Coventry City Council

Agenda

Planning Committee

Time and Date
2.00 pm on Thursday, 16th October, 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 the meeting held on 11 September 2025** (Pages 3 - 6)

5. **Late Representations**

   To be circulated at the meeting.

6. **Application PL/2025/0000548/FULM - Land Between Upper Spon Street, Butts Road, Meadow Street And Land At Sherbourne Street And Windsor Street Including The River Sherbourne, Spon End Development Site Upper Spon Street** (Pages 7 - 164)

   Report of the Strategic Lead for Planning

7. **Application PL/2025/0000556/FUL - 12 Middleborough Road** (Pages 165 - 178)

   Report of the Strategic Lead for Planning

8. **Application PL/2025/0001377/FUL - Sherbourne Student Village Vincent Street** (Pages 179 - 204)

   Report of the Strategic Lead for Planning

9. **Application PL/2025/0000313/HHA - 28 Albert Crescent** (Pages 205 - 218)

   Report of the Strategic Lead for Planning

10. **Outstanding Issues**

There are no outstanding issues.

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

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

Wednesday, 8 October 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 Lloyd, K Maton (Deputy Chair), J McNicholas and M Mutton

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, 11 September 2025

Present:

Members: Councillor L Harvard (Chair)
Councillor P Akhtar
Councillor T Jandu
Councillor R Lakha
Councillor K Maton
Councillor J McNicholas
Councillor M Mutton

Employees (by Directorate):

Planning and Regulation R Back, T Cox, G Goodman, A Lynch, A Saleem, E Spandley

Highways and Transport B Malin, A Sutherland

Law and Governance O Aremu, C Sinclair, S Teli

Apologies: Councillor R Bailey and G Lloyd

Public Business

23. Declarations of Interest

There were no declarations of interest.

24. Members Declarations of Contact on Planning Applications

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

Application No.	Councillor	From
PL/2024/0002053/RESM – Land off Old Farm Lane	Councillor L Havard	Councillor L Bigham (Petition Sponsor)

25. Minutes of the meeting held on 31 July 2025

The Minutes of the meeting held on 31 July 2025 were agreed and signed as a true record.

26. Late Representations

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

Application	Site	Minute
PL/202500000917/FUL	249 Green Lane	30
PL/2025/0000931/FUL	Land at Walsgrave Club, 146 Woodway Lane	31

27. **Application PL/2024/0002053/RESM - Land off Old Farm Lane**

The Committee considered a report of the Strategic Lead for Planning for the approval of Reserved Matters including appearance, layout, scale and landscaping; for the erection of 73 dwellings and associated works (pursuant to outline permission APP/U4610/W/23/3319687 (OUT/2020/1505) granted on 15/09/2023. The application was recommended for approval.

The Committee also considered a petition objecting to the application bearing 44 signatures sponsored by Councillor L Bigham, a Longford Ward Councillor. Councillor Bigham spoke in respect of the petition. The applicant spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2024/0002053/RESM subject to conditions.

28. **Application PL/2025/0001369/FUL - 48 Dawlish Drive**

The Committee considered a report of the Strategic Lead for Planning for a change of use of from a 4-bed dwellinghouse to a 3-bed residential institution (small children's care home). The application was recommended for approval.

The Committee also considered a petition objecting to the application bearing 64 signatures sponsored by Councillor Sandhu. Councillor Sandhu and the petition spokesperson spoke in respect of the petition. In addition, two registered speakers spoke in respect of their objections to the proposal. The applicant spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2025/0001369/FUL subject to conditions.

29. **Application PL/2025/0001249/PAEC - Grass Verge, Beake Avenue**

The Committee considered a report of the Strategic Lead for Planning for Prior Approval for proposed installation of a 20m monopole accommodating 6no. antennas and 1no. transmission dish; 2no. equipment cabinets, 1no. meter cabinet and ancillary development thereto. The report recommended the grant of Prior Approval.

Two registered speakers attended the meeting and spoke in respect of their objections to the proposal. The representative for the application had been invited to the meeting but was not in attendance.

RESOLVED that Prior Approval be granted in respect of Application PL/2025/0001249/PAEC subject to conditions.

30. **Application PL/2025/0000917/FUL - 249 Green Lane**

The Committee considered a report of the Strategic Lead for Planning for a two-storey rear extension and change of use from residential property to day nursery [20 children], which was recommended for approval.

The Late Representation report included an update to Condition 8 – that no development commence unless and until the car parking at Leasowes Nursery had been secured to serve the children's nursery at 249 Green Lane and a new condition to require a travel management plan with incentive to park within Leasowes Nursery Car Park.

RESOLVED:

(a) That the grant of permission be delegated to the Strategic Lead for Planning subject to conditions and the completion of a Unilateral Undertaking to secure the parking provision as summarised in the report, and, for the Strategic Lead for Planning to agree any necessary amendments to the Legal Agreement and Planning Conditions following consultation with the Chair.

(b) That should the Unilateral Undertaking not be completed within six months, the refusal of the application be delegated to the Strategic Lead for Planning.

31. **Application PL/2025/0000931/FUL - Land at Walsgrave Club, Woodway Lane**

The Committee considered a report of the Strategic Lead for Planning for a change of use to car wash, erection of canopies and associated external works including container (retrospective). The application was recommended for refusal.

Two registered speakers attended the meeting, one in support of the application and one objecting to it. The agent attended the meeting and spoke in support of the application.

RESOLVED that planning permission be refused in respect of Application PL/2025/0000/FUL for the reasons set out in the report.

32. **Outstanding Issues**

There were no outstanding issues.

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

Rob Back, Strategic Lead for Planning

The Chair noted that this was Rob's last meeting of the Planning Committee. The Chair and Committee thanked him for his contribution and wished him well for the future.

(Meeting closed at 4.25 pm)

Planning Committee Report	
Planning Ref:	PL/2025/0000548/FULM
Site:	Land Between Upper Spon Street, Butts Road, Meadow Street and Land at Sherbourne Street and Windsor Street Including the River Sherbourne, Spon End Development Site Upper Spon Street, Coventry
Ward:	Sherbourne
Proposal:	Hybrid planning application comprising: Area 1 - Full planning for 257 no. residential dwellings (100% affordable), 977 m2 of Class E (commercial business use), highway works (including alterations to Windsor Street) associated hard standing, landscaping and public realm enhancements including enhancement and engineering works to the River Sherbourne and alterations to the public footpath at land located between Upper Spon Street, Meadow Street and Windsor Street. Area 2 - Outline planning with all matters reserved (except for access) for the demolition of existing buildings (including Spon Gate House, George Poole House, Grindlay House, Drinkwater House, Givens House, Gardner House, Fennel House, Winslow House and Corrie House, The Hampton public house) and to provide up to 462 no. residential dwellings (25% affordable) with associated highway and drainage infrastructure, landscaping and public realm enhancements (on a site of 1.69 ha). Area 3 - Full planning for demolition of buildings in a conservation area (including Wellington Gardens, Sherbourne Street, and Upper Spon End Street Shops) to include construction of 27 no. dwellings (25% affordable), associated highway infrastructure works (including alterations to Windsor Street) landscaping, creation of public open space including SUDS, enhancements to River Sherbourne including engineering and enhancement works to the public realm.
Case Officer:	Ayesha Saleem

SUMMARY
This is a hybrid planning application for the regeneration of Spon End. The scheme is split into three areas; Area 1 is for full planning permission for 257 no. residential dwellings (100% affordable), 977 m2 of Class E (commercial business use) in the form of 4 apartment blocks located to the northeast of the site. Area 2 is for outline permission to provide up to 462 no. residential dwellings (25% affordable) in the form of 4 apartment blocks along the edge of the site fronting the Butts. Area 3 is for full planning for the erection of 27 no. dwellings (25% affordable). The proposals will also include highway works, drainage infrastructure, landscaping and public realm enhancements including enhancement and engineering works to the River Sherbourne.

BACKGROUND
The application site is located within an established urban area and is largely residential in character. The application site comprises an area of 7.1 hectares and is located between the A4053 ring road where Upper Spon Street meets the B4106 Spon End. The River Sherbourne runs through the centre of the site. The existing buildings within Area 1 have been demolished.

KEY FACTS

Reason for report to committee:	The application has been referred to Planning Committee, due to wider interest of the City.
Current use of site:	Current use of site is residential with retail units.
Proposed use of site:	Residential and ancillary Class E uses
Proposed no of units	746 residential units

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 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 regeneration of Spon End will deliver considerable social, economic and environmental benefits that include the delivery of new homes that will better meet the needs of residents.
- The density and housing mix proposed are acceptable in this highly sustainable location.
- The proposed layout, design and appearance of the development is considered of high-quality design.
- The proposal is deemed to have less than substantial harm upon the neighbouring heritage assets that is outweighed by the public benefits of the scheme.
- The parking provision for the site is considered acceptable when considering its highly sustainable location.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposals will create significant enhancements to open spaces and the public realm, improving the amount and quality of open space and green infrastructure on the site contribution to biodiversity gain.
- The proposal extensive enhancements to the River Sherbourne, which includes engineering works to the riverbed and banks to help improve flow and sustainable drainage into the river.
- The proposal makes acceptable provision for necessary developer contributions.

The proposal accords with Policies: DS1; DS3; DS4; H1; H2; H3; H4; H6; H9; R4; GE1; GE3; GE4; DE1; HE2; AC1; AC2; AC3; AC4; AC5; EM1; EM2; EM3; EM4; EM5; EM7 and IM1 of the Coventry Local Plan 2016 and the emerging Local Plan, together with the aims of the National Planning Policy Framework.

SITE DESCRIPTION

The application site is located to the west of Coventry city centre and immediately adjacent to the A4053 ring road. The application site comprises an area of 7.1 hectares and is located between the A4053 ring road where Upper Spon Street meets the B4106 Spon End. The River Sherbourne runs through the centre of the site.

The application is split up into three areas, which are as follows:

- Area 1 relates to an area of land located to the south of Upper Spon Street, between Meadow Street and Windsor Street and to the north of Sherbourne Street.
- Area 2 relates to the land located south of the River Sherbourne and includes four individual plots to the north of Butts Road, with a combined area of 1.6ha of brownfield land.
- Area 3 relates to properties on Sherbourne Street, the existing parade of shops and flats on Upper Spon Street (Melbourne Gardens) and Wellington Gardens, which includes the bungalows, the two-storey building on Windsor Street (the Mind building) and properties facing Sherbourne Street.

The site currently consists of 462 flats (accommodated within a range of buildings which extend between 1-11 storeys in height) and 9 bungalows. The site also includes Meadow House, a tall 18- storey apartment building located in the northeast of the site, which is proposed to be retained.

The site includes land which falls within the Spon End Conservation Area. This includes land bound by Sherbourne Street to the west, Windsor Street to the east and shops on Upper Spon Street End to the north. This area of the site includes Wellington Gardens, which consists of nine individual residential bungalow properties and a 4th building known as the Mind Building. A cast iron span bridge (Vignola's Bridge) is one of two river crossings within the site, and it is identified as a Scheduled Monument. There are no listed buildings within the application site.

A large proportion of the site and existing residential properties, including the bungalows at Wellington Gardens, are located within Flood Zones 1 and 2, which runs north and south of the River Sherbourne for most parts of the site. The banks along the River Sherbourne fall within Flood Zone 3.

There are a number of trees throughout the site and along the riverbank of the River Sherbourne. Aside from the tree-protected status in the Spon End Conservation Area, there is only one identified tree affected by a Tree Preservation Order (TPO), this is a Lime tree which is located south of Wellington Gardens.

APPLICATION PROPOSAL

The application seeks planning permission for the regeneration of the site by demolishing existing buildings and the construction of up to 746 new dwellings as part of the redevelopment of the wider Spon End site, in a phased approach, which will form part of one hybrid planning application. The proposals are split into three distinct areas and phases of development.

<u>Area 1:</u>

Full planning permission is sought in Area 1 for the construction of 4 apartment blocks ranging between 4-9 storeys in height which will provide 257 dwellings in total in which

the break down is follows; Block A1 is to provide 72 dwellings, Block A2 is to provide 76 dwellings, Block A3 is to provide 52 dwellings and Block A4 is to provide 57 dwellings. These apartments will accommodate 1 and 2 bed properties which will be 100% affordable. The mix is as follows:

Type of dwelling:	**Social Rent:**	**Intermediate:**
One bed apartment	57	0
Two bed apartments	148	52

The proposal will also include up to 977sqm of flexible commercial / business / service floorspace at the ground floor in Buildings A2 and A3.

The proposal will include 78 new residential parking spaces (including 7 blue badge places) and 20 new commercial parking spaces (including 3 blue badge holder spaces). There will be dedicated bin storage points and EV charging points within the site.

Buildings A1 and A2 will take access from a new road that connects to Windsor Street to the west, whilst buildings A3 and A4 will take access from Meadow Street via a newly created road

Brick is the primary palette within area 1 for all the apartments that are to be built.

Many of footpaths/ roads within area 1 are adopted highway, plans have been provided which show stopping up of the highway.

The proposals will incorporate a greenway which will be a new pedestrian link running to the south within Area 1.

There will be river enhancement works, including refurbishment to Windsor Street Bridge and Hope Street Bridge and improved connectivity via a Greenway from Upper Spon Street to Butts Road.

Area 2:
The proposal seeks outline planning permission for the demolition of the existing 10-storey apartment building at Spon Gate House, the demolition of Grindlay House, Drinkwater House, George Poole House, Givens House, Gardner House, Fennel House, Winslow House and Corrie House and the Hampton Public House, positioned on the corner of Butts Road and Windsor Street.

As part of this application, permission is sought in relation to access only. All other matters are reserved for subsequent approval.

The scale, bulk, massing, height, appearance and siting of these buildings are shown indicatively for buildings B1, B2, B3 and B4 and provide a guide to the parameters of development.

