainscreen cladding - Type 01
03	Rainscreen cladding - Type 02
04	Rainscreen cladding - Type 03
05	PPC louvre - inward opening window behind
06	PPC spandrel panel to match window frame
07	Facing brickwork - Type 01
08	Facing brickwork - Type 02
09	Facing brickwork - Type 03
10	Feature building signage zone
11	External door PPC Solid or Glazed
12	Feature brickwork banding
13	PPC louvre - fixed
14	Feature brickwork detailing



Client: Skybridge Property		<div>Corstorphine &amp; Wright</div>			
Project: Mercia Student Village					
Drawing Title: GA Elevation - E & F		<div><div><div>Birmingham Studio</div><div>Alpha Building, Suffolk Street Queensway, Birmingham, B1 1TT</div><div>0121 737 8350</div></div><div><div>corstorphine-wright.com</div><div><div><div>ISO 9001</div><div>ISO 14001</div><div>ISO 45001</div></div><div>certified contractor</div></div></div></div>			
Drawing Status: PLANNING		Drawing No. 24156-CWA-XX-ZZ-DR-A-0203		Revision P-01	
Project No.	Drawn	Checked	Size	Scale	Date
24156	MF	DH	A1	As indicated	06.11.2024

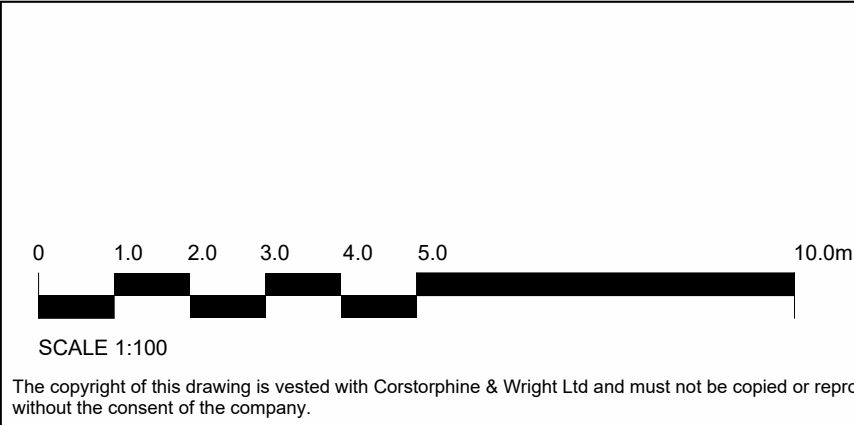




G Proposed Internally Facing East Elevation  
1 : 200

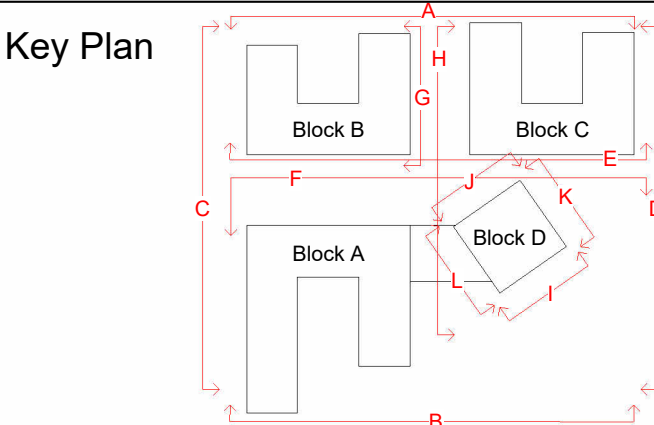


H Proposed Internally Facing West Elevation  
1 : 200



P-01 Planning Updates		08.07.25	TM	NI
P-00 Planning Issue		17.12.24	AJH	DH
Rev.	Description	Date	Draw.	Chk.

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02	Rainscreen cladding - Type 01
03	Rainscreen cladding - Type 02
04	Rainscreen cladding - Type 03
05	PPC louvre - inward opening window behind
06	PPC spandrel panel to match window frame
07	Facing brickwork - Type 01
08	Facing brickwork - Type 02
09	Facing brickwork - Type 03
10	Feature building signage zone
11	External door PPC Solid or Glazed
12	Feature brickwork banding
13	PPC louvre - fixed
14	Feature brickwork detailing



Client:  
Skybridge Property

Project:  
Mercia Student Village


Drawing Title:  
GA Elevation - G & H

Drawing Status:  
PLANNING

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bsi

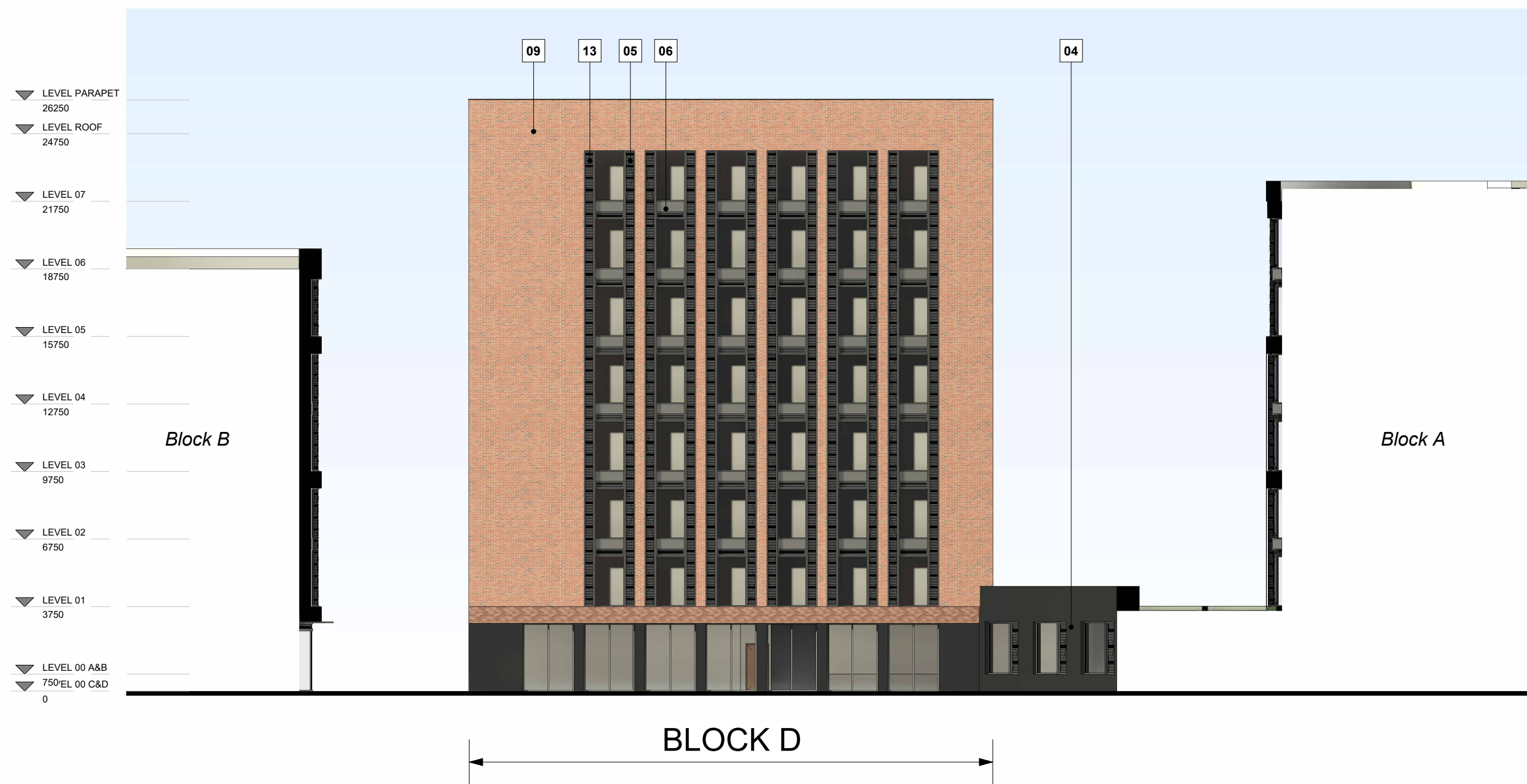


new  
conformity  
assessment

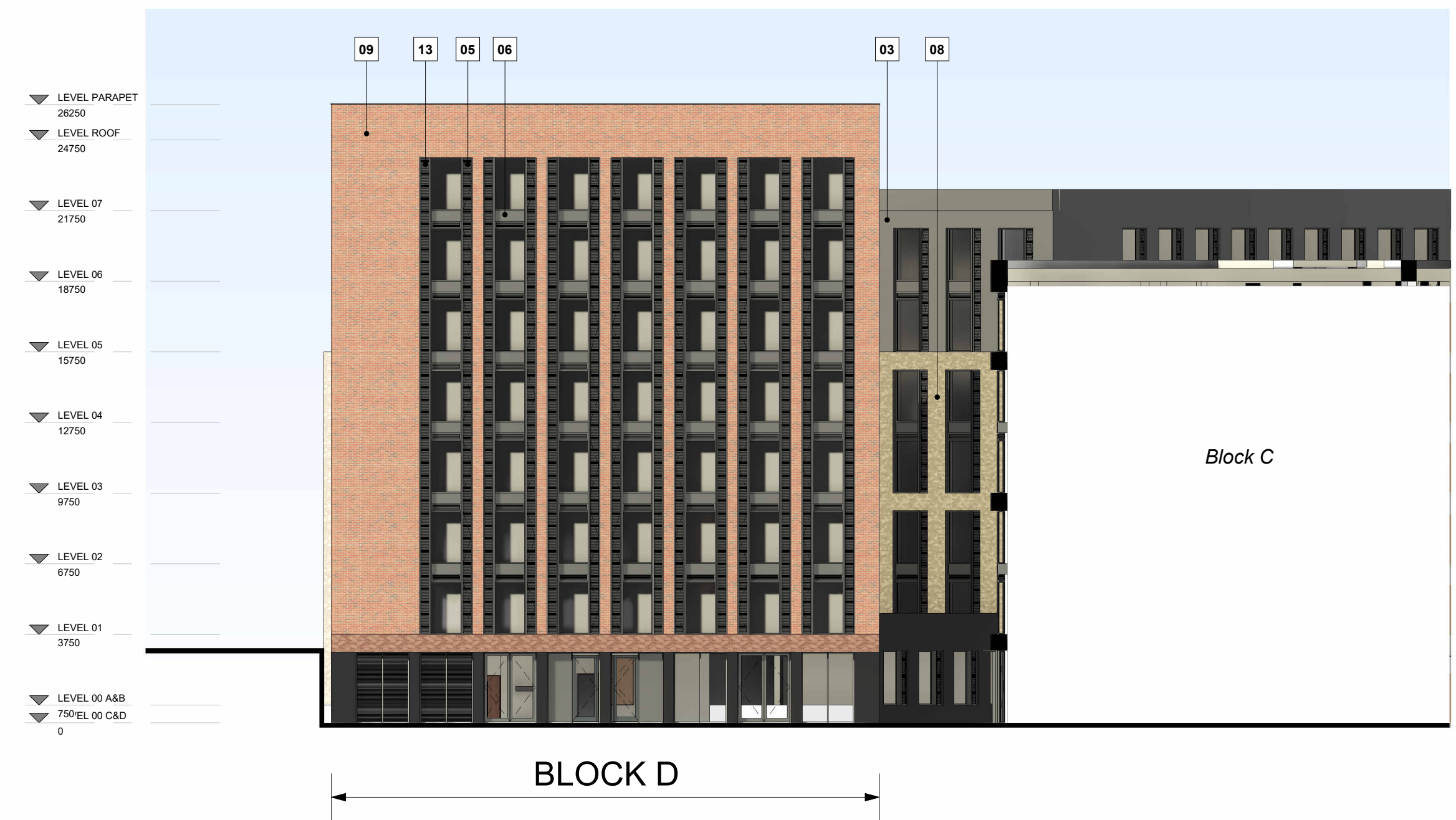
Revision  
P-01

Project No.	Drawn	Checked	Size	Scale	Date
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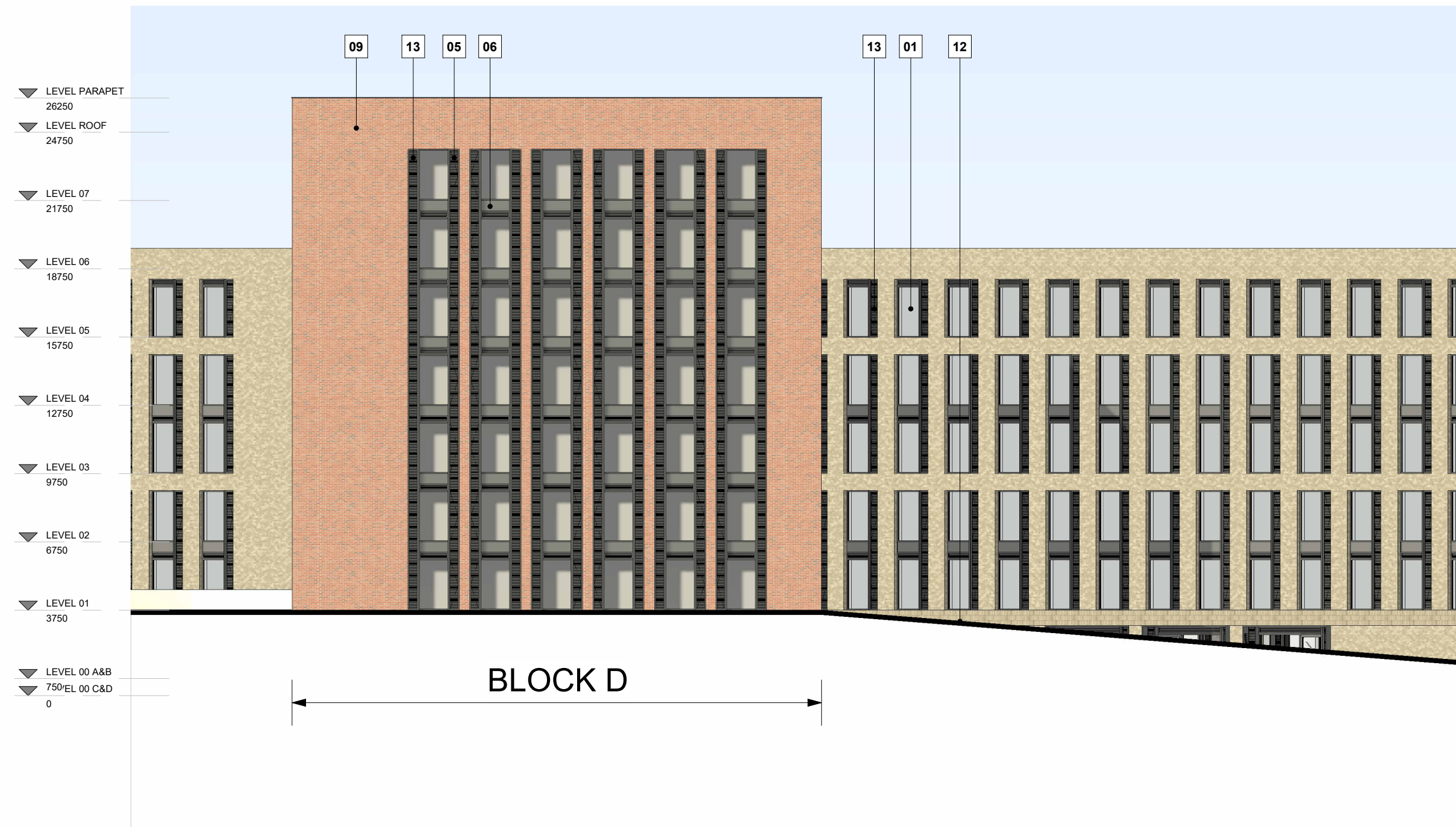




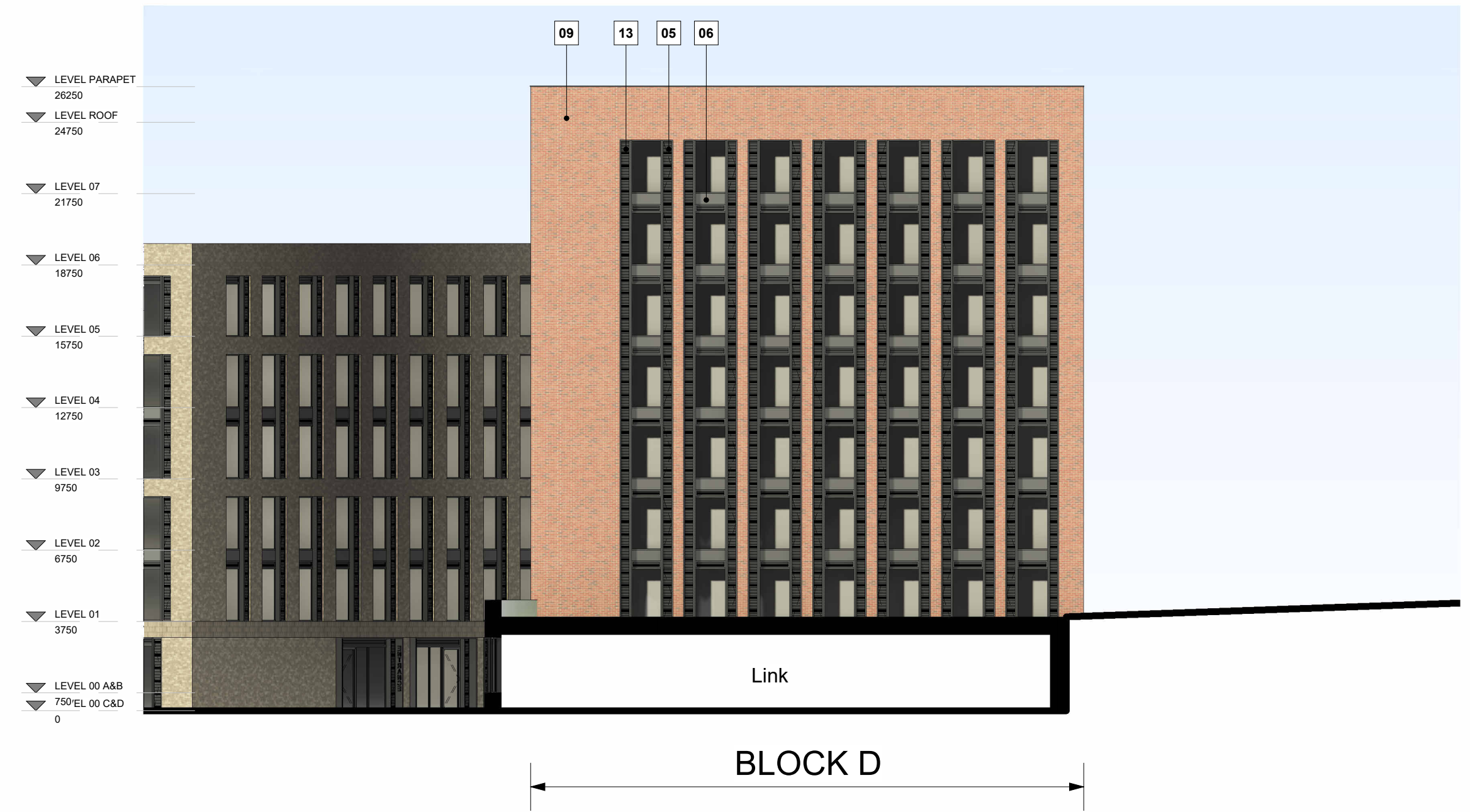
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1 : 200



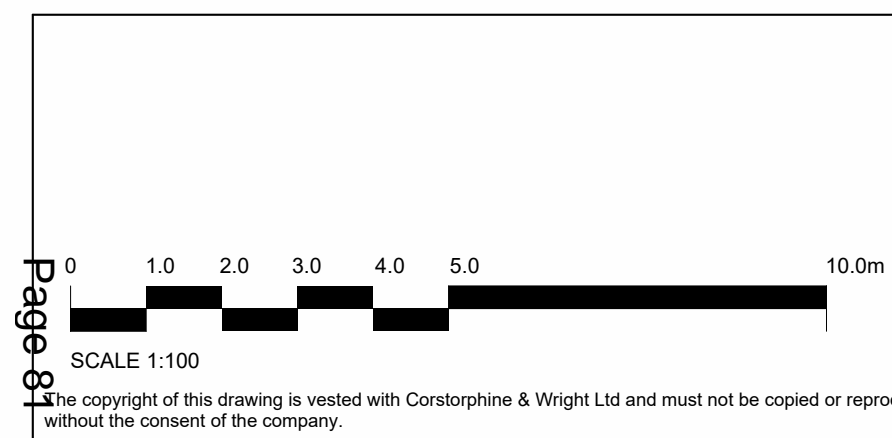
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1 : 200



3 Proposed Elevation - I  
1 : 200

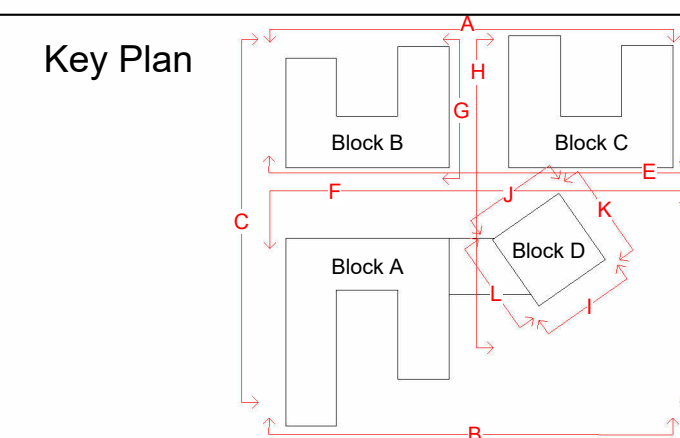


4 Proposed Elevation - L  
1 : 200



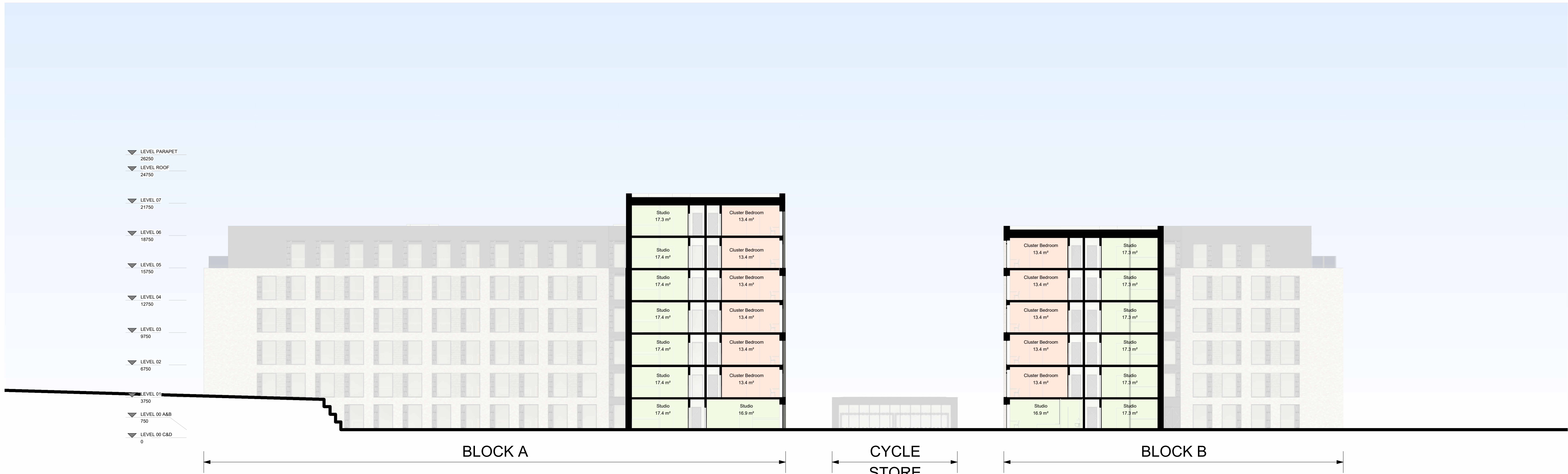
Rev.	Description	08.07.25	TM	NI
P-00	Planning Updates			

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03	Rainscreen cladding - Type 02
04	Rainscreen cladding - Type 03
05	PPC louvre - inward opening window behind
06	PPC spandrel panel to match window frame
07	Facing brickwork - Type 01
08	Facing brickwork - Type 02
09	Facing brickwork - Type 03
10	Feature building signage zone
11	External door PPC Solid or Glazed
12	Feature brickwork banding
13	PPC louvre - fixed
14	Feature brickwork detailing



Client: Skybridge Property		Corstorphine & Wright			
Project: Mercia Student Village		Birmingham Studio Alpha Building, Suffolk Street Queensway, Birmingham, B1 1TT 0121 737 8350 corstorphine-wright.com			
Drawing Title: GA Elevation - I to L		Drawing No. 24156-CWA-XX-ZZ-DR-A-0209			Revision P-00
Drawing Status: PLANNING	Project No.	Drawn	Checked	Size	Scale
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					Date
					08.07.2025

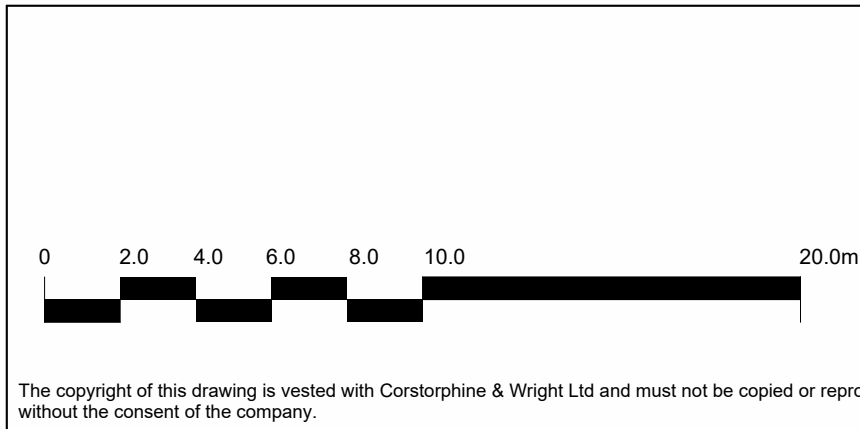




01 Section 01 - Through Block A & B  
1 : 200



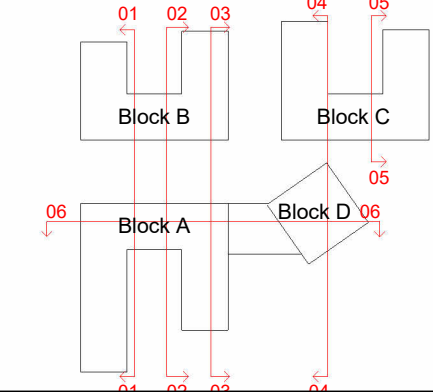
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1 : 200



P-01 Planning Updates  
P-00 Planning Issue  
Rev. Description

08.07.25 TM NI  
17.12.24 AJH DH  
Date Draw. Chk.

Key Plan:



Client:  
Skybridge Property  
Project:  
Mercia Student Village  
Drawing Title:  
GA Section - 01 & 02  
Drawing Status:  
PLANNING

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Alpha Building, Suffolk Street Queensway, Birmingham, B1 1TT  
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Drawing No.  
24156-CWA-XX-ZZ-DR-A-0211

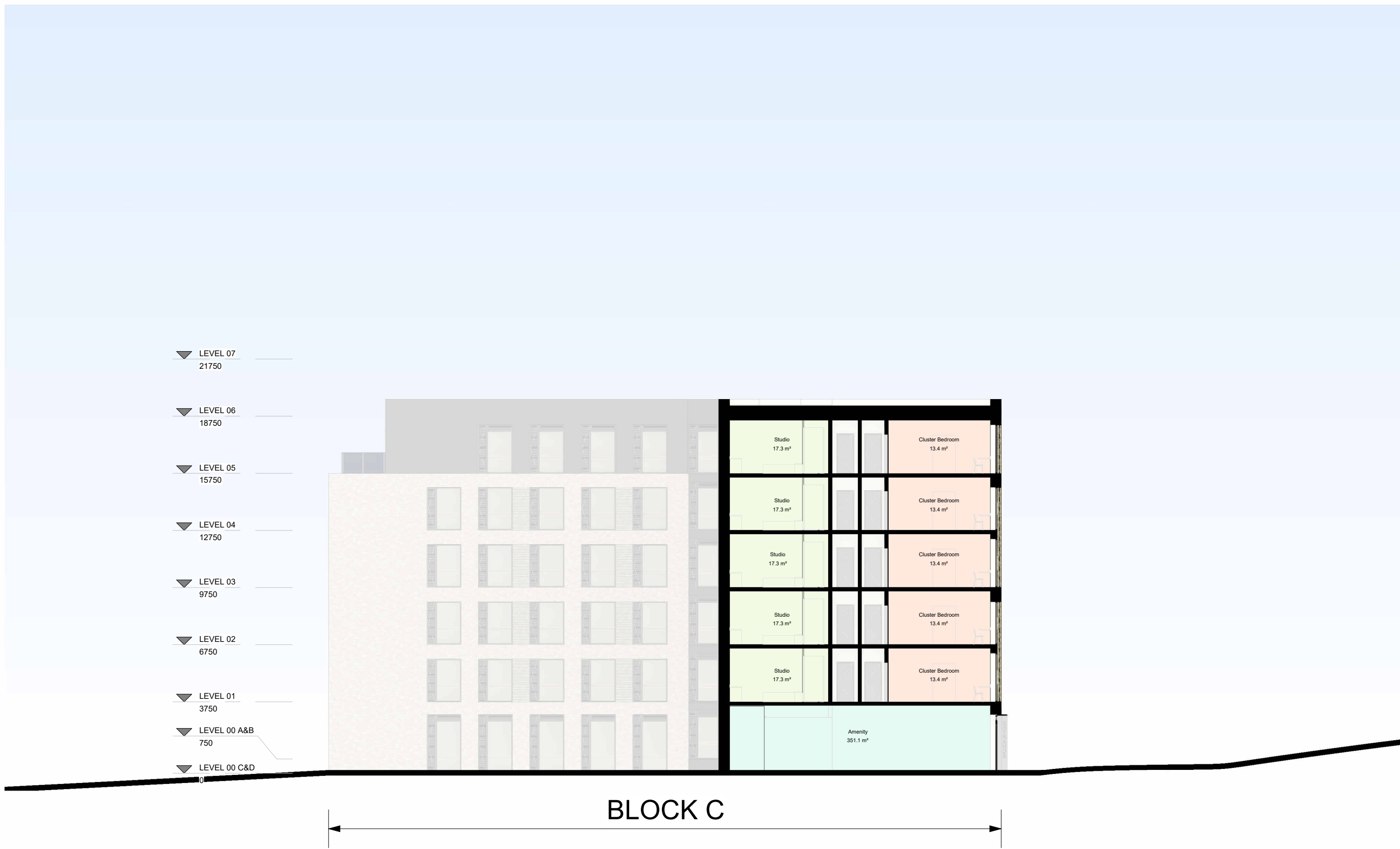
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24156	MF	DH	A1	1 : 200	15.11.2024



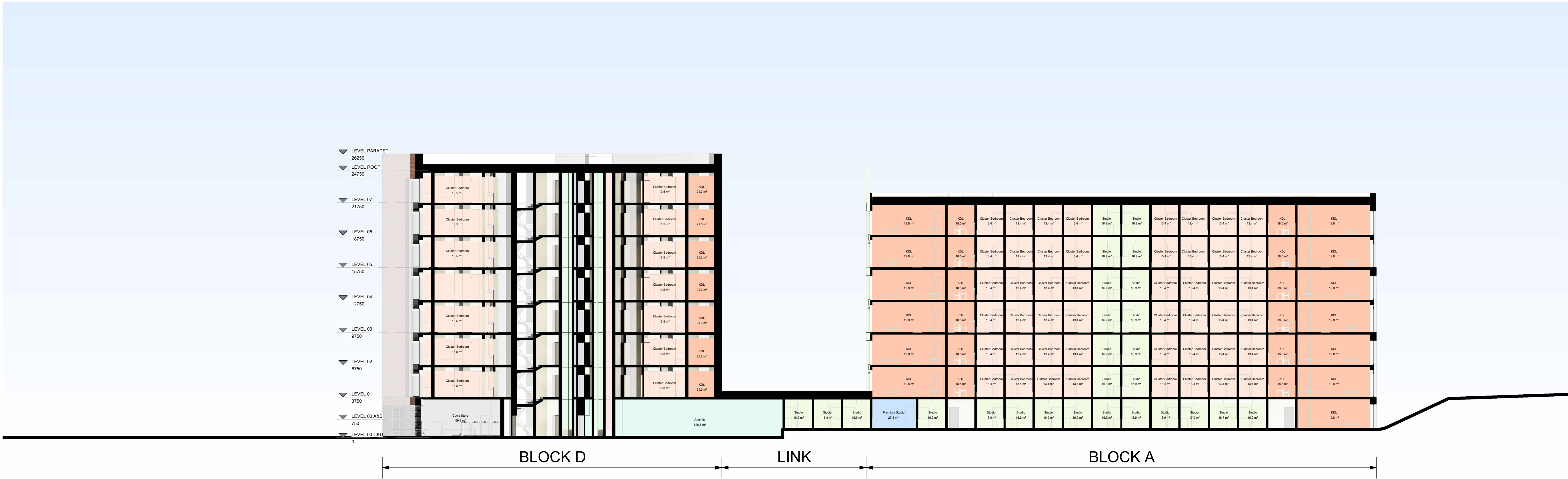
Revision

P-01

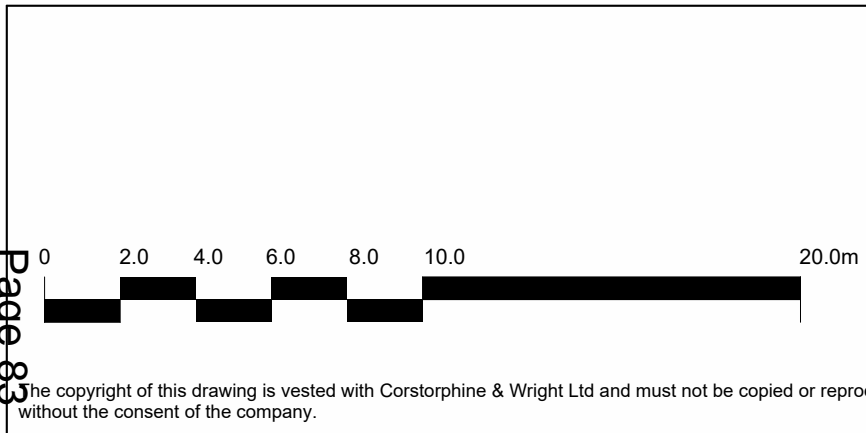




05 Section 05 - Through Block C  
1 : 200

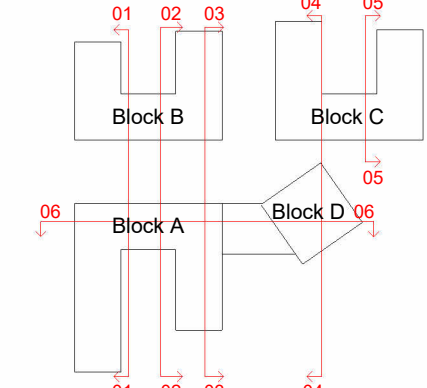


06 Section 06 - Through Block D & A  
1 : 200



P-01 Planning Updates	08.07.25	TM	NI
P-00 Planning issue.	17.12.24	AJH	DH
Rev. Description	Date	Drw.	Chk.

Key Plan:




Client:  
Skybridge Property

Project:  
Mercia Student Village

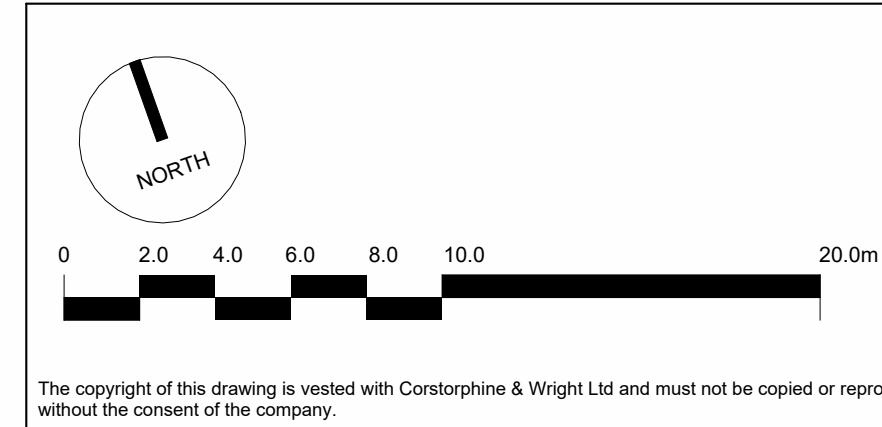
Drawing Title:  
GA Section - 05 & 06

Drawing Status:  
PLANNING

Corstorphine & Wright

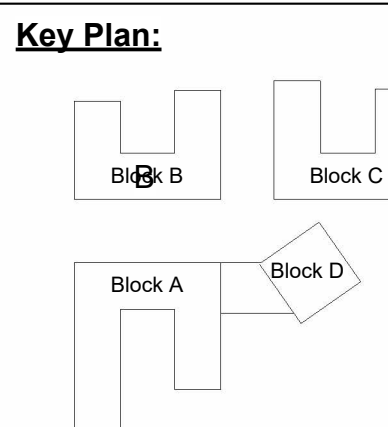
Birmingham Studio Alpha Building, Suffolk Street Queensway, Birmingham, B1 1TT 0121 737 8350						
corstorphine-wright.com						
Drawing No. 24156-CWA-XX-ZZ-DR-A-0213						Revision P-01
Project No.	Drawn	Checked	Size	Scale	Date	
24156	MF	DH	A1	1 : 200	15.11.2024	





P-01 Planning Updates			
17.12.24 AJN DH			
Rev. Description			
Date Dwn. Ck			

Key:	
	Amenity
	BOH
	Cycle Store
	Refuse
	Cluster Bedroom
	KOL
	Studio
	Premium Studio
	Plant
	SS
	Riser



Client: Skybridge Property  
Project: Mercia Student Village  
Drawing Title: GA Plan - Level 00  
Drawing Status: PLANNING

Corstorphine & Wright

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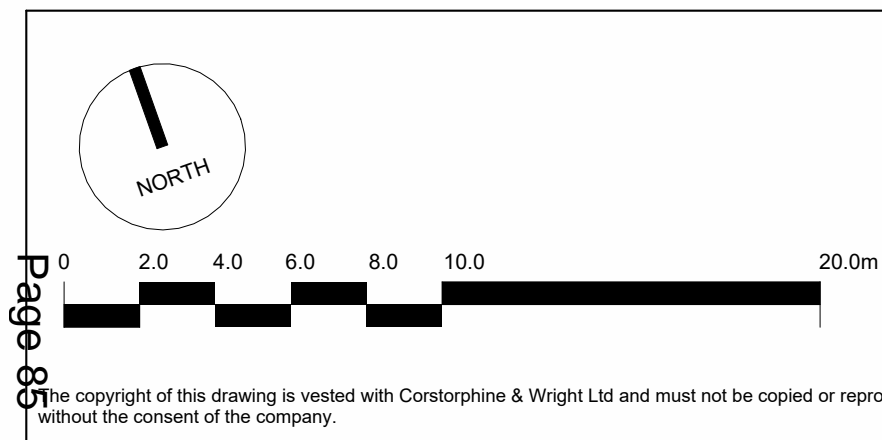
Alpha Building, Suffolk Street, Birmingham, B1 1TT

0121 737 8350

corstorphine-wright.com

Drawing No.	24156-CWA-XX-GF-DR-A-0251	Revision	P-01
Project No.	24156	Drawn	MF
Checked	DH	Size	A0
Scale	1 : 200	Date	15.11.2024





P-01 Planning Updates  
P-02 Planning Issue  
Rev. Description

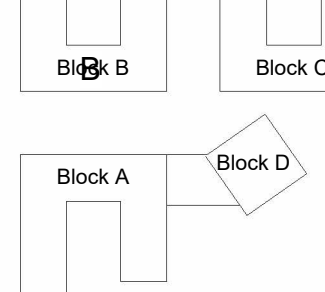
08.07.25 TM: M  
17.12.26 AJN: DH  
Date: Dwg: CJK

Key:

- Cluster Bedroom
- KDL
- Studio
- Premium Studio
- Office
- Plant

- SS
- Riser

Key Plan:



Client: Skybridge Property  
Project: Mercia Student Village  
Drawing Title: GA Plan - Level 01 to 04  
Drawing Status: PLANNING

Corstorphine & Wright

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corstorphine-wright.com  
Drawing No: 24156-CWA-XX-ZZ-DR-A-0252  
Project No: 24156  
Drawn: MF  
Checked: DH  
Size: A0  
Scale: 1:200  
Date: 15.11.2024  
Revision: P-01







Planning Committee Report	
<b>Planning Ref:</b>	PL/2024/0001921/RVC
<b>Site:</b>	Land Off Abbotts Lane and Upper Hill Street, Coventry, CV1 4DF
<b>Ward:</b>	Sherbourne
<b>Proposal:</b>	<p>Full planning application of 212 dwellings (Class C3) served via access from Abbotts Lane and Upper Hill Street; strategic landscaping and earthworks; temporary car parking; surface water drainage and all other ancillary and enabling works. Outline planning application for new residential development up to 478 units (Class C3); ancillary Class E development of up to 950 sqm of floorspace; strategic landscaping and earthworks; surface water drainage; and all other ancillary infrastructure and enabling site works with means of access to be taken from the connections from Abbotts Lane and Upper Hill Street (part of the full application) for consideration; all other matters (layout, appearance, scale, and landscaping) reserved for subsequent approval.</p> <p>(Variation of condition No. 5 (approved drawings) imposed on planning permission reference OUT/2021/3576 granted on 16/10/2023)</p>
<b>Case Officer:</b>	Owain Williams

## SUMMARY

The application as submitted seeks consent for the variation of condition 5 (approved drawings) to allow for minor amendments to be made to the approved application OUT/2021/3576, which gave full permission for 212 dwellings (Class C3) served via an access from Abbotts Lane and Upper Hill Street; strategic landscaping and earthworks; temporary car parking; surface water drainage and all other ancillary and enabling works, and outline permission for up to 478 units residential units (Class C3); ancillary Class E development of up to 950 sqm of floorspace; strategic landscaping and earthworks; surface water drainage; and all other ancillary infrastructure and enabling site works with means of access to be taken from the connections from Abbotts Lane and Upper Hill Street.