The proposal seeks planning permission for up to 462 dwellings with 25% being affordable. There is an indicative mix of 1-3 bed dwellings, which will consist of the following mix:

Type of dwelling:	Social Rent:	Intermediate:	Outright Sale:
One bed apartment	35	14	168
Two bed apartments	35	35	166
Three bed apartments	0	0	9

Indicative plans show building heights ranging from 8 storeys (buildings B1 & B2) in the west of Area 2 and increasing to 12, 15 and 18 storeys (building B4 to the east of Area 2).

Building B1, at the corner of Butts Road and Upper Spon Street, will be served from Upper Spon Street via pedestrian access. Buildings B2 and B3 will utilise the existing accesses onto Windsor Street (vehicle access). Building B4 will take access from Meadow Street (vehicle access).

Area 3:
Full planning permission is sought for the demolition of existing buildings in a conservation area including Wellington Gardens, Sherbourne Street, and Upper Spon End Street Shops and for the erection of 27 dwellings which will be a mix of 2, 3 and 4 bed dwellings. These will consist of the following mix:

Type of dwelling:	Social Rent:	Intermediate:	Outright Sale:
Two bed dwelling	0	0	6
Three bed dwelling	0	3	14
Four bed dwelling	4	0	0

The dwellings will be mainly three storeys and designed in mainly red brick with patterned brick inserts, green tiling and grey cladding.

The proposals will include 54 car parking spaces (2 car parking spaces per dwelling), EV charging points and dedicated bin storage within each property to be collected at the rear of the properties.

A new access road from Upper Spon Street will serve the proposed housing in Area 3. This will form a cul de sac mews arrangement to the rear of the houses. There will be no through route to Windsor Street via this access. The houses on Upper Spon Street and Windsor Street will front onto those streets.

Comprehensive landscaping proposals including improved open space provision and pocket parks and enhancement to the public realm. Also, River enhancement works will be carried out, including refurbishment to Spon Gate footbridge.

River Sherbourne enhancement works:
An overview of the enhancement works to the river include the following works:

- Address overgrown self-seeded banks. Trees surveyed and removed to open up views and allow sunlight to vegetation surrounding the river.
- Silt build-up up to be removed on the riverbed and bed levels re-levelled to create better flow.
- New planting beds to rescue silt build-up.
- Spon Gate footbridge to be refurbished (Area 3).
- Widen and reduce the channel in places.
- Bank levels to be re-levelled to improve floodplain connection and create new wetland
- habitats.
- New riverside boardwalk and footpath to be created along the north of the river.
- Creation of a detention basin (in Area 3).
- Introduction of new seating on the riverbank
- Hope Street bridge to be enhanced with brick balustrades replaced with timber wood railings.
- Removal of silt and management of the culvert and remove impounding affect.

Phasing:
Area 1 will be the first phase of the project. Demolition of the existing blocks within Area 1 has received planning approval, with demolition works having commenced in March 2025 and completed by Summer 2025.

Development for Area 1 will commence directly after completion of the demolition, with an overall, Area 1 completion of December 2028. This will also include the first phase of the River Enhancement works, east of Windsor Street, commencing late 2027.

Development works in Area 2 (including demolition) will commence in 2028 and are scheduled to complete by 2035.

Works in Area 3 (including demolition) will commence in 2030 and are scheduled to complete in 2033. Area 3 will include the second / final phase of the river enhancement works, west of Windsor Street, due to commence in 2030. Area 3 will also include highway alteration works to Windsor Street, which are also due to commence in 2030.

PLANNING HISTORY
There are a number of historic planning applications which relate to the wider site which are not considered to be of relevance to this application. The only relevant consents are as follows:

- PL/2024/0000876/PAPD Prior Notification of proposed demolition of Kerry House, Milestone House and Trafalgar House in Area 1- Granted 16/06/2024
- PL/2024/0002537/DCA Submission of details to discharge condition Nos. 1 (Badger Survey), 2 (Badger protection measures), 3 (Nesting Bird Survey), 4 (INNSP), 5 (Construction Environmental Management Plan), 6 (Bat Survey), 7 (Demolition Management Plan), 8 (Delap Survey), 9 (Updated Demolition Method Statement), 10

(Tree Survey) and 11 (Drainage); imposed on planning permission reference PL/2024/0000876/PAPD granted on 19/06/2024 for prior approval for demolition of buildings- Granted 17/04/2025

- PL/2025/0001390/FUL Change of use to car wash, erection of canopies, and associated external works- Awaiting Determination (Application Site is Butts Retreat, 126 Butts)

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 6th December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs
Policy DS3: Sustainable Development Policy
Policy DS4: (Part A) – General Masterplan Principles
Policy H1: Housing Land Requirements
Policy H3: Provision of New Housing
Policy H4: Securing a Mix of Housing
Policy H6: Affordable Housing
Policy H9: Residential Density
Policy R4: Out of Centre Proposals
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 HE1 Conservation Areas
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 EM6 Redevelopment of Previously Developed Land

Policy EM7 Air Quality
Policy EM8 Waste Management
Policy IM1: Developer Contributions for Infrastructure

Emerging Local Policy Guidance – Local Plan Review was submitted to the Planning Inspectorate on 9th September 2025 for examination
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 (H2:36)
Policy H3: Provision of New Housing
Policy H4: Securing a Mix of Housing
Policy H6: Affordable Housing
Policy H9: Residential Density
Policy R4: Out of Centre Proposals
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 DE2: Delivering High Quality Places
Policy HE1 Conservation Areas
Policy HE2: Conservation and Heritage Assets
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Active Transport Provision including Walking, Cycling and Micro Mobility
Policy AC5: Policy AC5: Bus, Demand Response Transit and Rapid Transit
Policy EM1: Planning for Climate Change Adaptation
Policy EM4 Flood Risk Management
Policy EM5 Sustainable Drainage Systems (SuDS)
Policy EM6 Redevelopment of Previously Developed Land
Policy EM7 Air Quality
Policy EM8 Waste Management
Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):
SPG Design Guidance for New Residential Development
SPG Spon End and Nauls Mill Area of local distinctiveness Area
SPD Delivering a More Sustainable City
SPD Coventry Connected (Transport and Accessibility) 2
SPD Health Impact Assessment
SPD Green Space Strategy
SPD Air Quality
SPD Tall Buildings Design Guide

CONSULTATION-

No objections subject to conditions/ contributions & informatives received from: -

- Urban Design
- Archaeology
- Conservation
- Trees
- Ecology
- Environmental Protection
- The Local Lead Flood Authority
- Environment Agency
- Affordable Housing
- NHS ICB
- HNS Trust
- Education
- Streetscene & Greenspace
- Sport CCC
- Sport England
- Economic Development Services
- HSE Fire
- West Midlands Fire Services
- West Midlands Police
- Cadent Gas
- Canal & River Trust
- Transport for West Midlands

No comments were received from:-

- National Grid
- Sustainability
- Severn Trent

No comments in the re-consultation were received from:-

- Active Travel England initially objected and no further comments have been received.
- Public right of way initially objected and no further comments have been received.

An objection has been received from the Local Highway Authority. This relates to elements of the layout which the applicants are working to resolve and will be updated within the late representations.

Neighbour consultation

Notification letters were initially sent out to neighbouring houses and 10 site notices were displayed on the 1st April 2025 and a press notice was posted.

In total we have received 7 comments of which 4 are objections, 1 neutral comment and 2 representations raising non- material planning considerations.

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

- Concerns regarding felled trees

- Concerns regarding flooding/ alterations/ remodelling to River Sherbourne
- Loss of light from overbearing from apartments in area 1
- Loss of privacy from apartments in area 1
- Ensuring that there is a balanced / mixed community in area one
- Achieving a satisfactory range of education, health and other services
- Concerns regarding enhancing the local heritage

The two letters received raising non-material planning considerations are as follows, these cannot be given due consideration in the planning process:
- Rehousing of existing residents
- Implications of the timeline for the redevelopment
- Dangerous living next to construction site

The one neutral comment received was to recommend that the developer makes installation of a minimum of 261 (1 per residential unit on average across the development)] Swift nest bricks and a planning condition to provide enhancement for biodiversity.

A 14-day re-consultation period was carried out on the amended plans, and one letter of objection has been received. The following non-material planning considerations were raised; these cannot be given due consideration in the planning process:
- Concerns regarding rehousing
- Personal investment in the property
- Loss of community/ sense of security/ health concerns from being rehoused

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 the Conservation Area, the impact upon neighbouring amenity, highway considerations, flood risk, noise, contaminated land, air quality, ecology trees and infrastructure requirements.

Principle of Development
Residential:
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 healthy supply of homes, the overarching aims to of the NPPF and indeed the adopted Local Plan is to deliver additional dwellings, indeed windfall sites within the housing trajectory 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'. Indeed, the weight attached to the NPPF and the delivery of homes, being substantial as referenced above would be deemed to outweigh any harm. Indeed, the site is also previously development brownfield land. Taking the above into account the principle of development is acceptable.

Within the current Local Plan, the application site is not allocated. However, under the emerging Local Plan Policy H2:36, shows this site is an allocated housing site for 750 dwellings. Policy H2:33, states that this site is part of Citizen Housing regeneration portfolio. Enhancement and improvement to the River Sherbourne and consideration given to the associated floodplain. Majority of the site is in Flood Zone 2 and part with Flood Zone 3.

The proposal is for a total of 746 dwellings, which is very close to the emerging Local Plan allocation.

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 edge of city centre location well served by transport and walking links to the city centre 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, including; sites where particular house types and/ or building forms may be required in order to sustain or enhance the setting of a heritage asset.

The Coventry and Warwickshire Housing & Economic Development Needs Assessment 2022 (HEDNA) provides the latest housing figures. The HEDNA suggests that the mix of market housing that should be provided in Coventry is 10% 1-beds, 40% 2- beds, 40% 3-beds and 10% 4-beds. These figures are intended to be used as a monitoring tool across the city rather than to be applied rigidly to all individual development sites. The figures should also be applied considering the existing housing mix in the locality and gaps within this; the site location and characteristics; and the local need. The breakdown is as follows:

Type of dwelling:	**Area 1:**	**Area 2:**	**Area 3:**
1 bed dwelling	57 (22%)	217 (47%)	0
2 bed dwelling	200 (78%)	236 (51%)	6 (22%)
3 bed dwelling	0	9 (2%)	17(63%)
4 bed dwelling	0	0	4 (15%)
Total dwellings:	257	462	27

The proposals will provide 1–2-bedroom properties in Area 1. This is required to replace the existing housing stock on a like for like basis. Indicative plans for Area 2 show that 1–2-bedroom properties are proposed, however this will be influenced by market demand. Proposals in Area 3 show a mix of 2, 3 and 4 bed family housing dwellings and aligns with housing need set out within the topic paper and HEDNA. The proposed housing mix on site is heavily influenced by the need to replace existing housing stock, the site's edge of centre location and the constraints of the site which are more suited to the high-density development proposed. Therefore, the proposal is considered to be compliant to Policy H4 of the Coventry Local Plan.

Adopted Local Plan Policy H9 (Residential Density) states a minimum density for the site of 35dph. The emerging Local Plan states that in the City Centre Transition Zone, within which this site falls, should seek to achieve 125dph.

The site is divided into three areas totalling 6.1ha and delivering 749 homes. This equates to an overall density of 122dph. Given that this proposal will achieve around 122dph, officers are satisfied that the proposal complies with Policy H9 of both the adopted and emerging Local Plans.

Commercial:
The proposals are predominantly residential however a small-scale ancillary retail development is proposed within three units at the ground floor level of blocks A2 and A3 within Area 1. The use of the units would be ancillary to the residential use and are likely to comprise a small convenience foodstore, café and flexible space. However, as the end uses are not currently confirmed and to allow for future flexibility, the uses sought for the units is a flexible use under use class E. The cumulative floorspace will be 977 sq.m gross across the three units.

Policy R4 states that 'proposals for retail and other Main Town Centre uses (including proposals for the expansion or re-configuration of existing uses and the variation of existing conditions) will not be permitted in out-of-centre locations unless they satisfy the Sequential Assessment and the Impact Test (where appropriate).

Sequential Assessment:
a) A sequential assessment will be required for all retail and other Main Town Centre use proposals outside a defined centre and should be prepared in accordance with national guidance. This should have regard to the centres hierarchy set out in policy R3.
b) Where in-centre options are exhausted, edge of centre locations (within 300m of a centre boundary) that are well connected and accessible to the centres themselves should also be considered in advance of out of centre sites.

Impact Test:
a) An Impact Test will be required for all retail and other Main Town Centre use proposals outside a defined centre that exceed 1,000sq.m (gross) floor space. The assessment of Impact should be prepared in accordance with national guidance and consider the potential impact on the vitality, viability, role and character of a defined centre(s) within the centres hierarchy (as set out in policy R3).'

The application site is located approximately 150m west of the primary shopping area boundary for Coventry city centre and is in an edge-of-centre location for retail planning purposes. Accordingly, a sequential assessment is required for the proposals.

A retail sequential assessment has been prepared and is submitted in support of this application. The assessment has considered the suitability and availability of sequentially preferable sites and premises in and on the edge of Coventry city centre and Earlsdon district centre. The assessment concludes that the retail sequential test is passed. There are no sequentially preferrable sites which are both suitable and available to accommodate the proposed development, even with the application of appropriate flexibility to the site search parameters. This has been accepted.

The proposals will provide less than 1,000 sq.m of new commercial floorspace and therefore a Retail impact assessment is not required.

The principle of retail is accepted, and the proposals are compliant with Policy R4 of the Coventry Local Plan.

Affordable Housing-
Policy H6 of the Local Plan requires the provision of 25% affordable housing across the whole site, including the care home element of the proposals.

The development provides the following affordable housing figure:

- Area1- 100% affordable of 1 and 2-bed apartments (205 social rent: 52 rent to buy).
- Area 2- 25% provision of 1 and 2 bed flats-tenure split to be confirmed at the reserved matters stage; however, a minimum of 12.5% Social rent shall be provided and the other 12.5% can be flexible with regards to affordable housing.
- Area 3- 25% provision 2 and 4 bed houses (4 social rent, 3 Intermediate).