The amendments sought are mainly to address the recent changes to Fire Safety in Residential Blocks, which now requires two cores to be provided in buildings that are classed as relevant buildings (those that are 18 metres in height and above).

Whilst the changes have seen a reduction in the height of 2 residential blocks to plot 3; internal layout changes to the blocks within plots 3 and 4; and the relocation of the car park access to plot 2 and relocation of the egress out onto Upper Hill Street, the number of units proposed, and the positioning of the main access and residential blocks hasn't changed from that previously approved. In order to keep the same number of units, with the alterations made, there has been a slight change to the housing mix in plots 3 and 4.

Amendments have been made during the process of this application following requests made by officers in planning, Urban Design, Conservation and Highways, which have resulted in the egress onto Upper Hill Street being re-instated in a slightly different location to that approved, following its initial removal from the scheme. The amendments also re-instated the Orchard Landscape feature within the scheme which was being reduced as part of the original proposals.

## **BACKGROUND**

The application OUT/2021/3576 was previously considered by Planning Committee in November 2022, where the resolution was to refuse the application for the following reasons:

- (1) the effect of the proposal on the character and appearance of the area;
- (2) the impact of the scheme on traffic and air quality;
- (3) unsatisfactory housing mix that would not deliver family housing;
- (4) whether the approach taken in terms of affordable housing is justified; and
- (5) the effect of the proposal on the living conditions of existing residents

A public inquiry appeal was held in July 2023 which resulted in the appeal being allowed and costs awarded against the Council.

## **KEY FACTS**

<b>Reason for report to committee:</b>	The application has been referred to planning committee due to the number of representations received
<b>Current use of site:</b>	Former Gas Works
<b>Proposed use of site:</b>	Residential with ancillary retail/commercial (Use Class E)
<b>Proposed no of units</b>	690 residential units and 950 sqm commercial floorspace

## **RECOMMENDATION**

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

## **REASON FOR DECISION**

- The proposal has already been established as acceptable in principle.
- The proposed alterations to the scheme are deemed as acceptable minor material amendments and would not significantly alter the scheme to a level that would warrant a refusal of the application.
- The proposal accords with Policies: DS1; DS3; DS4; H1; H2; H3; H4; H6; H9; GE1; GE3; GE4; JE7; DE1; HE2; AC1; AC2; AC3; AC4; AC5; EM1; EM2; EM3; EM4; EM5; EM7 and IM1 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

## **SITE DESCRIPTION**

The application site is the former gas works site which is bounded by Abbotts Lane to the north and west, the ring road to the south-east, and by Upper Hill Street to the southeast. There are significant level changes across the site with the highest point at the east corner at the Abbotts Lane/ Upper Hill Street junction, then dropping down to the south and east.

On Upper Hill Street are a group of locally listed buildings that back directly onto the site which are residential and located opposite the listed St. Osburg's Church. St. Osburg's Primary School is located opposite the site on Upper Hill Street.

The site is immediately adjacent the Spon End and Nauls Mill Conservation Area, the edge boundary of which runs along Abbotts Lane. Abbotts Lane comprises mainly residential properties, other than Britannia Tyres and a vacant commercial premises on the junction with Mill Street.

At the top of Abbotts Lane, the residential properties are of various heights and styles and are raised significantly above street level. At the lower end of Abbotts Lane, near the junction with Mill Street there is a two-storey terrace of residential properties at street level.

The linear park dissects the site and provides connectivity through from Abbotts Lane, under the ring road, to Upper Well Street. Since the determination of the previous application, the site has been fully remediated.

## **APPLICATION PROPOSAL**

The proposed application has been made to make minor material amendments to the approved drawings listed under Condition 5, under hybrid planning application OUT/2021/3576, granted at appeal on 16th October 2023.

As a reminder the approval of application OUT/2021/3576 gave permission for the redevelopment of the site for up to 690 residential units within 7 blocks (which vary between 4 storeys and 21 storeys in height) and up to 950sqm of floorspace within Use Class E.

The previous hybrid application split the site in two, with differing levels of detail for each part. The full part of the approval proposed 212 units to be provided in plots 3 and 4 in which full design details (access, layout, scale, appearance and landscaping), housing mix, and associated infrastructure were approved. The outline part of the application proposed up to 478 dwellings in plots 1 and 2 and provided details only regarding access. All other matters for the outline part such as layout, appearance, scale and landscaping would be reserved matters for later consideration.

Three access/egress points were approved which would serve the development, two from Abbots Lane (which would provide access and egress in and out of the site) and one onto Upper Hill Street (which was to be used as an exit from the development only).

Before running through the minor material amendments being made as part of this submission it is important to highlight that the proposed number of units does not change, with 212 units still proposed in the full section (plots 3 and 4) and 478 units proposed in the outline section (plots 1 and 2). The footprint of the buildings remain in the same location as approved and there are still 3 points of access with 2 off Abbots Lane for access and egress and one onto Upper Hill Street for egress only.

In order to simplify the amendments being made the below splits the changes being made into the full and outline parts of the hybrid approval.

### Full Approval

#### Plot 3

The amendments have been made to this section of the proposed development to accommodate a second staircase within Plot 3A. This is because of recent changes to Fire Safety in Residential Blocks above 18m (relevant buildings). As a result, internal adjustments to the layout of the building have been made to cater for this amendment.

In addition, the revisions have omitted of a floor from the residential blocks within Plot 3A and 3C. Consequently, to replace these units, additional units have been introduced within Plot 3B. Plot 3B has therefore been adjusted internally and 1 lift omitted.

Notwithstanding this amendment, the overall number of units within Plot 3 remains at 124, in accordance with the hybrid approval. The proposed internal changes made to each residential block within plot 3 has resulted in the following accommodation schedule.

Accommodation Mix	Number of Units (xx) = previously approved numbers
1 bed apartments	53 (41)
2 bed apt/townhouses	53 (59)
3 bed apt/townhouses	18 (24)
Total	124 (124)

As well as the main alterations internally and the loss of two floors from different blocks within plot 3 there are some alterations to the façades of the buildings. Due to the internal alterations, bin stores and cycle stores have been relocated meaning that the ground floor façade has altered slightly with doors to those stores now in different locations to that approved.

The upper floors have also had amendments made with the inset balconies on the southeastern elevations of the blocks being omitted and replaced with Juliet balconies.



This has meant an internal increase in the footprint of the units with the large, glazed windows still able to open as and be used as Juliet balconies. The balconies and terraces at the upper floors of the blocks are still retained albeit at a slightly lower height due to the reduction in height of block 3A and 3C.

The other alteration as part of plot 3 sees the relocation of the egress out onto Upper Hill Street. The approved egress out onto Upper Hill Street punched through the existing vegetation and sandstone wall, which in the first iteration of the plans submitted for this application was seen as being removed and a looped access created in the site taking all traffic out onto Abbots Lane. As a result of the looped access the feature orchard landscaped area was significantly reduced. Through the process of the application this was amended to reinstate the landscaped area and bring the vehicular egress back out onto Upper Hill Street. However, instead of removing the main wall and trees the vehicular egress has been proposed further northwards along Upper Hill Street to utilise an existing access into the site itself.

The other alteration to the internal layout of the development is the relocation of the access to the main car park associated with the development which is identified to be located in plot 2. The original location of the access was just off the main access road into the west facing elevation of plot 2. However, this has now been located to the south facing elevation and is located further into the site.

#### Plot 4

It has been explained that the changes to plot 4 have been made to rationalise the floor plans and to improve the apartment layouts, including replacing external deck access with two stair cores, lifts and corridors in plot 4A to allow for changes to Fire Safety in Residential Blocks regulations.

Changes have also been made to the residential blocks because of the site remediation and to ease construction and minimise risks associated with the stability of the boundary sandstone wall along Abbots Lane.

Again, due to the internal changes made within the blocks of plot 4 the unit mix has been altered but again as per plot 3 the number of units remains the same as was previously approved. The proposed accommodation is now as proposed:

Accommodation Mix	Number of Units (xx)=previously approved numbers
1 bed apartments	31 (22)
2 bed apt/townhouses	47 (60)
3 bed apt/townhouses	10 (6)
Total	88 (88)

As well as these main changes there has been architectural design changes. This has meant that sections of the building have seen reduced in height simply by being built at

a lower level than originally proposed. The level issues along Abbotts Lane and the issues associated with the stability of the boundary sandstone wall has led to the omission of some of the private amenity space to properties.

In terms of the external appearance of blocks on plot 4 there has been subtle brick decoration redesign due to changes from an English to a running bond. This has seen the pattern of the brick work on the external facades change.

### Outline Approval

As part of the approval and to support the outline section of the development, parameter plans were approved which gave indicative heights, routes of movement, uses etc.. which, as a result of some of the changes to plot 3 and 4, have been amended to remain consistent with what will now be delivered.

The proposed movement plan has been altered to show the new proposed location of the egress onto Upper Hill Street and the proposed minimum and maximum AOD levels have been updated to reflect the height decreases which have resulted from the loss of floors from Plot 3.

There is also a proposed change to the proposed minimum and maximum AOD levels within plot 2 in the outline section. The proposed height of Plot 2 has been amended along the north-eastern elevation which now steps down to the west, to a maximum height of 113.7m and a minimum height of 104.7m, therefore introducing an additional stepped elevation. In addition, the south-west elevation has an amended proposed maximum height of 111.1m with a minimum of 105.1m, stepping up to 129.1m (as approved).

## **PLANNING HISTORY**

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
OUT/2021/3576	Full planning application for 212 dwellings (Class C3) served via access from Abbotts Lane and Upper Hill Street; strategic landscaping and earthworks; temporary car parking; surface water drainage and all other ancillary and enabling works. Outline planning application for new residential development up to 478 units (Class C3); ancillary Class E development up to 950sqm of floorspace; strategic landscaping and earth works; surface	Refused at Planning Committee 3 <sup>rd</sup> November 2022 and issued 11 <sup>th</sup> November 2022.  Public Inquiry held 4 <sup>th</sup> – 7 <sup>th</sup> July 2023  Appeal Allowed 16 <sup>th</sup> October 2023

	water drainage and all other ancillary infrastructure and enabling site works with means of access to be taken from the connections from Abbots Lane and Upper Hill Street (part of the full application) for consideration; all other matters (layout, appearance, scale and landscaping) reserved for subsequent approval.	
FUL/2021/3298	Operational development/earthworks to facilitate site remediation	Approved 25 <sup>th</sup> May 2022
FUL/2019/3199	Creation of new linear park from Belgrade Plaza to Naul's Mill Park, including upgrades to the existing underpass, the creation of a new water feature using the culverted Radford Brook; central landscape feature in conjunction with outline application ref: OUT/2019/2454) and a new pedestrian route from Abbots Lane to Middleborough Road	Approved 3 <sup>rd</sup> December 2020

## POLICY

### National Policy Guidance

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

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

### Local Policy Guidance

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

Policy DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy

Policy DS4: (Part A) – General Masterplan Principles

Policy H1: Housing Land Requirements

Policy H2: Housing Allocations

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing  
 Policy H6: Affordable Housing  
 Policy H9: Residential Density  
 Policy GE1 Green Infrastructure  
 Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation  
 Policy GE4: Tree Protection  
 Policy 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 AC5: Bus and Rapid Transit  
 Policy EM1: Planning for Climate Change Adaptation  
 Policy EM2: Building Standards  
 Policy EM3 Renewable Energy Generation  
 Policy EM4 Flood Risk Management  
 Policy EM5 Sustainable Drainage Systems (SuDS)  
 Policy EM7 Air Quality  
 Policy IM1: Developer Contributions for Infrastructure

### **Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation**

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

Policy DS1: Overall Development Needs  
 Policy DS3: Sustainable Development Policy  
 Policy DS4: (Part A) – General Masterplan Principles  
 Policy H1: Housing Land Requirements  
 Policy H2: Housing Allocations  
 Policy H3: Provision of New Housing  
 Policy H4: Securing a Mix of Housing  
 Policy H6: Affordable Housing  
 Policy H9: Residential Density  
 Policy GE1 Green Infrastructure  
 Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation  
 Policy GE4: Tree Protection  
 Policy 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 AC5: Bus and Rapid Transit

Policy EM1: Planning for Climate Change Adaptation  
Policy EM2: Building Standards  
Policy EM3 Renewable Energy Generation  
Policy EM4 Flood Risk Management  
Policy EM5 Sustainable Drainage Systems (SuDS)  
Policy EM7 Air Quality  
Policy IM1: Developer Contributions for Infrastructure

**Supplementary Planning Guidance/ Documents (SPG/ SPD):**

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

**CONSULTATION**

**Statutory**

No objections received from:

- HSE – No objections

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

- Highways - No Objection following the amendments received, subject to retention of existing conditions.

**Non-Statutory**

No objections received from:

- West Midlands Fire Service – No objections

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

- Conservation – No Objection following the amendments received, subject to retention of existing conditions
- Urban Design – No Objection following the amendments received, subject to retention of existing conditions
- Ecology – No objections subject to retention of existing conditions.
- Archaeology - No objections subject to retention of existing conditions
- Local Lead Flood Authority - No objections subject to retention of existing conditions
- Environmental Protection - No objections subject to retention of existing conditions.

### **Neighbour consultation**

Immediate neighbours and local councillors have been notified; a site notice was posted on 2<sup>nd</sup> December 2024. A press notice was displayed in the Coventry Telegraph on 28<sup>th</sup> November 2024.

3 letters of objection were received, raising the following material planning considerations:

- All traffic will now enter and exit on a bend opposite the tyre business
- Reduction in green/public open space – Loss of the orchard would lead reduction in biodiversity and lead to increased risk of surface water flooding.
- Stepped elevation to plot 2 would mean further overlooking and loss of daylight/sunlight.
- Air Quality – still an issue
- The number of dwellings will lead to parking and traffic issues in the area and also pose danger to school children.
- Major disruption of neighbour's amenity during construction

Following the submission of amended plans on 17<sup>th</sup> June 2025 neighbours were re-notified on the 18<sup>th</sup> June 2025 and a further 7 letters of objection have been received, raising the following material planning considerations:

- a) Overdevelopment and Density Concerns
- b) Inadequate Parking Provisions
- c) Impact on Local Infrastructure
- d) Architectural Incongruity
- e) Environmental and Ecological Impact
- f) Access opposite the school is a major concern
- g) The reinstatement of the Upper Hill Street exit and relocation of the car park entrance for plot 2 would have negative impacts on the school and local residents
- h) The plans remove some parking spaces so that will lead to increase on street parking in the area
- i) The new entrance to the enclosed car park will almost certainly lead to many more cars exiting by Upper Hill Street when phase 2 is completed.
- j) The new exit onto Upper Hill Street will take away parking spaces and part of the pathway from Upper Hill Street.
- k) The exit is shown at 45 degrees onto Upper Hill Street, not 90 degrees. That could affect visibility of drivers exiting.

Any further comments received will be reported within the late representations document.

### **APPRAISAL**

The main issues in determining this application are whether the minor material amendments made to the scheme are acceptable.

## Principle of development

The principle of development has already been established under the original application OUT/2021/3576 and via the inspector's decision. The proposed minor material alterations to the scheme, have been explained in the application proposal section above and it has been made clear that the number of units, positioning of the blocks and the proposed functioning of the development in terms of access are not being altered. Therefore, issues regarding overdevelopment, density, built form, traffic, congestion, air quality and impact on local infrastructure that have been raised by the objectors are all deemed acceptable as per the inspector's decision.

### Housing Mix

The proposed layout changes made to the residential blocks do result in an alteration to the housing mix approved in the full section of the development. Having highlighted the changes in the mix of plots 3 and 4 above in this report the overall combined mix for both plots would be as follows:

Accommodation Mix	Number of Units (xx)=previously approved numbers	% of units of total (xx)=previously approved %
1 bed apartments	84 (63)	40% (30%)
2 bed apt/townhouses	100 (119)	47% (56%)
3 bed apt/townhouses	28 (30)	13% (14%)
Total	212 (212)	100% (100%)

This change only results in small percentage changes between what was approved and what is being proposed now. 1 beds – 10% increase; 2 beds – 9% decrease and 3 beds – 1% decrease.

Local Plan Policy H4 deals with securing a mix of housing. It sets out in the first instance that the Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city in accordance with the latest Strategic Housing Market Assessment. Secondly, it says that in assessing the housing mix in residential schemes, the Council may take into account circumstances where it may not be appropriate to provide the full range of housing types. These include b) locational issues, such as highly accessible sites within or close to a designated centre where larger homes and low/medium densities may not be appropriate; and c) sites with severe development constraints where housing mix may impact on viability.

The approved mix did not fully meet the desired housing mix nor the desire within the Local Plan context for more larger 3-4 bed properties to be provided. However, the inspector stated that “while I appreciate that there may well be a greater need for larger 3- and 4-bedroom homes in Coventry, that need is citywide. Local Plan Policy H4 does not suggest that this need must be met on all sites; the policy makes specific reference

to balancing house types and sizes across the city. Moreover, the policy accepts that there may be good locational reasons why larger houses may not be appropriate, and sites with severe constraints where housing mix may impact on viability”.

The inspector set out in his decision that optimising the site, which is a highly accessible site due to its location close to the city centre, and in the context of the housing supply situation the Council finds itself, weighed strongly against the provision of larger units and houses with gardens. The contaminated nature of the site, due to its former use, was another point highlighted by the inspector as a reason why family houses with gardens wasn't preferable.

Whilst the situation has changed in terms of the 5-year housing land supply it is still important for housing land supply that this allocated site and the numbers involved are brought forward. The loss of 690 units would be a significant loss from the trajectory.

Taking the above into context, the proposed changes in the housing mix only reduces the amount of 3 beds by 2 (1%) with only 10% changes being made either way within the smaller 1-2 bed units. The changes are considered are therefore seen as acceptable and would be acceptable and would comply with Policy H4 of the Coventry Local Plan 2017.

### **Impact on visual amenity**

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

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

The National Planning Policy Framework, paragraph 135 states that “Planning policies and decisions should ensure that developments:

- 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;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- 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);
- 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.
- 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



- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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

The biggest change to the appearance of the residential blocks would be the reduction in height of blocks 3a and 3c. This proposed change would alter the appearance of the development but would only merely reduce the bulk and scale, which, from the neighbouring objector’s point of view, would be a positive to the development. The other changes to the residential blocks are subtle changes to the elevations which would not have any adverse visual impact. Whilst the omission of the inset balconies would remove an element of light and shade on the elevations there would still be detailing upon the elevations which would retain their quality appearance. The change in the brick detailing to plot 4 from the English to running bond is deemed a more attractive pattern and would improve the appearance of plot 4.

The original submission proposing the changes to the development resulted in the removal of the vehicular egress onto Upper Hill Street but resulted in the deletion of the landscaped orchard feature as an access looping around plot 3 had to be accommodated. The removal of the landscaped feature was seen as a negative impact in terms of visual appearance by the Urban Design officer and Planning Officer and it was requested for it to be reinstated. The only option to reinstate the landscaped area was to delete the loop and reinstate the egress onto Upper Hill Street. However, instead of simply reinstating the vehicular egress back to the location it was approved in, another option was put forward which was seen as beneficial to the visual amenities.

The proposed relocation of the egress onto Upper Hill Street now retains the landscape orchard feature which is seen as a key feature in this area for visual purposes but also for pedestrian connectivity purposes. The new location of the Upper Hill Street vehicular egress is beneficial as it avoids the removal of the existing trees at the boundary of the site and avoids the deletion of a large section of the sandstone wall. The Urban Design Officer welcomes the re-introduction of an egress on to Upper Hill Street and the re-establishment of the green corridor as they will significantly enhance the quality of the response to the southern edge to the development.

The inspector in his conclusion of the character and appearance of the development deemed plots 3 and 4 as “excellent pieces of design, in terms of their arrangement and composition, but also in their detailed resolution”. He continued to say that “given the state of the site as it stands, and so long as the quality of the design was carried through to construction, something that can be addressed by conditions, they would provide a significant uplift to both the character and the appearance of the area”. As the changes

do little to alter the appearance of the development in a negative way the proposed changes are deemed to be acceptable and comply with Policy DE1 of the Coventry Local Plan 2017.

### **Heritage character of the area and Heritage Assets**

Coventry Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

As discussed, the initial proposals removed the egress out onto Upper Hill Street and resulted in the loss of the landscaped orchard feature. This change was deemed detrimental by the Conservation Officer from a heritage perspective as the loss of the landscaped area removed the buffer between the locally listed buildings on Upper Hill Street and the development, affecting its setting. Following the amended plans the Conservation Officer has stated that “The reinstatement of a walkway with orchard will provide an enhancement to the setting of the locally listed building and in essence is a return to the original design which was approved”

In regard to the egress itself the Conservation Officer commented that “the removal of a broken and failing section of modern sandstone wall to create new egress out the site is acceptable and will not cause harm to the character and appearance of the Conservation Area. Also, this proposal will see the protection of the trees that face onto Upper Hill Street, maintaining the status quo, and provide screening of the development to from that section of road.”

The other changes made to the elevations and layouts from a heritage perspective are seen as negligible, which do not dilute the architectural quality of the scheme and therefore are deemed acceptable. The revision to levels in areas has meant that the bases of the buildings address the landscape directly, which is a positive.

The Conservation Officer concluded that it is considered that on balance the new proposals do not cause any greater level of harm than the original submission and in some instances provide enhancement.

Taking into account the above it is considered that the proposed changes to the development would comply with Policy HE2 of the Coventry Local Plan 2017.

### **Impact on residential amenity**

Policy DS3 of the Coventry Local Plan is concerned with creating sustainable development. Policy H3 of the Coventry Local Plan states that new development must provide a high-quality residential environment.

The proposed alterations to the development improve the impact upon the neighbouring resident's amenity as the height of the residential blocks have been lowered. The other

changes to the elevations of the blocks are all minor and do not result in the introduction of new windows where they weren't already approved so do not introduce any more overlooking.

In relation to the comment that the alteration creating the stepped elevation to plot 2 would mean further overlooking and loss of daylight/sunlight, the proposed changes would not provide any vantage points closer to residential properties that haven't already been approved. The distances between the new development and existing residential properties have already been accepted and the new stepped elevation would not result in any further impact than what would be experienced from the approved development.

With regards to the residential amenities/residential environment of the occupiers of the development the units that now form the new housing mix still all meet Nationally Described Space Standards (NDSS).

Whilst there has been the omission of some inset balconies, the space allotted to these inset balconies did not constitute a usable balcony and was simply an extended Juliet balcony. The switch now transfers the space back into the apartment making the apartments larger in footprint but still offering the Juliet balcony when the glazed doors are open.

There has been the loss of some private amenity areas to the rear of units which back onto Abbotts Lane as a result of external and internal level differences behind the existing sandstone wall, which only came to light following the remediation works that have been undertaken since the approval and the further surveys that followed. Whilst the loss of these private amenity areas is not ideal the areas due to level differences wouldn't be able to be utilised. Within the appeal decision the inspector stated that the private amenity spaces need to be viewed in the context of a high-density scheme, and a site that is contaminated. The inspector in reference to the open space stated the following: "There is communal space proposed on the site, and a linear park. Moreover, Naul's Mill Park, with its excellent children's play facilities are a very short walk away. For a site on the boundary of the city centre, with all the advantages that it has in terms of accessibility, I consider the provision for open space to be generous".

Taking into account the above and the inspectors conclusions on the open space provision it is considered that the impact of the changes is minimal and there would be sufficient open space, private and public, within the development to cater for the occupiers.

Taking into account the above it is considered that the proposed amendments to the scheme would not impact upon residential amenity and comply with Policy DS3 and H3 of the Coventry Local Plan 2017.

## Highway considerations

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

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

With regards to issues of access, the development doesn't alter how it functions, with the two accesses out onto Abbots Lane used for entering and exiting the site and one egress out onto Upper Hill Street for exit only. As previously stated, the original submission proposed changes to the approved development which resulted in the removal of the egress out onto Upper Hill Street but also involved the deletion of the landscaped orchard. This arrangement was met with a highway objection as it resulted in the loss of a pedestrian and cyclist-friendly environment within the development and it was requested that this was reinstated. The amendments reinstated the egress out onto Upper Hill Street but moved it slightly north-westwards towards an existing vehicle crossover. The highways officer has stated that "the slight relocation allows the exit to be on a wider section of Upper Hill Street, further away from the school entrance opposite and it would encourage all vehicles to exit in the direction of Abbots Lane and Barras Lane and therefore all in all, it is a significant improvement over the previous arrangement and one that the LHA fully supports".

Whilst the highway officer is supportive of the relocated access it has been highlighted by them that there would be the need for additional details around the Upper Hill Street egress to direct drivers to approach the highway at 90 degrees. This would be a simple surface demarcation that can be picked up in the hard and soft landscaping condition that exists on the approval.

Further to this it has been indicated that there should be a traffic management plan (TMP) secured by condition, which doesn't exist at present. This would be to ensure that the functioning of the development is suitably managed and that only users of the car parking spaces on the southwest side of plot 3 and refuse/emergency vehicles are permitted to egress onto Upper Hill Street. The plan could possibly include proposed signage, or

bollards/barriers to control access. This proposed condition would be seen as an improved scenario for the development and resolve concerns that residents have raised.

Parking provision should accord with the standard expressed in Appendix 5 unless it has been clearly demonstrated that the site is in a highly accessible location where transport, by means other than the private car, is a realistic alternative. In that respect lower levels of provision may be considered acceptable where the site is in close proximity to the City Centre, a train station, a high-quality rapid transport route or other public transport interchange and where there is a package of measures (proportionate to the scale of development) to enable sustainable means of transport. Any variation from the maximum standard must be fully justified by supporting evidence.

There has been a small alteration to the location of parking spaces within plots 3 and 4, however, it has resulted in 29 spaces being proposed, one more space than previously approved, which is an acceptable change. The proposed access relocation also now allows the on-street parking on Upper Hill Street to be maintained as the access no longer punches out through the existing layby and now utilises an existing dropped kerb and access to the site instead.

The other alteration being made to the proposal in relation to parking provision is the removal of Parameter Plans 10 (Temporary Car Parking Strategy) and 11 (End Car Parking Strategy). The applicant has opted to do this due to the recognition the Planning Inspector gave in the appeal, that car parking provision with Plots 1 and 2 will be a subject for discussion with the future Reserved Matters planning applications.

It is important in this instance to refer to the appeal decision. The inspector highlighted that the site being on the edge of the city centre is a very well-connected site in terms of public transport, walking and cycling. The inspector referred to the site as “an ideal candidate for a ‘car free’ development that provides the absolute minimum amount of car parking” and then indicated that “providing the level of car parking proposed seems to me to provide an incentive for residents of the scheme to run a car despite the city centre location, and the accessibility of the site, thereby adding to the amount of parking on adjoining streets, alongside traffic on local roads, and in the Air Quality Management Area”. The inspector nonetheless made an assessment on the parking provision of the site and referenced the introduction of a residents parking zone in the adjoining streets, which would exclude residents of the proposals, and concluded that “In that overall context, I see no difficulties arising from the scheme in car parking terms”. Considering the inspectors views on the parking provision of the site, and the minimal changes the layout and provision of parking this aspect would be acceptable and comply with Policy AC3 of the Coventry Local Plan 2017

Taking into account the above it is considered that the proposed changes would comply with Policies AC3 and AC4 of the Coventry Local Plan 2017.

## **Other Considerations**

The main reason for the submission of this application is due to the recent changes to Building Regulations and Fire Safety in Residential Blocks above 18m (relevant buildings) in which two cores are required. The proposals were accompanied by a Fire Statement Form in which the HSE and WMFS were consulted. The HSE are content with the proposals so therefore the proposals in relation to fire safety are acceptable.

With regards to flood risk, contaminated land, air quality, ecology and trees the proposed changes to the development do not have any further impact and the approved conditions would still be sufficient and relate to the consultee's original no objections subject to conditions comments.

The approved S106 agreement providing contributions and obligations will remain unchanged and as agreed.

## **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:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- 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 principle of the development is already established via OUT/2021/3576 and the proposed changes to the approved development do not impact any further upon the character and appearance, neighbouring, amenities nor highway safety and therefore are deemed acceptable. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1; DS3; DS4; H1; H2; H3; H4; H6; H9; GE1; GE3; GE4; JE7; DE1; HE2; AC1; AC2; AC3; AC4; AC5; EM1; EM2; EM3; EM4; EM5; EM7 and IM1 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

## CONDITIONS/REASONS

<b>1.</b>	The development to which the FULL planning permission relates must not be begun later than the expiration of three years from the 16 <sup>th</sup> October 2023
<b>Reason</b>	<i>To conform with Sections 73 &amp; 91 of the Town and Country Planning Act 1990 (as amended)</i>
<b>2.</b>	Application for approval of the reserved matters specified in condition 4 below associated with the development for which OUTLINE planning permission is hereby granted must be made to the local planning authority before the expiration of five years from 16 <sup>th</sup> October 2023.
<b>Reason</b>	<i>To conform with Sections 73 &amp; 91 of the Town and Country Planning Act 1990 (as amended)</i>
<b>3.</b>	The development for which OUTLINE planning permission is hereby granted, referred to in condition 2 above, must be begun not later than two years from the final approval of reserved matters or, in the case of approvals on different dates, the final approval of the last such matter to be approved for that phase.
<b>Reason</b>	<i>To conform with Sections 73 &amp; 91 of the Town and Country Planning Act 1990 (as amended)</i>
<b>4.</b>	Details of the reserved matters associated with the grant of OUTLINE planning permission namely a) scale; b) layout; c) appearance; and d) landscaping, shall be submitted to and approved in writing by the local planning authority before any part of the development covered by the grant of OUTLINE permission commences and shall be implemented in the form approved.
<b>Reason</b>	<i>To conform with Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015</i>
<b>5.</b>	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> <li>• 2298-GHA-ZZ-ZZ-DR-A-(10)0001_P02 – Proposed Site Location Plan</li> <li>• 2298-GHA-ZZ-ZZ-DR-A-(10)0002_P04 – Proposed Site Plan</li> <li>• 2298-GHA-ZZ-ZZ-DR-A-(10)0003_P01 – Existing Site Plan</li> <li>• <u>Full Permission</u> <ul style="list-style-type: none"> <li>• 2298-GHA-Z3-00-DR-A-(05)0300_P04 – Plot 3 L00 Ground</li> <li>• 2298-GHA-Z3-00-DR-A-(05)0500_P02 – Plot 03 L00 Ground Context</li> <li>• 2298-GHA-Z3-01-DR-A-(05)0301_P04 – Plot 3 First Floor Layout</li> <li>• 2298-GHA-Z3-02-DR-A-(05)0302_P04 – Plot 3 L02-L03</li> </ul> </li> </ul>

- 2298-GHA-Z3-02-DR-A-(05)0304\_P04 – Plot 03 L04
- 2298-GHA-Z3-05-DR-A-(05)0305\_P04 – Plot 3 Fifth Floor Layout
- 2298-GHA-Z3-06-DR-A-(05)0306\_P04 – Plot 03 L06-L07
- 2298-GHA-Z3-07-DR-A-(05)0307\_P03 – Plot 3 Seventh Floor Layout
- 2298-GHA-Z3-08-DR-A-(05)0308\_P04 – Plot 3 Eighth Floor Layout
- 2298-GHA-Z3-09-DR-A-(05)0309\_P04 – Plot 3 Ninth Floor Layout
- 2298-GHA-Z3-11-DR-A-(05)0311\_P03 – Plot 3 Rooftop Layout
- 2298-GHA-Z3-ZZ-DR-A-(05)0600\_P02 – Plot 3a Bay Study 01
- 2298-GHA-Z3-ZZ-DR-A-(05)0601\_P03 – Plot 3a Bay Study 02
- 2298-GHA-Z3-ZZ-DR-A-(05)0602\_P02 – Plot 3b Bay Study 01
- 2298-GHA-Z3-ZZ-DR-A-(05)0603\_P02 – Plot 3D (link) Bay Study 01
- 2298-GHA-Z3-ZZ-DR-A-(05)0605\_P02 – Plot 3D (link) Bay Study 02
- 2298-GHA-Z3-ZZ-DR-A-(05)0606\_P03 – Plot 3C Bay Study 01
- 2298-GHA-Z3-ZZ-DR-A-(05)1200\_P03 – Plot 3 – Elevations 1 of 2
- 2298-GHA-Z3-ZZ-DR-A-(05)1201\_P03 – Plot 3 – Elevations 2 of 2
- 2298-GHA-Z3-ZZ-DR-A-(05)1300\_P03 – Plot 3 – Site Sections A-A and B-B
- 2298-GHA-Z3-ZZ-DR-A-(05)1301\_P03 – Plot 3 – Site Sections C-C and D-D
- 2298-GHA-Z3-ZZ-DR-A-(05)1302\_P03 – Plot 3 – Site Sections E-E and F-F
- 2298-GHA-Z3-ZZ-DR-A-(05)1303\_P03 – Plot 3 – Site Sections G-G and H-H
- 2493.1001 P4 Plot 4 – Proposed GF Plan (Level 0)
- 2493.1002 P4 Plot 4 – Proposed 1st Floor Plan
- 2493.1003 P4 Plot 4 – Proposed 2nd Floor Plan
- 2493.1004 P4 Plot 4 – Proposed 3rd Floor Plan
- 2493.1005 P4 Plot 4 – Proposed 4th Floor Plan
- 2493.1006 P4 Plot 4 – Proposed 5th Floor Plan
- 2493.1007 P3 Plot 4 – Proposed Roof Plan
- 2493.1200 P1 Plot 4 – Proposed Boundary Wall Condition
- 2493.2001 P3 Plot 4 – Abbots Lane Elevation
- 2493.2002 P3 Plot 4 – Radford Brook Park Elevation
- 2493.2003 P3 Plot 4 – New Gas Street Elevation
- 2493.2004 P3 Plot 4 – Gable Elevation
- 2493.2005 P3 Plot 4 – Courtyard Elevation (1 of 3)
- 2493.2006 P3 Plot 4 – Courtyard Elevation (2 of 3)
- 2493.2007 P4 Plot 4 – Courtyard Elevation (3 of 3)
- 2493.2101 P2 – Bay Study A
- 2493.2102 P2 – Bay Study B
- 2493.2103 P3 – Bay Study C
- 2493.2104 P2 – Bay Study D
- 2493.2105 P3 – Bay Study E



- 2493.3001 P2 Plot 4 – Section A-A
- 2493.3002 P2 Plot 4 – Section B-B
- 2493.3003 P3 Plot 4 – Section C-C
- 2493.4001 1B2P Apartment Type
- 2493.4020 2B4P Apartment Type
- 2493.4022 2B4P Apartment Type
- 2493.4030 2B5P Apartment Type
- 2493.4040 2B4P Townhouse Type A
- 2493.4044 3B6P Townhouse
- 2298-GHA-ZZ-00-DR-A-(05)0100\_P08 – Site Wide GF GA
- 2298-GHA-ZZ-01-DR-A-(05)0101\_P03 – Site Wide L1 GA
- 2298-GHA-ZZ-02-DR-A-(05)0102\_P03 – Site Wide L2 GA,
- 2298-GHA-ZZ-03-DR-A-(05)0103\_P03 – Site Wide L3 GA
- 2298-GHA-ZZ-04-DR-A-(05)0104\_P03 – Site Wide L4 GA
- 2298-GHA-ZZ-05-DR-A-(05)0105\_P02 – Site Wide L5 GA
- 2298-GHA-ZZ-06-DR-A-(05)0106\_P02 – Site Wide L6 GA
- 2298-GHA-ZZ-07-DR-A-(05)0107\_P02 – Site Wide L7 GA
- 2298-GHA-ZZ-07-DR-A-(05)0108\_P01 – Site Wide L8 GA
- 2298-GHA-ZZ-07-DR-A-(05)0109\_P01 – Site Wide L9 GA
- 2298-GHA-ZZ-07-DR-A-(05)0110\_P01 – Site Wide L10 GA
- 2298-GHA-ZZ-07-DR-A-(05)0111\_P01 – Site Wide L11 GA
- 2298-GHA-ZZ-07-DR-A-(05)0112\_P01 – Site Wide L12 GA
- 2298-GHA-ZZ-07-DR-A-(05)0113\_P01 – Site Wide L13 GA
- 2298-GHA-ZZ-14-DR-A-(05)0114\_P02 – Site Wide L14-L18 GA
- 2298-GHA-ZZ-19-DR-A-(05)0119\_P01 – Site Wide L19 Roof GA
- 2298-GHA-ZZ-19-DR-A-(05)0121\_P02 – Site Wide L21 Roof GA
- 2298-GHA-ZZ-B1-DR-A-(05)0099\_P01 – Site Wide B1 GA
- 2298-GHA-ZZ-B2-DR-A-(05)0098\_P01 – Site Wide B2 GA Plan
- 2298-GHA-ZZ-ZZ-DR-A-(05)0400\_P02 – Site Section A-A
- 2298-GHA-ZZ-ZZ-DR-A-(05)0401\_P03 – Site Section B-B
- 2298-GHA-ZZ-ZZ-DR-A-(05)0402\_P01 – Site Section C-C
- 2298-GHA-ZZ-ZZ-DR-A-(05)0403\_P03 – Site Section D-D
- Outline Permission
  - 2298-GHA-ZZ-ZZ-DR-A-(05)0001\_P04 – Parameter Plan 01 – Phasing & Plot Plan
  - 2298-GHA-ZZ-ZZ-DR-A-(05)0002\_P01 – Parameter Plan 02 – Existing Site Plan
  - 2298-GHA-ZZ-ZZ-DR-A-(05)0003\_P04 – Parameter Plan 03 – Proposed Uses B2 Level Plan
  - 2298-GHA-ZZ-ZZ-DR-A-(05)0004\_P04 – Parameter Plan 04 – Proposed Uses B1 Level Plan
  - 2298-GHA-ZZ-ZZ-DR-A-(05)0005\_P04 – Parameter Plan 05 – Proposed Uses GF Level Plan