This application meets the threshold for an affordable housing requirement under Policy H6 of the Local Plan, which would require 25% affordable housing. The Housing Strategy Team has worked closely with Citizen and support the provision of 100% affordable housing in Area 1, with 25% affordable housing in Areas 2 and 3. There is a need for all sizes of properties in the city, particularly family-sized homes, but as this development is primarily apartments the proposed size mix is acceptable.

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

Based on the average occupancy figures for a net increase of 275 properties the on-site provision expected for this development would be 0.56 ha formal greenspace and 1.39 ha informal greenspace.

There is already a significant deficit of greenspace within the existing development site and wider ward. Within the Full application area (Area 1 and Area 3) there is a net loss of greenspace which is compensated on the latest plans by a net gain of greenspace within the outline area, Area 2. To ensure there is not a net loss of greenspace across the whole development site the quantity of greenspace in Area 2 currently shown on the Greenspace Masterplan needs to come forward and should be conditioned.

Across the whole development site, it is recognised that the post development greenspace will be of a higher quality, and a greater proportion will be classified as formal greenspace than previously and will exceed 0.56 ha, so no formal greenspace contribution is requested. However, there is no net increase of informal greenspace within the development site so a S106 contribution of £134,741 is requested to offset the additional pressure on local informal greenspaces generated by this development.

In line with the Open Space SPD and Fields in Trust standards we would expect a development of this size to provide a NEAP, at least one additional LEAP and a MUGA or wheeled sports facility along with multiple LAPs. A LEAP is being provided on site, which will be secured by condition.

The catchment distance for a MUGA (or wheeled sport facility) is 700m and the development site does not fall within 700m safe walking distance of an existing facility. Further there is not an alternative existing site within 700m of the development site which could host a MUGA therefore we would prefer that this facility is provided onsite. If there is no alternative but to provide a contribution to off-site provision, then £340,000 would be requested to provide a facility at the nearest viable site following assessment of safe walking distances.

The catchment distance for a NEAP is 1000m and the development site does fall within catchment of existing facilities however much of the equipment at the nearest facility is end of life. If it is not viable to provide a NEAP on site due to space constraints, then a contribution of £277,211 would be requested to refurbish existing NEAP facilities within the catchment of the development site.

Impact upon 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".

<u>Layout:</u>
The general layout of the three areas offers character areas and respect established principles of separation distances between apartment blocks to ensure privacy is retained between the forms which would is supported.

The proposal offers a narrative with the green heart forming the key direction of the design evolution in order to both enhance the accessibility and quality of the green and blue spaces afforded to the site. This narrative is beneficial at utilising these elements to improve the quality of the space, promotes a high quality of life and encourage the formation of a community through opportunities for interaction and it is encouraging that this is being used to for the sites identity and are notably core considerations to forming a more sustainable form of higher density city living.

Area 1:

Within Area 1 there are 4 apartment blocks proposed in which the details of the design and height of the apartment building have been informed by the site's proximity to the city centre and existing residential properties on Watchmakers court and Upper Spon Street. It is proposed that the building will range in height from 4 to 9 storeys. Buildings have been stepped to have regard to the context of the Area, and building heights increase towards the centre of Area 1 along the river frontage.

The proposals seek to provide a cluster of tall buildings set against the backdrop of Meadow House and the buildings within the city centre and therefore the proposed massing will be in keeping with the locality. The apartments blocks are to be designed in flat roofs, which will vary in height, given the proposed massing.

The proposed material palette for Area 1 is predominantly different shades of brick and aluminium cladding, which is considered to be acceptable. Full details of materials will be conditioned.

Proposal for Area 1 have been revised to take account of easement locations and the eastern wing of Building A4 reduced in height to ensure a suitable relationship to existing residents (Watchmakers Court) is achieved.

The proposals are supported by a comprehensive landscaping plan which has been prepared in support of the proposals for Area 1. This will show the location of a green corridor which runs form Upper Spon Street to include an improved and larger Area of open space with a new informal natural play space (such as mounds and fallen logs) which will run to the south of the apartments, parallel to the River Sherbourne. The landscaping strategy which will encompass landscaped green spaces including enhancement works to the river, the greenway, which serves as an important green route for pedestrians and cyclists (this runs through the heart of Area 1 and provides linkages with Upper Spon street to Area 2, to Area 3). The objectives for each of these spaces are set out in further detail within the landscape strategy, and include elements such as improved linkages, pocket of informal play and seating Areas, rainwater gardens, wildflower meadows boardwalks and viewing Areas. Works in Area 1 will also facilitate refurbishment works to Windsor Street Bridge and Hope Street Bridge.

The footprint of new development in Area 1 has been positioned closer to the river to improve interaction, surveillance and connectivity with the river and the open space provision, as well as respecting the setback required from the riverbank.

Area 1 falls outside of the of the View Cone 13: The Butts, as set out in the Coventry View Management Framework and therefore it is not anticipated that the proposals will have a harmful impact on important identified views of the three church spires located within the city centre.

Overall, it is considered that the 4 proposed apartment blocks will have an acceptable impact upon the visual amenity of the area complying with Policy DE1 of the Coventry Local Plan.

Area 2:

Given Area 2 has been submitted in outline form with only access to consider details regarding layout, scale, appearance and landscaping cannot be considered at this stage.

The masterplan shows the indicative siting of buildings in Area 2. It is envisaged that the Area 2 will have larger massing along the ring road and further as you go east towards the City Centre.

Area 3:
The site lies within the Spon End conservation Area, the proposed 27 dwellings are designed to reflect a tighter density, with properties positioned back-to-back. The dwellings are designed as 3 storey townhouses. Each of the dwellings will benefit from private amenity space, parking/ garages and bin storage.

The dwellings will be designed as traditional terrace properties with gable roof types varied at different roof heights. The dwellings will be prominent to both Upper Spon Street and Windsor Street. The predominant material use would be red and grey brick, with patterned inserts, cladding, green ceramic bricks and roof tiles. The design, scale, massing, elevation treatment, palette of materials has been strongly influenced by the local vernacular particularly properties near to Upper Spon Street.

The site is at risk of flooding and therefore there is a need to ensure that proposals are safe from flood risk for the lifetime of the development and will not increase flood risk elsewhere. Flood risk modelling has therefore informed the current proposed layout of the dwellings within Area 3.

Landscaping works for this area include landscaping for the residential element and the land to the south of this and along the River Sherbourne. It will include an open Area of land which will include retention and refurbishment of the war memorial, outflow catchment basement, creation of paths, retention of trees (including those protected), and locally equipped play Area (LEAP). Works in Area 3 also include refurbishment works to the Spon Gate Bridge and along the River Sherbourne.

It is considered that the proposals have been designed to ensure they respond to the character of the conservation Area and provide an enhancement to its overall setting. Therefore, the proposals are compliant to Policies DE1 and HE3 of the Coventry Local Plan.

Shop Fronts:
The proposals are predominantly residential however a small-scale ancillary retail development is proposed within three units at the ground floor level of blocks A2 and A3 within Area 1.

Officers requested that shop front design typologies should be provided. The shop frontages show 1.5m height spaces and the design parameters and typology have been included within the Design Code and are considered to be accepted. Advertising for future occupiers will be the subject of a separate application for advertainment consent.

Townscape and Visual Impact Assessment:
Townscape and Visual Impact Assessment (TVIA) is a tool used to identify and assess the effects of change resulting from development on both the townscape as an

environmental and cultural resource, and on people's views and visual amenity. This has been prepared for Area 2.

The TVIA concludes that the proposal has been sensitively designed to ensure they promote both visual physical permeability. The building will contribute positively to the immediate and wider townscape context by improving visual legibility of townscape by responding to the site's transitional location, as an edge of city centre location, where vertical buildings along key approach routes to the city centre are established. The buildings in Area 2 seek to provide progression of scale and massing towards the city centre which supports wayfinding and spatial hierarchy. The report advises that the proposal will have an overall beneficial impact and will not affect the protected view cone 13 or heritage assets located within the vicinity of the site.

Design Code:
A Design Code has been submitted in support of the application combining the parameter plans and design details proposed within the full section of the application. The design code will guide the development within Area 2 and ensure that important design elements within the site are adhered to and incorporated into any reserved matters application that comes forward so, there is consistency and a high-quality design carried on throughout.

Heritage Character of the Area & Heritage Assets:
Policy HE2 states '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.'

Paragraphs 212- 219 within the National Planning Policy Framework relate to Heritage assets. In particular paragraph 215 of the National Planning Policy Framework states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'

Conservation Area:
Spon End is one of the earliest residential areas in the city, by the late medieval period Spon End, Upper Spon Street and Spon Street had become one of the principal routes to and from the city, which was entered via Spon Gate (built c1391, demolished 1771). Plots of land by the roadside were developed and several 15th century listed timber framed buildings remain today despite extensive redevelopment, one (Nos. 97 and 98 Spon End) being a hall house of the 15th century, and the Weavers House along Upper Spon Street is an intact example of early cottage industry, now a museum, the timber framed buildings layout and interior are 15th century, with blackened rafters in the roof, providing evidence of the building being an early hall house.

The Sherbourne River also runs through the site, it is one of the few areas in the city where the Sherbourne is not culverted, making this section of the river of great importance, historically and ecologically. Historically there was a mill along this section of river, and the area has long been associated with dyers, and tanners who depended on the river for their industry and later the weavers within Spon End. By the 19th century, watchmaking had become the predominant trade along Spon End and was at the centre of Coventry's Watchmaking industry.

Wellington Gardens lies within the northwest of the proposal site and is part of the Spon End Conservation Area. This contains a set of elderly people's bungalows. They are built using warm rustic brick, with copper green roofs, they have a stripped modernist design and are symmetrically ordered around a high-quality verdant setting. Within the centre of the site is a war memorial. Within Wellington Gardens and now demolished, there used to be a short two storey terrace with copper roofed first floor canopy, containing shops and a community centre. The zone is now mainly made distinctive by its open, landscaped and quiet character in contrast to the nearby built-up streets.

The bungalows are built on an old slum site, and apparently replaced Alms Houses of Fords Hospital that were destroyed during the WW2 air raids. The buildings were designed by Donald Gibson City Architect in the early 1950's as a mixed scheme of residential, community buildings and shops.

The non-designated heritage assets are architecturally significant because of their pioneering modernist design by Coventry City Architect Donald Gibson, featuring in his 1951 development plan. They are historically and communally significant because of they are purpose-built replacement alms houses which used to be inhabited by war veterans. The communal significance is increased due to the siting of war memorial.

This area of the development site falls within the Spon End Conservation Area Development on this site, will cause a significant level of harm to the conservation area, and cause total loss of the existing non-designated heritage assets within it. Demolition of the existing buildings will only be acceptable if their replacement provides an enhancement to what is existing.

The total loss of Wellington Gardens has been justified through careful design, that provides a recollection of the history of the site, albeit the history of Spon End before Wellington Gardens. The existing plaque commemorating fallen soldiers will be retained in situ. The existing post war Donald Gibson low density bungalow housing within Wellington Gardens and other end of life buildings within the nearby vicinity will be demolished and replaced with a more modern, sustainable, high-density development of social housing. The loss of Wellington Gardens is regrettable but the carefully designed Area 3 replacement and associated public benefit of the proposals largely does outweigh the total loss of the non-designated heritage asset of Wellington Gardens.

Public art will go some way to offsetting the remaining level of harm – ensuring that the new development is site specific and celebrates Spon Ends long history through interpretation, storytelling and interactive art. A public art strategy has been conditioned.

<u>Heritage Assets:</u>
The following section below considers the level of harm caused by the proposed development to the nearby heritage assets:

• The Grade II* listed Nos 119 to 123 Upper Spon Street (NHLE: 1226523) , late medieval (C15) timber framed and partly rendered terraced properties, including the well-preserved Weavers House, the former Black Swan Pub and a series of 19th century shopfronts. The row of properties belonged to Coventry Mercer's Guild until the 17th century.

There will only be a short-term temporary less than minor negative impact on setting for the duration of the building works, this can be dealt with through a condition relating to the appearance of hoarding and meanwhile uses. In the longer term this will represent a significant enhancement to the setting, as the new development, will through traditional material use, and traditional design style, and reinstatement of the historic built line of Upper Spon Street show a clear visual link between the historic buildings and the current proposed creating an overall enhancement to the listed buildings setting.

• The Grade II listed ruins of the 15th century Chapel of St James and St Christopher, Spon Street (NHLE: 1342909).

There will only be a short term temporary negative impact on setting for the duration of the building works, this can be dealt with through a condition relating to the appearance of hoarding and meanwhile uses. In the longer term this will represent a significant enhancement to the setting, as the new development will end up complimenting the setting of the ruins of the 15th century Chapel of St James and St Christopher.

• The Grade II listed Spon Bridge (NHLE: 1076603); C13, rebuilt 1771. Some stone from Spon Gate. Sandstone, 5 bays, pairs of plain columns either end.

There will only be a short-term temporary less than minor negative impact on setting for the duration of the building works, this can be dealt with through a condition relating to the appearance of hoarding and meanwhile uses. In the longer term this will represent a significant enhancement to the setting of Spon Bridge, with removal of Spon Gate House and a more traditionally style Upper Spon Street – complimenting the traditional form of the bridge within the road.

• The Grade II listed Nos 107 to 110 Spon End (NHLE: 1335864); C17 or earlier, altered. Colourwashed pebble dash front, tiled roof. 2 storeys, 4 casement windows. C19 shopfronts. Exposed timber frame to back wing.

The level of harm at this stage is not known, as this part of the proposals is only in outline, the exact impact on setting of the Nos 107 to 110 Spon End cannot be determined, but because of design principles set out in the Design Code, there will be no harm, considerations for matching and completing the material pallet, scale and form of the Technical college have been considered, but final designs will be assessed on their own merit within the reserved matters application.

• To the south is the Locally Listed Coventry Technical College (HER No. MCT282), built between 1933 – 1935, a large classical building with central portico and extended wings.