	<ul style="list-style-type: none"> <li>• 2298-GHA-ZZ-ZZ-DR-A-(05)0006_P04 – Parameter Plan 06 – Limits of Deviation</li> <li>• 2298-GHA-ZZ-ZZ-DR-A-(05)0007_P06 – Parameter Plan 07 – Min + Max AOD Levels</li> <li>• 2298-GHA-ZZ-ZZ-DR-A-(05)0008_P04 – Parameter Plan 08 – Public Realm Phasing Plan</li> <li>• 2298-GHA-ZZ-ZZ-DR-A-(05)0009_P05 – Parameter Plan 09 – Proposed Movement Plan</li> </ul>
<b>Reason</b>	<i>For the avoidance of doubt and in the interests of proper planning.</i>
<b>6.</b>	The details to be submitted in pursuance of approval under condition 4 above shall accord with the principles set out in the Abbots Park Design Code Revision 2 dated September 2022.
<b>Reason</b>	<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 2017 and the emerging Local Plan</i>
<b>7.</b>	No development shall commence on either the FULL or OUTLINE elements of the scheme unless and until full details of the colour, finish, and texture of all materials to be used on all external surfaces of the various buildings and structures (including the façade artwork detail), in the particular phase of development under consideration, together with details of the windows, doors, balconies, and rainwater goods, and samples of the facing materials and roof coverings for that phase, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
<b>Reason</b>	<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 2017 and the emerging Local Plan</i>
<b>8.</b>	No development shall commence of the FULL element until a hard and soft landscaping scheme, including a full planting schedule specifying species, location, number, density, height, and eventual spread and the location of grassed areas (turfed or seeded), the depth of topsoil where necessary and an implementation timetable. The scheme should also include details of the Green Roofs proposed. The landscaping scheme shall be implemented in accordance with the approved details and retained and maintained as such thereafter. In the event that any trees or plants that formed part of the approved landscaping scheme die, are removed, or become diseased, within ten years after their planting, they shall be replaced in the next planting season with others of similar size and species

<b>Reason</b>	<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 2017 and the emerging Local Plan</i>
<b>9.</b>	Details of the landscaping for each phase of the development submitted in pursuance of condition 4 shall include a phasing scheme for its implementation. The landscaping shall be implemented in accordance with the approved phasing scheme.
<b>Reason</b>	<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 2017 and the emerging Local Plan</i>
<b>10.</b>	No external lighting in any phase of the development, including roadway and pathway lighting shall be erected or installed until full details of the type, design and location of the lighting columns, fixtures, and fittings, together with their associated angle, fall, spread, and intensity, for the phase of the development under consideration has been submitted to and approved in writing by the local planning authority. External lighting shall be implemented in accordance with the approved details and retained as such thereafter.
<b>Reason</b>	<i>To ensure a satisfactory residential environment of the adjoining occupiers and for the future occupiers of the residential accommodation in accordance with Policy H3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>11.</b>	<p>1) Before development commences on any phase of the development, the following drainage details for the phase of the development under consideration shall be submitted to and approved in writing by the local planning authority:</p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>a) the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance. This 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: general below ground attenuation, aimed solely at managing the quantity of water on site (preference should be given to localised cellular storage unless there is no possible mechanism for doing so); water quality control medium(s) 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 them should be clearly stated – all in accordance with Coventry City Council's SPD: Delivering a more Sustainable City;</p>

	<p>b) a detailed strategy document must be submitted to, and approved in writing by, the local planning authority for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on the site. It should also mention any notable Health and Safety or specialist training, and any special equipment required as part of the routing maintenance;</p> <p>c) development discharge rates to be managed to Qbar greenfield rates or 5 l/s, whichever is the greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA;</p> <p>d) a 5 metre way-leave must be provided from the top bank of any ordinary watercourse to the building line;</p> <p>e) evidence to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include a demonstration of how the building will be protected in such an event;</p> <p>f) provision must be made for the drainage of the site to ensure that there is no discharge of surface water to the public highway;</p> <p>g) where new or redevelopment site levels result in the severance, diversion, or the reception of natural or engineered drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows for discharge by a method first approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.</p>
<b>Reason</b>	<i>To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2017, the emerging Local Plan and Coventry City Council's adopted Supplementary Planning Document for Delivering a More Sustainable City.</i>
<b>12.</b>	No development shall commence under the terms of the permission granted herein until the remediation strategy permitted under ref.FUL/2021/3298 has been completed in full accordance with the approved details and associated conditions.
<b>Reason</b>	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
<b>13.</b>	Before development commences on any phase of the development, a Construction Management Plan (CMP) for the phase under consideration shall be submitted to and approved in writing by the local planning authority. The CMP shall include details of a designated point of contact within the site, and associated contact details; hours of working; delivery timings; the parking of vehicles by site operatives and visitors; the delivery access point; the loading and unloading of plant and materials; the anticipated size and frequency of vehicles moving to and from the site; the storage of plant and materials to be used in the construction of the development; the erection and subsequent

	<p>maintenance of a security hoarding including decorative displays and facilities for public viewing, where appropriate; wheel-washing facilities and other measures to ensure that any vehicle, plant, or equipment leaving the site does not carry mud or deposit other materials on the public highway; measures to control the emission of dust and dirt during demolition and construction; measures to control any asbestos present; measures to minimise noise disturbance to neighbouring properties during demolition and construction; details of any piling together with details of how any associated vibration will be monitored and controlled; and a scheme for the recycling/disposal of waste resulting from demolition and construction. Development shall be carried out in accordance with the approved CMP.</p>
<b>Reason</b>	<p><i>To protect the amenity of the occupiers of neighbouring residential occupiers in accordance with Policy EM7 of the Coventry Local Plan 2017 and the emerging Local Plan</i></p>
<b>14.</b>	<p>No development shall commence under the terms of the permission granted herein until the archaeological remediation and mitigation strategy permitted under ref.FUL/2021/3298 has been completed in full accordance with the approved details and associated conditions. unless the local planning authority gives its written consent to an alternative approach.</p>
<b>Reason</b>	<p><i>To comply with paragraphs 194 and 205 of the National Planning Policy Framework and Policy HE2 of the Coventry Local Plan 2017 and the emerging Local Plan in order to ensure any remains of archaeological importance, which help to increase our understanding of the City's historical development are recorded, preserved and protected in the most appropriate manner, where applicable, before development commences. This may mean the preservation of archaeological evidence in situ or by means of a comprehensive record and the creation of a permanent archive, to advance public understanding.</i></p>
<b>15.</b>	<p>Before development commences on any phase of the development, a Construction Environmental Management Plan (CEMP) for the phase under consideration shall be submitted to and approved in writing by the local planning authority. The CEMP shall include: a risk assessment of any potentially damaging construction activities; identification of biodiversity protection zones (for example buffers to trees and hedges or to protected wildlife habitat); practical measures (both physical measures and sensitive working practices such as protective fencing, exclusion barriers, and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within canopy and root protection areas for hedgerows and/or protected trees); the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular); the times during construction when specialist ecologists need to be present on site to oversee works (as required); responsible persons and lines of communication; and the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as</p>

	necessary). Development shall be carried out in accordance with the approved CEMP.
<b>Reason</b>	<i>To protect the amenity of the occupiers of neighbouring residential occupiers in accordance with Policy EM7 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
<b>16.</b>	Prior to first occupation of any phase of the development permitted herein, a Landscape and Ecological Management Plan (LEMP) for that phase shall be submitted to and approved in writing by the local planning authority. The LEMP shall include; a description and evaluation of features to be managed; ecological trends and constraints on site that might influence management; aims and objectives of management, including mitigation and enhancement for species identified on site; appropriate management options for achieving aims and objectives; prescriptions for management actions; preparation of a work schedule (including and annual work plan capable of being rolled forward over a ten year period); details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation; ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met. The LEMP shall be implemented in accordance with the approved details within three months of first occupation of the phase of development to which it relates.
<b>Reason</b>	<i>In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
<b>17.</b>	Prior to first occupation of any phase of the development permitted herein, details of the biodiversity enhancements for that phase of the development shall be submitted to and approved in writing by the local planning authority. These should include: areas of biodiverse/biosolar roofs; wildlife friendly landscaping; areas of vertical greening; a diverse mix of native species; bat boxes; a range of nesting boxes; and invertebrate habitat features. Installation shall take place in accordance with the approved details before the relevant phase of the development is first occupied and retained in their approved form thereafter.
<b>Reason</b>	<i>In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
<b>18.</b>	Prior to the first occupation of any phase of the development permitted herein, details of the cycle parking facilities (whether internal or external) relating to the phase under consideration, including a timetable for its provision, shall be submitted to and approved in writing by the local planning authority. The cycle parking facilities shall be provided in accordance with the approved details and retained as such thereafter.

<b>Reason</b>	<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 2017 and the emerging Local Plan</i>
<b>19.</b>	Prior to first occupation of any phase of the development permitted herein, details of the waste management provision, and a refuse strategy, including a timetable for implementation, for the phase under consideration, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.
<b>Reason</b>	<i>To safeguard the amenities of future occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>20.</b>	Prior to first occupation of any phase of the development permitted herein, an Estate Management Plan (EMP) for the phase under consideration, including details of long-term management responsibilities, maintenance schedules, access control systems, and CCTV, shall be submitted to and approved in writing by the local planning authority. NO phase shall be occupied until the EMP for that phase has been implemented in full and estate management shall continue thereafter in accordance with the approved EMP.
<b>Reason</b>	<i>To safeguard the amenities of future occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
<b>21.</b>	Before development commences on any phase of the development, a Sustainable Building Statement (SBS) relating to the phase under consideration, demonstrating how the requirements of Local Plan Policy EM2 (Building Standards) have been met, shall be submitted to and approved in writing by the local planning authority. The phase under consideration shall not be occupied until the SBS has been fully implemented in accordance with the approved details. The measures in the SBS shall be retained thereafter.
<b>Reason</b>	<i>To comply with the provisions of the NPPF and in accordance with Policy EM2 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
<b>22.</b>	Before development commences on any phase of the development permitted herein, a Local Labour and Business Strategy (LLBS) shall be submitted to and approved in writing by the local planning authority. The LLBS shall incorporate measures to promote employment opportunities arising from the development, to encourage job applications from residents of Coventry, and measures to promote opportunities for local businesses to gain contracts associated with the construction of the development. Development shall be carried out in accordance with the approved LLBS.

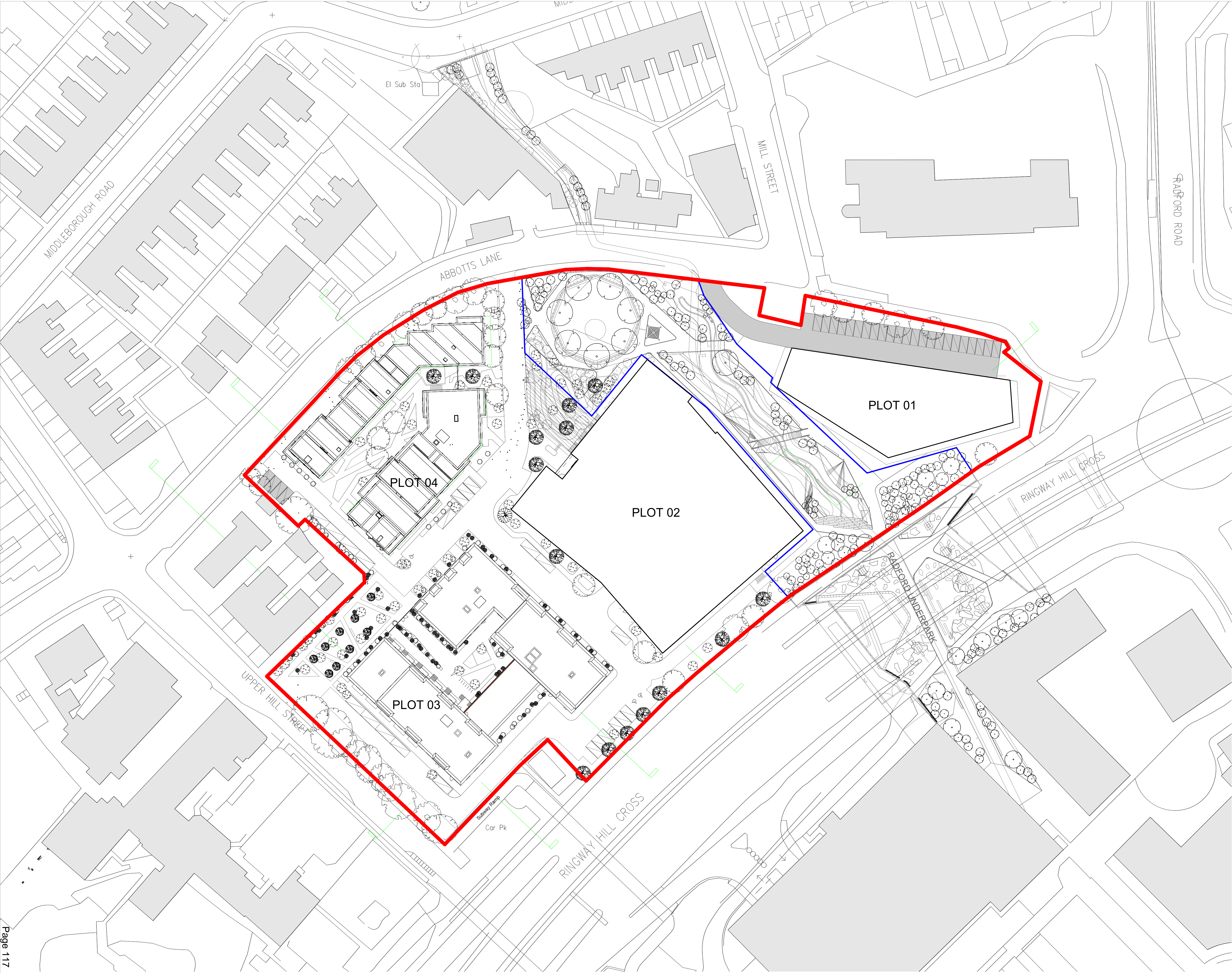
<b>Reason</b>	<i>In order to contribute to the local economy and local residents in need of employment and in accordance with the principles within policy JE7 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
<b>23.</b>	Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and/or the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended) or any statutory instrument amending, revoking and/or replacing that Order, the Class E uses approved herein shall not include Class E(g)(ii) Research and Development of Products or Processes; or Class E(g)(iii) Industrial Processes.
<b>Reason</b>	<i>To ensure that the site is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties and in the visual interests of the locality in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>24.</b>	The Class E uses approved herein shall not exceed 950 sqm in gross internal area
<b>Reason</b>	<i>The granting of an unrestricted planning permission could have a significant impact on the vitality and viability of existing shopping centres as set out in Policy R3 of the Coventry Local Plan 2017</i>
<b>25.</b>	Prior to first occupation of any phase of the development permitted herein (excluding anything already permitted under ref.FUL/2021/3298), an Arboricultural Method Statement relating to the phase under consideration shall be submitted to and approved in writing by the local planning authority. This shall include details of the methodology for carrying out a hand dug exploratory trench/pit within a root protection area without causing damage to roots greater than 25mm in diameter, contingency plans should roots be discovered in the exploratory trench/pit, design of foundations to respect a 200-300mm air void located between the existing ground level and the lower surface level of suspended foundation floors, and full tree protection details. Development on each phase shall be carried out in accordance with the approved details.
<b>Reason</b>	<i>In the interests of the visual amenities and natural environment of the area in accordance with Policies GE3, GE4, EM1 and DS3 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
<b>26.</b>	No development shall commence until a site-wide phasing programme has been submitted to and approved in writing by the local planning authority. This shall include: details of the precise location and extent of individual development phases; the extent of development within each phase and a description of the intended timing of development and completion dates for each phase;



	permanent and temporary access arrangements to serve each phase of the development; any interim surface or boundary details relating to each phase of the development; and the timings for provision of green infrastructure and footpath/cycle routes within each phase. Development shall be carried out in accordance with the approved site-wide phasing programme.
<b>Reason</b>	<i>To ensure the satisfactory development of the site in the interest of visual amenities in accordance with Policy DE1 of the Local Plan 2017 and the emerging Local Plan</i>
<b>27.</b>	No works shall be carried out to the existing sandstone wall unless and until a method statement showing the extent of the works to be carried out to it, the ways in which the work will be undertaken, and details of repairs/replacement has been submitted to and approved in writing by the local planning authority. The works to the wall shall be carried out in accordance with the approved details
<b>Reason</b>	<i>To ensure that the development has a satisfactory external appearance in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
<b>28.</b>	Prior to the formation of the access out onto Upper Hill Street details of a vehicular traffic management scheme for the development shall be submitted to and agreed in writing by the Local Planning Authority. Any means of traffic control within that management scheme shall be implemented and working order prior to the first occupation. The measures implemented shall not be removed or altered in any other way.
<b>Reason</b>	<i>To ensure the satisfactory functioning of the development and to for the purposes of highway safety in accordance with policy DE1 and AC3 of the Local Plan 2017 and the emerging Local Plan</i>

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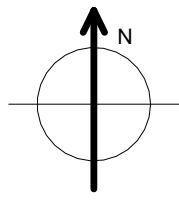




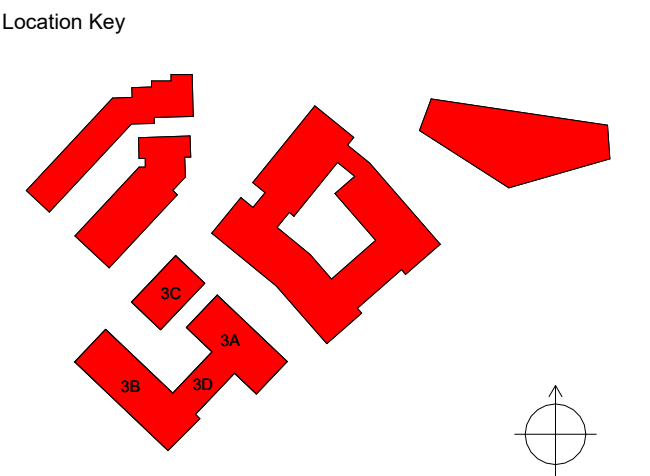
Notes & Key

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- KEY
- Site Ownership Boundary
  - Other Land under control of the applicant
  - Existing Buildings
  - +XX External Levels



Revisions				
Date	Rev	By	Description	
30/11/2021	P01	MJW	Issued for Planning.	
25/04/2022	P02	MJW	Revised planning submission following meetings with CCC.	
27/08/2024	P03	MK	S73 Issue	
04/06/2025	P04	MK	Landscape Update	



## PLANNING

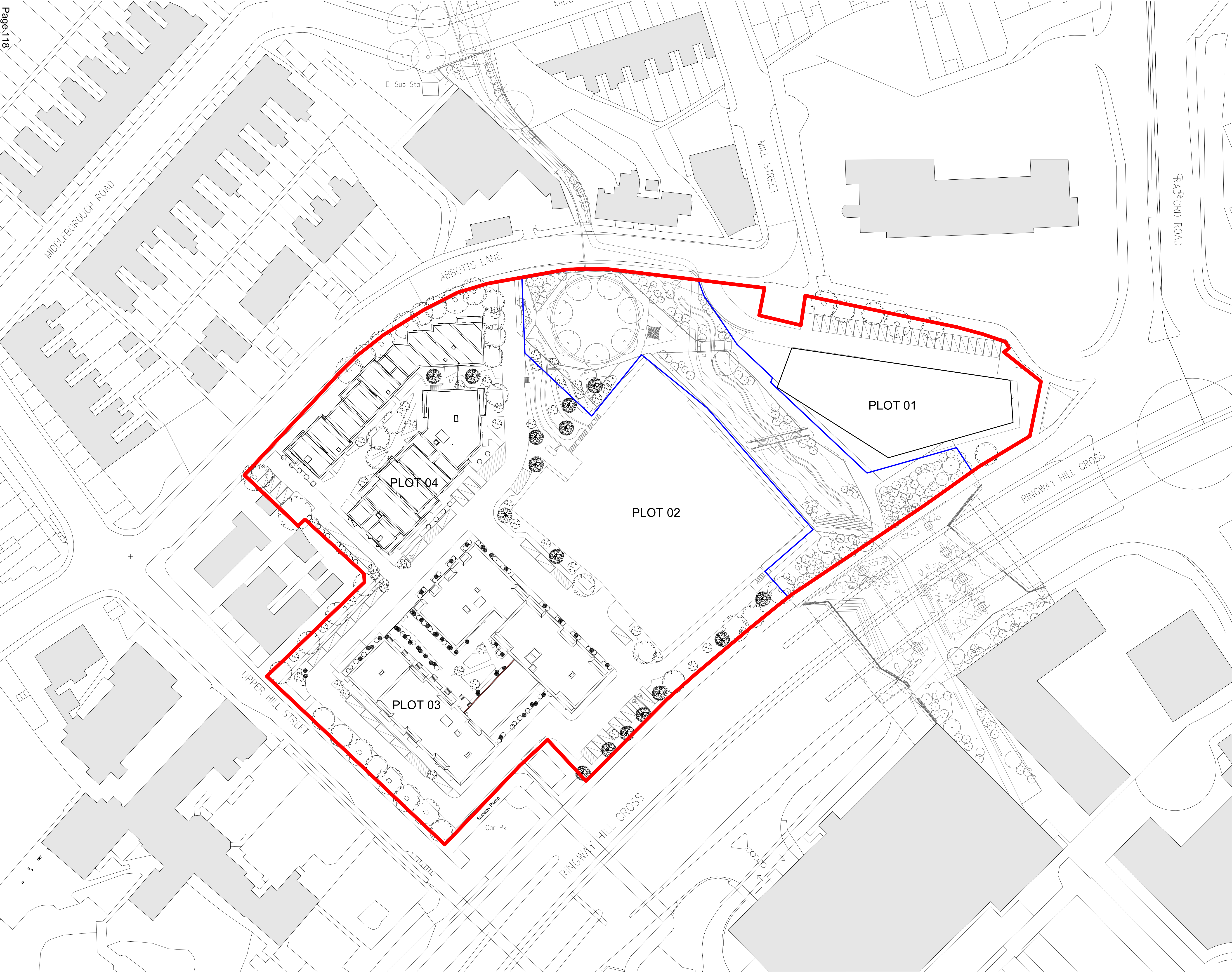
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Abbotts Lane	2298
Client	
CDP	

Drawing Title	
Proposed Site Plan	
Drawing No.	Revision
2298-HWS-ZZ-ZZ-DR-A-(10)0002	P04

Scale	Date	Checked
Scale - 1 : 500@A1	SEP.21	JP

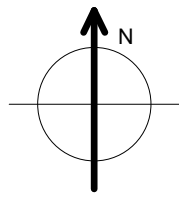
**Glenn Howells Architects**  
Birmingham London glennhowells.co.uk



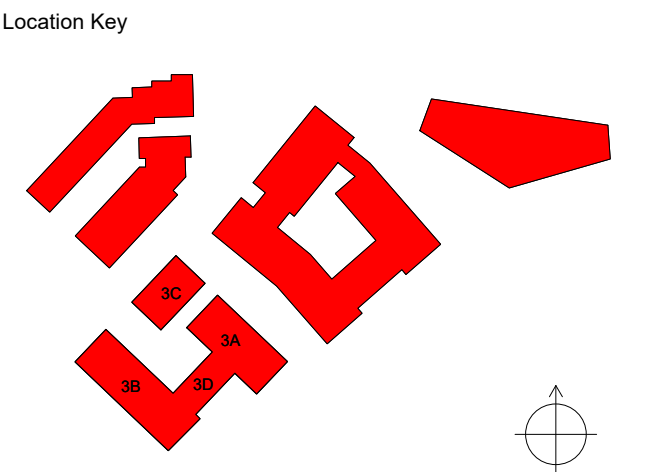


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## PLANNING

Project	GHA No.
Abbotts Lane	2298
Client	
CDP	

Drawing Title	
Proposed Site Plan	
Drawing No.	Revision
2298-HWS-ZZ-ZZ-DR-A-(10)0002	P03

Scale	Date	Checked
Scale - 1 : 500@A1	SEP.21	JP





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- KEY**
- Site Boundary Line
  - 1 Bedroom Apartments
  - 2 Bedroom Apartments
  - 3 Bedroom Apartments
  - Townhouses

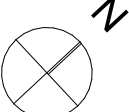
P4	Planning Issue for NMA	19/06/2024
RevID	Change Description	Issue Date
Revisions		

**2493. Plot 4 - Abbotts Lane  
Coventry**

**Plot 4 - Proposed 4th Floor Plan**

drawing	revision	status
2493.1005	P4	PLANNING
scale	drch	ID/ID
1:150 @ A1		

3 May Street, Birmingham, B3 1UD  
0121 233 1818  
mail@bpnarchitects.co.uk  
www.bpnarchitects.co.uk



Key

Light Shade Facing Brick

- 1 Red brick facade in Running Bond with light buff mortar;
- 1a Red brick soldier coursing with light buff mortar to all gabled ends;
- 1b 15mm projecting red bricks to form bespoke weave-like pattern;
- 1c Red brick soldier coursing with light buff mortar to window / door heads;

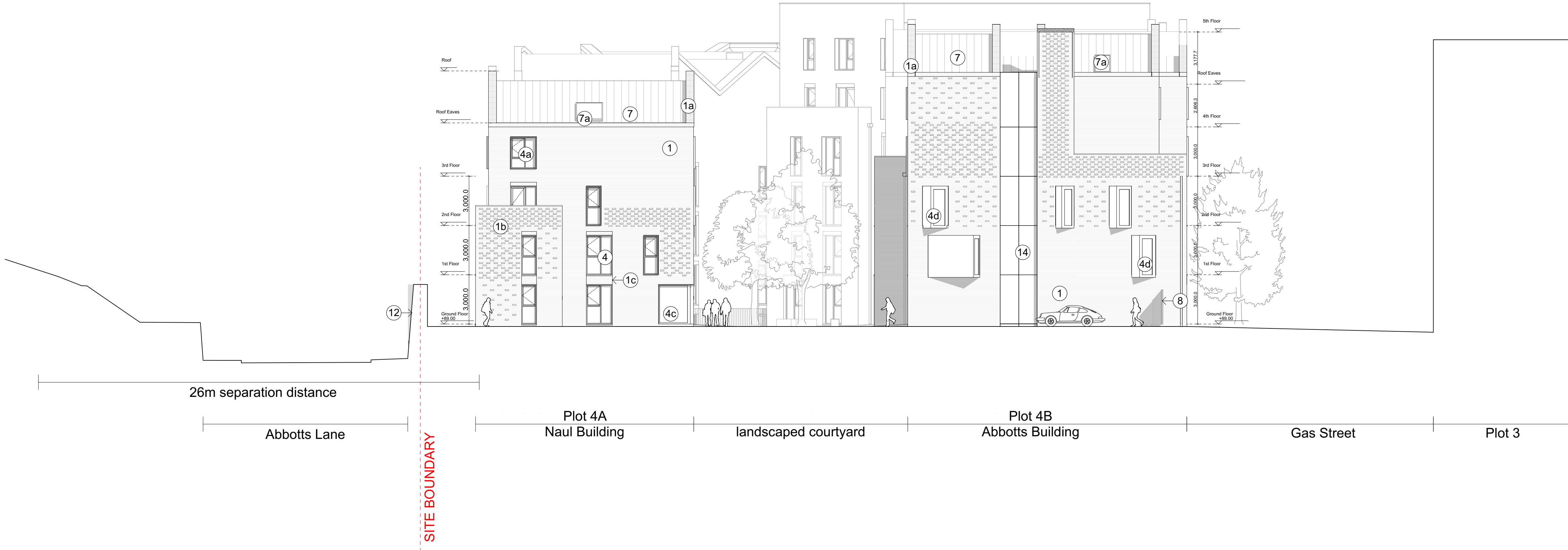
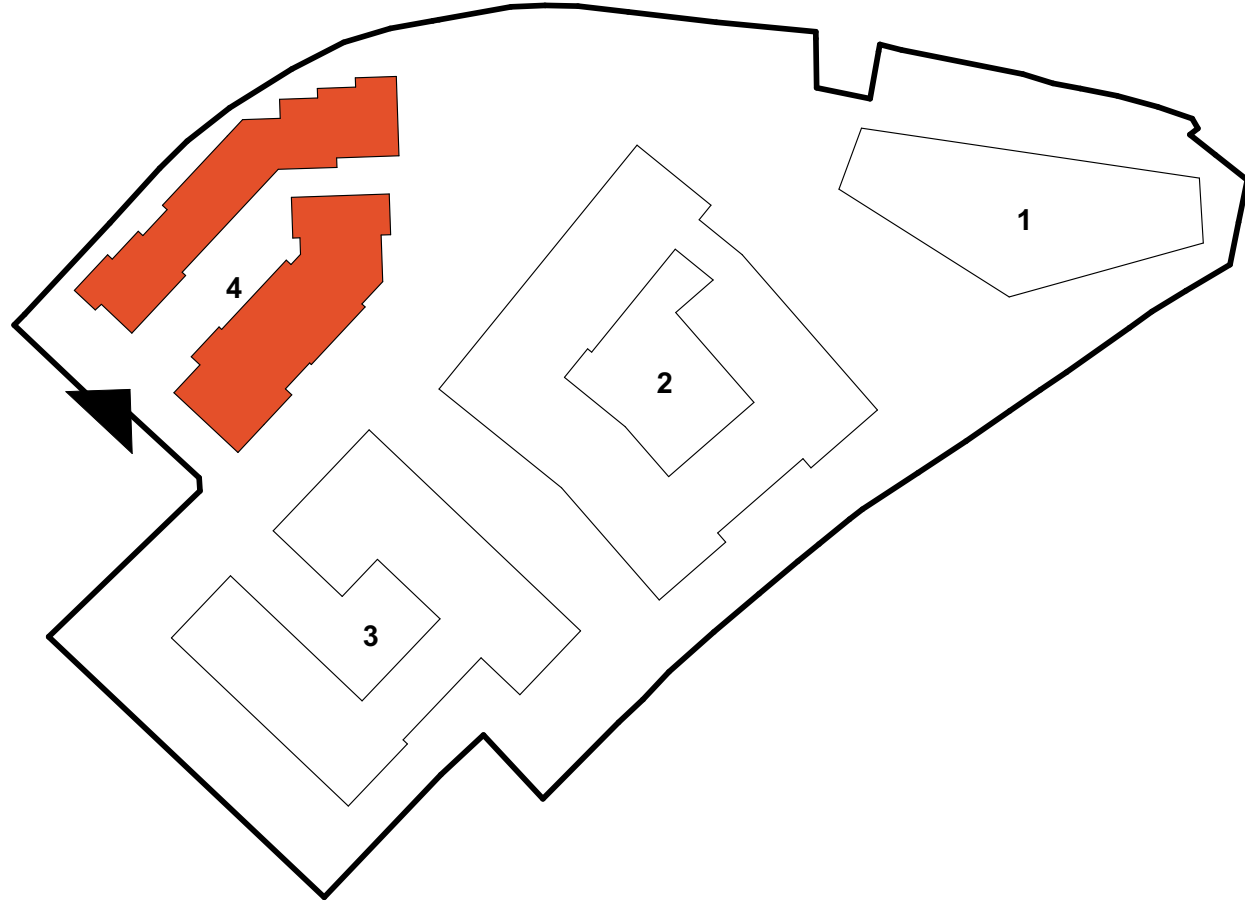
Dark Shade Facing Brick

- 2 Red brick facade in Running Bond with light buff mortar;
- 2a 15mm projecting red bricks to form bespoke weave-like pattern;
- 2b Red brick soldier coursing with light buff mortar to window / door heads;

Door & Window Frames

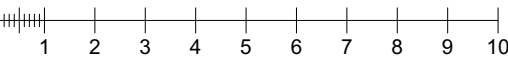
- 3 PPC aluminium solid doors (with or without side panels);
- 3a PPC aluminium fully glazed door with fully glazed side panel;
- 4 PPC aluminium window with openable light, with deep brick window reveals;
- 4a PPC aluminium window with openable side light, with PPC Aluminium projecting window reveals;
- 4b PPC aluminium fixed window with projecting PPC Aluminium window reveals;
- 4c PPC aluminium corner window with projecting PPC Aluminium window reveals;
- 4d PPC Aluminium clad oriel window;
- 5 PPC aluminium louvered double doors;
- 6 PPC aluminium balustrade;
- 7 Standing seam roof finish
- 7a Automatic openable vents above stair cores
- 8 PPC aluminium gates;
- 9 Proposed 2m tall galvanised palisade fence to neighbouring Gospel Hall rear site boundary line;
- 10 New full height facing brick wall to no. 58 - 64 Upper Hill Street;
- 10a New half height facing brick wall to no. 58 - 64 Upper Hill Street;
- 11 Location of external building signage; font, design and size to be confirmed through detail design;
- 12 Existing red sandstone wall along Abbotts Lane; wall to be retained
- 13 Existing retaining brick wall to be clad in PPC Aluminium cladding;
- 14 PPC Aluminium rainscreen cladding;
- 15 PPC Aluminium rainwater goods;

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General Notes

All PPC Aluminium door and window frames, balustrades, gates, rainscreen cladding and all exposed rainwater goods to be finished dark bronze;



P3	Planning Issue for NMA	19/06/2024
RevID	Change Description	Issue Date
Revisions		

2493. Plot 4 - Abbotts Lane  
Coventry

Plot 4 - Gable Elevation

drawing	revision	status
2493.2004	P3	PLANNING
scale	drch	ID/ID
1:150 @ A1		

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0121 233 1818  
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www.bpnarchitects.co.uk



Key

Light Shade Facing Brick

- 1 Red brick facade in Running Bond with light buff mortar;  
1a Red brick soldier coursing with light buff mortar to all gabled ends;  
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1c Red brick soldier coursing with light buff mortar to window / door heads;

Dark Shade Facing Brick

- 2 Red brick facade in Running Bond with light buff mortar;  
2a 15mm projecting red bricks to form bespoke weave-like pattern;  
2b Red brick soldier coursing with light buff mortar to window / door heads;

Door & Window Frames

- 3 PPC aluminium solid doors (with or without side panels);  
3a PPC aluminium fully glazed door with fully glazed side panel;  
  
4 PPC aluminium window with openable light, with deep brick window reveals;  
4a PPC aluminium window with openable side light, with PPC Aluminium projecting window reveals;  
4b PPC aluminium fixed window with projecting PPC Aluminium window reveals;  
4c PPC aluminium corner window with projecting PPC Aluminium window reveals;  
4d PPC Aluminium clad oriel window;  
  
5 PPC aluminium louvered double doors;  
  
6 PPC aluminium balustrade;  
  
7 Standing seam roof finish  
7a Automatic openable vents above stair cores  
  
8 PPC aluminium gates;

- 9 Proposed 2m tall galvanised palisade fence to neighbouring Gospel Hall rear site boundary line;

- 10 New full height facing brick wall to no. 58 - 64 Upper Hill Street;  
10a New half height facing brick wall to no. 58 - 64 Upper Hill Street;

- 11 Location of external building signage; font, design and size to be confirmed through detail design;

- 12 Existing red sandstone wall along Abbotts Lane; wall to be retained

- 13 Existing retaining brick wall to be clad in PPC Aluminium cladding;

- 14 PPC Aluminium rainscreen cladding;

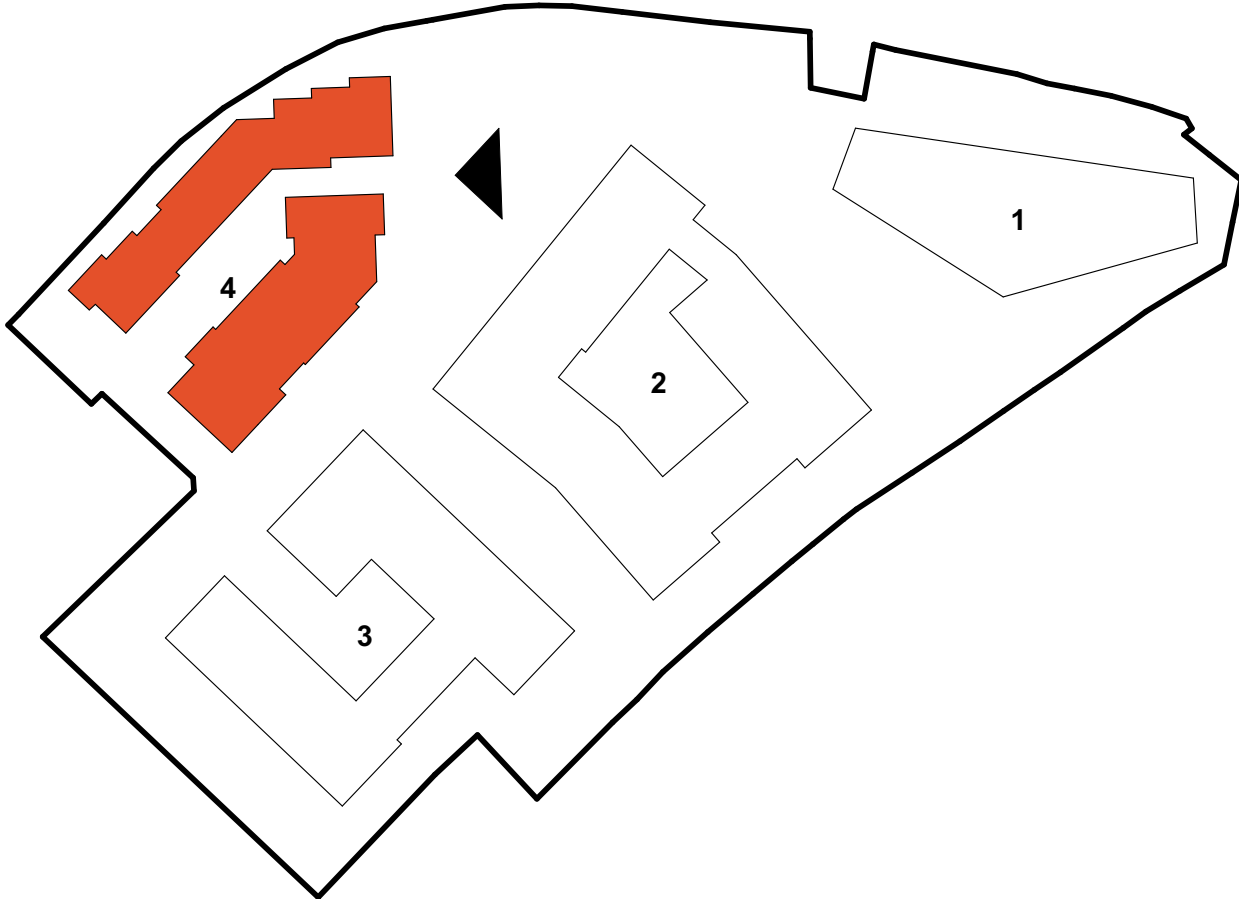
- 15 PPC Aluminium rainwater goods;

General Notes

All PPC Aluminium door and window frames, balustrades, gates, rainscreen cladding and all exposed rainwater goods to be finished dark bronze;

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P3	Planning Issue for NMA	19/06/2024
RevID	Change Description	Issue Date

Revisions

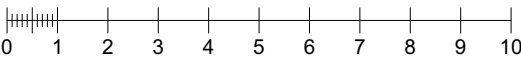
**2493. Plot 4 - Abbotts Lane**  
**Coventry**

**Plot 4 - Radford Brook Park Elevation**

drawing	revision	status
2493.2002	P3	PLANNING
scale	drch	ID/ID
1:150 @ A1		

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Key

- Light Shade Facing Brick**
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  - 1a Red brick soldier coursing with light buff mortar to all gabled ends;
  - 1b 15mm projecting red bricks to form bespoke weave-like pattern;
  - 1c Red brick soldier coursing with light buff mortar to window / door heads;

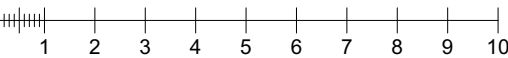
- Dark Shade Facing Brick**
- 2 Red brick facade in Running Bond with light buff mortar;
  - 2a 15mm projecting red bricks to form bespoke weave-like pattern;
  - 2b Red brick soldier coursing with light buff mortar to window / door heads;

- Door & Window Frames**
- 3 PPC aluminium solid doors (with or without side panels);
  - 3a PPC aluminium fully glazed door with fully glazed side panel;
  - 4 PPC aluminium window with openable light, with deep brick window reveals;
  - 4a PPC aluminium window with openable side light, with PPC Aluminium projecting window reveals;
  - 4b PPC aluminium fixed window with projecting PPC Aluminium window reveals;
  - 4c PPC aluminium corner window with projecting PPC Aluminium window reveals;
  - 4d PPC Aluminium clad oriel window;
  - 5 PPC aluminium louvered double doors;
  - 6 PPC aluminium balustrade;
  - 7 Standing seam roof finish
  - 7a Automatic openable vents above stair cores
  - 8 PPC aluminium gates;
  - 9 Proposed 2m tall galvanised palisade fence to neighbouring Gospel Hall rear site boundary line;
  - 10 New full height facing brick wall to no. 58 - 64 Upper Hill Street;
  - 10a New half height facing brick wall to no. 58 - 64 Upper Hill Street;
  - 11 Location of external building signage; font, design and size to be confirmed through detail design;
  - 12 Existing red sandstone wall along Abbotts Lane; wall to be retained
  - 13 Existing retaining brick wall to be clad in PPC Aluminium cladding;
  - 14 PPC Aluminium rainscreen cladding;
  - 15 PPC Aluminium rainwater goods;



**General Notes**

All PPC Aluminium door and window frames, balustrades, gates, rainscreen cladding and all exposed rainwater goods to be finished dark bronze;



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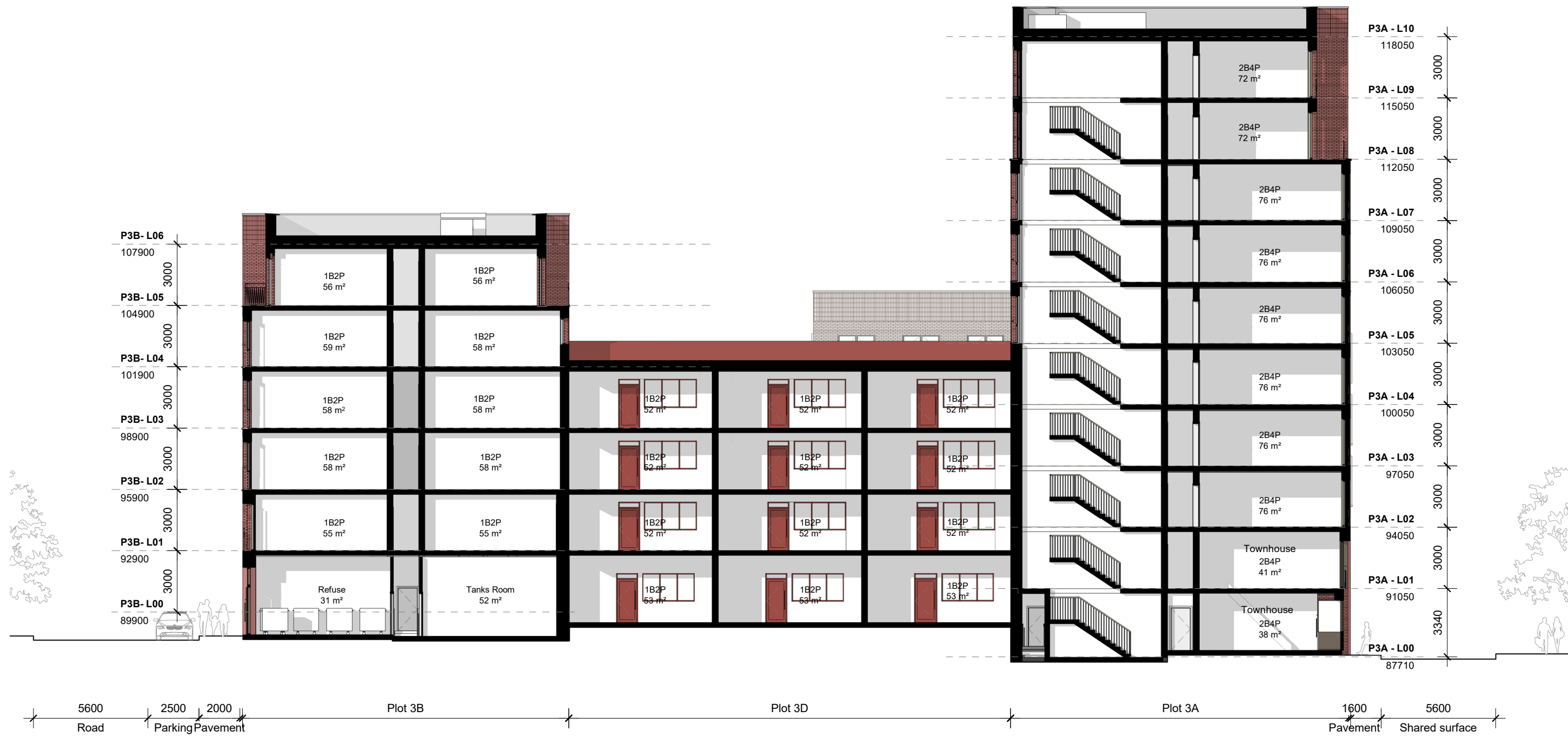
P4	Planning Issue for NMA	19/06/2024
RevID	Change Description	Issue Date
Revisions		
<b>2493. Plot 4 - Abbotts Lane</b>		
<b>Coventry</b>		
<b>Plot 4 - Courtyard Elevation (3 of 3)</b>		
drawing	revision	status
2493.2007	P4	PLANNING
scale	drch	ID/ID
1:150 @ A1		
3 May Street, Birmingham, B3 1UD		
0121 233 1818		
mail@bpnarchitects.co.uk		
www.bpnarchitects.co.uk		



Plot 03 Section C-C  
1 : 200

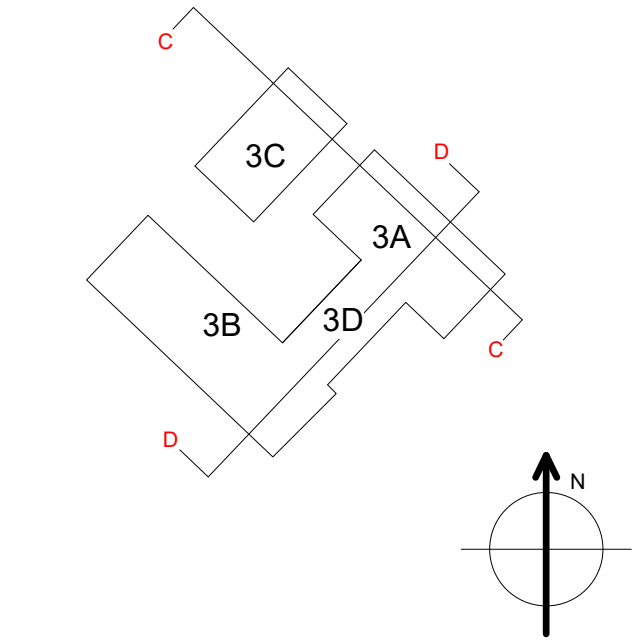


Plot 03 Section D-D  
1 : 200

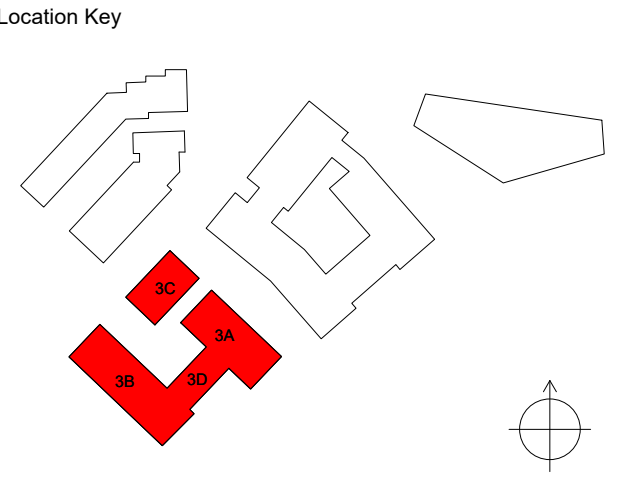


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Revisions			
Date	Rev	By	Description
30/11/2021	P01	MJW	Issued for Planning.
09/05/2022	P02	MJW	Revised planning submission following meetings with CCC.
27/08/2024	P03	MK	S73 Issue



## PLANNING

Project	GHA No.
Abbotts Lane	2298
Client	
CDP	

Drawing Title	
Plot 03 - Section C-C and D-D	
Drawing No.	Revision
2298-HWS-ZZ-ZZ-DR-A-(05)1301	P03
Scale	Date
Scale - 1 : 200@A1	NOV 21
	Checked
	MJW

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- KEY**
- Site Boundary Line
  - 1 Bedroom Apartments
  - 2 Bedroom Apartments
  - 3 Bedroom Apartments
  - Townhouses

P4	Planning Issue for NMA	19/06/2024
RevID	Change Description	Issue Date
Revisions		

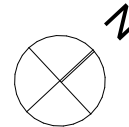
**2493. Plot 4 - Abbotts Lane  
Coventry**

**Plot 4 - Proposed 3rd Floor Plan**

drawing	revision	status
2493.1004	P4	PLANNING
scale	drch	ID/ID
1:150 @ A1		

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0121 233 1818  
mail@bpnarchitects.co.uk  
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Key

Light Shade Facing Brick

- 1 Red brick facade in Running Bond with light buff mortar;  
1a Red brick soldier coursing with light buff mortar to all gabled ends;  
1b 15mm projecting red bricks to form bespoke weave-like pattern;  
1c Red brick soldier coursing with light buff mortar to window / door heads;

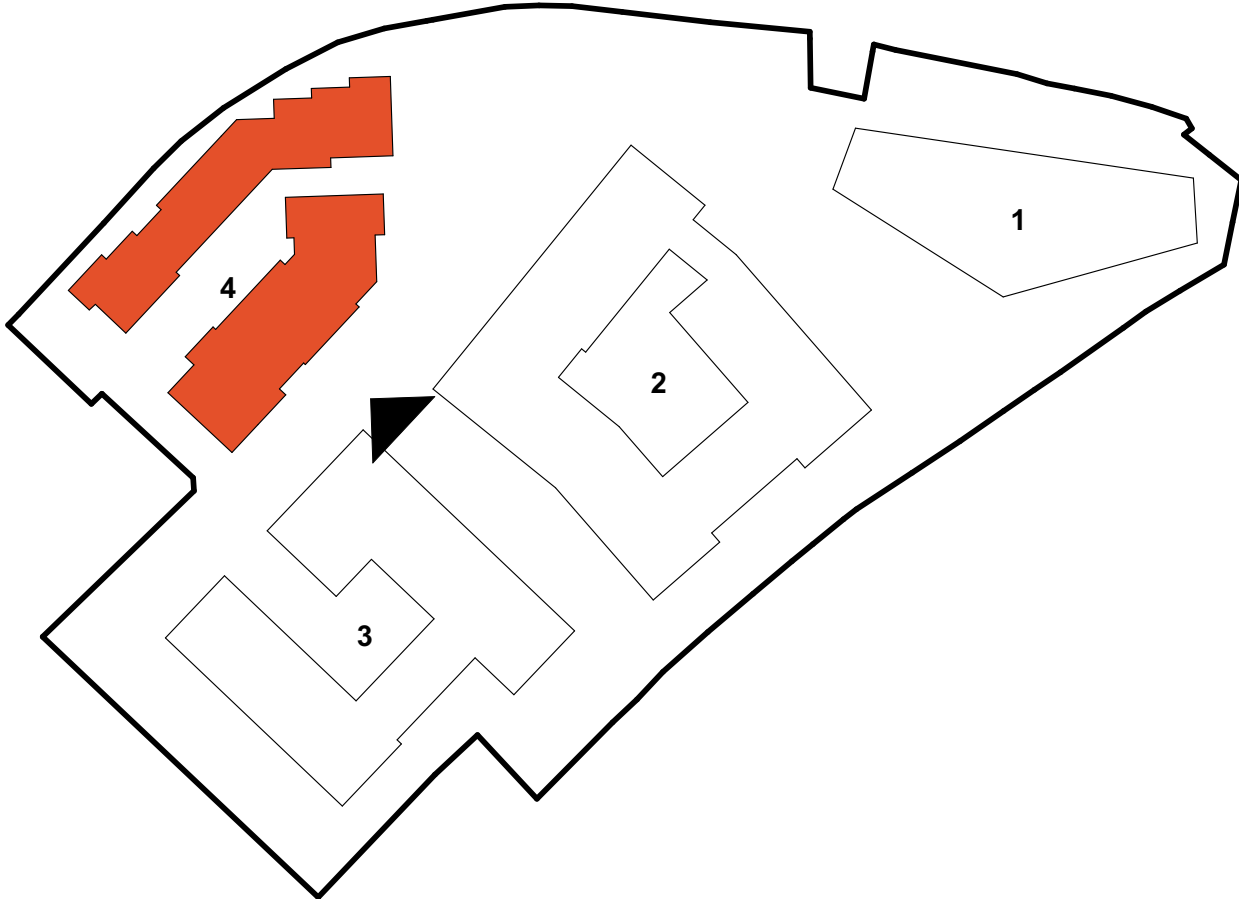
Dark Shade Facing Brick

- 2 Red brick facade in Running Bond with light buff mortar;  
2a 15mm projecting red bricks to form bespoke weave-like pattern;  
2b Red brick soldier coursing with light buff mortar to window / door heads;

Door & Window Frames

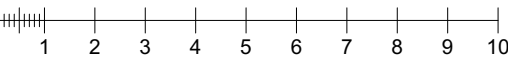
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- 8 PPC aluminium gates;
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General Notes

All PPC Aluminium door and window frames, balustrades, gates, rainscreen cladding and all exposed rainwater goods to be finished dark bronze;



P3	Planning Issue for NMA	19/06/2024
RevID	Change Description	Issue Date

Revisions

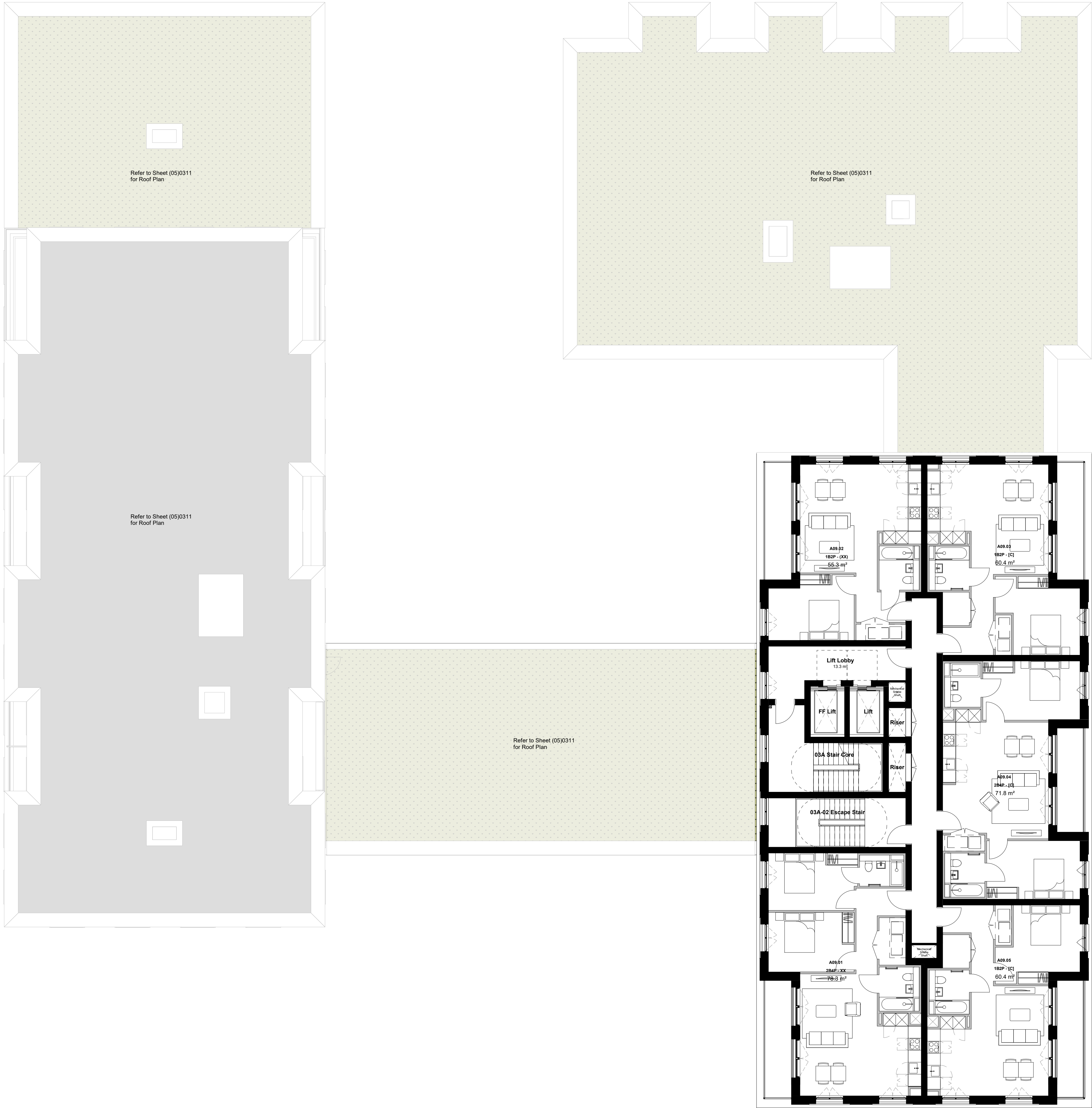
2493. Plot 4 - Abbotts Lane  
Coventry

Plot 4 - New Gas Street Elevation

drawing	revision	status
2493.2003	P3	PLANNING
scale	drch	ID/ID
1:150 @ A1		

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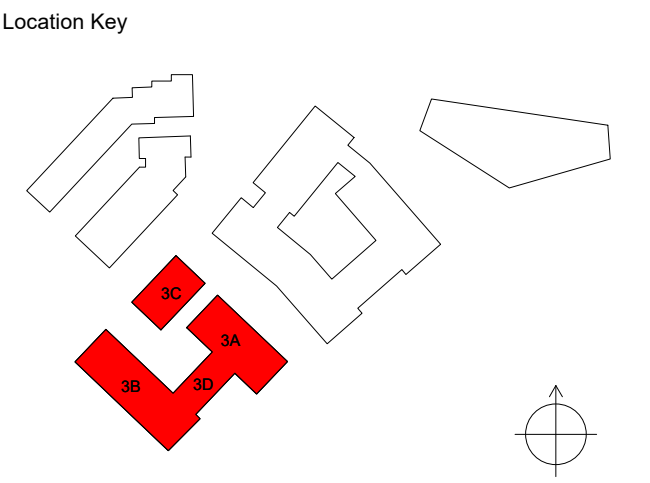


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Revisions			
Date	Rev	By	Description
30/11/2021	P01	MJW	Issued for Planning.
02/12/2021	P02	MJW	Minor graphical errors amended.
25/04/2022	P03	MJW	Revised planning submission following meetings with CCC and unit names added.
27/08/2024	P04	MK	S73 Issue



## PLANNING

Project	GHA No.
Abbotts Lane	2298
Client	
CDP	

Drawing Title	
Plot 03 - L09	
Drawing No.	Revision
2298-HWS-Z3-09-DR-A-(05)0309	P04
Scale	Date
Scale - 1 : 100@A1	NOV 21
	Checked
	RK





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KEY

- Site Boundary Line
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments
- Townhouses

P4	Planning Issue for NMA	19/06/2024
RevID	Change Description	Issue Date
Revisions		

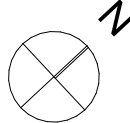
2493. Plot 4 - Abbotts Lane  
Coventry

Plot 4 - Proposed 5th Floor Plan

drawing	revision	status
2493.1006	P4	PLANNING
scale	drch	ID/ID
1:150 @ A1		

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Key

Light Shade Facing Brick

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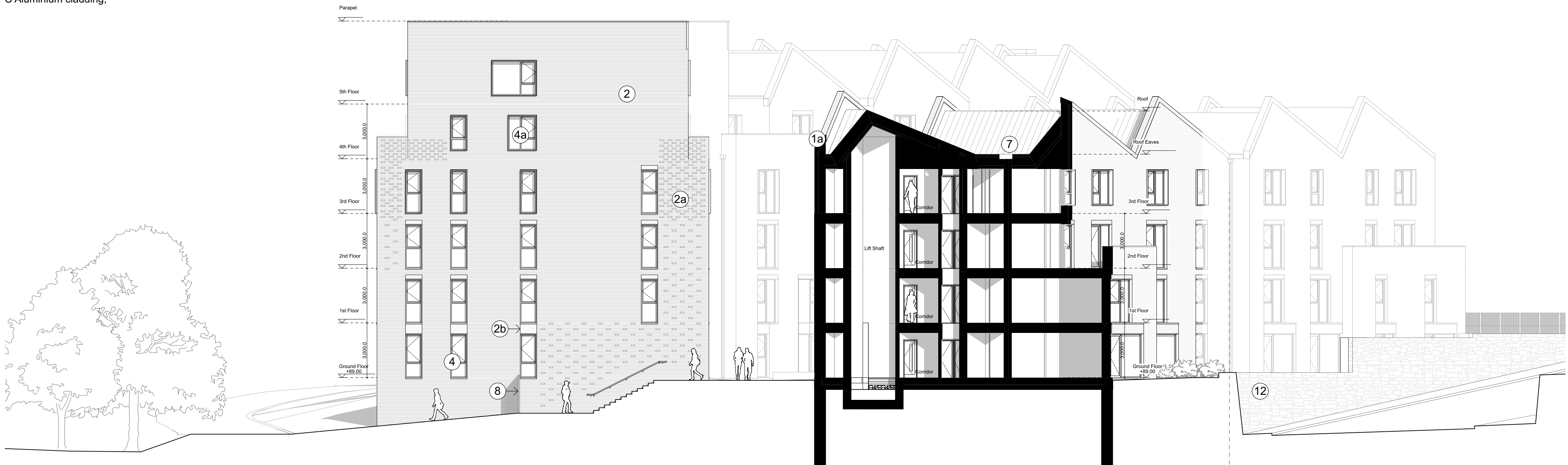
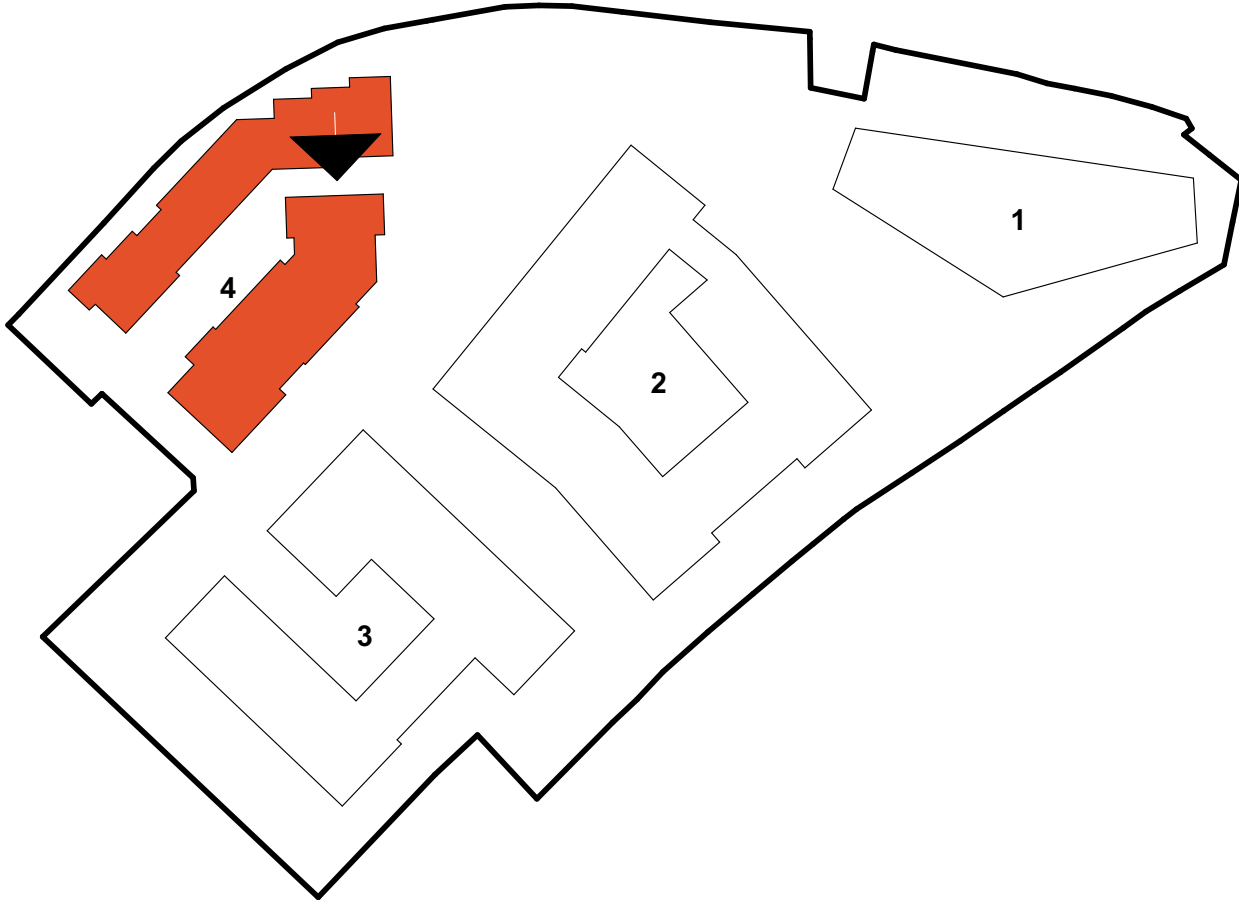
Dark Shade Facing Brick

- 2 Red brick facade in Running Bond with light buff mortar;
- 2a 15mm projecting red bricks to form bespoke weave-like pattern;
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Door & Window Frames

- 3 PPC aluminium solid doors (with or without side panels);
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- 4a PPC aluminium window with openable side light, with PPC Aluminium projecting window reveals;
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- 15 PPC Aluminium rainwater goods;

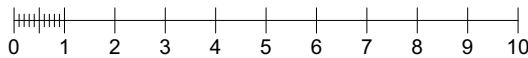
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Radford Brook Linear Park    Street    Plot 4B Abbott Building    Plot 4A Naul Building    SITE BOUNDARY    Abbotts Lane

General Notes

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BPN ARCHITECTS

P3	Planning Issue for NMA	19/06/2024
RevID	Change Description	Issue Date
Revisions		

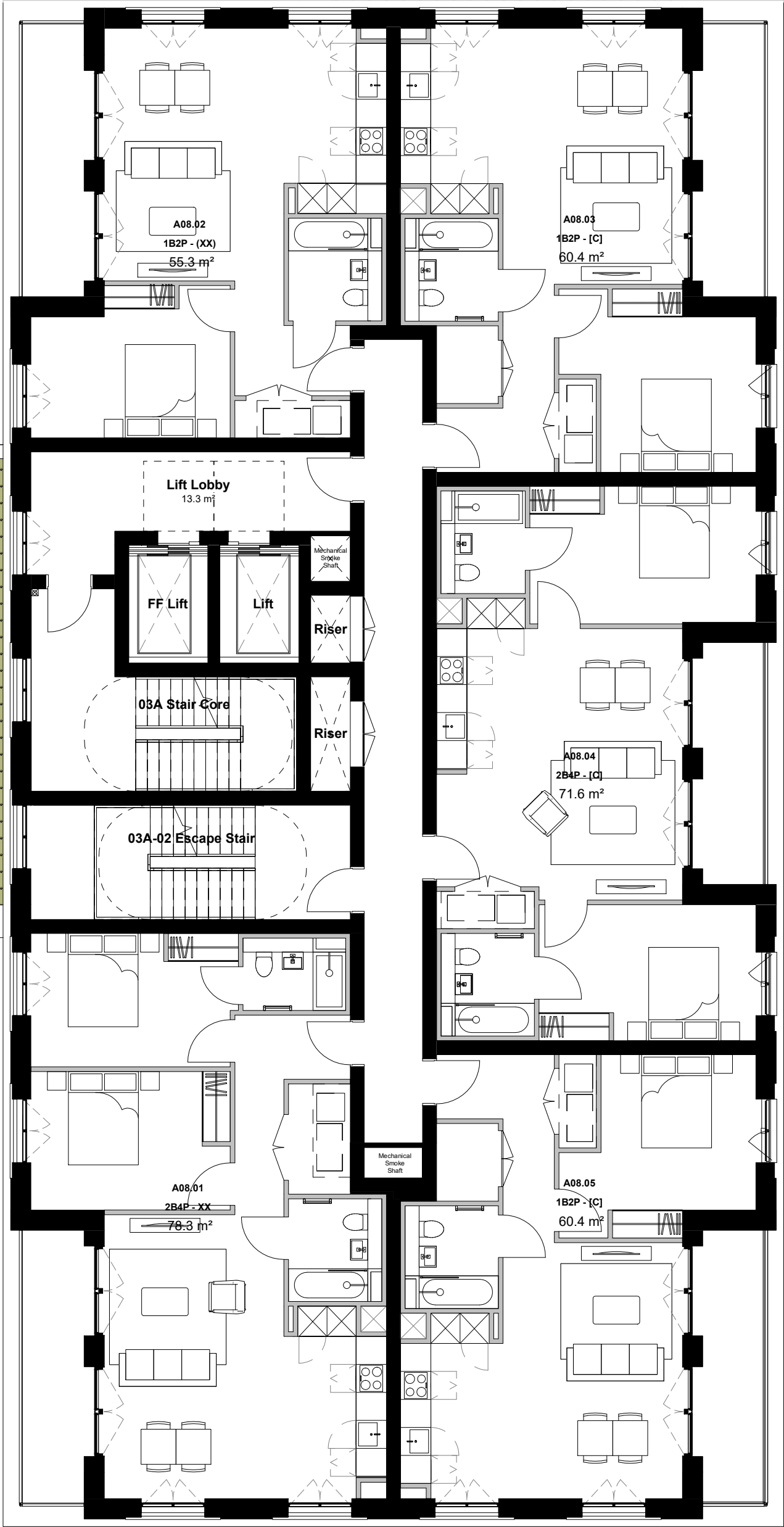
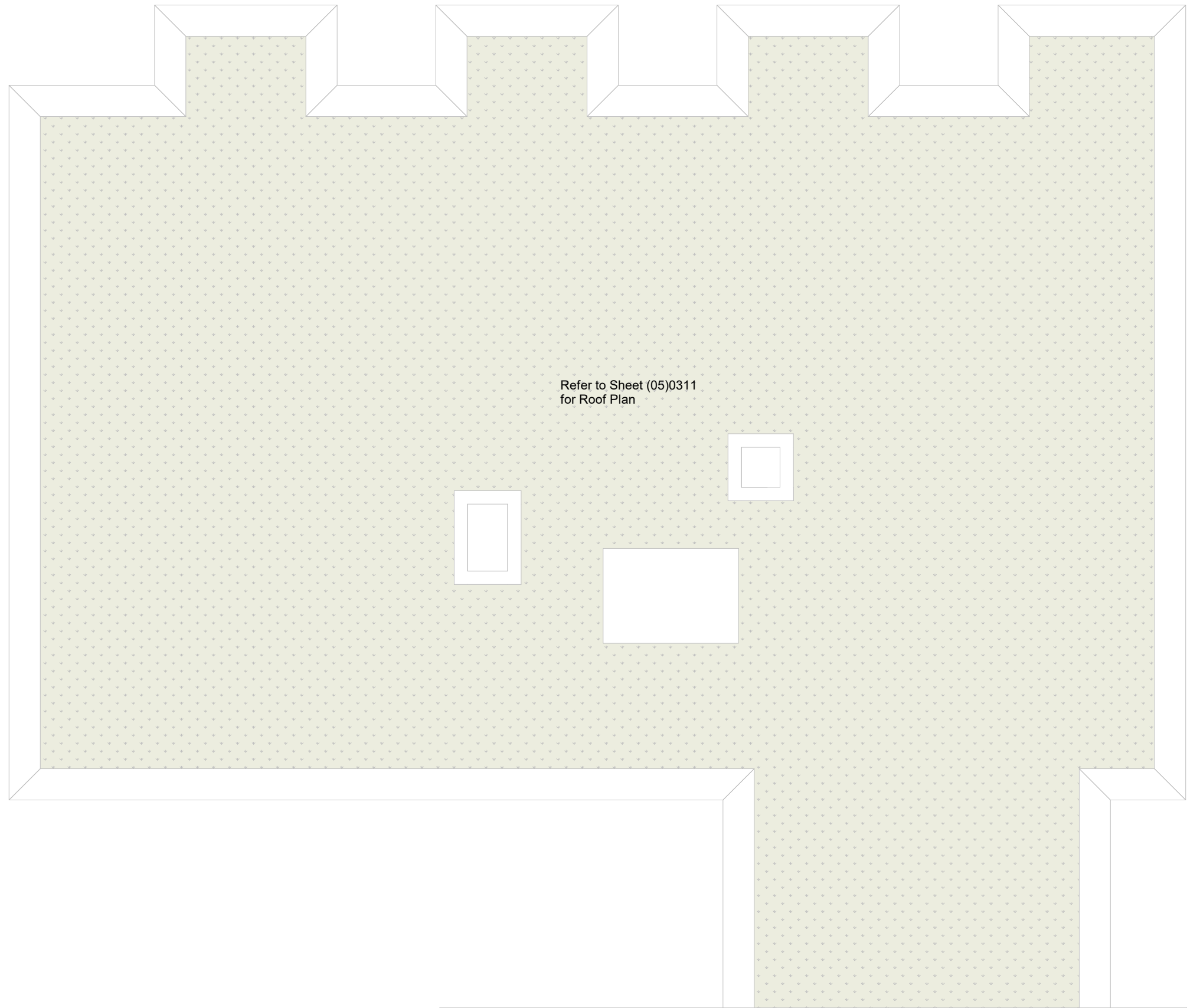
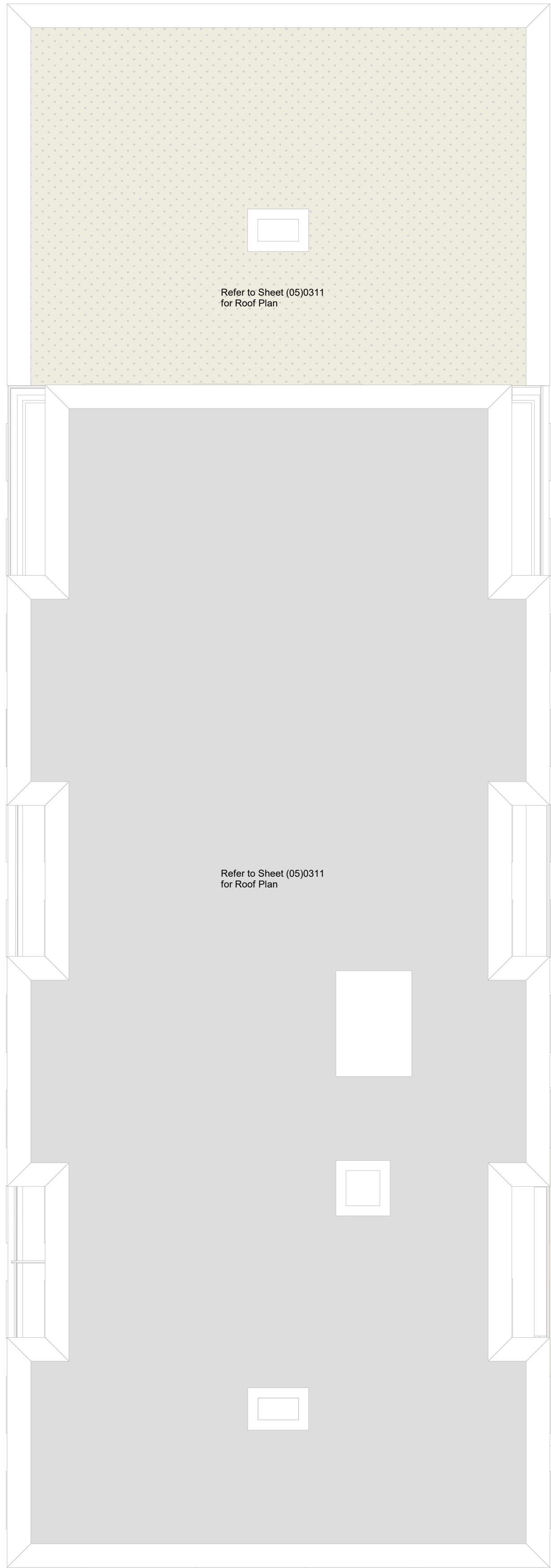
2493. Plot 4 - Abbotts Lane  
Coventry

Plot 4 - Courtyard Elevation (2 of 3)

drawing	revision	status
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scale	drch	ID/ID
1:150 @ A1		

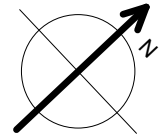
3 May Street, Birmingham, B3 1UD  
0121 233 1818  
mail@bpnarchitects.co.uk  
www.bpnarchitects.co.uk



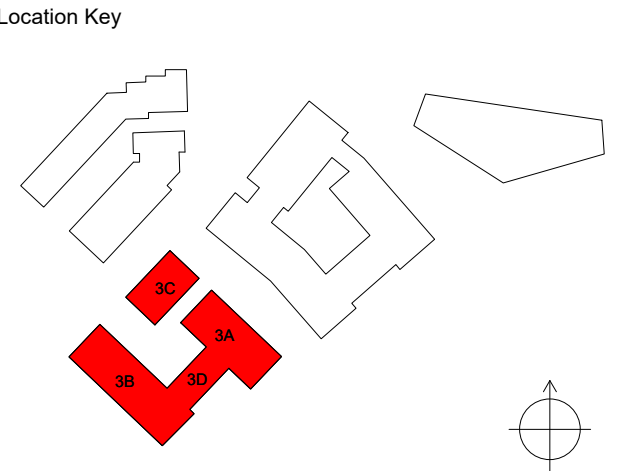


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Revisions			
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30/11/2021	P01	MJW	Issued for Planning.
02/12/2021	P02	MJW	Minor graphical errors amended.
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27/08/2024	P04	MK	S73 Issue