The level of harm at this stage is not known, as this part of the proposals is only in outline, the exact impact on setting of the Technical College cannot be determined, but because of design principles set out in the Design Code, there will be no harm, considerations for matching and completing the material pallet, scale and form of the Technical college have been considered, but final designs will be assessed on their own merit within the reserved matters application.

• The Scheduled Monument, Vignoles Bridge (NHLE: 1005883) built in 1835 is a Cast Iron Single Span Bridge. Iron is no longer used as a manufacturing material, making the bridge, and its construction a rare survival.

There is no direct impact and no harm to setting.

Overall, at this stage (considering impacts to Area 1 & 3) the level of harm is minor less than substantial. The good architectural design and improvements to the river Sherbourne along with the large public benefit of providing increased numbers of social housing into the area. Therefore, the development complies with Policy HE2 of the Coventry Local Plan and the National Planning Policy Framework.

Archaeology
Policy HE2 of the adopted Local Plan seeks to ensure that development proposals do not cause harm to heritage assets in the form of archaeology, this is consistent with Paragraph 207 of the NPPF (2024).

The site is covered by three areas of Archaeological Constraint, two of these are associated with Spon Street Medieval Suburb (DCT881 & DCT941), and the third associated with Crow Moat (DCT880), a medieval moated site which is within the south-west corner of site. In addition, the area is within the Conservation Area of Spon End and is bounded to the north by Nauls Mill and Spon Street Conservation Areas.

Further a Scheduled Monument comprising a Cast iron single span bridge locally known as 'Vignoles Bridge' (Coventry Historic Environment Record ref. MCT117) is present in the southeast of the development in Area 1 dating to the early 19th century, it was moved to its current position in 1969. This monument is not expected to be impacted by the development.

Several listed buildings also surround the site.
- Directly to the north is the Grade II* Listed 119-123 Upper Spon Street probable 15th century origins
- To the north-west of the site is the Grade II Listed 15th century Chapel of St James and St Christopher
- Also, to the north-west, Spon Bridge which originated from the 13th century and was rebuilt in the 18th century

There are further number of Grade II Listed properties along Spon End to the north-west and to the north-east and the opposing side of the ring road.

Spon is known from archaeological evidence to have been an affluent domestic and industrial area, extending outside of the medieval centre. In 12th to 13th century the area was largely occupied by tradesman with the cloth industry being of dominance. A number of archaeological investigations in the area confirmed the presence of Roman, medieval to late medieval and post-medieval remains, with the concentration of material dating to 13th to 15th centuries.

The River Sherbourn running directly through the site presents potential for prehistoric archaeology, although there is little known within the area. Prehistoric archaeology and artefacts are often concentrated along River Valleys. More so the river holds potential of

producing well preserved waterlogged remains of which hold significant potential. It is also well known that the river supported the medieval industry of Coventry, Burton's Mill is thought to have been sited in proximity to Spon Bridge to the west of the sites boundary. It is suggested from documented evidence that the medieval site of Crow Moat also connected the River Sherbourn.

Pre-commencement Archaeological works:
Pre-commencement works have taken place that largely cover Area 1 and Area 2 of the development. Due to the high potential of Archaeology and the proposed site being within Archaeological Constraint Areas and Conservation Areas, it was advised that a Desk Based Assessment and scheme of Archaeological investigation take place as pre-commencement works. Additionally, a Heritage Statement was also required. The Desk Based Assessment cover all three Areas as does the Heritage Statement.

In support of this application the following documents have been provided relating to
• Design and Access Statement- Part 3
• Heritage Statement
• Archaeological Desk Based Assessment
• Project Design for Archaeological Trial Trenching
• Archaeological Evaluation Report
• Archaeological Advice Statement

The Desk Based Assessment summarised that potential for Prehistoric to Roman remains was low, high potential for significant medieval remains (taking into account those previously excavated) and high potential for post-medieval remains. Although it was also concluded that remains would have been impacted by subsequent development, the previous excavations had indicated 17th to 19th century activity truncating and disturbing earlier remains. Nonetheless a phase of archaeological evaluation was submitted to confirm the presence or absence of archaeology, the natura and preservation of it.

The Project Design for the evaluation was produced by ADAS. It determined 11 trenches between 10 to 30m in length targeting the open areas within the proposed development area to determine archaeological significance before demolition after which a second phase would be undertaken.

The Archaeological Evaluation took place in September 2024, undertaken by ADAS. Of the 11 trenches two could not be excavated due to live utilities and access, in addition further trenches were shortened to avoid utilities. The results of the trenching determined no significant remains largely due to deep made ground, the trenches did recover 19th century finds and modern brick foundations and walls. It has been determined that the thick made ground may be sealing or truncating buried deposits associated with medieval remains.

On going Archaeological Work:
The next stage of archaeological investigation is to be archaeological monitoring of any below ground works proceeding demolition of the building to slab level and consultation on pile foundations to inform the second phase of trial trenching if required or further archaeological mitigation is required. This is stated in the Spon End Archaeological Advice. As of current a Project Design for the Archaeological Monitoring and Recording:

Spon End Demolition Coventry of which cover all three Areas has been reviewed and accepted.

The Archaeological Officer has no objections subject to a condition in relation to a Written scheme of investigation for Area 2 and mitigating archaeological and post investigation assessments for Areas 1 and 3.

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.

Whilst the visual appearance and impact of the development proposal is set out in the preceding section of this report, regard has also duly been given to the living environment for existing and future occupiers.

Considering the prospective occupiers of the dwellings, the Nationally Described Space Standards (NDSS) (2016), assists in providing an indication of the dimensions of dwellings. CCC's New Residential Design Guide SPD, adopted 2023, also sets out the expectation for amenity space for residential dwellings.

The Council's adopted Residential Design Guide adopted a 12m separation distance (rear to side), and 20m (rear to rear) at first floor window level. Where residential development exceeds 2 storeys it would be expected that separation distances should increase this will be assessed on a case-by-case basis, taking account for local context.

<u>Area 1:</u>
Relationship to existing residents:
The Watchmakers Court are three storey dwellings located east to Area 1 and the closest proposed is Block A4 is 4 storeys at a separation distance of circa 27.0 metres. The closest wing on Block A3 is 5 storeys at a separation distance of circa 34.3 metres, both relationships are considered to be acceptable.

The dwellings located on Compass Court are two storey dwellings located north to Area 1. Block A1 a 5-storey block is the closest to these dwellings at a separation distance of circa 28.0 metres, which is considered to be acceptable.

Medow House is an a tall 18-storey apartment building located in the northeast of the site. Block A1 a 5-storey block is located at a distance of circa 22.1 metres away. The closest wing on Block A4 is 6- storeys located at a distance of circa 25.0 metres, again both relationships are considered to be acceptable.

Relationship to future occupiers:
Within Area 1, Block A1 is a 5-storey block located north to Block A2, which also has a 5 storey wing at a separation distance of circa 21.0 metres. Block A2 has a 9 storey wing which is at a distance of approximately 50.3 metres to Block A1.

Block A2's 9 Storey wing is located at a distance of 26.2 metres from Block A4's 5 storey wing, which are angled away from each other. Block A2's 9 Storey wing is located at a distance of 32.4 metres from Block A3's 9 storey wing.

Block A1 5 storey wing is located circa 17.3 metres to Block A4's 6 storey wing. The corner units on Block A1 have been reoriented, including the balcony, to avoid direct overlooking between the proposed buildings.

Block A3's 9 storey wing is located at a distance of 21.4 metres to Block A4, which is angled away from Block A3 to avoid any harmful overlooking. Block A3's 5 storey wing and Block A4 4 storey wing have a separation distance of circa 14. metres. The end wing of block A3 has a communal stair well and no habitable apartments, thus this relationship is acceptable.

Within Blocks A1 and A4 there are bedrooms that face on to the shared external corridors on the upper floors of these blocks. Officers have raised concern with regards to harmful overlooking into these habitable rooms; however, outlook is still required in order to provide a satisfactory residential living environment. Therefore, a one-way privacy film would need to be placed on the windows and full details of this have been conditioned.

The proposed separation distances are all acceptable and are not considered to have a detrimental impact upon the amenity of the future occupiers.

Nationally Described Space Standards (NDSS):
The accommodation schedule for Area 1 has been updated on the plans. 62% of the units within Area 1 will be NDSS compliant. This is considered to be acceptable.

Amenities:
Apartments in Area 1 are afforded private amenity space through private gardens at ground floor level, balconies, communal areas, courtyards, along with direct access to enhancements to the wider amenity space located within Areas 1 and 3 along the River Sherbourne. Each of the apartment blocks will provide residents with bin and cycle storage.

Area 2:
Given Area 2 has been submitted in outline with access to be considered only, comments to relationships to neighbouring properties are limited. Any reserved matters application that is submitted for layout and scale should consider relationships to both existing and proposed neighbouring occupiers.

The indicative site layout for Area 2 shows the following:
- Block B1 to be car free with circa 1851sqm of amenity space.
- Block B2 to have approximately 21 car parking spaces with 136sqm of amenity space.
- Block B3 to have approximately 33 car parking spaces with 886sqm of amenity space.
- Block B4 to have approximately 71 car parking spaces with 5202sqm of amenity space.

All apartments with Area 2 will have to be NDSS complaint and this will be conditioned.

Area 3:

Relationship to existing residents:
Nos 119-123 Upper Spon Street is located to the north of the properties with Area 3 at a distance of circa 20.0 metres, which is an acceptable separation distance.

Relationship to future occupiers:
Plots 6-11 are located approximately at a distance of approximately 29.1 metres to plots 23-27.

The closest proposed Blocks within Area A1 which is 5 storeys in height at a separation distance of circa 32.15 metres to three storey dwellings within Area 3.

The corner plots 1, 5, 14 and 18 all have primary windows fronting the street scenes, therefore the windows to the rear elevations are secondary windows which will be obscurely glazed to avoid any harmful overlooking to neighbouring plots.

Plot 4 does not achieve a 10.0 metre rear garden depth and fronts on the rear amenity space of Plot 6. Internally this house type has been re-arranged to ensure that no first and second floor windows overlook on to plots 6 rear amenity space.

Plot 15 has at the tightest point achieves a 6.9 metre distance to the amenity space of Plot 13. Internally this house type has been re-arranged to ensure that no first and second floor windows overlook on to plot 13's rear amenity space.

Rear gardens in Area 3 have been adjusted to ensure that all gardens have a minimum amount of 55 sq.m. Five of the units – plots 6 to 11 are north facing and on average proposed an area of 60 sq.m and therefore fall slightly short of the SPD guidelines which seek 65 sq.m.

Plots 12 and 13 initially proposed balconies, which have been removed as there were concerns in relation to harmful overlooking to plots 14 and 15.

Nationally Described Space Standards (NDSS):
All the dwellings within Area 3 are NDSS compliant.

Amenities:
Rear gardens in Area 3 have been adjusted to ensure that there all gardens have a minimum amount of 55 sq.m. Five of the units; plots 6 to 11 are north facing and on average proposed an area of 59 sq.m and therefore fall slightly short of the SPD guidelines which seek 65 sq.m.

Paragraph 8.19 of the SPD provides some flexibility and states that; "Where developments are not able to meet the minimal outdoor amenity space standards the Council may consider accepting lower standards provided this is robustly justified and it can satisfy itself that the outdoor amenity space provided will be of high quality".

The agent has provided justification that the proposals seek to provide a high-quality form of development which will sit directly adjacent to a proposed area of open amenity space in which future occupants will overlook and have easy access to. This is accepted.

The properties are to benefit from adequate provision of bin storage and car parking.

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 AC2 seeks to ensure that development proposals do not have a detrimental impact upon the road network and where required suitable mitigation should be provided as part of any approval, i.e. through obligations.

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.

Policy AC4 of the Local Plan states that Development proposals should incorporate appropriate safe and convenient access to walking and cycling routes. Where these links do not exist, new and upgraded routes will be required and these must appropriately link into established networks to ensure that routes are continuous. The expected type of provision will depend on the scale, use and location of the site. For larger developments, financial contributions may be required to support improved pedestrian and /or cycling routes on the wider network. The expected level of cycle parking provision should be based on the cycle parking standards set out in the Appendix 5.

Access:
There will be two points of access from the public highway to the new buildings in Area 1. Buildings A1 and A2 will take access from a new road that connects to Windsor Street to the west, whilst buildings A3 and A4 will take access from Meadow Street via a newly created road to the east.

The current proposal for Area 2 is in outline with access to be the only consideration. The proposals will see four new buildings along Butts Road. Building B1, at the corner of Butts Road with Upper Spon Street will be car free and will have no vehicular access. Buildings B2 and B3 will utilise the existing accesses onto Windsor Street. Building B4 will take access from Vincent Street via the existing junction with Meadow Street.

A new access road from Upper Spon Street will serve the proposed housing in Area 3. This will form a cul de sac mews arrangement to the rear of the houses. There will be no through route to Windsor Street via this access.

A transport assessment has been prepared, and a modelling assessment is undertaken as part of the transport assessment which shows that the impact of the proposals should have a negligible impact upon the operation of the local highway network, including

junctions on to Butts Road and Holyhead Road. Therefore, the development will not have a detrimental impact on highway safety. The low impact of the development is supported by the low-level car parking provision and proposed sustainable transport initiatives.

A Travel Plan has been prepared which includes a 15-year action plan over the life of the development. This will seek to encourage and engage with local residents of the site to use more sustainable ways of travelling through awareness of public transport modes within the vicinity and promote the benefits of active travel through walking and cycling. It will also introduce packages to facilitate sustainable transport and reduce unnecessary trips on public transport for local residents such as:

- Car club membership for households that do not have access to an allocated parking space. Car club membership has been shown to reduce car ownership.
- Mobility credits from Transport for West Midlands. Mobility Credits is a trial scheme where Coventry residents have been given credits to spend on sustainable travel, in return for scrapping an older, heavily polluting car.
- West Midlands Cycle Hire operates two models, either 'Pay As You Ride' or 'Pass' model. Membership can be offered to new residents.

S106 contributions have been requested to monitor and review the Travel Plan.

The Local Highway Authority have no objections to the principle of the traffic impact and access arrangements which are considered to be acceptable and have been supported via a Stage 1 Road Safety Audit. As a result of addressing the issues that have been identified in the RSA, the highway arrangement plan and master plan have been amended. Unfortunately, the Local Highway Authority have raised concerns that the latest alterations to the proposed layout in particular along Windsor Street would result in an unacceptable loss of on-street car parking (including EV charge points installed by the Council). The on-street car parking bays contributed to the overall traffic calming scheme along Windsor Street to encourage and support the 20mph speed limit. The loss of the on-street parking bays will likely have an impact on the effectiveness of the overall traffic calming scheme. The on-street bays also assisted with reducing the width of the carriageway further but is now proposed to measure 7.5m wide, which will have an unacceptable impact on public highway safety, particularly pedestrians and cyclists. The Agent is hoping to address these concerns which will be reported in the late representations.

Notwithstanding the above the Local Highway Authority have recommended the following conditions:

- Stopping up of the highway
- A Construction Management Plan (CMP)- for all three Areas
- Details of the vehicular accesses and junctions, including visibility splays- for all three Areas
- Redundant existing vehicular accesses and junctions have been permanently closed and the footway(s) / verge(s) have been reinstated- for all three Areas
- Details of the pedestrian / cycle access(es) onto the segregated footway / cycleway facility on Upper Spon Street- for Areas 1
- Details of an area allocated for future cycle hire or public cycle parking facilities & car club parking spaces- for Areas 1 & 3.

- Details of the relocation of the existing traffic calming features and existing on-street car parking bays along Upper Spon Street- for Area 3
- Pedestrian visibility splays- for Area 3
- Servicing management plan for commercial use- for Area 1
- Travel plan- for all three Areas
- Details of the specification and routing of Coventry Cycle Route 11 passing through the site- for Area 2
- Details of appropriate crossing points connecting to the cycle facilities along Meadow Street and Butts Road- for Area 2
- Suitable traffic calming scheme and on street parking along Windsor Street- for all Areas
- Details of a pedestrian / cycle crossing point on Upper Spon Street connecting to Doe Bank Lane- for all Areas
- Details of a scheme to improve the cycle connection from Butts Road to Upper Spon Street- for Area 2

Car & Cycle Parking:
For Area 1 the proposal will include 78 new residential parking spaces (including 7 blue badge places) and 20 new commercial parking spaces (including 3 blue badge holder spaces).

The proposed ratio of parking provision for residents for the whole area will equate to 0.3 spaces per dwelling, which is an improvement on the existing parking provision which is currently identified as 0.16 spaces per dwelling.

For Area 1, the proposals are reported to be at the lower end of provision when having regard to the Council's maximum car parking standards. Officers consider that the edge of city centre location is highly sustainable, and the location of the site is considered to offer very good levels of access by foot and cycle to local services and facilities. Officers are mindful that the nearest point of the site is within 100metres of the city centre boundary where no car parking would be expected in accordance with the Council's parking standards. The proposals are considered to create a betterment when having regard to the existing circumstances on site, therefore the level of parking for Area 1 is acceptable.

For Area 1 the cycle provision for the commercial is 12 cycle spaces and for the residential units is 275 cycle spaces in total in which the breakdown is as follows:
- Block A1- 73 cycle spaces
- Block A2- 76 cycle spaces
- Block A3- 52 cycle spaces
- Block A4- 74 cycle spaces

The commercial cycle parking details are required and will be conditioned.

For Area 2, the application is in outline form with access to be considered. Notwithstanding this an indicative parking plan has been provided showing a total of 125 parking space and the split is as follows:
- Block B1- 49 apartments (car free development)
- Block B2- 70 apartments (21 car parking spaces)

- Block B3- 108 apartments (33 car parking spaces)
- Block B4- 235 apartments (77 car parking spaces)

A lower level of parking than already accepted could be supported for Area 2 given the edge of city centre location however these figures are indicative, and this will be agreed in future reserved matters applications. Cycle parking would likely be provided within the ground level of each building B1 – B4. The details of the provision will form part of a reserved matters application although it is envisaged that cycle parking will be a mixture of two-tier racks and Sheffield stands.

For Area 3, the proposals will provide a total of 54 parking spaces which equates to 2 car spaces per dwelling, thus the parking provision is considered to comply with the Council's maximum parking standards and is considered to be acceptable. In accordance with Coventry's car and cycle parking standards document, cycle parking for the houses Area 3 will be provided within the garages. The Local Highway Authority would recommend that the cycle parking and bin storage are not within the garages as this may not be useable for cars, therefore cycle parking and bin storage details for Area 3 have been conditioned.

A lower car parking provision has been supported given the location of the site and the sustainable transport initiatives that are included within the s106 agreement.

The Local Highway Authority have recommended the following conditions:
- Cycle store details required- for Area 2
- Cycle store details required- for Area 3
- Cycle store details required- for Area 1 relating to commercial use
- Cycle store details provided- for Area 1 relating to residential use
- Car parking spaces to be provided have been completed and marked out in full accordance with the approved drawings- for Areas 1 & 3
- Car parking details required- for Area 2

<u>Public Right of Way:</u>
The roads and footpaths within the site are adopted highway. Initially the Public rights of way officer objected to the proposals as the application correctly states that the application will require public rights of way to be stopped up or diverted but none of the current public rights of way were shown on the initial plans submitted.

The amended pack included plans showing what adopted highway within Area 1 are to be stopped up. The Public rights of way officer were re-consulted, and no further comments have been received.

The plans will create new footpaths along the river frontage through the site and enhance the existing footpaths and footways that will be retained as part of the development.

Notwithstanding the above stopping up an adopted highway, a publicly maintained road, requires a formal legal process involving the relevant highway authority. This is a separate process from planning.

Active Travel England

Active Travel England had concerns on the initial proposals which are as follows:

- The trip generation analysis presented in the submitted Transport Statement focuses on vehicular trips during peak hours and does not account for active travel modes in its forecast.
- The targets set out in Table 4.1 of the submitted Travel Plan may be appropriately uplifted, especially with regard to cycle trips. The target figure of 7% would appear somewhat low given the central location of the site and the existing and potential level of service for cycles in the surrounding area, and a more ambitious targeted increase would see the scheme align more closely with the Government's aim for 50% of all journeys in towns and cities to be walked, wheeled or cycled by 2030.
- The current design features a potential pinch point where the carriageway narrows between an area of vehicle parking and the pocket park buildout feature. While this may be effective in reducing vehicle speeds, there is a concern that lane widths along this section may still permit vehicles to overtake cycles with unsafe passing distances.
- ATE would encourage further design exploration of the central portion of Windsor Street. It may be beneficial for active travel movements for an extended raised area to be provided, allowing for fewer vertical disruptions to N/S cycle movements, enhanced traffic calming through the increased perception of pedestrian priority and level pedestrian access at the side road junction with Area 1, as opposed to the proposed dropped kerb/tactile paving arrangement.
- Further details are required of how cycles will be accommodated where it is intended that they utilise shared traffic-free routes through the site.
- Details of an appropriate connection/transition for cycles moving between Sherbourne Street and Windsor Street should be provided, as well as details of how cycles will transition between existing cycle facilities and proposed provision at the boundaries of the site.

The agent has submitted a revised highway arrangement plan, travel plan and transport assessment, which address the concerns. The main concerns are addressed below:

- A multi-modal trip assessment has been undertaken and is included in the updated Transport Assessment August 2025, paragraphs 7.2 to 7.6. The results of this assessment reflected that the submitted modal split assessment was representative of likely conditions until baseline surveys can be undertaken and as such has been used as the interim baseline within the Travel Plan August 2025.
- The Transport Assessment also includes an active travel route audit which assessed the existing walking and cycling routes within the site and to nearby local services and facilities. The result demonstrated that most of the routes audited are already acceptable or will be improved as part of the scheme.
- The Travel Plan targets will be reviewed and updated following baseline surveys. The current targets are for 41% of trips to be made by active modes which is considered to be significant shift from the current 30% however, these targets will be reviewed and refined on completion of the baseline travel survey.
- The proposals for Windsor Street have been revised to provide improvements to the cycle and pedestrian provision. The proposals include a reduction in vertical disruptions along Windsor Street with these taking the form of raised tables where present to provide better pedestrian visibility and increasing perception of pedestrian priority. Continuous footways are proposed at access junctions enhancing pedestrian priority.

Active Travel England have not provided an updated response in relation to the amendments.

Ecology/Biodiversity
Paragraph 187 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.

Various ecological assessments have been submitted in support of the application and have been assessed by ecology officers.

<u>Ecological Impact Assessment:</u>
An Ecological Impact Assessment has been submitted in support of the application.

The Site is of negligible importance to birds, with limited foraging habitats that is frequently disturbed by users of the many throughways and roads. There is little nesting cover, and the Site is fragmented from wider habitats. The majority of the buildings within the site are not suitable to support nesting birds however where buildings are disused and offer access/ egress points there is the opportunity for nesting birds to be present and this will be conditioned.

With regards to bats, due to the site being used by commuting and roosting bats it is vital that an appropriate lighting scheme is implemented to ensure that wildlife will not be negatively impacted by the works. This report should follow the Bat Conservation Trusts best practice guidelines Bat lighting. This has been placed in the form of a condition.

Himalayan balsam was found to be present along the entire stretch with the extent of area coverage differing slightly within the reach. The INNS report that has been provided does not provide sufficient information and therefore a condition has been placed.

The desk study returned no records of badgers within the site is considered to have limited suitability to support urban badger foraging. Therefore, badgers have been discounted for further consideration.

There were no records of otters returned by the desk study and extensive searches. Therefore, otters have been discounted for further consideration.

No signs of water vole have been identified following surveys and there is limited suitability for the species to occur within the Site due to fluctuations in the water levels, reducing chance of successful burrowing and limited foraging resource. Water voles are therefore discounted from further consideration.

The river corridor and associated dense vegetation is suitable for sheltering reptiles, and grass snake are particularly associated with riparian habitats. It is considered that this species is likely present along the River Sherbourne and may pass onto the Site, but is more likely to use open, natural habitats associated with the river further west within the LWS. Overall, the risk of amphibians and reptiles being present on Site is low and limited to the river corridor.

Ecology officers have no objections to the proposals subject to conditions in relation to nesting bird protection, lighting (bats), biodiversity features and an INNS Himalayan Balsam.

<u>Biodiversity Net Gain:</u>
Calculating the BNG strategy for the Proposed Development across the entire Site (Areas 1, 2 and 3) at this stage will result in an on-site net change of:

- 3.14 habitat units, an increase of 10.26%
- 1.54 watercourse units, an increase of 71.30%

Re-development of Area 1 is based on detailed design and will result in an on-site net change of:

- 1.67 habitat units, an increase of 17.25%
- 0.74 watercourse units, an increase of 64.46%

Re-development of Area 3 is based on detailed design and will result in an on-site net change of:

- 2.03 habitat units, an increase of 13.69%
- 0.72 watercourse units, an increase of 65.35%

As there are no hedgerows within the site, there are no hedgerow units to be delivered.

Area 2 currently has no detailed design, with all habitats retained. The Area has an on-site baseline value of 5.92 habitat units, its inclusion within the application boundary therefore provides a unitary deficit of 0.59 units, if unmitigated. It has been assumed that ten street trees will be delivered within Area 2 post-intervention. This assumption is a holding position ahead of detailed design being prepared for the scheme and presents a large underestimate of the habitats that will be delivered through future redevelopment. This assumption provides an increase of 0.12 habitat units an 2.10% increase. The unitary deficit due to the inclusion of Area 2 within the Site boundary without detailed design therefore results in a unitary deficit of 0.47 habitat units.

The BNG Strategy submitted complies with the Metric Trading Rules with no loss of habitat within the site remaining unmitigated post-intervention. If Area 1 or Area 3 are developed in isolation, based on their current design, these areas will each deliver their requisite BNG on-site. Detailed design will be required for Area 2 to ensure the Area delivers 10% BNG in isolation.

The metric that has been submitted has been checked and the information that has been submitted is accepted and no further amendments would be required.

The following conditions would be required:

- A Biodiversity Gain Plan for the Area / phase (including finalised calculations and before and after development plans)
- A Habitat Management Plan for on-site habitats within each Area. Habitats to be created on site will be managed and monitored over a 30-year period, with measures in place to assure that adaptation to the management plans can be made should initial approaches fail to deliver habitats that can reach the specified target condition.

Trees

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

Those trees requiring removal to accommodate the proposals are as follows:

- Area 1 will have a total amount of 34 trees to be removed which are as follows; G25 (1 tree, B), T29 (C), G34 (3 trees, B), G35 (5 trees, B), T37 (B), G38 (1 tree, B), G39 (4 trees, B), T40 (C), T47 (B), G52 (2 trees, B), T53 (B) and G54 (13 trees, C).
- Area 2 will have a total amount of 12 trees to be removed which are as follows; G14 (2 trees, B), T74 (B), G75a (2 trees, B), T76 G95 (2 trees, B), G124 (1 tree, B), G125 (2 trees, C) and G126 (1 tree, B).
- Area 3 will have a total amount of 8 trees (plus G114 – a small group of scrub vegetation) to be removed which are as follows; G100 (3 trees, C), G108 (2 trees, B), T110 (B), T111 (B), G114 (all, C) and T118 (C).

The pruning of the following trees G15, G18, G20, G24, G26, T31, G38, T46, G57, T58, T60, G66, G77, G82, G85, T88, G90, G99, T103, T104 and T119 for arboricultural reasons.

The pruning of the following trees G14, G18, G25, G33, G38, T46, G48, G49, G56, G66, G71, T72, G77, G81, G92, T105 and T106, to facilitate the development.

Whilst the proposals will require the removal of these trees within the site, it should be noted that an extensive landscaping/planting scheme is included within the proposals which include the planting of 225 proposed trees. This will act to mitigate tree losses, improve the visual benefits of the site and the surrounding area, and will improve the localised tree stock.