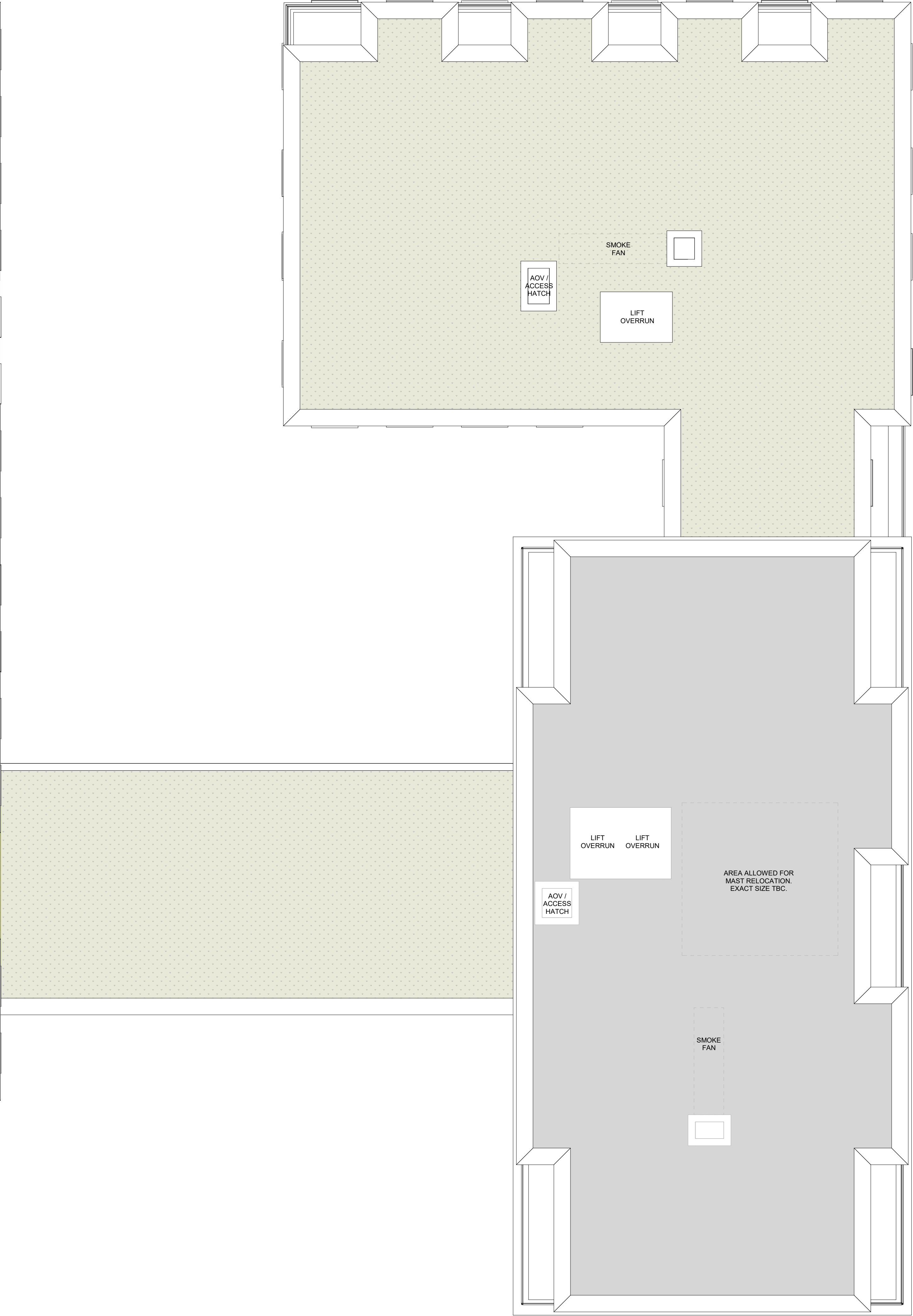
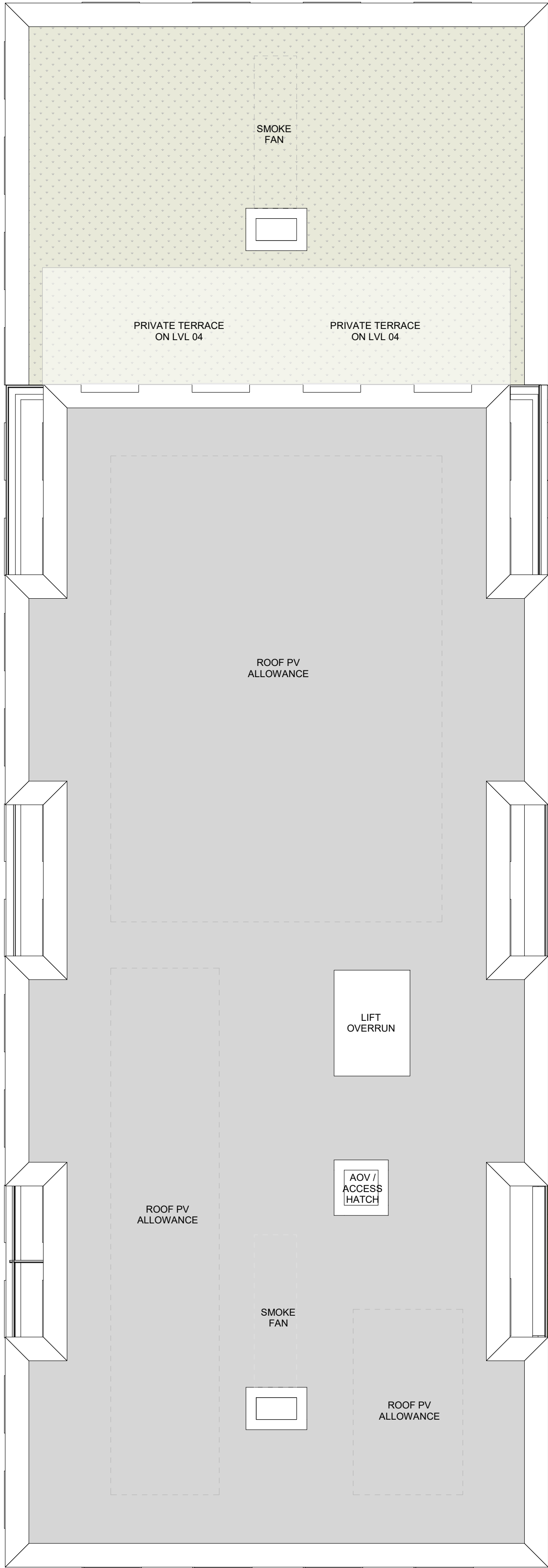
## PLANNING

Project	GHA No.
Abbotts Lane	2298
Client	
CDP	

Drawing Title	
Plot 03 - L08	
Drawing No.	
2298-HWS-Z3-08-DR-A-(05)0308	P04
Scale	
Scale - 1 : 100@A1	Date SEP.21
Checked	
RK	

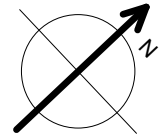
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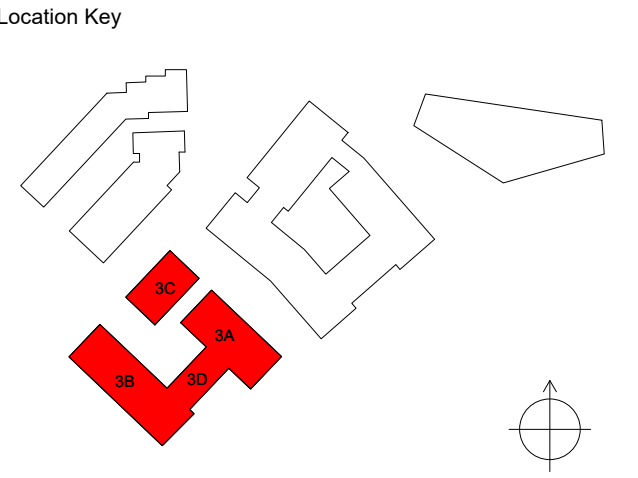


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Revisions			
Date	Rev	By	Description
30/11/2021	P01	MJW	Issued for Planning.
02/12/2021	P02	MJW	Minor graphical errors amended.
25/04/2022	P03	MJW	Revised planning submission following meetings with CCC and unit names added.
27/08/2024	P04	MK	S73 Issue



## PLANNING

Project	GHA No.
Abbotts Lane	2298
Client	
CDP	

Drawing Title	
Plot 03 - L11 Roof	
Drawing No.	Revision
2298-HWS-Z3-11-DR-A-(05)0311	P04

Scale	Date	Checked
Scale - 1 : 100@A1	SEP.21	RK



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KEY

Site Boundary Line

1 Bedroom Apartments

2 Bedroom Apartments

3 Bedroom Apartments

Townhouses



Plot 3 Detailed  
Proposal by Howells  
Architects

Plot 2 Outline Proposal  
by Howells Architects

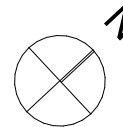
P4	Planning Issue for NMA	19/06/2024
RevID	Change Description	Issue Date
Revisions		

2493. Plot 4 - Abbotts Lane  
Coventry

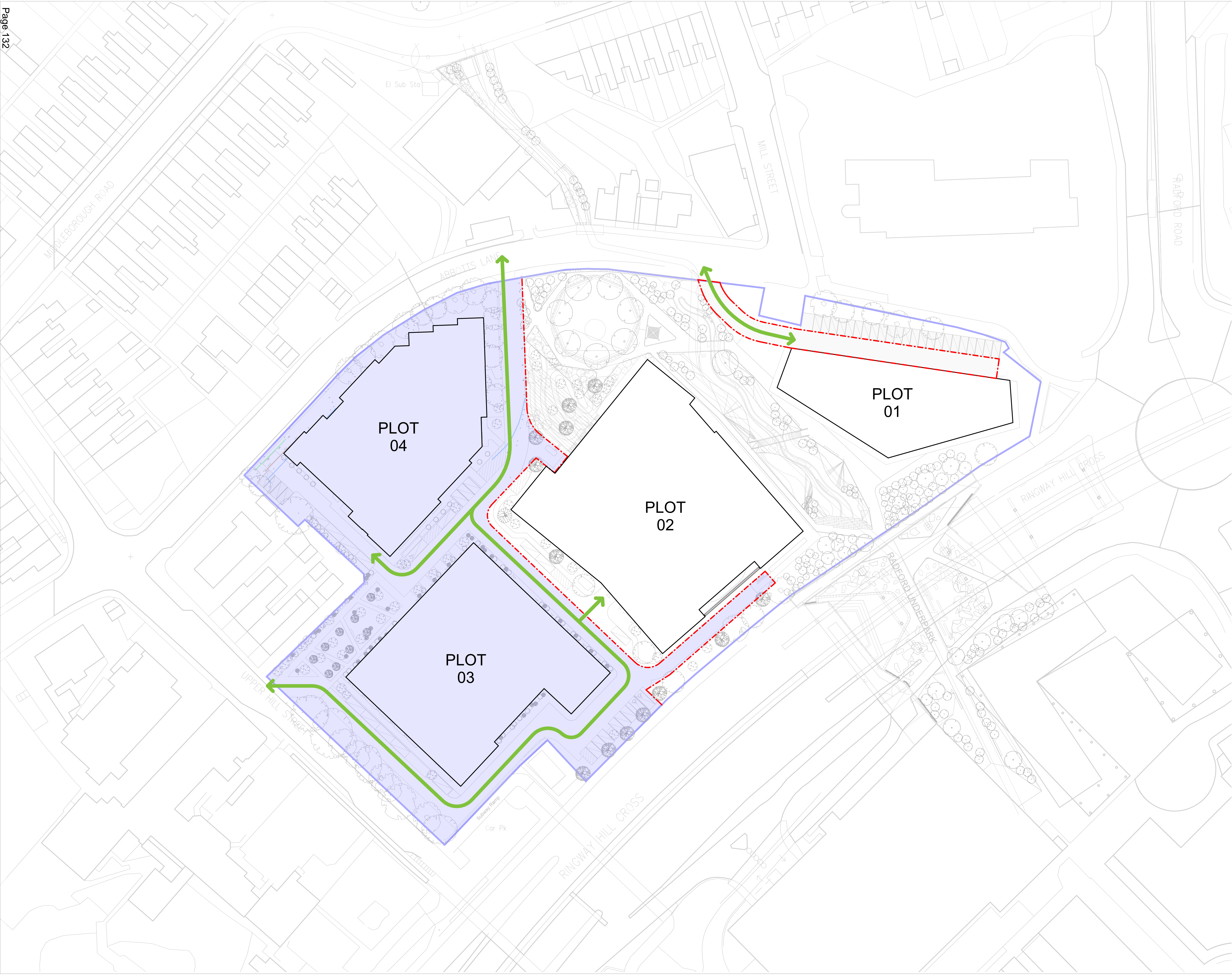
Plot 4 - Proposed 2nd Floor Plan

drawing	revision	status
2493.1003	P4	PLANNING
scale	drch	ID/ID
1:150 @ A1		

3 May Street, Birmingham, B3 1UD  
0121 233 1818  
mail@bpnarchitects.co.uk  
www.bpnarchitects.co.uk



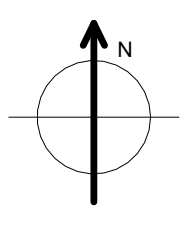




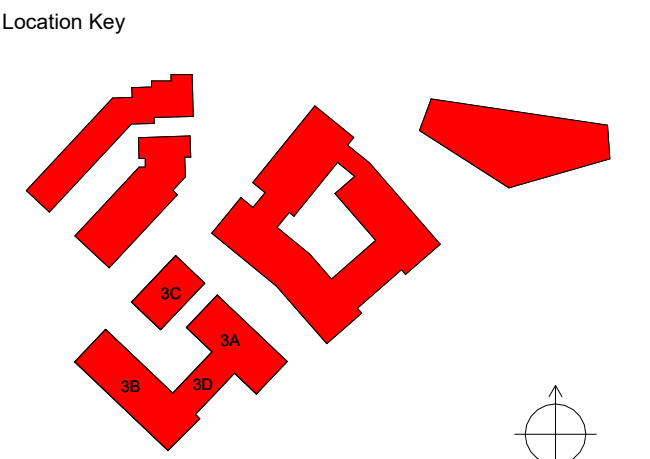
Notes & Key

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- KEY
- Application Red Line Boundary
  - Phase One - Detail
  - Entrance and exit via Abbots Lane only



Revisions				
Date	Rev	By	Description	
30/11/2021	P01	MJW	Issued for Planning.	
27/08/2024	P02	RV	Amendment to Parameters	
18/09/2024	P03	MK	S73 Issue	
18/02/2025	P04	MK	Landscape Update	
04/06/2025	P05	MK	Landscape Update	



## PLANNING

Project	GHA No.
Abbots Lane	2298

Client

CDP

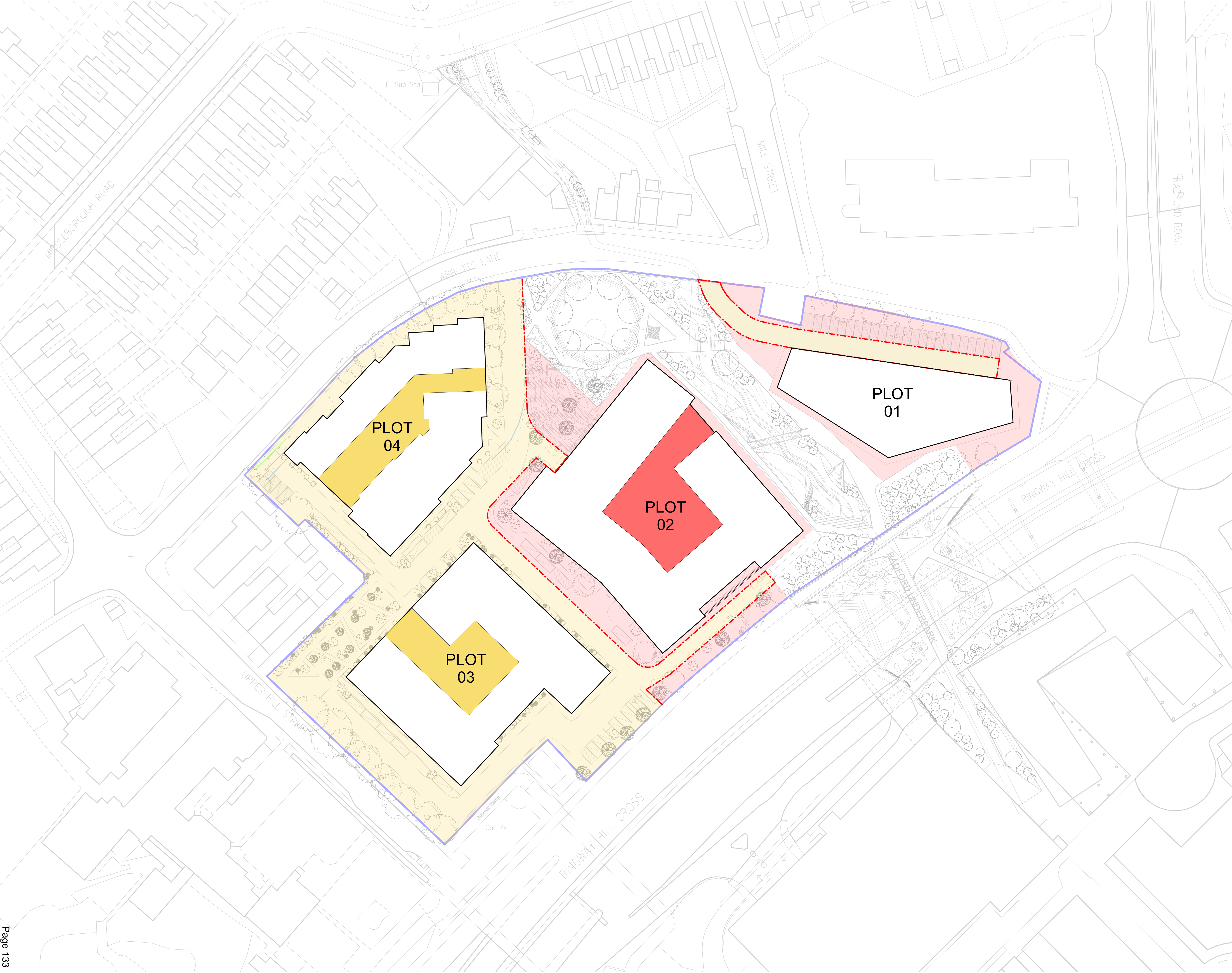
Drawing Title

**Parameter Plan 09 - Proposed Movement Plan**

Drawing No.	Revision
<b>2298-HWS-ZZ-ZZ-DR-A-(05)0009</b>	<b>P05</b>

Scale	Date	Checked
Scale - 1 : 500@A1	SEP.21	MJW





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KEY

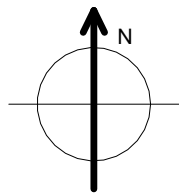
Phase Boundary

Public Realm / Landscaping  
Phase One - Detail

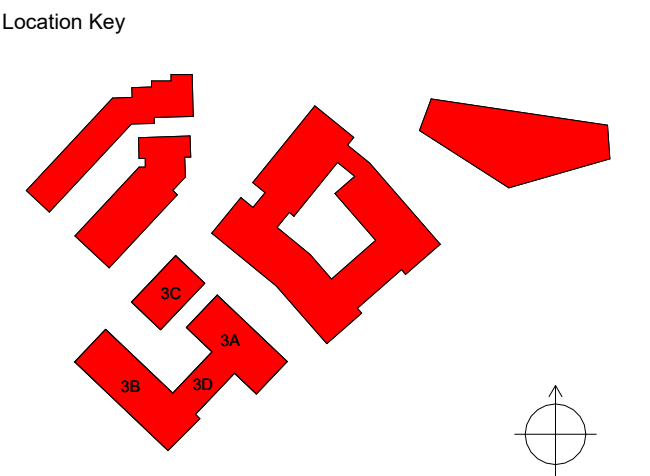
Private Courtyard  
Phase One - Detail

Public Realm / Landscaping  
Phase Two - Outline

Private Courtyard  
Phase Two - Outline



Revisions				
Date	Rev	By	Description	
30/11/2021	P01	MJW	Issued for Planning.	
18/09/2024	P02	MK	S73 Issue	
18/02/2025	P03	MK	Landscape Update	
04/06/2025	P04	MK	Landscape Update	



## PLANNING

Project	GHA No.
Abbotts Lane	2298
Client	
CDP	

Drawing Title	
Parameter Plan 08 - Public Realm Phasing Plan	
Drawing No.	Revision
2298-HWS-ZZ-ZZ-DR-A-(05)0008	P04

Scale	Date	Checked
Scale - 1 : 500@A1	SEP.21	MJW





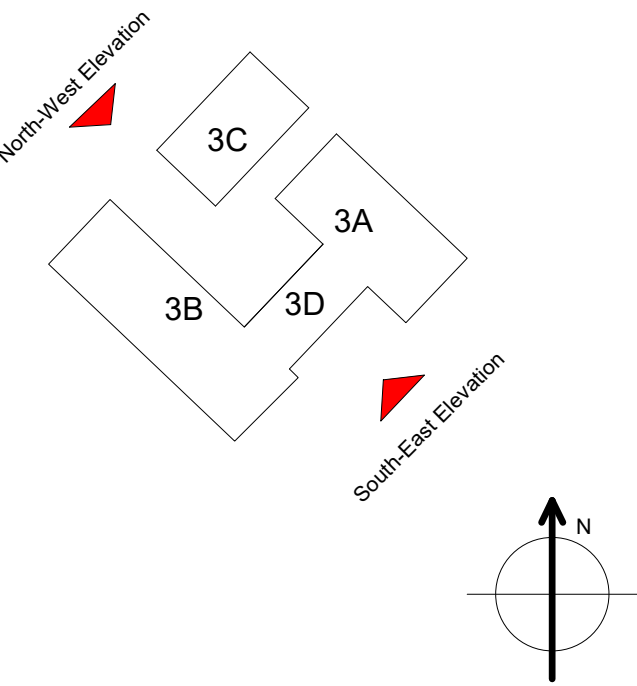
Elevation- Plot 03 South-East  
1 : 200



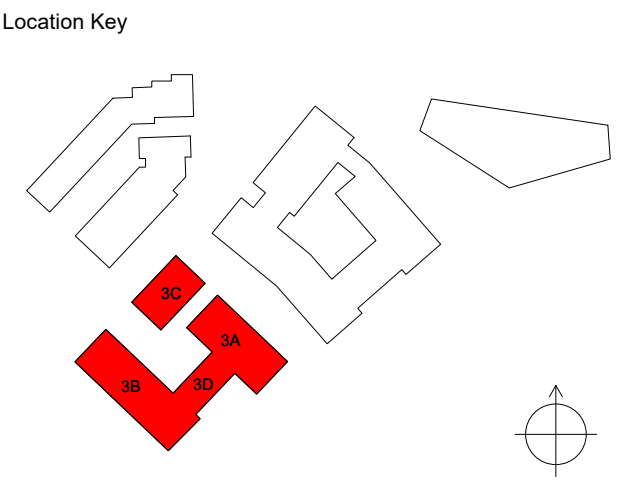
Elevation - Plot 03 North-West  
1 : 200

Notes & Key

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VARIATIONS AFFECTING INFORMATION ON THIS DRAWING.  
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Revisions			
Date	Rev	By	Description
30/11/2021	P01	MJW	Issued for Planning.
09/05/2022	P02	MJW	Revised planning submission following meetings with CCC.
27/08/2024	P03	MK	S73 Issue



PLANNING

Project	GHA No.
Abbotts Lane	2298
Client	
CDP	

Drawing Title	
Elevations (Sheet 1 of 2)	
Drawing No.	Revision
2298-HWS-Z3-ZZ-DR-A-(05)1200	P03
Scale	Date
Scale - 1 : 200@A1	NOV 21
	Checked
	RK



### Key

**Light Shade Facing Brick**

- 1 Red brick facade in Running Bond with light buff mortar;
- 1a Red brick soldier coursing with light buff mortar to all gabled ends;
- 1b 15mm projecting red bricks to form bespoke weave-like pattern;
- 1c Red brick soldier coursing with light buff mortar to window / door heads;

### Dark Shade Facing Brick

- 2 Red brick facade in Running Bond with light buff mortar;
- 2a 15mm projecting red bricks to form bespoke weave-like pattern;
- 2b Red brick soldier coursing with light buff mortar to window / door heads;

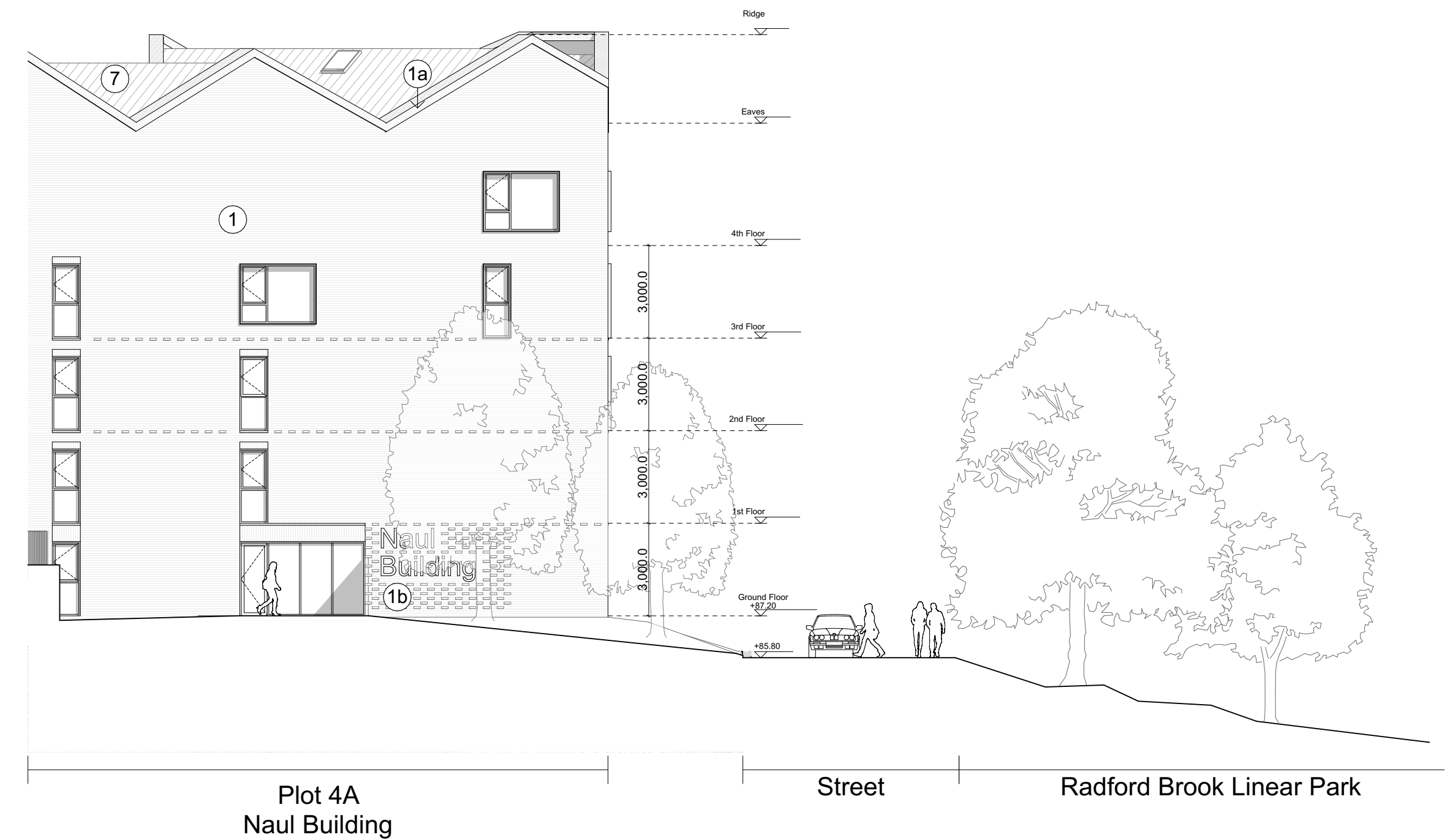
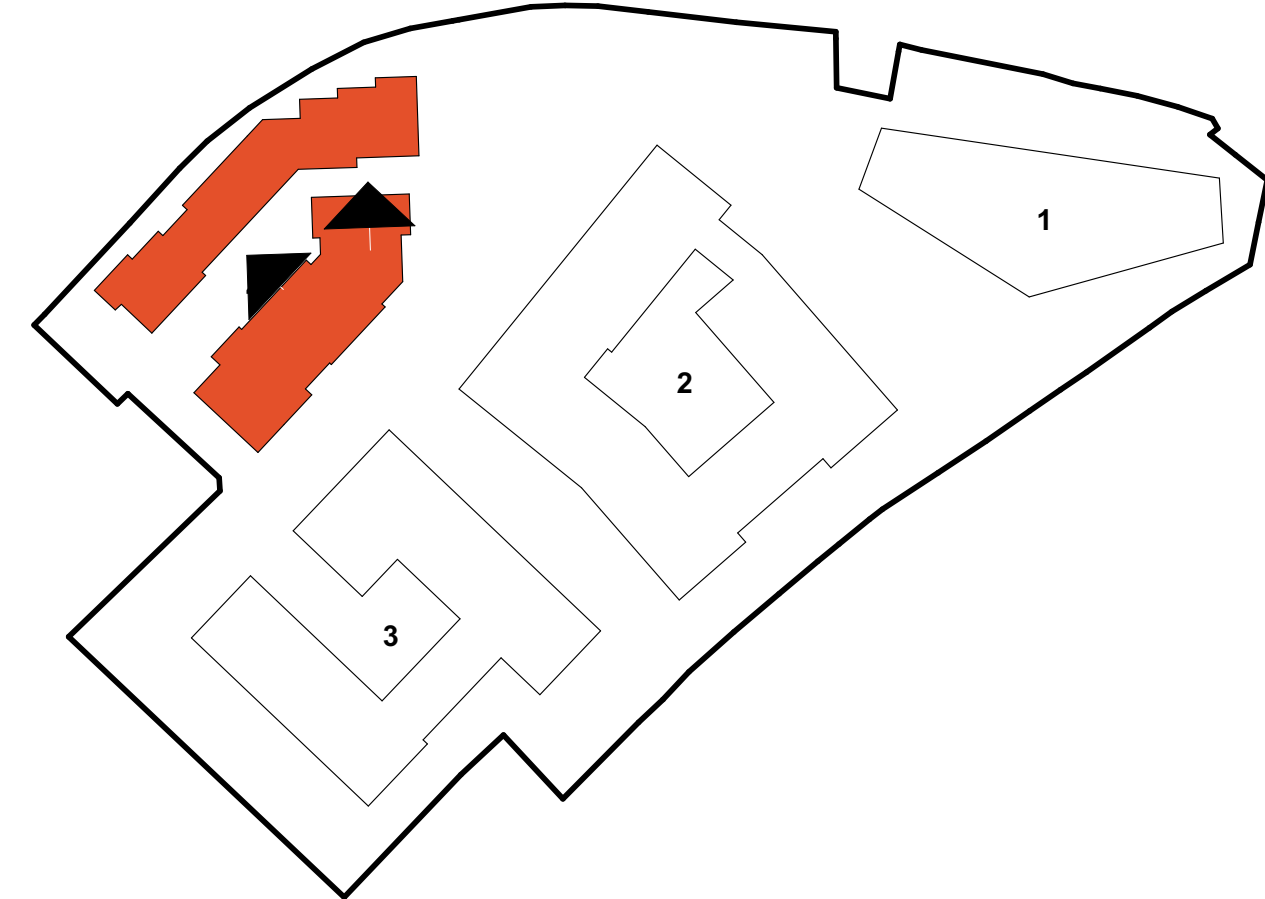
## Door & Window Frames

- 3 PPC aluminium solid doors (with or without side panels);
- 3a PPC aluminium fully glazed door with fully glazed side panel;
- 4 PPC aluminium window with openable light, with deep brick window reveals;
- 4a PPC aluminium window with openable side light, with PPC Aluminium projecting window reveals;
- 4b PPC aluminium fixed window with projecting PPC Aluminium window reveals;
- 4c PPC aluminium corner window with projecting PPC Aluminium window reveals;
- 4d PPC Aluminium clad oriel window;
- 5 PPC aluminium louvered double doors;
- 6 PPC aluminium balustrade;
- 7 Standing seam roof finish
- 7a Automatic openable vents above stair cores
- 8 PPC aluminium gates;
- 9 Proposed 2m tall galvanised palisade fence to neighbouring Gospel Hall rear site boundary line;

- 10 New full height facing brick wall to no. 58 - 64 Upper Hill Street;
- 10a New half height facing brick wall to no. 58 - 64 Upper Hill Street;
- 11 Location of external building signage; font, design and size to be confirmed through detail design;
- 12 Existing red sandstone wall along Abbotts Lane; wall to be retained
- 13 Existing retaining brick wall to be clad in PPC Aluminium cladding;
- 14 PPC Aluminium rainscreen cladding;
- 15 PPC Aluminium rainwater goods;

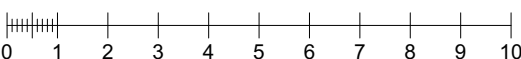
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### General Notes

All PPC Aluminium door and window frames, balustrades, gates, rainscreen cladding and all exposed rainwater goods to be finished dark bronze;



P3	Planning Issue for NMA	19/06/2024
RevID	Change Description	Issue Date
Revisions		

**2493. Plot 4 - Abbots Lane  
Coventry**

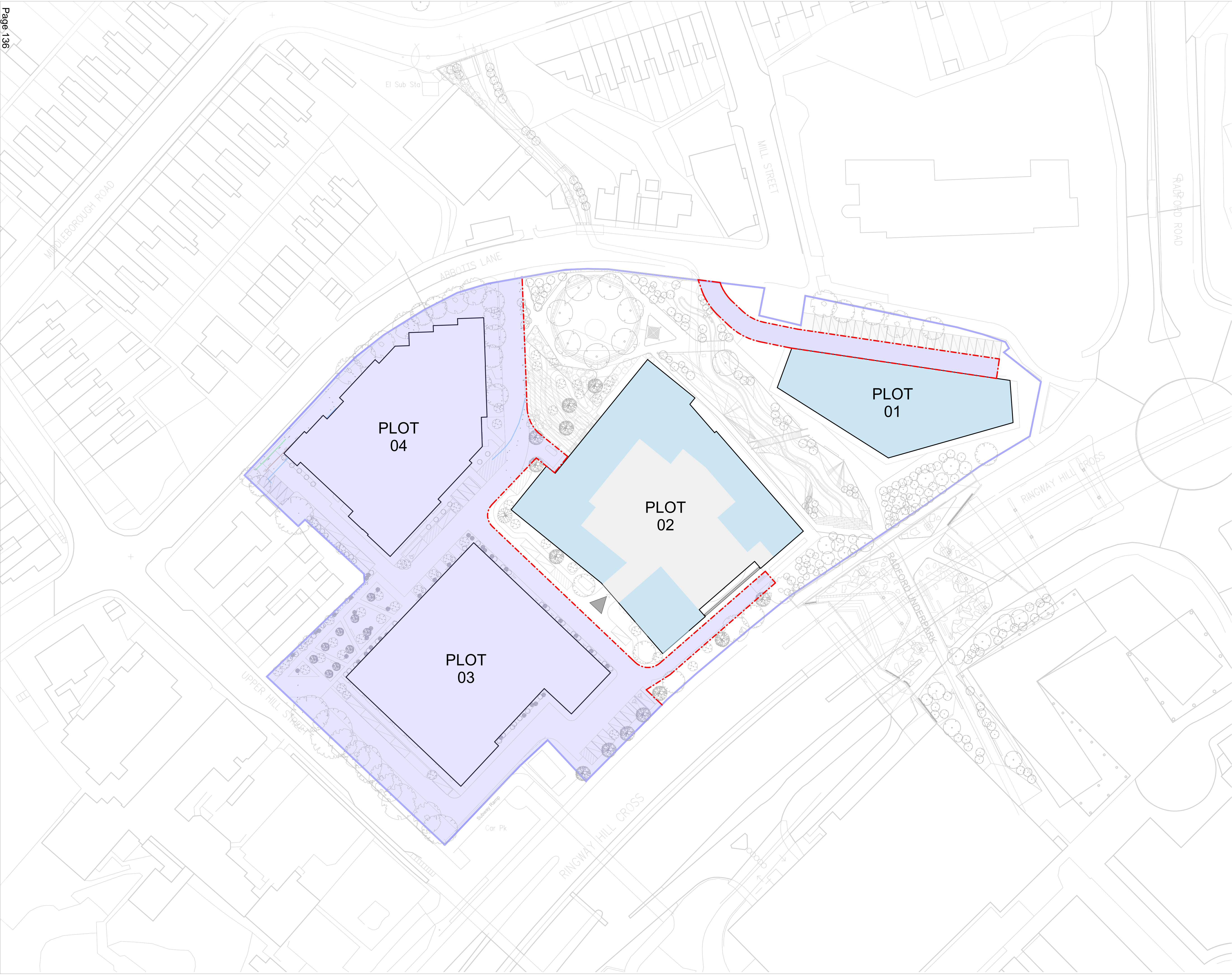
### Plot 4 - Courtyard Elevation (1 of 3)

drawing	revision	status
<b>2493.2005</b>	<b>P3</b>	<b>PLANNING</b>
scale		drch
1:150 @ A1		ID/ID

3 Mary Street, Birmingham, B3 1UD  
0121 233 1818  
mail@bpnarchitects.co.uk  
www.bpnarchitects.co.uk

**BPN ARCHITECTS**





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KEY

Area Below Ground

Cycle Hub

Commercial

Enclosed Carpark

Residential (Units, Amenity and Ancillary spaces)

Mixed-use

Main Vehicular Entrance/Exit to Site

Main Pedestrian Entrance

Entrance to Carpark

Revisions

Date	Rev	By	Description
30/11/2021	P01	MJW	Issued for Planning.
18/09/2024	P02	MK	S73 Issue
18/02/2025	P03	MK	Landscape Update
04/06/2025	P04	MK	Landscape Update

Location Key

PLANNING

Project

Abbotts Lane

GHA No.

2298

Client

CDP

Drawing Title

Parameter Plan 05 - Proposed Uses GF Level Plan

Drawing No.