Retaining the TPO tree, along with Category A and B trees, is an important part of the landscape strategy. These trees contribute to the site's character and provide ecological benefits, including support for local wildlife. Careful planning and design measures will be implemented to protect root zones, maintain healthy growth conditions, and integrate these trees into the wider landscape framework.

The Tree officer has no objections subject to a condition in relation to the Tree Protection measures as outlined for Areas 1 and 3. For Area 2 The Tree officer would require an updated Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection details.

Drainage and 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.

<u>Flood Risk:</u>
The proposed development site lies within Flood Zone 1, Flood Zone 2 and Flood Zone 3 based on the Environment Agency Flood Map for Planning.

The proposals are classified as 'More Vulnerable' in Annex 3: Flood Risk Vulnerability Classification, within the National Planning Practice Framework (some 'Low Vulnerable' uses are also proposed). The Planning Practice Guidance confirms that 'More

Vulnerable' development is appropriate within Flood Zone 1. For development in Flood Zone 2 and Flood Zone 3A, typically the sequential and exception tests are required to be passed, respectively. As there is existing residential development on the site this will need to be taken into consideration. The application also includes for river enhancements works.

The nearest Main River is the River Sherbourne, which flows through the centre of the site entering a culvert at the eastern boundary which continues through the centre of Coventry. The site is shown to be at risk of flooding in the 1 in 100 year and 1 in 100 year plus climate change (design event). The site remains flood free in the 1 in 30 year event.

As a result of the existing flood risk in the design event, the site layout has been designed to consider the existing flood risk, which is as follows:

- For Area 1 two residential blocks are raised 600mm above the top water level in the design event (with podium step access and ramps) and two other blocks feature 'low vulnerability' commercial units on the ground floor (residential located one storey above) incorporating flood resilience.
- For Area 2 all multi-storey buildings feature 'low vulnerability' non habitable development on the ground floor (mainly under croft parking). Low vulnerability ground floors for these areas are designed to flood no more than 300mm and will feature flood resilience.
- In Area 3 townhouse buildings are proposed with non-habitable areas at ground floor level raised above the top water in the design event. A flood storage basin is proposed within Area 3 within the landscaped area adjacent to the river.

Major roads adjacent to the site (Upper Spon Street and Butts Road) are shown to remain flood free in the design event and provide evacuation routes in the event of a flood.

In terms of flood risk to others, there is shown to be betterment to upstream and downstream out of channel flood risk. Flood depths are predicted to decrease for properties on Spon End to the west of the site and watchmakers court to the east of the site. There is a reduction in flood risk to the wider area as a result of the re-development. As Area 2 is an outline application, any future development in these areas should ensure that there is no increase in flood risk others as a result of detailed level design.

Sequential Test:

Paragraphs 173- 175 of the National Planning Policy Framework state 'A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below. Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).'

Both a sequential test and exception test have been undertaken and are submitted in support of this application.

Residential Properties within the site, particularly with respect to properties within Areas 1 and 2, are of very poor quality, public space areas, dictated by hard standing, and are run down and are not considered to be visually attractive. The banks of the River Sherbourne, which runs through the site, has succumbed to self-seeded planting, silt build up and the bridge crossings are run down and in need of repair.

Proposal for the redevelopment of this site will facilitate economic, environmental and social enhancements in this particular area. The site is within the Spon End area and is the only suitable site in this location that could facilitate these improvements, which are specific to this particular site. Officer is therefore, of the view that a comprehensive, sequential test considering the wider administrative area of Coventry is not required and in this particular case, should be contained to the Spon End Area. Given the size of the Spon End area and the size of the proposed development and specific river enhancement, there are no other sites within the Spon End site which would be sequentially preferable.

Exception Test:
New buildings used for residential dwellings fall within the Vulnerability classification of the “more vulnerable” category as set out within Annex 3: Flood Vulnerability classification set out at the back of The Framework. More vulnerable uses (i.e. residential dwellings) are appropriate in zone 3a however they are subject to an exception test.

Paragraph 178 of the National Planning Policy Framework states ‘To pass the exception test it should be demonstrated that:
a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.’

Paragraph 179 of the National Planning Policy Framework states ‘Both elements of the exception test should be satisfied for development to be allocated or permitted.’

The proposal seeks to provide a catalyst to regenerate three existing residential areas with a residential led scheme which provides a significant level of new market, well designed and affordable housing to a sustainable location on the very edge of Coventry City Centre. This scheme will provide wider economic, social and environmental enhancements. This complies with part (a) of 178 of the National Planning Policy Framework.

The Flood Risk Assessment confirms that considerations have been made to ensure that the impact to others as a result of redevelopment on the site is negligible or provides betterment. Where practicable, levels in the site have not been raised more than is necessary and some areas lowered to provide some flood storage. There are no buildings at increased risk as a result of the re-development in this area. Overall, there is a reduction in flood risk to the wider area as a result of the redevelopment.

Officers are of the view that the exception test has been applied, and the proposal has shown that the development will provide sustainability benefits to the wider community that will outweigh flood risk. As set out in the Flood Risk Assessment prepared by Betts Hydro, the development will be safe for its lifetime and reduce overall flood risk.

The Local Lead Flooding Authority raise no objections subject to a condition being appended to the decision securing full details of the proposed drainage system. The Environment Agency have no objections subject to a condition in relation to flood resistance measures in the townhouses, which prevent entry of water up to a minimum level of 600mm above the 100-year river flood levels plus climate change, to be implemented, a condition in relation to contamination and informatives.

As such the proposed development, with these conditions attached accords with Policies EM4 and EM5 of the Local Plan and the National Planning Policy Framework.

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.

The site lies within an Area Quality Management Area, and therefore, an Air Quality Assessment has been submitted in support of the application.

The proposals will result in a negligible impact on associated traffic due to the increased density on site. The assessment undertakes a worst-case scenario based on all three areas of this phased development. The results of the assessment indicate that baseline figures for relevant pollutants are well below the relevant air quality requirements across the assessment extent for 2022 and the opening year of 2028. The effects of the omission of the air from construction and ritual effect are considered to be not significant. The impact of the proposed development on future occupiers is concluded to be non-significant.

The proposals seek to make significant improvements and integrate with existing pedestrian and cycle routes and encourage sustainable methods of transport through a Travel Plan.

Environmental Protection officers have no objections subject to a condition in relation to standard mitigation should still apply:
- 1 x electric vehicle charging point per parking space
- Gas boilers to have a max dry NOx emissions rate of 40mg/kWh
- Construction Management Plan

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

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

An assessment of environmental noise has been undertaken at a proposed redevelopment of the Spon End estate in Coventry. This work relates to Areas 1 (A blocks) and 3 (C plots) of the scheme.

The existing ambient noise climate affecting the site has been established and the survey has confirmed a typical variation in daytime and night-time levels.

Means of attenuating the external noise levels have been submitted in the form of a specification for the façade glazing. A standard double-glazed configuration (27 dB Rw + Ctr) will suffice for the majority of the site, but an enhanced standard of 32 dB Rw + Ctr will appropriate for the following elevations: northern and eastern elevations of A1, A3 (only on levels 6 & 8), A4 (only on levels 0-4), the eastern (front) elevations of Plots 1-5 and the western and southern elevations of A4 (only on levels 0-4).

Consideration has then been given to the acoustic impact of an open window strategy to address ventilation issues. It has been shown that the predicted external noise levels exceed the limits set out in ADO Overheating on the following elevations, and an alternative to open window cooling will be required. The following are bedrooms which cannot rely on Open Windows for overheating mitigation:

Block / Elevation	Block / Elevation
Block A1	**Block A3**
North	South L1
North West	East L0 - L3
South (west wing)	East L5 - L8
East	Courtyard L5 - L8
Block A2	**Block A4**
West L0 - L4	North L0 - L4
West L6 - L8	North L5
South L0 - L4	East
South L5 - L8	
C2 Plots 1 - 5	**C1 Plots 14 – 18**
North	South
East	West
South	**C1 Plots 23 – 27**
C2 Plots 6 – 13	North
South	East

The report then discusses the more onerous ‘best practice’ guidance of the AVOG document and identifies which additional living rooms and bedrooms would be deemed to be at acoustic risk of open windows.

In respect of external amenity spaces, noise levels will exceed the relevant guidelines on a number of elevations across the two Areas. For those areas above the threshold, the impact

- Balcony screens were designed at a minimum height of 1.5m, constructed in either masonry, min/6mm safety glass, or min. 25mm thick timber and designed as a continuous barrier, sealed to the floor and side walls and an acoustically absorptive lining added to the soffit overhead, the predicted noise levels may be 2 – 3 dB lower. For many of the problem areas this should be sufficient to satisfy the WHO criteria off 55db.

It should also be noted that where there is a residual excess, it is noted that BS8233:2014 does provide some clarification to this particular design criteria (Para 7.7.3.2):
'However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces but should not be prohibited.'

It may be preferable to provide an amenity space where, despite best practicable means, the residual levels are slightly above 55 dB(A), rather than to provide no amenity space at all.

An analysis of the background sound levels in the locality has been undertaken, and this has been used to determine limits for new building services noise emitted from the site. The recommended plant noise limits at neighbouring noise sensitive receptors are as follows:

Location	Max. BS4142 Rating Level, $L_{Ar,tr}$	
	Day Time, 0700 – 2300	Night Time 2300 – 0700
North-West of site	43	34
North-East of site	53	39
South-East of site	51	38
South-West of site	46	35

Environmental Protection officers have no objections subject to a condition in relation to an updated noise assessment to be provided with any reserved matters application for Area 2. A ventilation strategy will be conditioned in particular for those dwellings identified in the overheating assessment as not being able to rely on open windows. Any external plant will need to meet the plant noise limits in table 8.2 and this will be conditioned. Given the scale of the development, we would also expect to see a construction noise assessment to BS5228 requirements.

Contamination
Policy EM6 of the Coventry Local Plan seeks to ensure that redevelopment of previously. developed land does not have a negative impact on water quality, either directly through

pollution of surface or ground water or indirectly through the treatment of wastewater by whatever means.

A Phase I Geo-Environmental Site Assessment was undertaken and has been submitted in support of this application. The report advises that due to the site's history and location in an urban area there is likely to be made ground on site, the depth of this however is unknown. The report advises that ground gases may be present within made ground or in underlying organic deposits, however ground gassing potential is considered to be low. The site is also noted to be in an area where 20-30% of dwellings are above the action level for radon. Therefore, radon protection measures may be required within new buildings.

The assessment advises that there is a moderate risk of compressible ground, risk from landslides, collapsable deposits, and running sand, and the risk of collapsible ground and shrinking and swelling clays is very low, and the risk of ground dissolution of soluble rocks is negligible.

The site is also noted as being within an area of high risk of unexploded ordnance (UXO) and a further desktop UXO assessment has been carried out. The site lies in an area which was subject to high-density wartime bombing, and therefore, the assessment concludes that whilst risk encounter is low.

In order to facilitate the demolition stages for area 1 an initial phase 2 ground investigation report was prepared. The following key finds were identified as follows:

- Elevated concentrations of lead and PAH compounds have been encountered within the made ground underlying the site which exceed screening criteria for the protection of human health and remediation of soft landscaping areas proposed in the south of the site is considered to be required.
- A single elevated concentration of nickel was recorded in in groundwater underlying the site. Whilst this concentration is not considered to represent an unacceptable risk to human health or controlled waters, it is considered prudent to undertake further water sampling during the supplementary works.
- Ground gas monitoring results are provided in a letter dated 5th December 2024 for area 1 which is provided in support of this application. The result shows no requirement for ground gas mitigation on site. Measures such as radon protection measures

Environmental Protection officers agree with the findings of the Phase 1 study and that intrusive site investigation is required to establish ground conditions across the site. Officers note from the investigation into area 1 that supplementary works are proposed so will reserve judgement until this has been completed. Officers have no objections subject to the 5 standard contamination conditions.

Fire Safety

A RIBA Stage 3 Fire safety strategy and planning fire statement have been designed for both Area 1 and Area 3. The statement has been prepared having regard to the 2010 Building Regulations as modified by the Building (Amendment) Regulations 2018 which require new development to accord with the functional requirements set out within parts B1 and B5. Regard is also had to the changes introduced in the building (Amendment) Regulations 2018, for buildings classified as 'relevant buildings', Regulation 7(2) (and

other modified regulations) which applies additional criteria on the combustibility of materials within the external walls.

Following a review of the information provided on the planning register, HSE is content with the fire safety design as set out in the project and have no objections subject to a fire statement should be submitted with any reserved matter application.

Other Matters
Many concerns have been raised by residents regarding rehousing; this is not a material planning consideration and will be dealt with by the developer/ social housing provider.

INFRASTRUCTURE REQUIREMENTS
Comments and objections have been submitted raising concerns regarding the impact on services such as schools and doctors, the highways network, drainage and flooding and other infrastructure pressures.

Paragraph 56 of the NPPF states local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

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

However, there are other areas which cannot be mitigated against solely by the imposition of conditions. These are discussed in more detail below.

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

Policy IM1 ‘Developer Contributions for Infrastructure’ of the Coventry Local Plan states that development will be expected to provide or contribute towards provision of: a) Measures to directly mitigate its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development. The development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement if the application were found to be acceptable.

Majority of the s106 contributions have been worked out on the net increase of dwellings. The site consisted of 462 flats and 9 bungalows, and the total number of dwellings proposed is 746 across all three areas, so the so the net increase is 275 dwellings. It is anticipated that the payments will be made across the three areas.

<u>Affordable Housing:</u>
The development provides the following affordable housing figure:

- Area1- 100% affordable of 1 and 2-bed apartments (205 social rent: 52 rent to buy).
- Area 2- 25% provision of 1 and 2 bed flats-tenure split to be confirmed at the reserved matters stage; however, a minimum of 12.5% Social rent shall be provided and the other 12.5% can be flexible with regards to affordable housing.
- Area 3- 25% provision 2 and 4 bed houses (4 social rent, 3 Intermediate).

NHS Trust:
An update on this contribution request will be provided as part of the late representations document.

NHS (ICB):
NHS ICB have requested a contribution of £544,818 for the improvements to off-site primary medical care and healthcare facilities.