2298-HWS-ZZ-00-DR-A-(05)0005

Revision

P04

Scale

Scale - 1 : 500@A1

Date

SEP.21

Checked

MJW

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- KEY**
- Site Boundary Line
  - 1 Bedroom Apartments
  - 2 Bedroom Apartments
  - 3 Bedroom Apartments
  - Townhouses

P4	Planning Issue for NMA	19/06/2024
RevID	Change Description	Issue Date
Revisions		

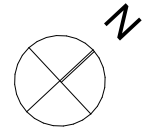
**2493. Plot 4 - Abbotts Lane  
Coventry**

**Plot 4 - Proposed GF Plan (Level 0)**

drawing	revision	status
2493.1001	P4	PLANNING
scale	drch	ID/ID
1:150 @ A1		

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0121 233 1818  
mail@bpnarchitects.co.uk  
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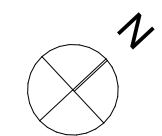
- KEY**
- Site Boundary Line
  - 1 Bedroom Apartments
  - 2 Bedroom Apartments
  - 3 Bedroom Apartments
  - Townhouses

Plot 3 Detailed  
Proposal by Howells  
Architects

Plot 2 Outline Proposal  
by Howells Architects

P4	Planning Issue for NMA	19/06/2024
RevID	Change Description	Issue Date
Revisions		
2493. Plot 4 - Abbotts Lane Coventry		
Plot 4 - Proposed 1st Floor Plan		
drawing	revision	status
2493.1002	P4	PLANNING
scale	drch	ID/ID
1:150 @ A1		
3 May Street, Birmingham, B3 1UD 0121 233 1818 mail@bpnarchitects.co.uk www.bpnarchitects.co.uk		

BPN ARCHITECTS





Key

Light Shade Facing Brick

- 1 Red brick facade in Running Bond with light buff mortar;  
1a Red brick soldier coursing with light buff mortar to all gabled ends;  
1b 15mm projecting red bricks to form bespoke weave-like pattern;  
1c Red brick soldier coursing with light buff mortar to window / door heads;

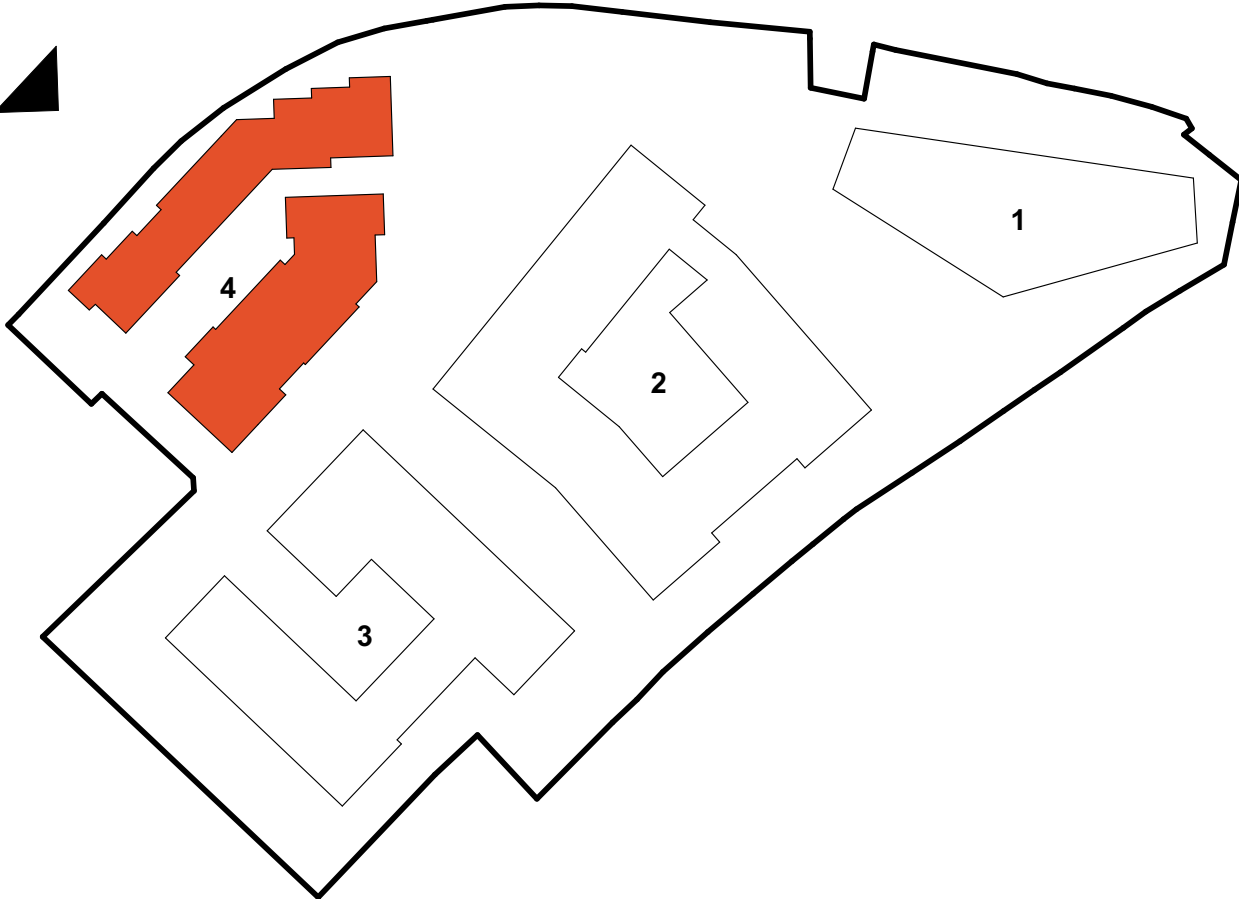
Dark Shade Facing Brick

- 2 Red brick facade in Running Bond with light buff mortar;  
2a 15mm projecting red bricks to form bespoke weave-like pattern;  
2b Red brick soldier coursing with light buff mortar to window / door heads;

Door & Window Frames

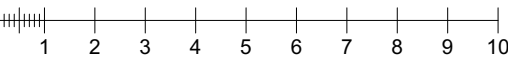
- 3 PPC aluminium solid doors (with or without side panels);  
3a PPC aluminium fully glazed door with fully glazed side panel;  
  
4 PPC aluminium window with openable light, with deep brick window reveals;  
4a PPC aluminium window with openable side light, with PPC Aluminium projecting window reveals;  
4b PPC aluminium fixed window with projecting PPC Aluminium window reveals;  
4c PPC aluminium corner window with projecting PPC Aluminium window reveals;  
4d PPC Aluminium clad oriel window;  
  
5 PPC aluminium louvered double doors;  
  
6 PPC aluminium balustrade;  
  
7 Standing seam roof finish  
7a Automatic openable vents above stair cores  
  
8 PPC aluminium gates;  
  
9 Proposed 2m tall galvanised palisade fence to neighbouring Gospel Hall rear site boundary line;  
  
10 New full height facing brick wall to no. 58 - 64 Upper Hill Street;  
10a New half height facing brick wall to no. 58 - 64 Upper Hill Street;  
  
11 Location of external building signage; font, design and size to be confirmed through detail design;  
  
12 Existing red sandstone wall along Abbotts Lane; wall to be retained  
  
13 Existing retaining brick wall to be clad in PPC Aluminium cladding;  
  
14 PPC Aluminium rainscreen cladding;  
  
15 PPC Aluminium rainwater goods;

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General Notes

All PPC Aluminium door and window frames, balustrades, gates, rainscreen cladding and all exposed rainwater goods to be finished dark bronze;



P3	Planning Issue for NMA	19/06/2024
RevID	Change Description	Issue Date
Revisions		

2493. Plot 4 - Abbotts Lane  
Coventry

Plot 4 - Abbotts Lane Elevation

drawing	revision	status
2493.2001	P3	PLANNING
scale	drch	ID/ID
1:150 @ A1		

3 May Street, Birmingham, B3 1UD  
0121 233 1818  
mail@bpnarchitects.co.uk  
www.bpnarchitects.co.uk





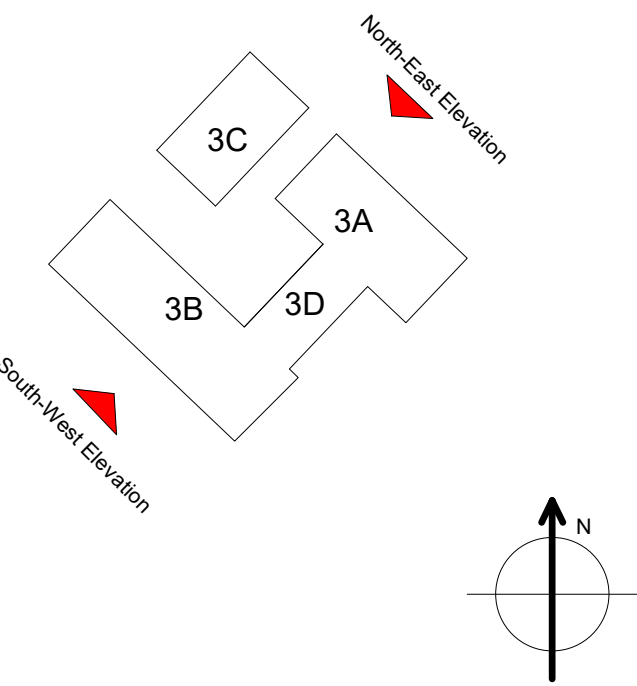
Elevation - Plot 03 North-East  
1 : 200



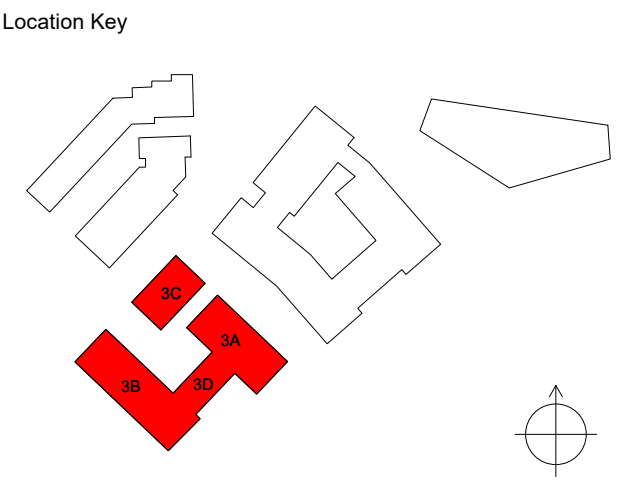
Elevation - Plot 03 South-West  
1 : 200

Notes & Key

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Revisions			
Date	Rev	By	Description
30/11/2021	P01	MJW	Issued for Planning.
09/05/2022	P02	MJW	Revised planning submission following meetings with CCC.
27/08/2024	P03	MK	S73 Issue

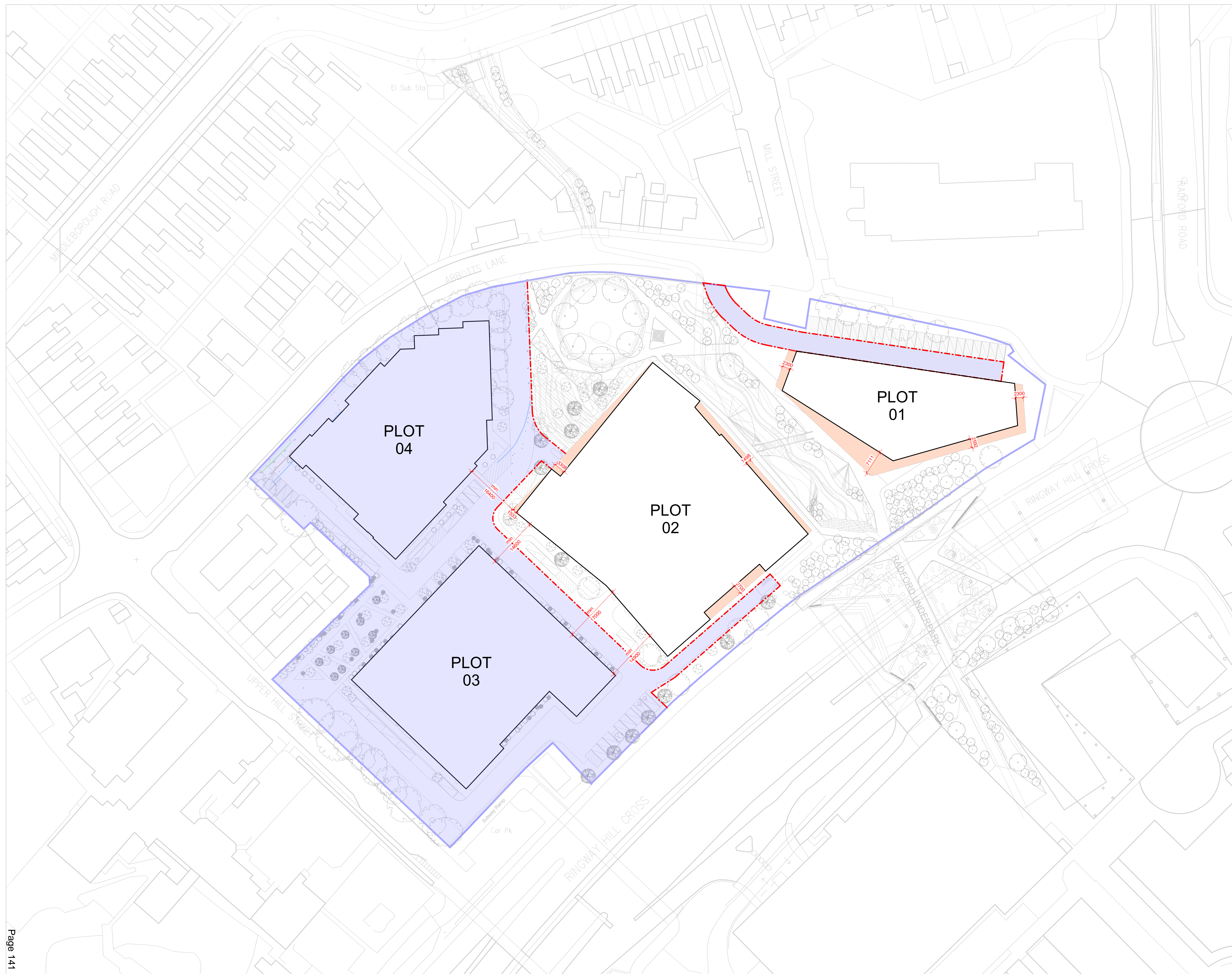


## PLANNING

Project	GHA No.
Abbotts Lane	2298
Client	
CDP	

Drawing Title	
Elevations (Sheet 2 of 2)	
Drawing No.	Revision
2298-HWS-Z3-ZZ-DR-A-(05)1201	P03
Scale	Date
Scale - 1 : 200@A1	NOV 21
	Checked
	RK





Notes &amp; Key

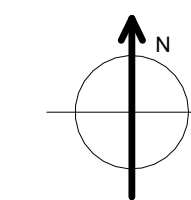
DIMENSIONS NOT TO BE SCALED FROM THIS DRAWING.  
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**KEY**

Phase Boundary

 Phase One - Detail

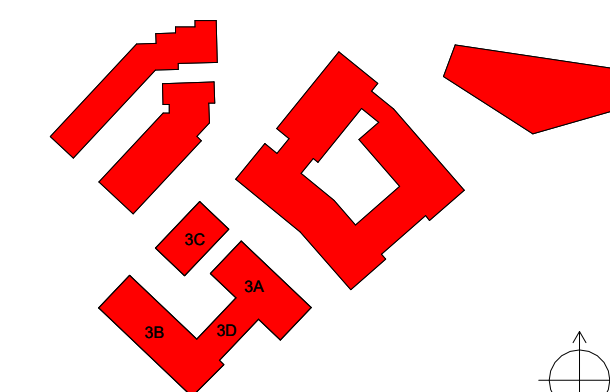
Footprint of Current Proposal

 Building Facade Deviation

## Revisions

Date	Rev	By	Description
30/11/2021	P01	MJW	Issued for Planning.
18/09/2024	P02	MK	S73 Issue
18/02/2025	P03	MK	Landscape Update
04/06/2025	P04	MK	Landscape Update

### Location Key



## PLANNING

Project	GHA No.
Abbotts Lane	2298

Client

CDP

Drawing Title

### Parameter Plan 06 - Limits of Deviation

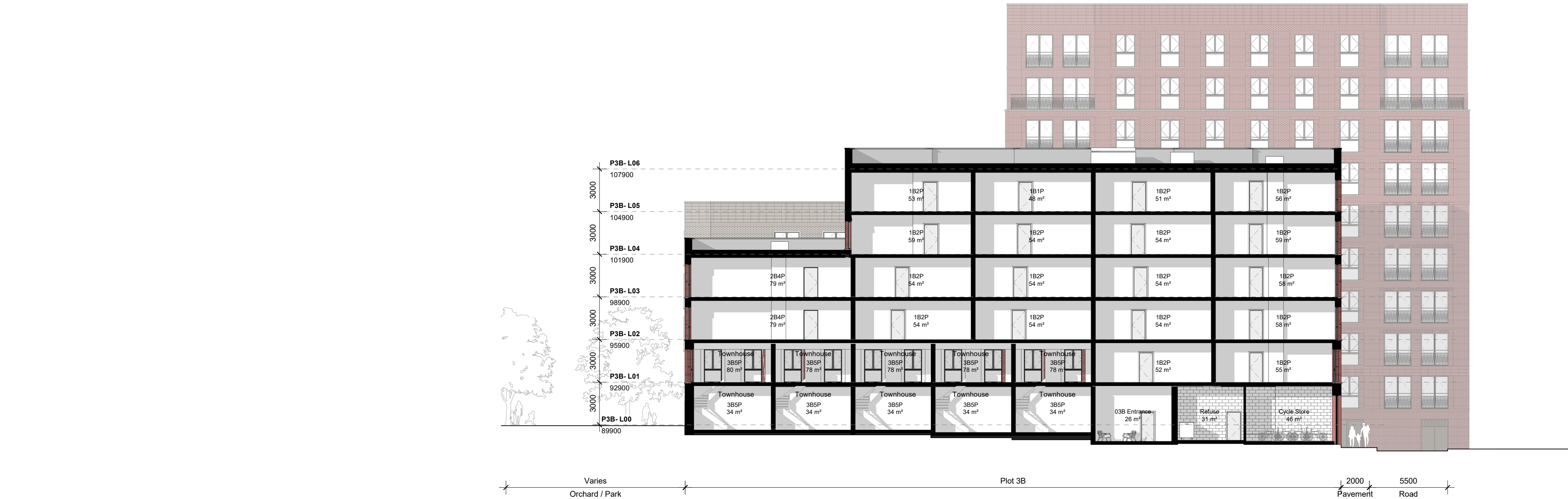
Drawing No.	Revision
<b>2298-HWS-ZZ-ZZ-DR-A-(05)0006</b>	<b>P04</b>

Scale	Date	Checked
Scale - 1 : 500@A1	SEP.21	MJW

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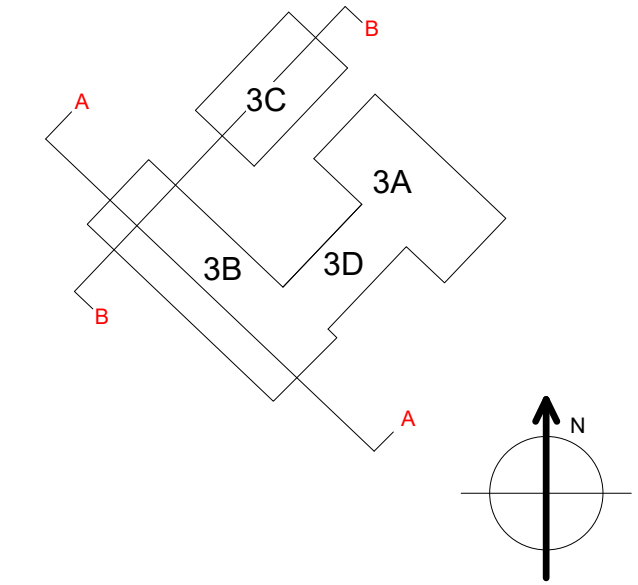
Plot 03 Section A-A  
1 : 200



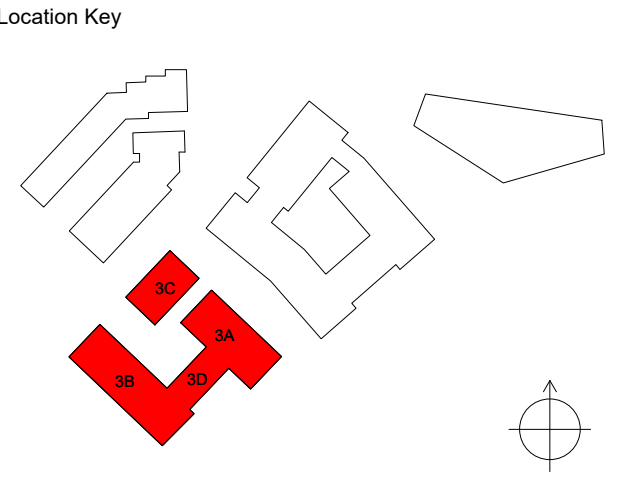
Plot 03 Section B-B  
1 : 200

Notes & Key

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Revisions			
Date	Rev	By	Description
30/11/2021	P01	MJW	Issued for Planning.
09/05/2022	P02	MJW	Revised planning submission following meetings with CCC.
27/08/2024	P03	MK	S73 Issue



## PLANNING

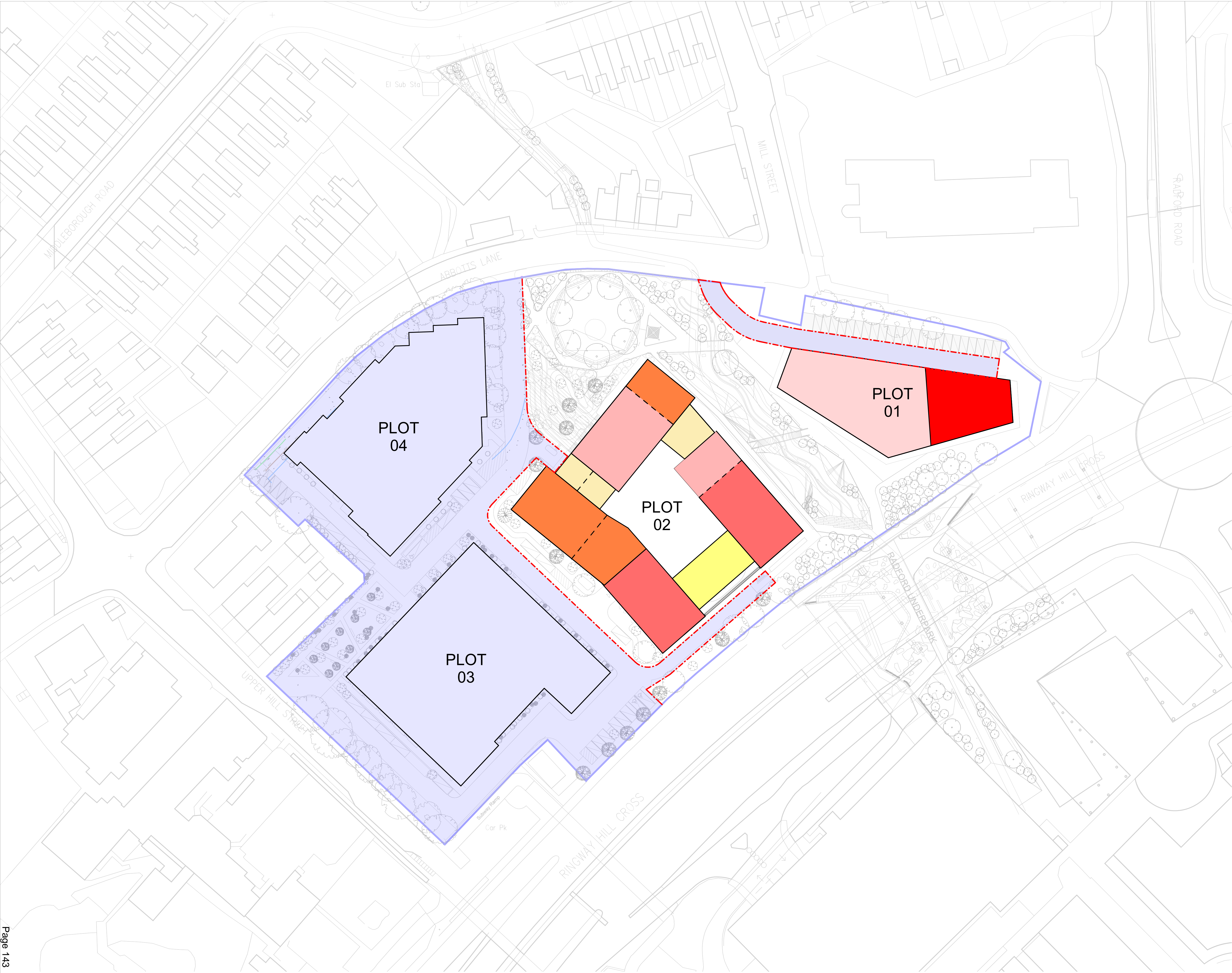
Project	GHA No.
Abbotts Lane	2298
Client	
CDP	

Drawing Title	
Plot 03 - Section A-A and B-B	
Drawing No.	Revision
2298-HWS-ZZ-ZZ-DR-A-(05)1300	P03
Scale	Date
Scale - 1 : 200@A1	NOV 21
Checked	
MJW	

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Notes & Key

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KEY

--- Application Red Line Boundary

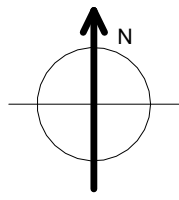
Phase One - Detail

- - - Indicative change in height

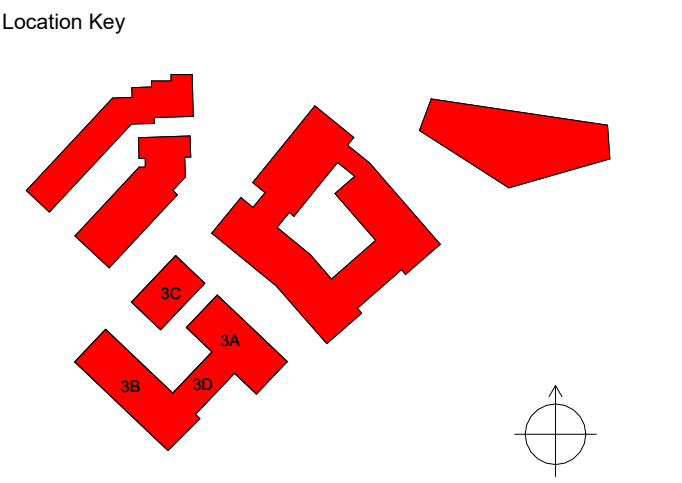
Max Height - 148.0 m Min Height - 136.0 m	Max Height - 111.1 m Min Height - 105.1 m
Max Height - 129.1 m Min Height - 120.1 m	Max Height - 104.7 m Min Height - 98.7 m
Max Height - 113.7 m Min Height - 104.7 m	Max Height - 105.1 m Min Height - 96.1 m
Max Height - 111.6 m Min Height - 102.6 m	Max Height - 91.8 m Min Height - 88.05 m

GENERAL NOTES

01. All heights are in metres AOD.  
02. All heights exclude building parapets. Parapets are to extend a maximum of 1.2 metre above specified AOD height.  
03. Plot extents are subject to an additional allowance of up to 2m for balconies, bays, winter gardens, canopies, and awnings projecting out from plot extent limited to within Planning Application Boundary.  
04. All plant, lift motor rooms and machinery is not to exceed 3m in height above specified maximum heights, and to be set back from the outer face of the building parapet by 3m.  
05. Flues are not to exceed 4.5m in height above specified minimum or maximum heights, and to be set back from the outer face of the building parapet by 3m.



Revisions				
Date	Rev	By	Description	
30/11/2021	P01	MJW	Issued for Planning.	
28/04/2022	P02	MJW	Revised planning submission following meetings with CCC	
27/08/2024	P03	RV	Amendment to Parameters	
18/09/2024	P04	MK	S73 Issue	
18/02/2025	P05	MK	Landscape Update	
04/06/2025	P06	MK	Landscape Update	



## PLANNING

Project	GHA No.
Abbotts Lane	2298
Client	
CDP	

Drawing Title  
**Parameter Plan 07 - Proposed Minimum + Maximum A.O.D Levels**

Drawing No.	Revision
<b>2298-HWS-ZZ-ZZ-DR-A-(05)0007</b>	<b>P06</b>

Scale	Date	Checked
Scale - 1 : 500@A1	SEP.21	MJW

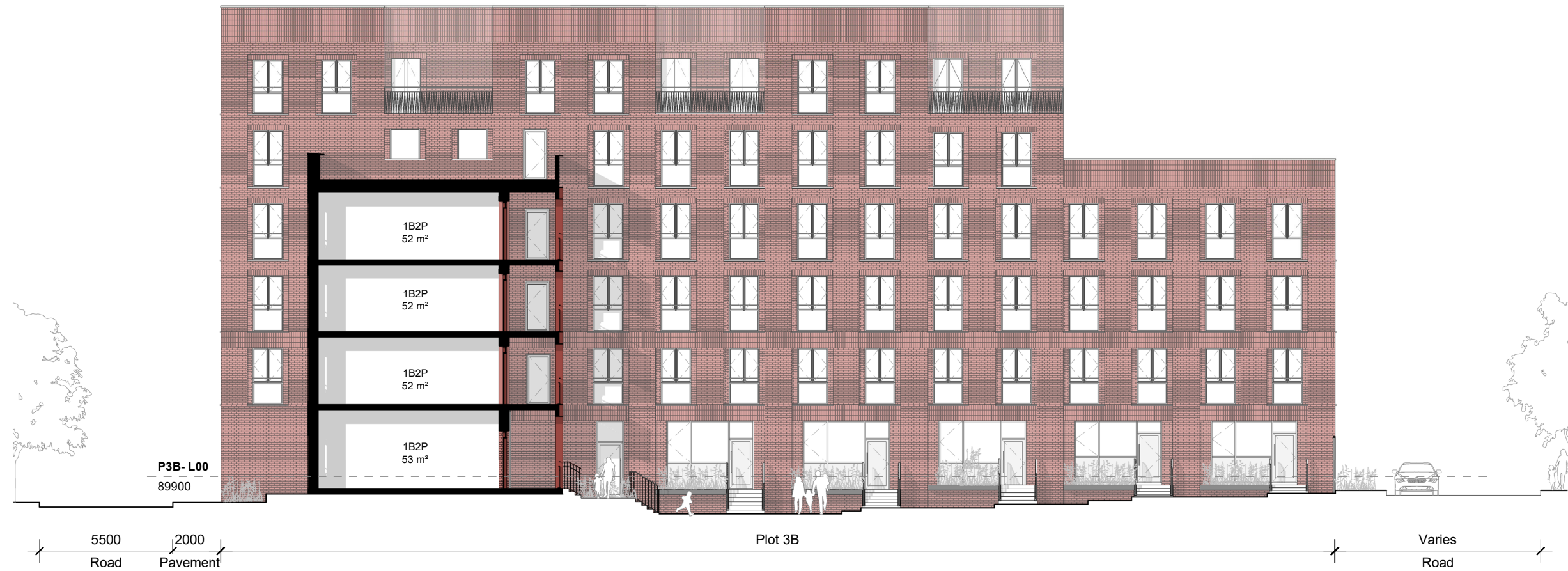
**Glenn Howells Architects**  
Birmingham London glennhowells.co.uk



Plot 03 - Section G-G  
1 : 200

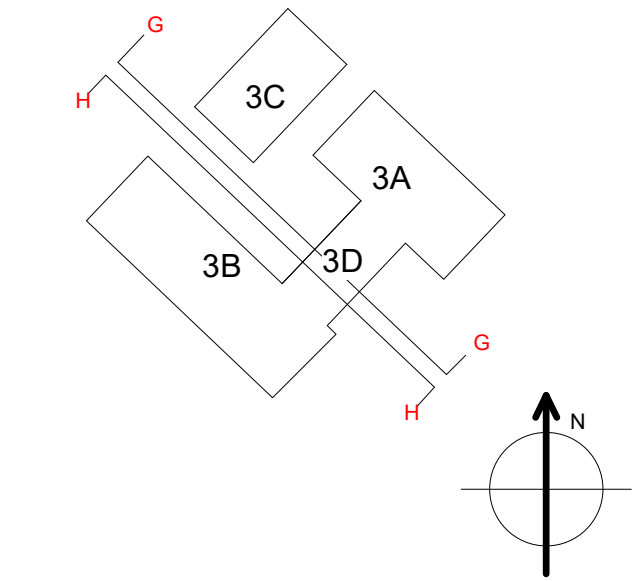


Plot 03 - Section H-H  
1 : 200

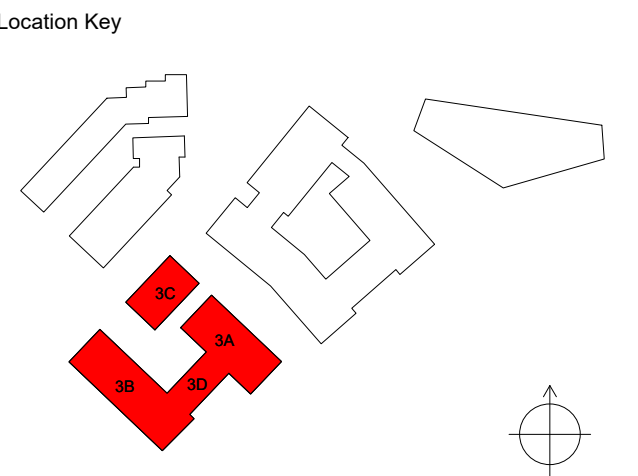


Notes & Key

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Revisions			
Date	Rev	By	Description
30/11/2021	P01	MJW	Issued for Planning.
09/05/2022	P02	MJW	Revised planning submission following meetings with CCC.
27/08/2024	P03	MK	S73 Issue



## PLANNING

Project	GHA No.
Abbotts Lane	2298
Client	
CDP	

Drawing Title	
Plot 03 - Section G-G and H-H	
Drawing No.	Revision
2298-HWS-ZZ-ZZ-DR-A-(05)1303	P03
Scale	Date
Scale - 1 : 200@A1	NOV 21
Checked	
MJW	

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Note: Phase One - Refer to detailed layouts for more information.

Notes & Key  
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KEY

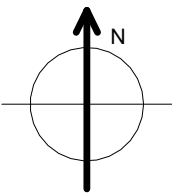
Detailed Boundary

Phase One - Detail

Phase Two - Outline

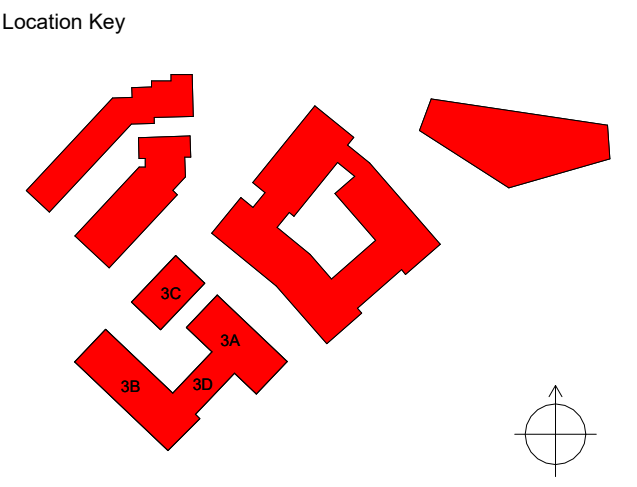
Phasing Areas

Phase One	10,100 m <sup>2</sup>
Phase Two	8,950 m <sup>2</sup>
Total	19,050 m <sup>2</sup>



Revisions

Date	Rev	By	Description
30/11/2021	P01	MJW	Issued for Planning.
18/09/2024	P02	MK	S73 Issue
18/02/2025	P03	MK	Landscape Update
04/06/2025	P04	MK	Landscape Update



## PLANNING

Project	GHA No.
Abbotts Lane	2298
Client	
CDP	

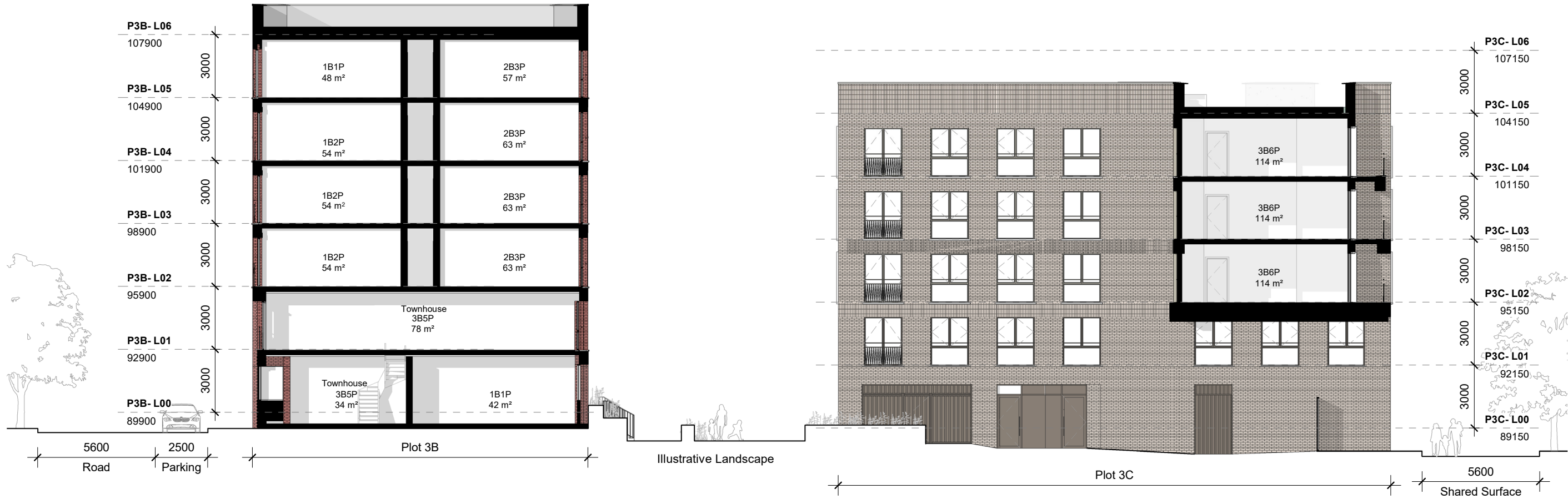
Drawing Title

Parameter Plan 01 - Phasing & Plot Plan	
Drawing No.	Revision
2298-HWS-ZZ-ZZ-DR-A-(05)0001	P04

Scale	Date	Checked
Scale - 1 : 500@A1	SEP.21	MJW

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Plot 03 - Section E-E

1 : 200

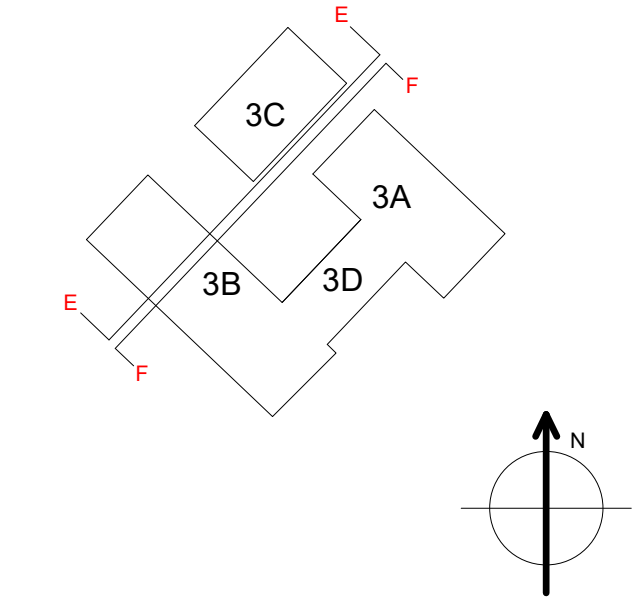


Plot 03 - Section F-F

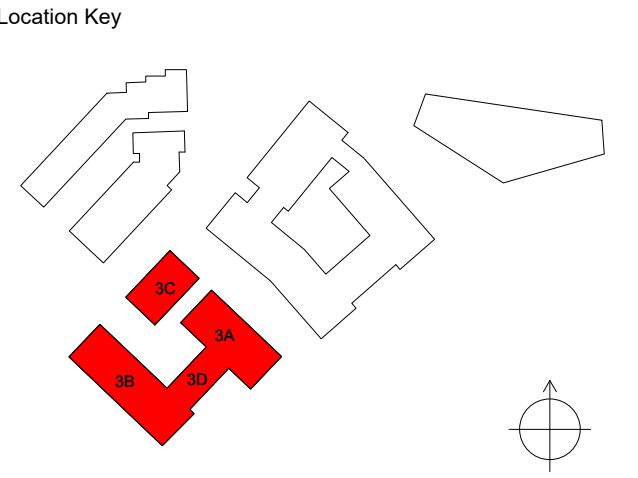
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Notes & Key

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Revisions			
Date	Rev	By	Description
30/11/2021	P01	MJW	Issued for Planning.
09/05/2022	P02	MJW	Revised planning submission following meetings with CCC.
27/08/2024	P03	MK	S73 Issue



## PLANNING

Project	GHA No.
Abbotts Lane	2298
Client	
CDP	

Drawing Title		
Plot 03 - Section E-E and F-F		
Drawing No.		Revision
22298-HWS-ZZ-ZZ-DR-A-(05)1302		P03
Scale	Date	Checked
Scale - 1 : 200@A1	NOV.21	MJW

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Planning Committee Report	
<b>Planning Ref:</b>	PL/2025/0000263/OUTM
<b>Site:</b>	Former Wisteria Lodge, Earlsdon Avenue South, Coventry, CV5 6QE
<b>Ward:</b>	Earlsdon
<b>Proposal:</b>	Outline application with all matters reserved except for access for: redevelopment of land to form C2 or C3 accommodation - residential care home or independent/assisted living flats of the over 55's; comprising of up to 24no. units up to a maximum of 3 storey, along with associated resident and staff facilities, private and shared amenity space and parking
<b>Case Officer:</b>	Richard Edgington

## SUMMARY

This application considers the relevant material planning considerations in respect of the redevelopment of the site to create 24 residential dwellings in the form of apartments with a flexible use between C2 (Care Home) or C3 (Residential Flat). Given the outline nature of the application, the relevant matters within this application relate to the principle of development, parameters, access and obligations.

## BACKGROUND

The application seeks consent for the re-development of a brownfield site, which formerly contained a children's care home. The site has been vacant for in excess of 15 years and is now being sought for re-development to create up to 24 residential dwellings. The application seeks outline permission establishing the principle of development and details of the access. The application includes an indicative layout and suggests parameters in respect of maximum building heights within the site. All other matters are reserved and would therefore come forward at reserved matters stage should planning permission be granted. It should be noted that a recent approval for a different development option for the site, in the form of eight residential dwellings, was approved by planning committee in May 2025.

## KEY FACTS

<b>Reason for report to committee:</b>	The application has been referred to planning committee due to more than five objections having been received.
<b>Current use of site:</b>	Vacant
<b>Proposed use of site:</b>	Residential
<b>Proposed no of units</b>	24

## RECOMMENDATION

Planning Committee are recommended to delegate the grant of planning permission to the Strategic Lead for Planning subject to conditions and the completion of a s106 Legal Agreement to secure the contributions summarised in this report and for the Strategic Lead for Planning to agree any necessary amendments to the s106 Legal Agreement and Planning Conditions in consultation with the Chair.

## REASON FOR DECISION

- The proposal is acceptable in principle.

- The proposal will not adversely impact upon highway safety.
- The proposal will not result in a detrimental impact upon the character and appearance of the area or the conservation area.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies: DS3, H3, H4, H9, GE1, GE3, GE4, DE1, HE2, AC1, AC2, AC3, AC4, EM2, EM4, EM5, EM7 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

## **SITE DESCRIPTION**

The application site relates to a previously developed parcel of land extending to 0.47 hectares, situated within the locality of Earlsdon within the Kenilworth Road Conservation Area. The application site formerly contained a children's home which was closed and left vacant for a period of time prior to its demolition in around 2010. Since the demolition, the site has been left vacant for the intervening period. The demolition works removed buildings to slab level only and the hardstanding in the form of former foundations, access and car park remain, with former managed grass areas having been left to establish into unmanaged scrub. The site is bound by trees and hedges, together with high level boundary treatments. Stivichall Common wraps around the site to the south and west, immediately on the eastern side of the site lies Mary and William Cottages, a pair of single storey dwellings adjacent to the access. To the north and west lie existing dwellings within Earlsdon Avenue South and Warwick Avenue respectively. Dwellings within the area largely comprise of generous proportioned detached dwellings occupying large plots which are characteristic of this area of the conservation area.

The common immediately to the south contains a number of informal pedestrian routes through to the Kenilworth Road and War Memorial Park beyond. The site is accessed from Earlsdon Avenue South via an un-named adopted road in front of Mary and William Cottages into the site. To the north side of the un-named road lies an informal green area laid to grass. To the south, on the junction with Earlsdon Avenue South lies the Earlsdon Drinking Fountain, a Grade II Listed feature within the area. It should be noted that 85m to the north of the junction lies an existing bus stop providing direct routes into the City Centre.

When considering site constraints, the site lies within flood zone 1 and is therefore at the lowest risk of flooding and as indicated is within the Kenilworth Road Conservation Area. Stivichall Common to the south and western boundaries of the site is a designated local wildlife site within the adopted and emerging Local Plans.

## **APPLICATION PROPOSAL**

The application as proposed seeks Outline Planning Permission with all matters reserved except for access, for up to twenty-four residential dwellings for retirement accommodation in the form of either C3 (Residential Dwellings) or C2 (Care Home). The application includes an indicative layout to show how properties could be accommodated on site and includes parameters to set out maximum heights which would reflect up to 3 storeys in height.

## **PLANNING HISTORY**

There have been a number of historic planning applications on this site; the following are the most recent/relevant:



<b>Application Number</b>	<b>Description of Development</b>	<b>Decision</b>
PL/2025/0000265/OUT	Outline application with all matters reserved except for access for the redevelopment of land to form up to eight residential dwellings	Granted  Planning Committee May 2025
R/2010/1117	Demolition of disused residential care home.	Granted
S/2005/3088	Change of use and alterations to premises to form Children's Resource Club	Granted
R/2005/3087	Use of premises as local authority residential establishment for accommodation of children aged 0-12 and formation of four bed sitting rooms for adolescent children up to 18 years of age	Granted
S/1970/5000	Erection of residential Nursery with 8 bed sitting rooms and 3 flats	Granted

## **POLICY/LEGISLATION**

### **Legislation**

Section 72 (Conservation Areas) – Planning (Listed Buildings and Conservation Areas) Act 1990

### **National Policy Guidance**

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

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

### **Local Policy Guidance**

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

Policy DS3: Sustainable Development Policy

Policy H1: Housing Land Requirements

Policy H2: Housing Allocations

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing

Policy H8: Care Homes, Supported Housing, Nursing Homes and Older Persons accommodation

Policy H9: Residential Density

Policy GE1 Green Infrastructure

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy DE1: Ensuring High Quality Design

Policy HE2: Conservation and Heritage Assets

Policy AC1: Accessible Transport Network

Policy AC2: Road Network  
Policy AC3: Demand Management  
Policy AC4: Walking and Cycling  
Policy EM2: Building Standards  
Policy EM3: Renewable Energy Generation  
Policy EM4: Flood Risk Management  
Policy EM5: Sustainable Drainage Systems (SuDS)  
Policy EM7: Air Quality

## **Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation**

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

Policy DS3: Sustainable Development Policy  
Policy H1: Housing Land Requirements  
Policy H2: Housing Allocations  
Policy H3: Provision of New Housing  
Policy H4: Securing a Mix of Housing  
Policy H8: Care Homes, Supported Housing, Nursing Homes and Older Persons accommodation  
Policy H9: Residential Density  
Policy GE1 Green Infrastructure  
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation  
Policy GE4: Tree Protection  
Policy DE1: Ensuring High Quality Design  
Policy HE2: Conservation and Heritage Assets  
Policy AC1: Accessible Transport Network  
Policy AC2: Road Network  
Policy AC3: Demand Management  
Policy AC4: Walking and Cycling  
Policy EM2: Building Standards  
Policy EM3: Renewable Energy Generation  
Policy EM4: Flood Risk Management  
Policy EM5: Sustainable Drainage Systems (SuDS)  
Policy EM7: Air Quality

## **Supplementary Planning Guidance/ Documents (SPG/ SPD):**

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

## **CONSULTATION**

### **Statutory:**

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

- Highways: No objection, subject to conditions, highway improvements and s106 contribution.

### **Non-statutory**

No objections received from:

- Housing
- Urban Design and Landscaping



- West Midlands Police – general comments made.

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

- Archaeology – require a condition for a WSI
- NHS CCG
- Ecology
- Environmental Protection – require conditions for UXO assessment, CEMP and Air Quality measures to include EV charging and low emission boilers.
- Local Lead Flood Authority – conditions required to secure a detailed drainage design.
- Economic Development – require condition for local employment
- Tree Officer

Objections have been received from:

- Conservation Officer – due to indicated scale, massing and use of modern materials. Design should be respectful of surroundings using a traditional palette of materials.

At the time of writing the report comments have not been received from>

- Coventry Society
- NHS
- Public Health
- Streetscene and Green Spaces
- Sustainability (Energy)
- West Midlands Fire Service

### **Neighbour consultation**

Immediate neighbours and local Councillors have been notified; a site notice was posted on 14<sup>th</sup> March 2025. A press notice was displayed in the Coventry Telegraph on 27<sup>th</sup> February 2025.

Nine representations have been received following the consultation, one of which neither objecting nor supporting, but makes suggestions for the inclusion of Swift Boxes in any reserved matters application.

The remaining eight letters all raise objections to the application raising the following material planning considerations:

- a) Insufficient parking provision
- b) Illustrative design incompatible with surrounding area
- c) Quantum over-intensive for the locality
- d) Detrimental to highway safety due to the narrow nature of the access road
- e) Development of the site would result in overlooking/loss of privacy
- f) All trees should be retained within the site
- g) The development would increase noise levels in the area

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

- h) The Council as landowner does not have consent to dispose of the site
- i) Detrimental impact upon house prices

Any further comments received will be reported within late representations.

## **APPRAISAL**

The main issues in determining this application are principle of development, the impact upon the character of the area and heritage assets, the impact upon neighbouring amenity, highway considerations, flood risk, archaeology, contaminated land, air quality, ecology, trees/landscaping and infrastructure/obligations.

### **Principle of development**

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 strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Footnote 8 to paragraph 11 confirms that this includes situations where the local authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer set out in paragraph 78).

Based on the provisions of the December 2024 NPPF the Council is able to demonstrate a 5.6 year housing land supply as of 31st December 2024.

Whilst the Council is able to demonstrate a five year housing land supply, the overarching aims of the NPPF and indeed the adopted Local Plan is to deliver additional dwellings and windfall are key to maintaining an adequate supply of homes. Part C of Paragraph 125 of the NPPF states that planning decisions should ‘give substantial weight to the value of using suitable brownfield land within settlements for homes ... unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land’. In this case it is noted that within the consultation a number of representations have indicated that the re-development of the site is contrary due to conflict with the Kenilworth Road Control Plan. However, the control plan specifically relates to the use of access directly from the Kenilworth Road across The Spinney, which is not the case here. These proposals are not therefore considered to conflict with the Control Plan and the principle of residential development of this brownfield site is considered acceptable.

When considering other key housing policies within the adopted Local Plan, Policy H3 of the adopted Local Plan also relates to the provision of new housing and requires sites and developments to provide a quality living environment for future occupiers which does not have contaminants, noise and air quality issues. H3 also sets out a criterion that developments should wherever possible be located;

- a. within 2km radius of local medical services;
- b. within 1.5km of a designated centre within the city hierarchy (policy R3);
- c. within 1km radius of a primary school;



- d. within 1km of indoor and outdoor sports facilities;
- e. within 400m of a bus stop; and
- f. within 400m of publicly accessible green space.

The site meets the criterion set out in H3 given that the site is in a highly sustainable location well served by transport links to the city centre, Earlsdon High Street and surrounding amenities. Policy H4 relates to housing mix, the policy states that the Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city in accordance with the latest Strategic Housing Market Assessment. That being said, part 2 of H4 states that in assessing the housing mix in residential schemes the Council may take into account circumstances where it may not be appropriate to provide the full range of housing types in accordance with the latest Strategic Housing Market Assessment. In this case, the plans indicate that the site will come forward as a higher density development comprising 1-2 bedroom units to provide private retirement accommodation in the form of either a care home or retirement village providing market flats.

When considering the potential for the site to be delivered as retirement accommodation in the form of a care home, Policy H8 is of relevance which states that proposals for care homes, nursing homes and other specialist and supported forms of housing for the elderly and those requiring care will be encouraged in areas that are accessible by a choice of means of transport and that are situated in close proximity to key local services. In this case, the site is deemed to be sited within a sustainable location as set out above. The development also proposes additional enhancements to sustainability in the form of bus stop upgrades, this is discussed further within the highways section of this report.

Considering the principle of a single structure (flatted scheme), as set out within the site description, the conservation area is largely defined by larger dwellings and plots which adopt a traditional style, creating a green and leafy suburban character. Formerly the site contained a two-storey flatted structure, the re-development of the site for retirement living would not be dissimilar from the previous siting of a building within the site, with a condition securing parameters, setting the building(s) in away from the boundaries of the development. Whilst the locality is defined by larger family dwelling houses, a low level flatted structure which would be located to the rear of the properties within an end of cul-de-sac location which also benefits from established screening and landscaping does allow for the principle of such a building to be sited in this location albeit within the conservation area contributes to the site. Taking the site factors into account and policy position the development, together with the illustrative mix set out within the information provided is deemed acceptable.

It is noted within the consultation, queries were raised by residents as to whether affordable housing is proposed. In accordance with Policy H6 the site is not required to bring forward a provision for affordable homes as it falls below the identified threshold of developments for 25 units plus, the application is not therefore contrary to H6.

### **Impact on residential amenity**

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

The illustrative layout provided as part of this submission includes an indicative layout for a single structure up to 2.5 storeys in height. This enables the Council to consider the general principles for

separation distances, together with building heights. A condition is recommended to restrict the height of the building(s) in line with the parameters plan. During the course of the consultation, residents have raised concerns on three key areas in respect of amenity; overlooking, loss of light and noise. Taking each matter in turn, with respect of overlooking, the indicative layout sets out how the building will be set in approximately 11m from the boundaries which will likely comprise of shared amenity space or parking area rather than any built development. With the siting of the building as indicated (and conditioned) there would be resultant separation distances of between 32m and 44m to the rear of the nearest surrounding dwellings within Earlsdon Avenue South and Warwick Avenue respectively, which is far in excess of the required 20m, as is typically required for two storey units, with the increase as indicated however to at least 32m this is deemed acceptable. In this case it would be further screened by established landscaping to the boundaries.

With respect to overlooking, the flats have a maximum height of 9m, which is approximately 0.8m higher than the surrounding ridge heights of existing dwellings. Such a height would allow for up to 2.5 storeys of accommodation (including within the roof space), or 2 storey units with generous pitched roofs. With the heights being similar to those of surrounding dwellings and set away as indicated above it is not considered the building heights, which would be broken up through the form and appearance of the building within the site would be deemed harmful to the amenity of residents.

Finally, the concern with noise during the construction phase is accepted and as with any form of construction a level of increased noise through works taking place will likely occur. However, a Construction and Environmental Management Plan condition has been appended to the decision to ensure that each element of the working practices including noise and dust mitigation/suppression and working hours are all captured to minimise the impact upon existing residents where possible. As such the impact of the redevelopment upon residential amenity is not deemed unacceptable, subject to suitably worded conditions being appended to the decision securing the CEMP.

### **Character and appearance of the area and heritage assets**

It is noted that within the consultation a number of residents have raised concern as to the impact of the proposed development upon the heritage asset in the form of the Kenilworth Road Conservation Area, and that the development of the site will be out of keeping with the area.

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Local Planning Authorities are required in the exercise, with respect to any buildings or other land in a conservation area, that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Policies HE2 and DE1 of the adopted Local Plan are consistent with Section 72, as is Section 16 of the NPPF (2024).

The application is for outline only, effectively establishing the principle for development within the site with indicative layout and height parameters and the detailed matters will be considered as part of the reserved matters submission. Residents have objected to the proposals due to the building heights exceeding two storeys, and to the principle of redevelopment on the site due to the impact upon the conservation area/character of the area.

Whilst noting these concerns it is considered that there is benefit in the delivery of appropriately designed accommodation in this location with the delivery of this brownfield site. The previous approval of the houses adopted a low density, larger unit option for the site. This option is denser by its nature of being flats, and whilst the accommodation contrast with the surrounding built form of larger family dwellings, as previously set out the impact in this case is not deemed unacceptable.



The applicants have also been agreeable to amendments requested by the Local Planning Authority to reduce both the height and footprint of the building through the use of a parameters condition which restricts both elements of any future development should this option come forward.

Sections through the site show that the building heights would not be significantly higher than surrounding dwellings and would retain a semi-open feel through the set back of built from the boundaries, allowing for landscaping to be retained. The retention of the landscaping also assists in the development more likely harmonising with the locality, and whilst the Council expects for a high-quality development to come forward with sensitive materials this is also a matter for consideration at the reserved matters stage.

Residents have noted that the submitted design and access statement includes imagery of very modern apartments which are defined by timber, a high level of rendering and glazing which contrasts with surrounding dwellings but this statement is not being approved as elevational details and full consideration would be given at reserved matters stage. The Conservation Officer raised objections to the appearance and initial massing of the building which was set out within the document and suggested that more inspiration should be taken from the surrounding palate of materials and finish colours of neighbouring dwellings to ensure a design harmonises with the established character. The Local Planning Authority agrees with such an approach and expects full consideration to be given to design matters at the appropriate time, i.e. upon the submission of the reserved matters. The use of landscaping is also considered to have the opportunity to enhance the site and the scheme, it is expected that any forthcoming submission would retain the Category A tree to the south east of the site and the retention of the illustrative landscaped area shown on the layout plan will be encouraged to be retained going forwards.

### **Archaeology**

Paragraph 207 of the NPPF requires due consideration to be given to archaeological assets. In decision making the NPPF states that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. This is re-affirmed within Policy HE2 of the adopted Local Plan (2017).

In this case the application site relates to an area within the Kenilworth Road Conservation Area, adjacent to a densely wooded area within Stivichall Common. Areas of the site have not been developed previously with built development, although has been ancillary to the former use and managed. As part of the application submission, the heritage statement does not detail the potential risk of any below ground assets.

The Archaeology Officer states that there are no known archaeological investigations within the site or in close proximity and therefore this indicates unknown potential. Historic England's, Planning and Archaeology (HEAN 17) notes: Most archaeological sites are undesignated, meaning that the majority of archaeological remains are not protected by listing or scheduling. Indeed, the scale, quality and significance of the archaeological resource at a location are often unknown before the site is considered in the planning process. This generates both opportunities and risks. Previous Heritage Reports for the area have also indicated this potential. The demolition of the previous building in 2010: R/2010/1117, included a Heritage Report in which the archaeological potential was highlighted.

The Council's Archaeologist does not object to the application, however a condition for a Written Scheme of Investigation for Archaeological Evaluation (Trial Trenching) to determine the presence

or absence of any archaeological remains and to determine the preservation, nature and character of such remains has been requested. This has duly been appended to the decision, and with this condition the application is deemed acceptable.

### **Highway considerations**

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

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

There have been a number of objections received relating to the proposed access point into the site and in particular the narrow nature of the vehicular highway in front of Mary and William Cottages. The width of the vehicular carriageway is 4.4m plus approximately 1.25m for the width of the pavement. As with the previous application for the residential dwellings, improvements have been proposed to the access route from Earlsdon Avenue South to the site through the creation of a shared surface which allows for additional width to be achieved for servicing vehicles, such as refuse trucks and deliveries, whilst also promoting the use of the route through to existing pedestrian routes into and away from the common. This alteration was made at the request of the Local Highway Authority and is indicated on the approved plans and is also secured via condition.

The proposed development for 24 units will increase the intensity of the use on site, and the layout plan indicates that sufficient parking could be provided in accordance with the approved parking standards set out within Appendix 5 of the Coventry Connected SPD. The requirement for the development varies on the options in which could be delivered on site, whether that be for a C2 residential care home or C3 retirement flats. For the C2 care option there is a requirement for 1 space per 4 bedrooms plus 1 per 2 FTE staff members, which would total approximately 6+12 (18 spaces) or 24 + 5 (29 spaces) for C3 residential accommodation. In either case, parking provision will be required to be justified and provided in accordance with relevant policy at the time of any reserved matters application when it comes forward.

Given the proposed use as retirement living and sustainable nature of the location, there are clear opportunities in this case to promote sustainable transport modes, and as such a travel plan has been secured via condition which will be monitored for ten years. Further to this, the existing bus stop on Earlsdon Avenue South (heading towards the city centre), is currently a basic stop without a shelter or real-time display. Highways have requested monies in this case to improve the bus stop to a sheltered stop with real-time display. Minor amendments are proposed as part of the works to Earlsdon Avenue South to allow for vehicles to be directed around any stationary bus. The cost of the works have been forecast to be £101,110.45, the cost of which is being met by the



applicant via a S106 agreement. Taking the improvements made together with the proposed access arrangements the application is considered to be acceptable in highway terms and is not objected to by the Local Highway Authority, subject to the conditions and obligations set out.

### **Flood Risk**

Policy EM4 for the Local Plan states that all major developments must be assessed in respect of the level of flood risk from all sources and that all opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage. Furthermore, Policy EM5 states that all development must apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.

The Lead Flood Authority have been consulted and whilst have not formally commented at application stage, did make representations at pre-application stage. Within the discussions no objections have been raised in respect of drainage or increased flood risk, but it is expected that any reserved matters application provides a detailed drainage design, once the final layout is known. As part of any design in accordance with the aforementioned policies measures to minimise surface water run-off will be expected, through the use of permeable paving and on-site attenuation features such as cellular tanks (below ground).

The application is therefore deemed acceptable in this regard, subject to a condition being appended to the decision securing full details of the proposed drainage system thereby according with policies EM4 and EM5 of the Local Plan.

### **Contaminated land**

Policy EM6 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 waste water by whatever means.

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

Environmental Protection note the content of the report and have requested that conditions be appended to the decision requiring further ground contamination works to be undertaken ahead of the construction taking place. This accords with the recommendations of the submitted Ground Conditions Report (Stage I). The conditions will ensure that intrusive investigations be undertaken, and any remediation completed ahead of any works taking place. A condition for an unexploded ordnance assessment be undertaken has also been appended.

### **Air quality**

Policy EM7 requires new developments to ensure that there is not an increase in air quality issues, this is supported and consistent with Paragraph 199 of the NPPF (2024) which states that planning decisions will have due regard for Air Quality Management Areas, of which the site and the rest of the city lies within.

Given the outline nature of the application there is currently limited information available as to the impacts of air quality specifically in relation to the apartments themselves. It will be expected that at reserved matters stage details of air quality mitigation measures will be incorporated into any forthcoming designs and proposals.

In accordance with Policy EM7 Environmental Protection have requested conditions be appended to the decision to secure details of any air quality mitigation features inclusive of EV charging points, low emission boilers (if proposed) and details of any renewable energy sources to be incorporated into the design. The details of these measures will be required to come forward at reserved matters stage, and with this condition attached the application is deemed acceptable in this regard.

## **Ecology**

Paragraph 187 (d) of the NPPF (2024) states that planning decisions should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures within the site.

Policy GE1 of the adopted Local Plan expects new development proposals to 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. Whilst also maintaining the quality and quantity of existing green infrastructure, and where the quantity is not retained, enhancement to quality is expected.

Policy GE3 of the Local Plan states proposals for development will be permitted provided that they protect, enhance and/or restore habitat biodiversity. Development proposals will be expected to ensure that they:

- Lead to a net gain of biodiversity, where appropriate, by means of an approved ecological assessment of existing site features and development impacts.
- Protect or enhance biodiversity assets and secure their long-term management and maintenance.
- Avoid negative impacts on existing biodiversity; and
- Preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.

The application site as indicated is previously developed but has been vacant for a period of time in which habitats have established. Whilst not the highest quality of habitats, based on the metric calculation approach the existing site has a value of 1.73 units, whilst the final detailed design of the landscaping and design will not be known until the reserved matters stage. In this case based on the parameters plan, and the nature of the scheme which will result in communal gardens and managed space the site is capable of achieving a net gain in excess of the required 10%. Indeed, the anticipated net gain on the indicative built form area would achieve a 10.84% net gain in habitat units, and an 86.60% gain in hedgerow units.

The Council's Ecology Officer has been consulted and accepts the findings of the survey and report and as such raises no objections to the development, there is also no need for an off-site contribution to mitigate. Conditions have however been recommended to ensure that the ecology and biodiversity scheme that come forward at reserved matters stage meet the expectations of what is to be required as a high-quality landscaping scheme, these have duly been appended.

With regards protected species on site, the ecological reports identify the presence of a number of protected species within the site and/or the wider area. Ahead of the works commencing the Council's Ecologist has requested a number of conditions for further survey work to be undertaken in respect of nesting birds, invasive species, additional biodiversity features (to be submitted as part of any reserved matters) and a CEMP. With the conditions and contributions secured the application is deemed acceptable.



## Trees/Arboriculture

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

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

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

Within the consultation, residents have raised concerns that the proposed development would result in the loss of established trees within the site in order to facilitate the development. Noting these concerns a condition is recommended to ensure no landscaping is removed ahead of the approval of reserved matters to ensure trees are maintained where possible. The indicative layout also shows that a landscape feature adjacent to the access can be accommodated and this will be considered as part of the reserved matters submission. The layout as proposed also shows a band of landscaping and amenity space which will wrap around the building providing the separation distance of at least 11m from the boundary, which in turn allows for the retention of the existing established trees around the boundary, as previously indicated the landscaping scheme will be considered in detail as part of any reserved matters application.

It should however be noted, as was the case with the previous approval for the residential scheme, there will be a requirement to remove trees T32-T35 to accommodate the access, these comprise of 1 category B, 2 category C and 1 category U trees. The tree officer raises no objections to the removals in this respect but has requested a detailed Tree Constraints Plan which will need to be considered with the layout at reserved matters stage, as will any replacement planting.

## Developer Contributions

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

The development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement. The heads of terms are as follows:

Consultee	Contribution Request	Cost
Highways	Contribution for the improvement to the existing bus stop on Earlsdon Avenue South to install a bus shelter, railings and	£ 101,110.45

	associated highway works to facilitate the improved siting/provision	
Travel Plans	Travel plan monitoring contribution for a period of 10 years	£6,800.00
<b>Total</b>		<b>£107, 910.45</b>

The developer has agreed to the requested contributions.

### **Other Matters**

It is noted that within the consultation a number of queries have been raised as to the land ownership and covenants attached to the land relating to the sale of the land. Land ownership is not material in the consideration of any planning application and is not therefore relevant in the determination of this application.

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

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

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

### **Conclusion**

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H3, H4, H9, GE1, GE3, GE4, DE1, HE2, AC1, AC2, AC3, AC4, EM2, EM4, EM5, EM7 of the Coventry Local Plan 2017 and the emerging Local Plan Policies together with the aims of the NPPF.



## CONDITIONS/REASON FOR REFUSAL

<b>1.</b>	Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced and the development shall be carried out in full accordance with those reserved matters as approved.
<b>Reason</b>	<i>To conform with Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015.</i>
<b>2.</b>	Application for approval of the reserved matters listed at condition 1 shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
<b>Reason</b>	<i>To conform with Section 92 of the Town and Country Planning Act 1990 (as amended)</i>
<b>3.</b>	The development hereby permitted shall begin within 3 years of the date of this permission or within 2 years of the final approval of the reserved matters, whichever is the later.
<b>Reason</b>	<i>To conform with Section 92 of the Town and Country Planning Act 1990 (as amended)</i>
<b>4.</b>	The access shall be carried out in accordance with the following approved plans/documents: illustrative layout Ref. A(0)011 Rev.A; whilst the reserved matters shall be in accordance with the illustrative plan ref. Parameters Plan DWG A(0)010 Rev.A and heights set out within the section plan ref. Constraints Site Sections DWG 0502 P03 and a minimum distance of 11m between the building and the nearest site boundary.
<b>Reason</b>	<i>For the avoidance of doubt and in the interests of achieving sustainable development, having particular regard to the potential impact of the development in accordance with Policy DS3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>5.</b>	The reserved matters shall include details of the access into the site, car parking areas and associated manoeuvring space to be provided. The approved details shall be implemented in full prior to the first occupation of the dwellinghouses and thereafter those areas shall be kept marked out and available for such use at all times.
<b>Reason</b>	<i>In the interests of visual amenity and highway safety in accordance with Policies AC1, AC2 and DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>6.</b>	The development hereby permitted shall be carried out in accordance with the following approved plans: Phase I Geo-Environmental Desk Study Topographical Survey DWG 43270CVLS-01

	Residential Noise Assessment Flood Risk Assessment Biodiversity Net Gain Assessment Preliminary Ecological Appraisal Tree Constraints Plan DWG RSE-8759-TCP-V1 Appendix A: Tree Schedule Transport Statement November 2024 Location Plan DWG A(0)001 BNG Calculation Parameters Plan DWG A(0)010-Rev A Constraints Site Sections - Retirement Flats DWG 0502-P03 Planning Statement Heritage Statement Illustrative Masterplan DWG A(0)011 Rev.A Auto Tracking - Refuse Vehicle - Swept Path Analysis DWG 0800 Rev A
<b>Reason</b>	<i>For the avoidance of doubt and in the interests of proper planning.</i>
<b>7.</b>	<p>Before any development commences on site (including any demolition, site clearance or other preparatory works) the following shall be submitted to and approved in writing by the Local Planning Authority: a) a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the location and species of all trees within the site and every tree on land adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, crown overhang from the boundary, intrusion of the Root Protection Area etc), their trunk diameter at chest height, their root protection areas, crown spread to North, East, South and West aspects and measurement from trunk centres to tree protection fence; b) details of the temporary fence (eg Heras fencing and method to be anchored into the ground) to be superimposed upon the proposed layout plan; c) a statement to confirm that the approved tree protection measures will be erected to the Root Protection Area will be erected prior to the commencement of development and to remain in place to the end of the build phase.</p> <p>The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work.</p>
<b>Reason</b>	<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 2017 and the emerging Local Plan.</i>
<b>8.</b>	Any landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths referred to in condition one shall be completed in all respects, within three months of the first use of development and all tree(s) and shrub(s) shall be planted within the first planting season following that first use. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and



	species to those originally required to be planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.
<b>Reason</b>	<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 2017 and the emerging Local Plan.</i>
<b>9.</b>	Prior to the first occupation of the residential accommodation hereby permitted, details of lighting to the entrance and communal areas within the site shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
<b>Reason</b>	<i>To ensure a satisfactory residential environment for future occupiers of the residential accommodation in accordance with Policy H3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>10.</b>	No development (including any demolition or preparatory works) shall commence unless and until a detailed badger survey, including timetabled mitigation measures where appropriate, has been carried out by a qualified badger consultant and has writing to the Local Planning Authority. Any approved mitigation measures shall be implemented in full accordance with the approved timetable of works and once provided shall not be removed or altered in any way.
<b>Reason</b>	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.</i>
<b>11.</b>	Prior to the first occupation of the development hereby permitted details of ecological enhancement features inclusive of bat boxes, bird boxes, badger sett features shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully installed in strict accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
<b>Reason</b>	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.</i>
<b>12.</b>	No removal of trees shall take place between 1st March and 31st August (inclusive) unless a survey to assess the nesting bird activity on the site during this period has been undertaken by a qualified surveyor, and a scheme to protect any nesting birds identified on the site has first been submitted to and approved in writing by the Local Planning Authority. No trees, hedges or shrubs shall be removed between 1st March and 31st August (inclusive) other than in strict accordance with the approved bird nesting protection scheme.

<b>Reason</b>	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.</i>
<b>13.</b>	No development (including any demolition or preparatory works) shall commence unless and until an Invasive Non-Native Species Protocol (INNSP) has been submitted to and approved in writing by the Local Planning Authority. The INNSP shall detail the timing and method of containment, control and removal of Japanese Knotweed from the site. The development shall only proceed only in full accordance with the measures identified in the approved INNSP.
<b>Reason</b>	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.</i>
<b>14.</b>	No development (including any demolition or preparatory works) shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following: (a) a risk assessment of potentially damaging construction activities;(b) identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat); (c) practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within canopy and root protection areas for hedgerows or protected trees); (d) the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular); (e) the times during construction when specialist ecologists need to be present on site to oversee works (as required); (f) responsible persons and lines of communication; and (g) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary). The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.
<b>Reason</b>	<i>In order to safeguard protected and/or priority species from undue disturbance and impacts, noting that initial preparatory works could have unacceptable impacts; and in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>15.</b>	Prior to the first occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed; b) Ecological trends and constraints on site that might influence management; c) Aims and objectives of management, including mitigation and enhancement for species identified on site; d) Appropriate management option for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period); g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation; h) Ongoing monitoring and remedial



	measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met. The LEMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.
<b>Reason</b>	<i>In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>16.</b>	Prior to their incorporation into the development hereby permitted, a package of measures to minimise the impact of the development upon local air quality shall be submitted to and in writing by the Local Planning Authority. These measures shall have consideration of the following: - (i) Provision for electric vehicle recharging points or dwellings to be made 'EV-ready' so a power connection is available to install an EV charge point as required; (ii) 10% of parking provision to be for EV re-charging on non-residential development (iii) Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh); (iv) A construction method statement demonstrating how dust and noise emissions are to be mitigated during construction. The measures shall be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
<b>Reason</b>	<i>To mitigate the impacts of development on air quality during and post construction in accordance with Policies DS3 and EM7 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>17.</b>	No demolition/development shall take place/commence until a written scheme of investigation (WSI) for Archaeological Evaluation has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
<b>Reason</b>	<i>To ensure that the development makes adequate provisions to safeguard any below ground heritage assets in accordance with Policy HE2 of the adopted Local Plan (2017).</i>
<b>18.</b>	No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of: - hours of work; - hours of deliveries to the site; - the parking of vehicles of site operatives and visitors during the demolition/construction phase; - the delivery access point; - the loading and unloading of plant and materials; - anticipated size and frequency of vehicles moving to/from the site; - the storage of plant and materials used in

	constructing the development; - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; - wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; - measures to control the emission of dust and dirt during demolition and construction; - measures to control the presence of asbestos; - measures to minimise noise disturbance to neighbouring properties during demolition and construction; - details of any piling together with details of how any associated vibration will be monitored and controlled; and - a scheme for recycling / disposing of waste resulting from demolition and construction works. Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.
<b>Reason</b>	<i>The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies EM7, AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>19.</b>	An investigation and risk assessment (in addition to any assessment provided with the planning application), must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site; whether or not it originates on the site; and any report of the findings must be submitted to and approved in writing by the local planning authority prior to the commencement of development (including any demolition). The report of the findings, to be conducted in accordance with Environment Agency Guidance Land Contamination: Risk Management (2021) and must include (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options and proposal of the preferred option(s)
<b>Reason</b>	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
<b>20.</b>	The development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
<b>Reason</b>	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives</i>



	<i>of the NPPF</i>
<b>21.</b>	The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
<b>Reason</b>	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
<b>22.</b>	Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 20, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing
<b>Reason</b>	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
<b>23.</b>	In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 19, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 20, which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 22.
<b>Reason</b>	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
<b>24.</b>	The development hereby permitted shall not commence unless and until a Desk Study for Potential Unexploded Ordnance Contamination and a risk mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in strict accordance with the approved details.
<b>Reason</b>	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
<b>25.</b>	Prior to the commencement of the development a scheme shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) for the provision of a

	<p>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 medium(s) 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. All in accordance with Coventry City Council's Supplementary Planning Document "Delivering a more Sustainable City". The drainage details shall be installed in full accordance with the approved documentation prior to occupation of the development and thereafter shall be maintained and shall not be removed or altered in any way.</p>
<b>Reason</b>	<p><i>To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2017 and Coventry City Councils adopted Supplementary Planning Document for Delivering a More Sustainable City.</i></p>
<b>26.</b>	<p>Prior to the commencement of the development hereby permitted, engineering details shall be submitted and approved under a S278 agreement for the highway improvements to install a shared surface between the access point into the site (as shown on the illustrative layout Ref. A(0)004 Rev. A) and the junction of Earlsdon Avenue South. shall be submitted to and approved in writing by the Local Planning Authority. The highways works shall be carried out in strict accordance with the approved engineering details prior to the first occupation of any dwelling hereby approved.</p>
<b>Reason</b>	<p><i>In the interests of highway safety in accordance with the aims and objectives of Policies AC1 and AC2 of the Coventry Local Plan 2017.</i></p>
<b>27.</b>	<p>Prior to the first occupation of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable and methods of monitoring the performance of the Plan), to promote travel by sustainable modes, and shall be implemented in accordance with the details specified therein and shall not be amended in any way.</p>
<b>Reason</b>	<p><i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2017 and the emerging Local Plan.</i></p>
<b>28.</b>	<p>The development hereby permitted shall only proceed in strict accordance with a scheme for targeting and utilising local people for construction and employment, which shall be submitted to an approved in writing by the Local Planning Authority.</p>



<b>Reason</b>	<i>To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>29.</b>	The accommodation hereby permitted shall only be used for persons aged 55 and over.
<b>Reason</b>	<i>To ensure that the development is not used in an over-intensive manner, prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policies H3 and H8 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>

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Notes

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Scale

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Status

Outline Planning Application  
Drawing Title  
Location Plan

Client

Coventry City Council  
Date  
October 2024

Project No

K220662

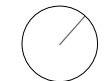
Drawing No - Revision

A(0)001

Fountain Court, Coventry



North Point



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Scale

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Status

Outline Planning Application

Drawing Title

Illustrative Masterplan

Client

Coventry City Council

Date

October 2024

Project No

K220662

Drawing No - Revision

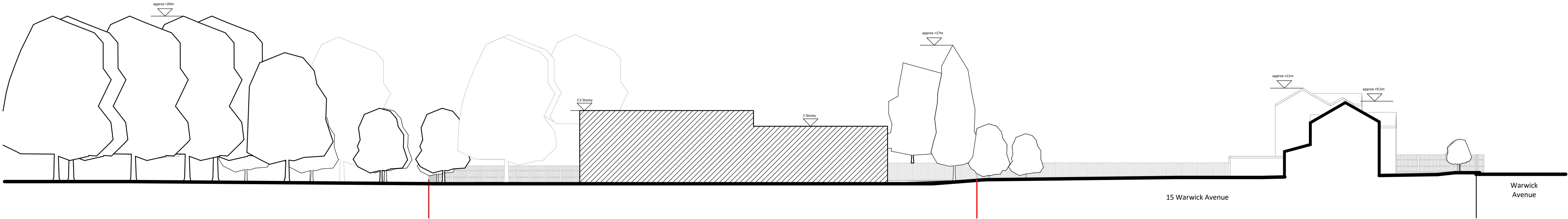
A(0)011 Rev.A

Fountain Court, Coventry

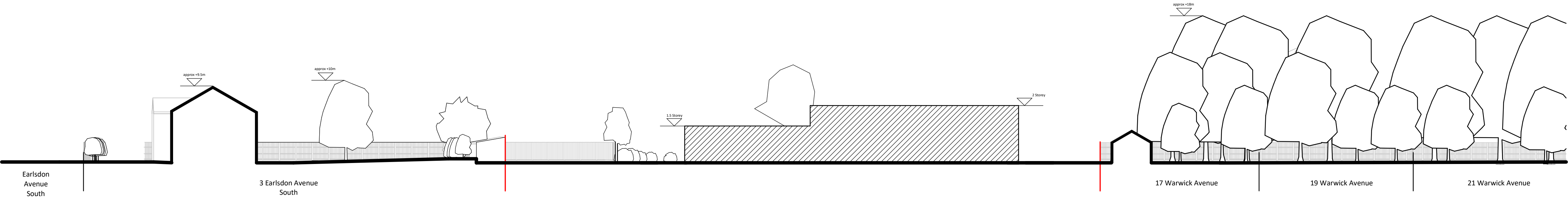




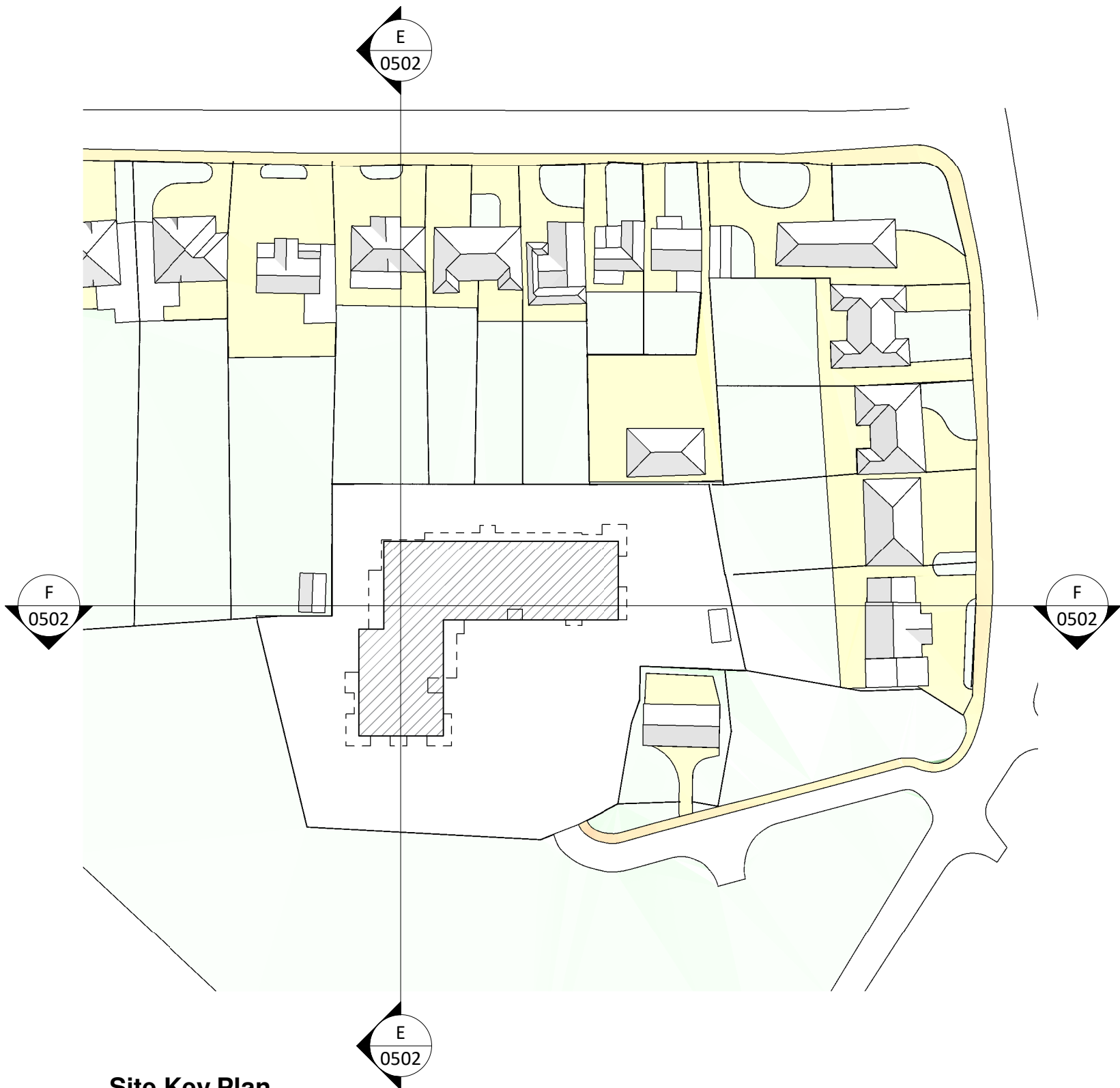
- Legend**
- Site Entrance
  - Existing footprint
  - Indicative built space
  - Indicative lounges (single storey)
  - Indicative green space
  - Suggested building line as per outline illustrative masterplan
  - Indicative internal access
  - Indicative footpath
  - Indicative parking
  - Trees to be retained
  - Indicative green buffer
  - Indicative communal gardens



Proposed Site Section E-E  
1 : 300



Proposed Site Section F-F  
1 : 300



Site Key Plan  
1 : 1000

**Notes**  
Do not scale from this drawing. All dimensions to be verified by the contractor on site.

**Key**  
----- Outline of illustrative masterplan

Key Plan

As indicated@A1

North Point

P03	Drawing updated to clients comments.	06.06.2025	PDH	TC
P02	Drawing updated to clients comments.	20.05.2025	ID	TC
P01	Preliminary Issue	16.05.2025	PDH	TC

Rev	Description	Date	Init	Chkd
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Project

Fountain Court, Coventry

Title

Constraints Site Sections - Retirement Flats Option

Client

Coventry City Council

Status

PRELIMINARY

Date

04.04.2025

Drawn By

PDH

Checked By

TC

Project No.