Streetscene & Greenspace:
A S106 contribution of £134,741 is requested to offset the additional pressure on local informal greenspaces generated by this development.

If a MUGA cannot be provided on site, a contribution for off-site provision of £340,000 would be requested to provide a facility at the nearest viable site following assessment of safe walking distances.

If it is not viable to provide a NEAP on site due to space constraints, then a contribution of £277,211 would be requested to refurbish existing NEAP facilities within the catchment of the development site.

Education:
Development at Spon End Development Site Upper Spon Street, CV1 3 is likely to result in a requirement for contributions towards Early Years / Pre-School provision, Primary provision, Secondary and Sixth Form provision, Primary SEN provision and Secondary SEN provision. The total contribution amount is £2,324,720.10 and breakdown is as follows:

	Area 1	**Area 2 (Per 2+ bed Dwelling)**	**Area 3**
Early Years/ Pre School Education	£51,049	£1,326	£17,016
Primary Education	£272,264	£6,851	£136,132
Secondary Education	£218,640	£5,395	£109,320
Post 16 Education	£56,846	£1,107	£28,423
Primary SEN Education	£76,184	£989	
Secondary/ Post 16 SEN Education	£76,184	£989	
Total	£751,167	£16,657.95 (per 2+ bed dwelling) (77 units)	£290,891
Grand Total:	£751,167	£1,282,662.10	£290,891

Sporting Provision:

Sport England and Coventry City Council Sport team request a total contribution of £595,414, in which the breakdown is as follows:

- Swimming Pools: 7.09 sqm of pool space costing £151,318 towards a potential future public leisure facility in the northwest of the city.
- Sports Halls: 0.18 courts costing £137,002 towards a potential future public leisure facility in the northwest of the city to assist meeting the demand of the projected housing growth in this area.
- Artificial Grass Pitches: 0.02 pitches costing £28,031 towards a site highlighted in the Playing Pitch and Outdoor Sports Strategy Action Plan (PPOSS), such as Woodlands or Sidney Stringer Academy to meet the demand of the current and/or future 3G pitch shortfall.
- Playing Pitches: 0.43 grass pitches costing £47,985 towards a potential future public leisure site in the northwest of the city, or one of the football hubs created on one of the Council parks facilities or at Woodlands to improve the quality of pitches.
- Ancillary Facilities: 0.64 changing rooms contribution towards a two-team changing facility costing £130,148 towards a potential future public leisure site in the northwest of the city, or one of the football hubs created on one of the Council parks facilities or at Woodlands.
- Pitch Maintenance: costing £10,093 per annum (based on a 10-year maintenance period £100,930 in total) towards a potential future public leisure site in the northwest of the city, or one of the football hubs created on one of the Council parks facilities or at Woodlands to improve the quality of pitches.

Highways:

The Local Highway Authority have requested a total contribution amount of £536,800, in which the breakdown is as follows:

- Mobility Credits – A contribution of £315,000 is sought prior to occupation towards Mobility Credits comprising bus passes within resident travel packs, based on a 4-week Regional nbus pass at a cost of £70 per month, per dwelling, over a 6-month period).
- West Midlands Cycle Hire Credits – A contribution of £30,000 is sought prior to occupation towards the provision of cycle hire bundles for each dwelling, calculated at £8 per 100 minutes per dwelling, per annum, for a period of 5 years.
- Car Club – A contribution of £112,500 is sought prior to occupation towards the provision of Car Club hire bundles for each dwelling, calculated at 3no. £50 daily rate car rental per dwelling (based on Enterprise Car Club prices).
- Travel Plan Monitoring – A contribution of £6,800 is sought towards the monitoring of the approved Travel Plan over a 10-year period.
- Traffic Regulation Order (TRO) – A contribution of £7,500 is sought prior to occupation towards the implementation of Traffic Regulation Orders to amend, remove and/or implement new parking restrictions along Windsor Street and Upper Spon Street.
- EV ChargePoint – A contribution of £65,000 is sought towards the relocation of existing EV ChargePoint's currently located along Windsor Street, including the cost to remove the existing feeder pillar and ChargePoint's. The cost per ChargePoint for relocation is £10,000 totalling £60,000 for the 6no. twin-headed ChargePoint's along Windsor Street, plus £5,000 for the removal of the equipment.

Transport for West Midlands have requested £15,000 to go towards two new bus shelters or enhancement of existing bus stops and/or shelters along Butts Road and Holyhead Road.

Community Use:
Initially officers requested that a community facility (F2 use) is provided on site. The agent confirmed that this application will not put a Class F2 (community use) as part of the current planning submission. This is on the basis that there are several existing community assets within the area, including the local community centre 'Rose Centre', which is currently underutilised, Oasis Community Church Café and The Albany Theatre as well as others.

Consultations were undertaken with local residents, stakeholders and Ward Councillors prior to the submission of this planning application earlier this year. During these discussions feedback indicated that the proposed development should support and enhance the use of existing community facilities rather than introduce new spaces that may compete with them.

The applicant has confirmed that they are proposing to do improvements as part of the social value/benefit of the scheme but want to involve the local community to steer what this will look like. Officers wish to see this as a clause in the s106 with a need for a social value strategy.

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 for residential development with ancillary commercial as regenerating Spon End will increase numbers of social housing into the area. The development has a density and housing mix that are suited to this highly sustainable edge of city centre location. Taking into consideration the details within the report it is clear that the proposed development performs on all three overarching objectives of sustainable development, being economic, social and environmental, without having a significant negative impact to counterbalance the

positives. The development makes will effectively regenerate this site creating enhancements to the River Sherborne whilst improving connectivity and providing open spaces for all to enjoy. The full aspects of the development are considered to be of high quality with a design which will helps improve the character and appearance of the area. The submitted design code submitted with the application will ensure the high-quality design is carried through to the latter phases. The less than substantial harm that the development would have upon the Conservation Area and neighbouring heritage assets would be clearly outweighed by the public benefit. The development will have minimal impact upon neighbour amenity of both existing and future occupiers. The development and estimated trip rates are found to be acceptable with initiatives and incentives put in place to reduce the need of car ownership which supports the lower level of parking, and revisions are expected to the layout to address highway's concerns. The development will be safe for its lifetime and reduce overall flood risk within the area. The proposed landscaping would provide a net gain in biodiversity on the site with contributions made to improving infrastructure for public benefits. The proposed development is therefore considered to be acceptable subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1; DS3; DS4; H1; H2; H3; H4; H6; H9; R4; GE1; GE3; GE4; DE1; HE2; AC1; AC2; AC3; AC4; AC5; EM1; EM2; EM3; EM4; EM5; EM7 and IM1 of the Coventry Local Plan 2016 and the Emerging Local Plan, together with the aims of the NPPF.

CONDITIONS/REASONS:

1. The development to which the FULL planning permissions relates must not begin later than the expiration of three years from the date of this permission.

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

2. Application for approval of the reserved matters specified in Condition 4 below associated with the OUTLINE planning permission, accompanied by detailed plans and full particulars, must be made to the Local Planning Authority before the expiration of five years from the date of this permission.

Reason: *To conform with Section 92 of the Town and Country Planning Act 1990 (as amended).*

3. The development hereby permitted, as referred to in Condition 2 above, must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved for that phase.

Reason: *To conform with Section 92 of the Town and Country Planning Act 1990 (as amended).*

4. Details of the following reserved matters associated with the OUTLINE planning permission shall be submitted to and approved in writing by the Local Planning Authority before any part of the development associated with the OUTLINE

planning permission has commenced and shall be implemented as approved to the satisfaction of the Local Planning Authority: a - Scale; b - Layout c - Appearance; & d – Landscaping.

Reason: *To ensure that the details of the development are acceptable to the Local Planning Authority.*

FULL

5. Prior to their incorporation into the development, full details of the colour, finish and texture of all new materials to be used on all external surfaces of all buildings and structures (inclusive of façade artwork detail and roof top plant screening), together with samples of the facing materials and roof tiles/slates for that element of the scheme, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason: *To ensure a satisfactory external appearance and in the interests of the visual amenities of the locality in accordance with policy DE1 of the Local Plan.*

6. Prior to occupation of the development hereby permitted a comprehensive hard and soft landscaping scheme shall be provided in accordance with details which shall first be submitted to and approved in writing by the local planning authority. The landscaping scheme shall include the full planting schedule specifying species, location, number, density, height and eventual spread and location of grass turfing or seeding, the depth of topsoil where necessary the timing of implementation The landscape works shall be permanently retained and managed in accordance with the submitted details. In event that any trees or plants which within a period of 10 years from their planting die, are removed or become diseased, they shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *To ensure the proper development of the site and in the interest of visual amenity and biodiversity in accordance with policies DE1 and GE3 of the Local Plan.*

7. Prior to occupation of the Townhouses hereby permitted full details of the proposed LEAP and the timescales for its implementation shall be submitted to and approved in writing by the Local Planning Authority, which shall include / provide for the following:
   • Is minimum of 400sqm in size.
   • Has a sufficient buffer zone to allow a minimum distance of 20 metres between the edge of the activity zone and the boundary of the nearest residential property
   • Should provide at least 5 types of play equipment, providing a range of activities, avoiding duplication of nearby play facilities.
   • The buffer zone includes varied planting to provide a mix of scent, colour and texture.
   Any play area will need to be managed and maintained to current ROSPA guidelines - https://www.rospa.com/play-safety/advice/code-of-practice
   Thereafter the LEAP shall be maintained and available for use in accordance with the approved details.

Reason: To ensure adequate play equipment is provided in accordance with Policy GE1 of the Coventry Local Plan 2016.

8. Prior to occupation of the apartments hereby granted full details including specification and percentage of reflection of the one-way privacy film to the habitable rooms fronting shared corridors shall be submitted to and approved in writing to the local planning authority. The development shall not be occupied unless and until all the works within the approved scheme have been completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall not be removed or altered in any way.

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

9. 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.

Reason*:* *In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2016.*

10. Prior to occupation of the development hereby permitted boundary treatment shall be erected in accordance with details which shall first be submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

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

11. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) the E class uses hereby approved shall exclude E(g)(ii) Research and development of products or processes and E(g)(iii) Industrial Processes.

Reason: *To safeguard the amenities of the neighbouring residents in accordance with policy DE1 of the Local Plan.*

12. The proposed E Class uses hereby approved shall not exceed gross internal floorspace of 977sqm.

Reason: *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 2016. Policy R3 of the Coventry Local Plan 2016.*

13. Prior to the occupation of the apartments hereby permitted all bin stores and refuse collection points shall be provided in full accordance with the approved details.

Reason: *To ensure satisfactory waste management in compliance with policy EM8 of the Local Plan 2016.*

14. Flood resistance measures in the townhouses which prevent entry of water up to a minimum level of 600mm above the 100-year river flood levels plus climate change, shall be implemented and retained in accordance with the approved details throughout the lifetime of the development.

Reason: *To protect the development from flood risk for its lifetime in accordance with Policies EM4 and EM5 of the Coventry Local Plan 2016 and the Supplementary Planning Document 'Delivering a More Sustainable City'.*

15. The development hereby permitted shall not be occupied until mitigating archaeological and post investigation assessment has been submitted and approved in writing by the local planning authority, which shall be completed in accordance with the programme set out in the approved written scheme of investigation (Project Design for Archaeological Monitoring and Recording Spon End Demolition Coventry), and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: *To comply with Chapter 16, paragraphs 207 and 208 of the National Planning Policy Framework and Policy HE2 of the Coventry Local Plan 2017 and Policy HE4 of emerging Local Plan in order to ensure any remains of archaeological importance, which help to increase our understanding.*

16. No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until the tree protection measures identified in the approved application documentation have been put into place in strict accordance with the approved details and thereafter, they shall remain in place during all construction work. In addition no excavations, site works, stock piling, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy or root protection area of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).

Reason*: To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2016.*

17. The external plant within the development hereby permitted will be required to meet and not exceed the plant noise limits outlined in table 8.2 of the Environmental Noise Assessment (v2) Ref: M5784.

Reason: *To protect the amenity of the occupiers of neighbouring residential occupiers in accordance with Policy EM7 of the Coventry Local Plan 2016.*

18. Prior to occupation of the development hereby approved a ventilation and overheating strategy shall be installed in accordance with details which shall first be submitted to and agreed in writing by the local planning authority. The approved details shall be implemented and retained in accordance with the approved details throughout the lifetime of the development.

***Reason**: To protect the amenity of the occupiers of neighbouring residential occupiers in accordance with Policy EM7 of the Coventry Local Plan 2016.*

19. Prior to the first occupation of the development hereby permitted details of twenty birds, twenty bats and ten invertebrate boxes and log piles shall be submitted to and approved in writing by the Local Planning Authority. The birds, bats and invertebrate boxes and log piles shall be fully installed in strict accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

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

20. 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 and second floor windows to be formed in the rear facing elevations of the townhouses of plots 1,2, 3, 4, 5, 14,15, 16,17 and 18 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.

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

21. No parts of the development shall commence, except for demolition or preparatory works, until the areas of highway land illustrated on Drawing Numbers 224339-MNP-XX-XX-DR-C-1800 Rev. P02, 224339-MNP-XX-XX-DR-C-1801 Rev. P01, 224339-MNP-XX-XX-DR-C-1802 Rev. P01, 224339-MNP-XX-XX-DR-C-1803 Rev. P01, 224339-MNP-XX-XX-DR-C-1804 Rev. P01, and 224339-MNP-XX-XX-DR-C-1805 Rev. P01 (S247 Stopping Up Layout Sheets 1-6) have been stopped up in accordance with Section 247 of the Town and Country Planning Act 1990 or any other relevant legislation.

***Reason:** To ensure public highways land within the site boundary is released to facilitate the development and to accord with policy AC2 of the Coventry Local Plan 2016.*

22. No parts of the development shall be occupied until details of the pedestrian / cycle access(es) onto the segregated footway / cycleway facility on Upper Spon Street have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason: *In the interests of highway safety in accordance with Policy AC2 of the Coventry Local Plan 2016.*

23. The townhouses shall not be occupied until details of residential cycle parking facilities and bin storage areas have been submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall remain available for use at all times and shall not be removed or altered in any way.