K220662

Drawing No.

0502

Revision

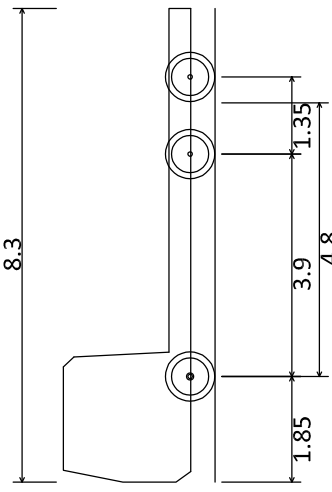
P03





DRAWING NOTES:

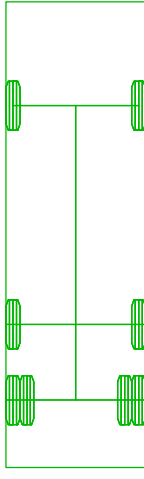
- DO NOT SCALE FROM THIS DRAWING OR DIGITAL DATA**  
**ALL WORK MUST BE BASED ON FIGURED DIMENSIONS ONLY**
1. ANY DRAWING REFERENCES CONTAINED WITHIN THIS DRAWING REFER TO THE LAST 4 DIGITS OF THEIR FULL DRAWING NUMBER (UNO) (e.g. S(0)-0001)
  2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, STRUCTURAL & CIVIL AND M&E ENGINEERS' DRAWINGS AND SPECIFICATIONS. FOR ADDITIONAL CALFORDSEADEN STRUCTURAL ENGINEERS GENERAL SPECIFICATION AND CONSTRUCTION NOTES, REFER TO DRAWING: **0001**



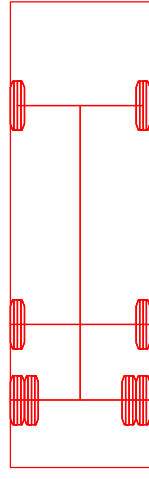
Mercedes 2628LL Econic Mid Steer

Overall Length	8.300m
Overall Width	2.490m
Overall Body Height	2.659m
Min Body Ground Clearance	0.426m
Track Width	2.490m
Lock to lock time	4.00s
Wall to Wall Turning Radius	10.150m

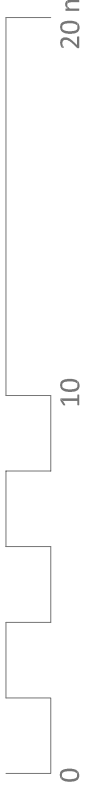
Forward moving vehicle



Reversing vehicle



North Point 1:200 @ A1



A	Updated for formal issue	09.07.25	spj
Rev	Description	Date	Init
Chld			

**Project**  
Fountain Court, Coventry

**Title**

Auto Tracking - Refuse Vehicle - Swept Path Analysis

**Client**

Coventry City Council

**Date**

July 25

**Project No.**

K220662

**Status**

Planning

**Checked By**

TL

**Revision**

A



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Planning Committee Report	
<b>Planning Ref:</b>	PL/2025/0000689/PAEC
<b>Site:</b>	Corpus Christi Church, Langbank Avenue, Coventry
<b>Ward:</b>	Binley & Willenhall
<b>Proposal:</b>	Erection of: 22.5m lattice mast with headframe (galvanised grey steel), 12No. antennas (RAL7035 grey), 4No. dishes (2No. 300mm; 2No 600mm) (RAL7035 grey) and 7No. cabinets (RAL7035 grey) and ancillary development.
<b>Case Officer:</b>	Liam D’Onofrio

## SUMMARY

The application is for determination as to whether the prior approval of the Local Planning Authority is required to the siting and appearance of the development for the installation of a 22.5-metre-high lattice mast, seven equipment cabinets and ancillary development. The application is submitted under the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 16, Class A.

## BACKGROUND

The proposed mast will replace a current mast located on a pylon structure north of St Jude’s Crescent, south of the railway line, which is shared by Virgin Media – O2 and Vodafone Limited. The established base station cannot be upgraded for 5G purposes.

## KEY FACTS

<b>Reason for report to committee:</b>	More than five objections received
<b>Current use of site:</b>	Public open space
<b>Proposed use of site:</b>	Telecommunications infrastructure – 22.5m high mast, cabinets and associated infrastructure

## RECOMMENDATION

Planning Committee are recommended to grant prior approval.

## REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will have a minor impact upon the visual amenity of the area; however, the social and economic benefits outweigh any visual harm.
- The proposal falls within the criteria of Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) and accords with the NPPF.

## SITE DESCRIPTION

The application site is located within a broad area of informal grassed amenity space that lies between Langbank Avenue and the Coventry to Rugby railway line embankment. A line of pylon structures run to the south of the railway line with residential properties on

Tarquin Close beyond. There is residential development on the northern side of Landbank Avenue facing the amenity space. To the west lies the Corpus Christi church and school campus.

## **APPLICATION PROPOSAL**

This is an application for a determination as to whether the Prior Approval of the Local Planning Authority will be required as to the siting and appearance of a 22.5m high telecommunications lattice mast and associated ancillary works, including seven equipment cabinets. The mast and cabinets will be located within a secure palisade fenced compound, which will be soft landscaped.

The application is supported by an ICNIRP certificate. The applicant also confirms that the proposed telecommunications infrastructure will accord with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.

The applicant highlights an existing base station on the pylon structure north of St Jude's Crescent, south of the railway line. Virgin Media-O2 are the host operator and Vodafone Limited are the sharing operator. This established base station cannot be upgraded for 5G purposes, as the amount and weight of equipment required cannot be accommodated on the pylon structure, hence this proposal.

In terms of height, the applicant advises that for any base station to operate effectively and most efficiently, the antennas should protrude above the surrounding manmade and natural features within the landscape, and should, where possible, be tilted and orientated according to bespoke need and to maximise coverage, allowing them to best 'see' their target area. It is therefore the antenna height requirements, along with the need to achieve ICNIRP certification, (which establishes a public exclusion zone for areas around the antennas), that dictate the overall mast height.

## **PLANNING HISTORY**

There is no planning history relating to the site.

## **POLICY**

### **National Policy Guidance**

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

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

### **Local Policy Guidance**

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



Policy DS3: Sustainable Development Policy  
Policy C2: Telecommunications  
Policy GE2: Green Space  
Policy DE1 Ensuring High Quality Design

### **Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation**

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

Policy DS3: Sustainable Development Policy  
Policy C2: Telecommunications  
Policy GE2: Green Space  
Policy DE1 Ensuring High Quality Design

### **CONSULTATION**

No Objections received from:

- Environmental Protection
- National Air Traffic Services (NATS)

At the time of writing the report comments have not been received from:

- Coventry Airport
- CAA Airspace Regulation

### **Neighbour consultation**

Immediate neighbours and local councillors have been notified; a site notice was posted on 04/04/25.

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

- a) Harm to health / ICNIRP compliance
- b) Too close to schools / homes
- c) Impact upon wildlife / environment
- d) Noise from cabinets
- e) Better mast / cell sharing needed to limit new masts
- f) Visual impact, too big, clutter

Non-material comments have been raised regarding public liability / insurance.

Any further comments received will be reported within late representations.

### **APPRAISAL**

#### **Policy considerations**

NPPF para. 119 states: Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

NPPF para. 122 states that applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

- a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and
- b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or
- c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

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

Policy C2 of the Local Plan states that when considering prior approval applications, regard will be given to the following factors, summarised as:

- a) operational requirements of the telecommunication networks and the technical limitations of the technology;
- b) the need for the ICNIRP Guidelines for safe emissions to be met;
- c) the potential for sharing existing masts, buildings and other structures; and
- d) the impact of the development on its surroundings with particular regard to the visual amenity, character or appearance of the surrounding area, heritage or areas of landscape value and the proposed provision of landscaping.

Policy GE2 of the Local Plan states that development involving the loss of green space that is of value for amenity, recreational, outdoor sports and/or community use will not be permitted unless it can be demonstrated that:

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

### **Permitted Development Assessment**

The proposed 22.5m mast and associated cabinets and ancillary development accord with the requirements set within Schedule 2, Part 16, Class A.

### **Prior Approval Assessment**

The prior approval part of the application would be considered against Class A Part A.3 of the same legislation. This provides the local planning authority the opportunity to consider if prior approval would first be required for the siting and appearance of the telecommunications equipment and, if so, if prior approval should be forthcoming.

A sequential approach has been taken to site selection. This shows that there were no other viable mast or site sharing opportunities present within the target area, nor were there any existing structures or buildings that offered viable development potential. The applicant concludes that the application site struck an appropriate balance between planning and operational considerations.

The applicant's supporting information also confirms that a letter of consultation was sent to Corpus Christi Catholic Primary School, Riverbank Academy, Ernesford Grange Academy and St Bartholomew's Church of England Academy. No responses were received.

NPPF para. 121 states that local planning authorities should not insist on minimum distances between new electronic communications development and existing development. The mast is set within informal grassed amenity space and will be set well back some 60m from Langbank Avenue and over 75m from the closest residential properties. The mast is located over 65m from the closest church buildings, 160m from the church and 220m from the closest school buildings. This is a fairly generous separation within an urban area and as such any noise from equipment cabinets is not considered to be an issue. For context, the much higher pylons located to the south of the railway line are located some 12m from properties on Tarquin Close and the pylon currently supporting telecommunications equipment is located some 17m from properties on St Jude's Crescent.

From longer vistas existing mature trees will help to screen some three-quarters of the mast and the light grey colour coating (RAL 7035) will appropriately assimilate the mast with the background sky. This is a larger lattice structure; however, it will also enable mast sharing by Virgin Media-O2 and Vodafone.

At ground level the palisade security fence will be colour coated green (RAL 6009 Fir Green) and additional landscaping will be provided to ensure the development appropriately integrates with the green space. These species have been selected with the agreement of the Council's Ecologist. The position of the compound fence has also been amended to provide greater separation to the adjacent public footway.

The location of the mast within informal amenity space would not create a barrier to use of the area. The security compound surrounding the mast is needed for health and safety purposes and the soft landscaping will provide visual mitigation. In assessing this proposal, the LPA gives great weight to the Government's high priority for the provision of high-quality communications and recognise the benefits of supporting the expansion of high-quality communications within the City of Coventry, including next generation mobile technology.

The siting and appearance of the proposed mast, cabinets and ancillary development are therefore considered acceptable.

### **Highways**

The scheme is not located within the public highway and will therefore have no impact on highway safety.



## **Health**

The representations received all raise concern that the mast will cause harm to health and some representations go into significant detail regarding this matter.

The UK Health Security Agency (UKHSA) guidance on 'Mobile phone base stations: radio waves and health' (updated 30 July 2024) states that: Independent expert groups in the UK and at international level have examined the accumulated body of research evidence. Their conclusions support the view that health effects are unlikely to occur if exposures are below international guideline levels.

Government guidance and established case law indicates that the planning system should not duplicate existing controls under other legislation and is not the place to determine health safeguards. It is the Government's view that if a proposed development conforms to International Compliance for Public Exposure Guidelines for Public Exposure to Electromagnetic Fields established by the International Commission on Non-Ionising Radiation Protection (ICNIRP), further consideration of this issue should not be necessary by the local authority. It is central Government's responsibility, not that of the Council or Local Planning Authority, to decide what measures are necessary to protect public health.

NPPF para. 123 states that local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

The application is supported by an "ICNIRP Declaration" that certifies that the proposed site shall be operated in full compliance with the requirements of the radio frequency (RF) guideline limits of the International Commission on Non-Ionizing Radiation Protection (ICNIRP) for public exposure and UK legislation.

As the application is supported by an ICNIRP certificate the LPA have no reasonable grounds to consider health matters further.

## **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 proposal falls within the provisions of Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) and guidance within the NPPF and therefore it is recommended that Prior Approval is not required and those details, having been submitted, are acceptable.

### CONDITIONS/REASON

<b>1.</b>	The development hereby permitted shall be carried out in accordance with the following approved plans: Drg No. 100 B, 201 D, 301 C, Planting Scheme Statement v1.
<b>Reason</b>	<i>For the avoidance of doubt and in the interests of proper planning.</i>

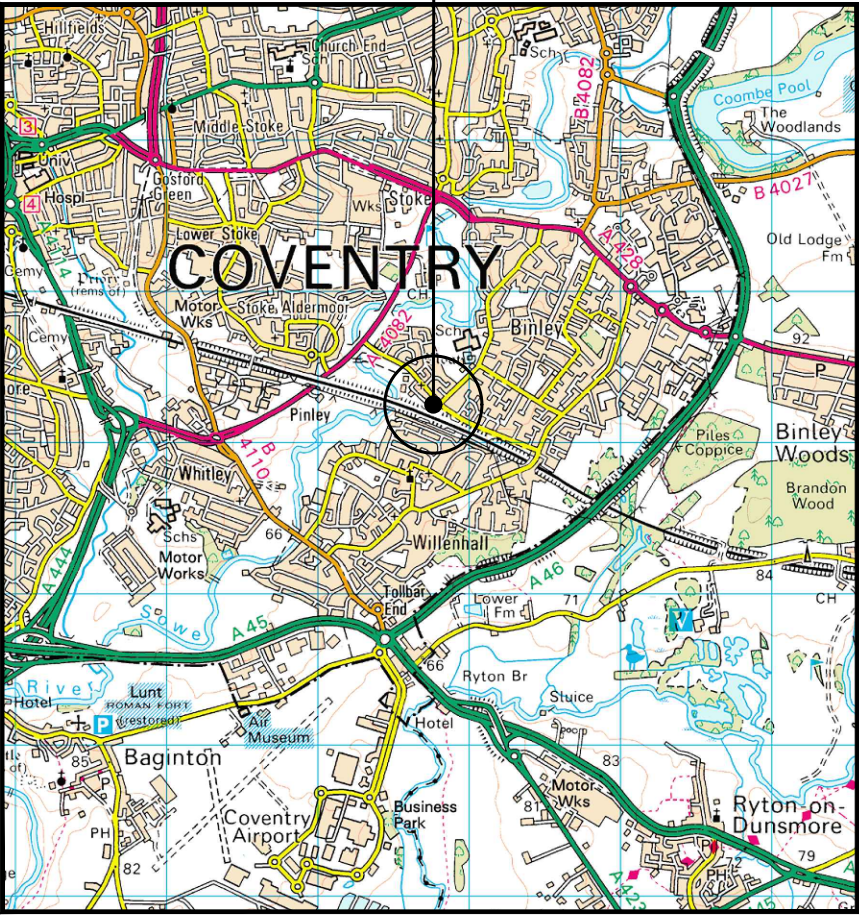
  

<b>2.</b>	Within one month of the erection of the mast, cabinets and associated fencing/gates, they shall have been colour coated in full accordance with the details shown on the approved documentation. The landscaping shall have been planted within the first planting season following the first use of the site.
<b>Reason</b>	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>

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SITE LOCATION



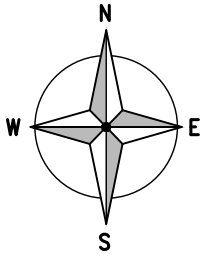
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SITE LOCATION  
(Scale 1:50000)

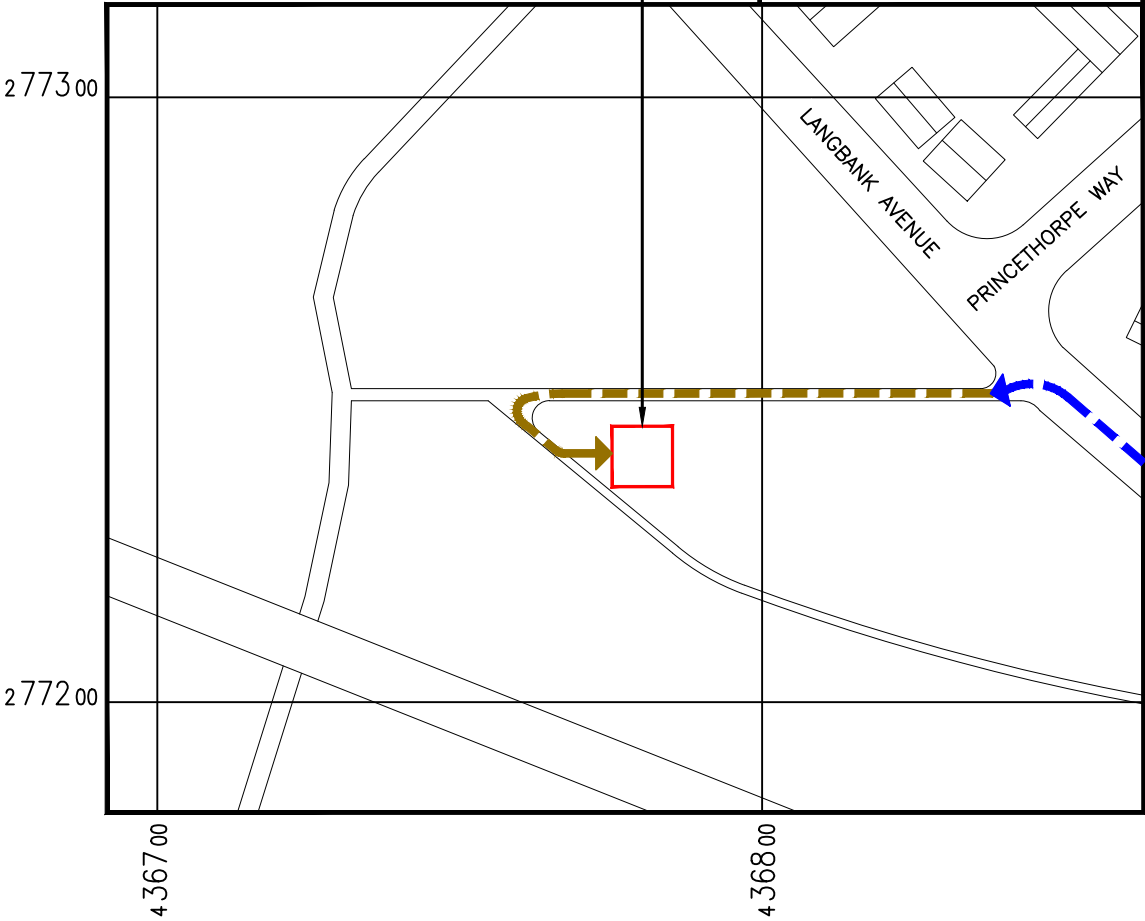
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based upon Landranger map series  
with the permission of the controller of  
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SITE PHOTOGRAPH



SITE LOCATION



← = Right of Access  
← = Public Access Route

DETAILED SITE LOCATION  
(Scale 1:1250)

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0 12.5 25 37.5 50 62.5m  
1:1250

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 436781 N: 277245

DIRECTIONS TO SITE:

HEAD SOUTH ON M69, CONTINUE ONTO  
COVENTRY EASTERN BYPASS/A46, AT THE  
ROUNDBOUT, TAKE THE 1ST EXIT AND STAY  
ON COVENTRY EASTERN BYPASS/A46, TAKE  
THE EXIT TOWARD BRANDON RD/A428,  
FOLLOW BRANDON RD/A428 AND WILLENHALL  
LN TO LANGBANK AVE IN COVENTRY, AT  
BINLEY ROUNDBOUT, TAKE THE 3RD EXIT  
ONTO BRANDON RD/A428, AT THE  
ROUNDBOUT, TAKE THE 2ND EXIT AND STAY  
ON BRANDON RD/A428, AT THE  
ROUNDBOUT, TAKE THE 2ND EXIT AND STAY  
ON BRANDON RD/A428, AT THE  
ROUNDBOUT, TAKE THE 1ST EXIT ONTO  
WILLENHALL LN, TURN RIGHT ONTO LANGBANK  
AVE, DESTINATION WILL BE ON THE LEFT

B	Amendment	EMF	MH	30.01.2025
A	Issued for Approval	EMF	MH	30.10.2024

REV	MODIFICATION	BY	CH	DATE
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Cell Name	Opt.
LANGBANK PARK GF	B

Cell ID No
CORNERSTONE
VF
VMO2
30662800
21351_0
102245

Site Address / Contact Details

LANGBANK PARK  
BINLEY  
COVENTRY  
CV3 2RB

Drawing Title:  
SITE LOCATION MAPS

Purpose of issue:  
PLANNING

Drawing Number:  
100

Surveyed By:  
EMF

Original Sheet Size:  
A3

Drawn:  
EMF

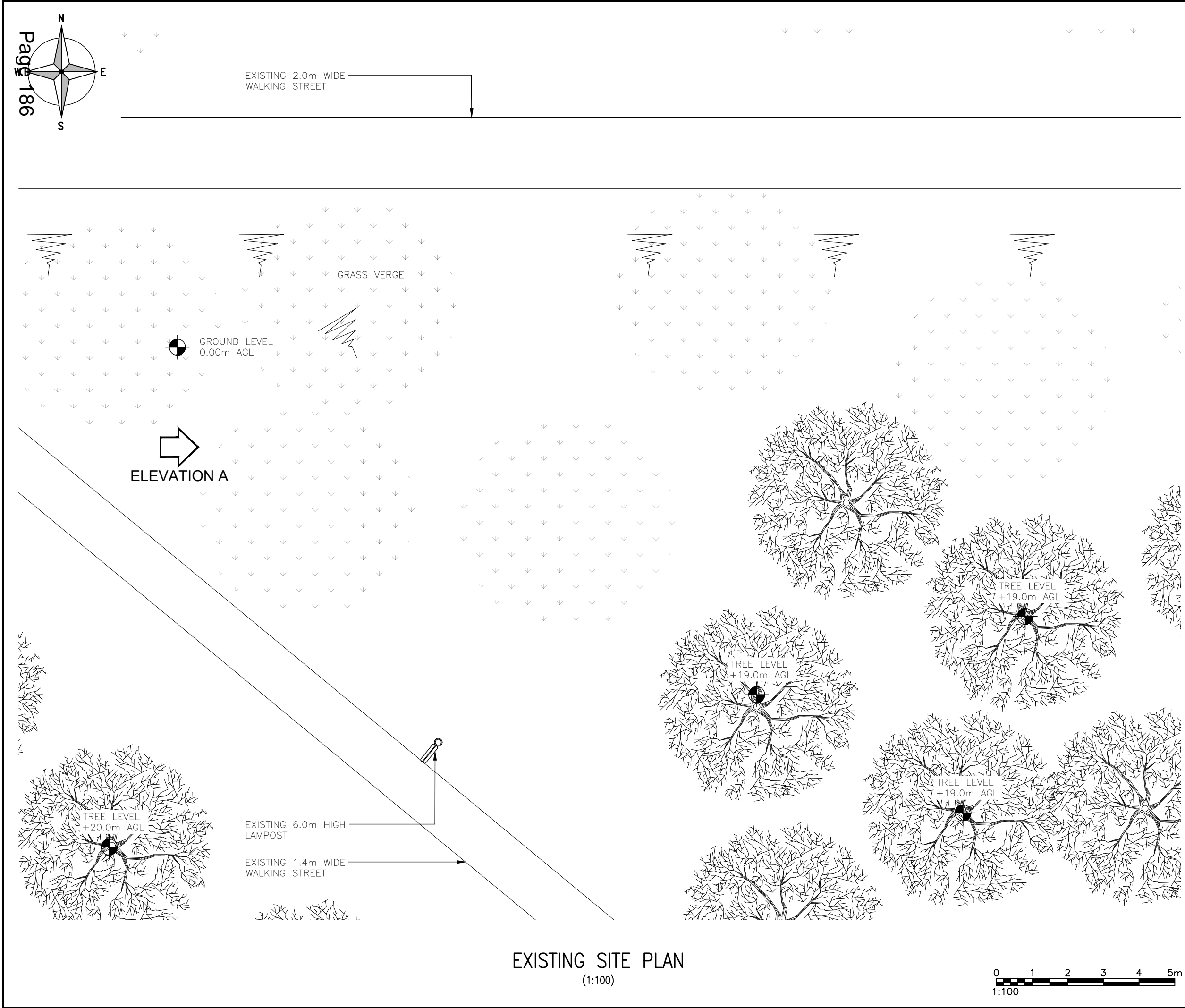
Date:  
30.10.2024

Checked:  
MH

Date:  
30.10.2024

Dwg Rev:  
B

Pack Issue:  
D



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 436781 N: 277245

NOTES:

A	Issued for Approval	EMF	MH	30.10.2024
REV	MODIFICATION	BY	CH	DATE



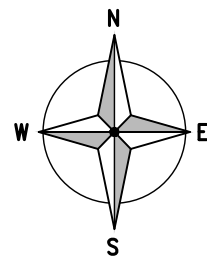
Cell Name	Opt.
LANGBANK PARK GF	B

Cell ID No		
CORNERSTONE	VF	VMO2
30662800	21351_0	102245

Site Address / Contact Details	
LANGBANK PARK BINLEY COVENTRY CV3 2RB	

Drawing Title: EXISTING SITE PLAN			
Purpose of issue: PLANNING			Dwg Rev:
Drawing Number: 200			A
Surveyed By: EMF		Original Sheet Size: A3	
Drawn: EMF	Date: 30.10.2024	Checked: MH	Date: 30.10.2024
			Pack Issue: D





EXISTING 2.0m WIDE  
WALKING STREET

GRASS VERGE

GROUND LEVEL  
0.00m AGL

ELEVATION A

PROPOSED VF/VMO2 1No. GFM 160 METER  
CABINET TO BE INSTALLED ON NEW CONCRETE  
BASE WITHIN FENCELINE

PROPOSED PLANTINGS

EXISTING 1.4m WIDE  
WALKING STREET

EXISTING 6.0m HIGH LAMPOST

TREE LEVEL  
+20.0m AGL

PROPOSED VMO2 1No. EFF1 RACK TO BE INSTALLED  
ON PROPOSED COMBINED CONCRETE BASE

PROPOSED VMO2 2No. EFF2n RACK TO BE INSTALLED  
ON PROPOSED COMBINED CONCRETE BASE

PROPOSED VMO2 2No. GENTRY POLE & 2No.  
450mm WIDE VERTICAL CABLE LADDER TO BE  
INSTALLED ON NEW CONCRETE BASE

PROPOSED VMO2 450mm WIDE O/H CABLE  
LADDER TO BE INSTALLED ON NEW GENTRY POLE

PROPOSED 2.1m HIGH PALISADE COMPOUND FENCE  
WITH 3.2m WIDE DOUBLE ACCESS GATES

PROPOSED VF/VMO2 22.5m SWANN CS5S LATTICE TOWER TO  
BE INSTALLED ON PROPOSED (6.0mX6.0mX1.05m) CONCRETE  
PAD FOUNDATION C/W PROPOSED DELTA HEADFRAME

PROPOSED VF 2No. GENTRY POLE & 2No. 450mm  
WIDE VERTICAL CABLE LADDER TO BE INSTALLED  
ON NEW CONCRETE BASE

TREE LEVEL  
+19.0m AGL

TREE LEVEL  
+19.0m AGL

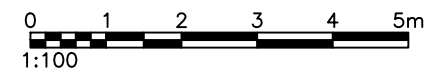
PROPOSED VF 2No. V-CAB2 TO BE INSTALLED  
ON PROPOSED CONCRETE BASE

PROPOSED VF 1No. V-CAB1 CABINET TO BE  
INSTALLED ON PROPOSED CONCRETE BASE

TREE LEVEL  
+19.0m AGL

PROPOSED SITE PLAN

(1:100)

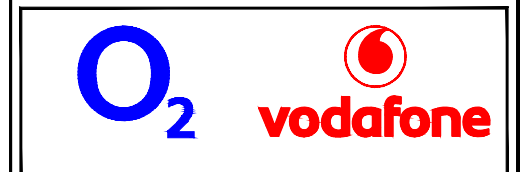


ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 436781 N: 277245

NOTES:  
ALL EQUIPMENTS, ANTENNAS, METER CABINET,  
TOWER & FENCE TO BE PAINTED RAL6009  
(GREEN)

REV	MODIFICATION	BY	CH	DATE
C	Amendment	EMF	MH	30.01.2025
B	Amendment	EMF	MH	30.01.2025
A	Issued for Approval	EMF	MH	30.10.2024



Cell Name	Opt.
LANGBANK PARK GF	B

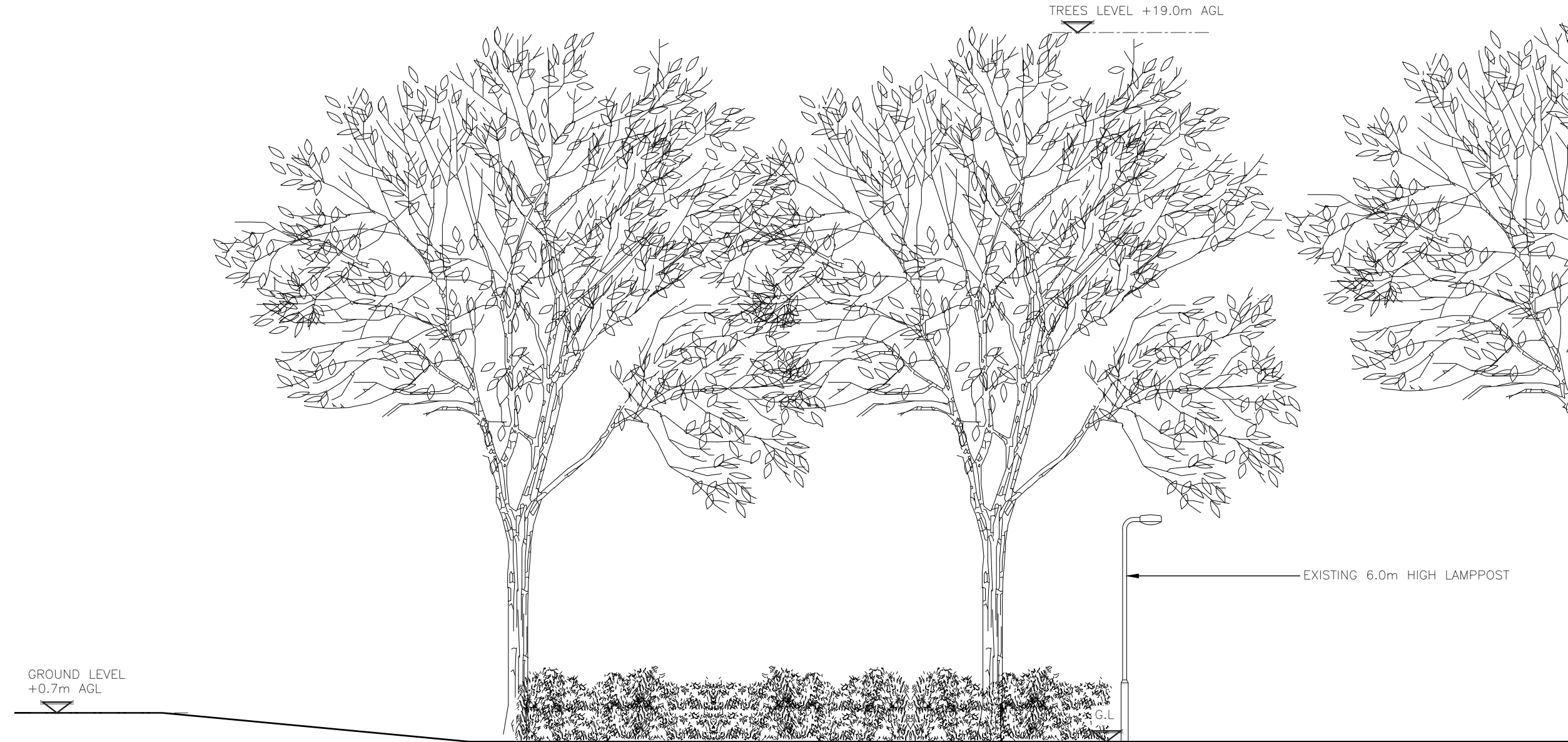
Cell ID No		
CORNERSTONE	VF	VMO2
30662800	21351_0	102245

Site Address / Contact Details		
LANGBANK PARK BINLEY COVENTRY CV3 2RB		

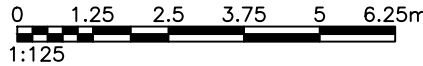
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PROPOSED SITE PLAN			
Purpose of issue:			Dwg Rev:
PLANNING			C
Drawing Number:			Pack Issue:
201			D
Surveyed By:		Original Sheet Size:	
EMF		A3	
Drawn:	Date:	Checked:	Date:
EMF	30.10.2024	MH	30.10.2024

These drawings comply with VF & VMO2 Standard ICNIRP guidelines, under configuration VM7F  
Designed in accordance with Cornerstone documents: SDN0009 ICNIRP COMPLIANCE SUMMARY (V6)





EXISTING SITE ELEVATION A  
(1:125)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 436781 N: 277245

NOTES:


A	Issued for Approval	EMF	MH	30.10.2024
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REV	MODIFICATION	BY	CH	DATE
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Cell Name	Opt.
LANGBANK PARK GF	B

Cell ID No		
CORNERSTONE	VF	VMO2
30662800	21351_0	102245

Site Address / Contact Details		
LANGBANK PARK BINLEY COVENTRY CV3 2RB		

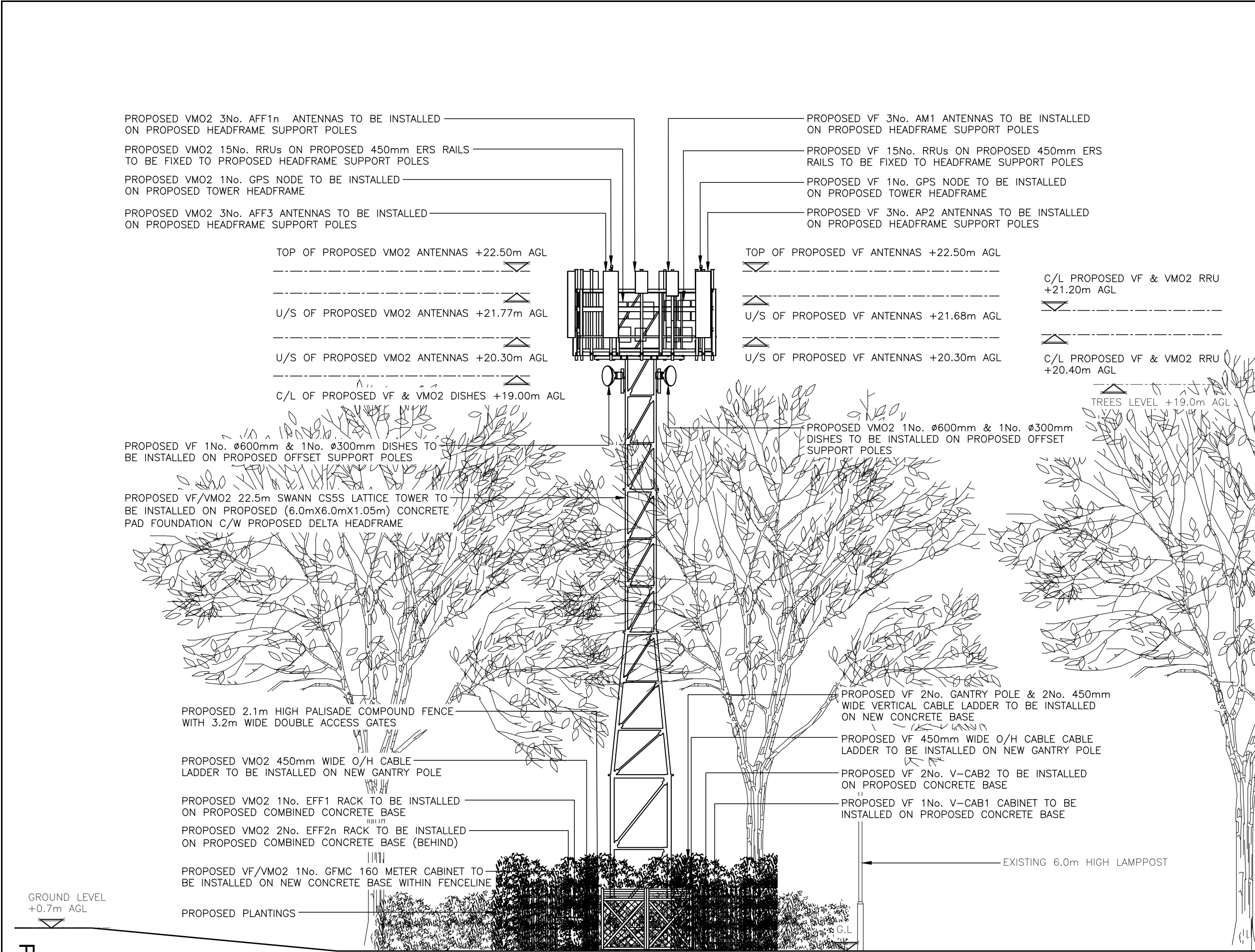
Drawing Title:  
EXISTING SITE ELEVATION A

Purpose of issue:	PLANNING	Dwg Rev:
		A

Drawing Number:	300	
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Surveyed By:	EMF	Original Sheet Size:	A3	Pack Issue:
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Drawn:	Date:	Checked:	Date:	
EMF	30.10.2024	MH	30.10.2024	D



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 436781

N: 277245

NOTES:  
ALL EQUIPMENTS, ANTENNAS, METER CABINET,  
TOWER & FENCE TO BE PAINTED RAL6009  
(GREEN)

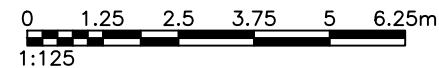
C	Amendment	EMF	MH	30.01.2025	
B	Amendment	EMF	MH	30.01.2025	
A	Issued for Approval	EMF	MH	30.10.2024	
REV	MODIFICATION	BY	CH	DATE	

Cell Name			Opt.
LANGBANK PARK GF			B
Cell ID No			
CORNERSTONE	VF	VM02	
30662800	21351_0	102245	
Site Address / Contact Details			
LANGBANK PARK BINLEY COVENTRY CV3 2RB			

Drawing Title:  
PROPOSED SITE ELEVATION A

Purpose of issue:		PLANNING		Dwg Rev:				
Drawing Number:		301		C				
Surveyed By:	EMF	Original Sheet Size:	A3	Pack Issue:				
Drawn:	EMF	Date:	30.10.2024	Checked:	MH	Date:	30.10.2024	D

PROPOSED SITE ELEVATION A  
(1:125)



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