Reason: *In the interest of encouraging sustainable travel in accordance with Policies DE1, AC1 and AC4 of the Coventry Local Plan 2016.*

24. The apartments 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.

Reason: *In the interest of encouraging sustainable travel in accordance with Policies AC1 and AC4 of the Coventry Local Plan 2016.*

25. No parts of the commercial / business uses shall be occupied until details of cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall remain available for use at all times and shall not be removed or altered in any way.

Reason: *In the interest of encouraging sustainable travel in accordance with Policies AC1 and AC4 of the Coventry Local Plan 2016.*

26. The development hereby permitted shall not be occupied until an area allocated for future cycle hire or public cycle parking facilities has been identified and provided in accordance with details to be approved in writing by the Local Planning Authority. The approved area shall be retained thereafter for the purposes of cycle hire or public cycle parking unless otherwise agreed in writing by the Local Planning Authority.

Reason: *In the interest of encouraging sustainable travel in accordance with Policies AC1 and AC4 of the Coventry Local Plan 2016.*

27. The development hereby permitted shall not be occupied until an area for Car Club parking spaces has been identified and provided in accordance with details to be approved in writing by the Local Planning Authority. The approved area shall be retained thereafter for the purposes of the Car Club unless otherwise agreed in writing by the Local Planning Authority.

Reason: *In the interest of encouraging sustainable travel in accordance with Policies AC1 and AC4 of the Coventry Local Plan 2016.*

28. Prior to occupation of any part of the development hereby permitted, the car parking spaces shall be provided and marked out in full accordance with the approved drawings. Thereafter they shall be made available for use by the

occupants and / or visitors to the units which they serve and shall not be removed or altered in any way.

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

29. Prior to occupation of the townhouses pedestrian visibility splays of 2m x 2m shall be provided to the rear of the footway at each vehicular access within the site. Thereafter, nothing shall be erected or constructed within the visibility splay exceeding 600mm in height.

Reason: *In the interest of highway safety in accordance with Policy AC2 of the Coventry Local Plan 2016.*

30. No parts of the commercial / business uses shall be occupied until a Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of, but not limited to, hours of deliveries; parking / unloading / loading areas; the types / size of vehicles expected to service the uses; and location of bin storage points. The Plan, as approved, shall be adhered to at all times during the operational lifetime of the proposed uses.

Reason: *In the interest of highway safety in accordance with Policy AC2 of the Coventry Local Plan 2016.*

31. Before development commences on each phase of the development (except for any demolition, site clearance or other preparatory works), 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:
a) A scheme for the provision of all surface water drainage, incorporating SuDS attenuation techniques. There must also be consideration of features such as green roof technology for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
b) Finished Floor Levels must be 300mm above the 1 in 100 year plus climate change pluvial flood levels.
c) It is a requirement that the pipework and the membrane to the geo-cellular storage will be chemically resistant to the contamination perceived to be in the ground conditions due to the former use of the site.
d) Mapping of the 1 in 100 year surface water flood extents is required, to indicate the exceedance and conveyance flows to inform building floor level design and general ground levels, and to consider flood flow routing off site. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
e) Permeable paving with membrane separation is encouraged within the parking areas of the development as a means to improve water quality and not to be used as attenuation.
f) A detailed strategy must be provided for the long-term maintenance of the SuDS and other surface water drainage systems on site.

g) Flood resistance measures in the townhouses within the FULL element of the scheme, shall prevent entry of water up to a minimum level of 600mm above the 1 in 100 year surface water flood levels plus climate change, shall be implemented and retained for the lifetime of the development.
h) The development shall not be occupied until such time as a scheme to install vehicular traffic pollution control measures within the car parking facilities, shut-off valve together with oil and petrol separators with high level alarm, has been submitted to, and approved by, the Local Planning Authority. This should be submitted along with a periodic maintenance plan.
i) Based on Flood Strategy Plan DWG: HYD 881-600 REV E, the proposal will allow for extension of existing walls to manage flow routes to Hope Street and Vincent Street. Further details of these structures shall be submitted to ascertain the structure location relative to the existing and proposed highways, the parameters of these structures will need to be reviewed relating to adoptable highway structures such as approval in principle subject to requirements of the adopting authority.
The development shall be carried out in accordance with the approved details.

Reason: *To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with the Water Framework Directive and Policies EM4 and EM5 of the Coventry Local Plan 2016 and the Supplementary Planning Document 'Delivering a More Sustainable City'.*

OUTLINE

32. The reserved matters to be submitted in accordance with condition 4 shall include the following information:
- Details of how the development accords with the principles set out in the Design Code Rev 04 dated 30/09/2025 and reasoning and justification for any departure from the approved design codes.
- details of all boundary treatment and surfacing materials
- details of a phasing scheme and long-term maintenance programme for the landscaping.
- Details of how all residential units will be NDSS compliant.

Reason: *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 2016.*

33. A programme of archaeological works and post-investigation works to be defined in a Written Scheme of Investigation shall be submitted with the layout reserved matters application for each phase of development. The Written Scheme of Investigation is required to be submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:
- 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 identification and assessment of the nature, extent, preservation and significance of archaeological remains within the application area;

- A comprehensive understanding of the area's archaeological background and character;
- The assessment of the impact of the proposed development on the archaeological remains;
- Measures to ensure the preservation in situ or by record of archaeological features of identified importance;
- Methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts;
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material
- A timetable of works in relation to the proposed development;
- A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications

writing by the Local Planning Authority. The development shall only proceed in full accordance with these approved details.

Reason: *To comply with Chapter 16, paragraphs 207 and 208 of the National Planning Policy Framework and Policy HE2 of the Coventry Local Plan 2017 and Policy HE4 of emerging Local Plan in order to ensure any remains of archaeological importance, which help to increase our understanding.*

34. The following shall be submitted to the Local Planning Authority together with reserved matters applications for each phase of development:
a) Arboricultural Impact Assessment (5.4) to assess the direct and indirect implications of trees upon the proposal and visa-versa, including locations for under-ground/ overground services, level changes within RPA's etc.;
b) Arboricultural Method Statement (6.1); and
c) a Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works.
The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work.

Reason*: To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2016*.

35. A noise assessment shall be submitted with the appearance, layout and scale reserved matters applications for each phase of development. The noise assessment shall include results for LAeq, LA10, and LA90 noise descriptors, together with a calculated arithmetical average for the LAeq. The assessment will demonstrate by calculation that internal noise levels for the proposed residential property meet the 'Good' criteria set out in British Standard 8233 'Sound Insulation and Noise Reduction for Buildings' together with any mitigation measures that are required to achieve this. The report shall also demonstrate that outdoor garden and leisure areas associated with this development meet the 55dB limit as required by the World Health Organisation (WHO). Prior to the first occupation of

the buildings any necessary mitigation measures shall have been implemented in full accordance with the recommendations of the noise assessment and thereafter shall not be removed or altered in any way.

***Reason**: To protect the amenity of the occupiers of neighbouring residential occupiers in accordance with Policy EM7 of the Coventry Local Plan 2016.*

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

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

37. No development shall commence unless and until a Fire Statement for that element of the scheme has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied unless and until all the works within the approved scheme have been completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall not be removed or altered in any way.

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

38. The residential car and cycle parking facilities shall be submitted with the appearance, layout and scale reserved matters applications. The cycle parking facilities shall remain available for use at all times and shall not be removed or altered in any way.

***Reason:** In the interest of encouraging sustainable travel in accordance with Policies AC1 and AC4 of the Coventry Local Plan 2016.*

39. No parts of the residential uses of the scheme shall be occupied until details of the specification and routing of Coventry Cycle Route 11 passing through the site have been submitted to and approved in writing by the Local Planning Authority.

***Reason:** In the interests of highway safety in accordance with Policy AC2 of the Coventry Local Plan 2016.*

40. No parts of the residential uses of the scheme shall be occupied until details of appropriate crossing points connecting to the cycle facilities along Meadow Street and Butts Road have been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interest of highway safety and encouraging sustainable travel in accordance with Policies AC1 and AC4 of the Coventry Local Plan 2016.*

41. No parts of the residential uses shall be occupied until details of a scheme to improve the cycle connection from Butts Road to Upper Spon Street has been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason: *In the interests of highway safety in accordance with Policy AC2 of the Coventry Local Plan 2016.*

42. The provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance shall be submitted to the Local Planning Authority together with each reserved matters applications for each phase of development. 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:
a) A scheme for the provision of all surface water drainage, incorporating SuDS attenuation techniques. There must also be consideration of features such as green roof technology for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
b) Finished Floor Levels must be 300mm above the 1 in 100 year plus climate change pluvial flood levels.
c) It is a requirement that the pipework and the membrane to the geo-cellular storage will be chemically resistant to the contamination perceived to be in the ground conditions due to the former use of the site.
d) Mapping of the 1 in 100 year surface water flood extents is required, to indicate the exceedance and conveyance flows to inform building floor level design and general ground levels, and to consider flood flow routing off site. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
e) Permeable paving with membrane separation is encouraged within the parking areas of the development as a means to improve water quality and not to be used as attenuation.
f) A detailed strategy must be provided for the long-term maintenance of the SuDS and other surface water drainage systems on site.
g) Flood resistance measures in the townhouses within the FULL element of the scheme, shall prevent entry of water up to a minimum level of 600mm above the 1 in 100 year surface water flood levels plus climate change, shall be implemented and retained for the lifetime of the development.
h) The development shall not be occupied until such time as a scheme to install vehicular traffic pollution control measures within the car parking facilities, shut-off valve together with oil and petrol separators with high level alarm, has been submitted to, and approved by, the Local Planning Authority. This should be submitted along with a periodic maintenance plan.
i) Based on Flood Strategy Plan DWG: HYD 881-600 REV E, the proposal will allow for extension of existing walls to manage flow routes to Hope Street and Vincent Street. Further details of these structures shall be submitted to ascertain the structure location relative to the existing and proposed highways, the

parameters of these structures will need to be reviewed relating to adoptable highway structures such as approval in principle subject to requirements of the adopting authority.
The development shall be carried out in accordance with the approved details.

Reason: *To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with the Water Framework Directive and Policies EM4 and EM5 of the Coventry Local Plan 2016 and the Supplementary Planning Document 'Delivering a More Sustainable City'.*

ALL

43. Prior to any works above slab level within any phase of the development a public art strategy to include timeframes of installation shall be submitted to and agreed in writing by the local planning authority and the approved details shall be implemented and retained in accordance with the approved details throughout the lifetime of the development.

Reason: *To ensure the proper development of the site and in the interest of visual amenity in accordance with policies DE1 of the Local Plan.*

44. No external lighting, including roadway and pathway lighting, shall be erected or installed in any phase of the development unless and 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, have been submitted to and approved in writing by the Local Planning Authority. Any lighting shall only be erected and installed in accordance with the approved details.

Reason: *To prevent unnecessary light pollution and in the interests of the amenities of the area.*

45. Prior to the commencement of the development hereby approved a Local Labour and Business Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall incorporate measures to promote employment opportunities arising from the development to, and encourage job applications from, residents of the City of Coventry and shall incorporate measures to promote opportunities for local businesses to gain contracts associated with the construction of the development. The Strategy shall be implemented in accordance with the approved details throughout the lifetime of the development.

Reason: *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 (2016).*

46. Before development commences on any phase of the scheme a Construction/ Demolition Management Plan (CMP) shall be 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 (inclusive of meanwhile uses) including decorative displays and facilities for public viewing where appropriate
-wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway;
- measures to control the emission of dust and dirt during demolition and construction;
- measures to control the presence of asbestos;
- measures to minimise noise disturbance to neighbouring properties during demolition and construction;
- details of any piling together with details of how any associated vibration will be monitored and controlled; and
- a scheme for recycling / disposing of waste resulting from demolition and construction works.
Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way

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

47. Prior to occupation of each phase of the development a Flood Evacuation Management Plan (FEMP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and retained in accordance with the approved details throughout the lifetime of the development.

Reason: *To protect the development from flood risk for its lifetime in accordance with Policies EM4 and EM5 of the Coventry Local Plan 2016 and the Supplementary Planning Document 'Delivering a More Sustainable City'.*

48. Prior to their incorporation into the development on any phase of 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 recharging on non-residential development
(iii) Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh);

The measures shall be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

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

49. Before development commences on any phase of the scheme, a method statement detailing the control of emissions into the air during the demolition/ construction phase should be submitted to and approved in writing by the Local Planning Authority. The method statement should accord with the Best Practice Guidance - 'The control of dust and emissions from construction and demolition' and include:- a) proposed hours of work; b) map with nearest receptors and distances for dust and noise; c) noise impact on nearest neighbours and control measures as required; d) monitoring methods and measurement locations for dust and noise recording details; e) dust mitigation measures; f) contact details for responsible persons and site personnel training; and g) information provision and liaison with local residents. The development shall only proceed in full accordance with the approved details.

***Reason**: To protect the amenity of the occupiers of neighbouring residential occupiers in accordance with Policy EM7 of the Coventry Local Plan 2016.*

50. Before development commences on any phase of the scheme, a construction noise assessment shall be submitted in accordance with the British Standard 5288 ‘Noise and Vibration Arising from Construction Projects’ together with any mitigation measures that are required to achieve this. 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.

Reason: *To protect the amenity of the occupiers of neighbouring residential occupiers in accordance with Policy EM7 of the Coventry Local Plan 2016.*

51. An investigation and risk assessment (in addition to any assessment provided with the planning application) for each phase, 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).

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

52. The development of a phase 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.

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

53. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development of a phase 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.

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

54. Prior to occupation of a phase of development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 53, 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.

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

55. In the event that contamination is found at any time when carrying out the approved development of a phase, 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 51, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 52, 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 53.

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

56. Prior to the first occupation of the development on any phase of the scheme hereby permitted, details of a scheme which sets out where and how 'Secured by Design' standards will be incorporated into the development, shall be submitted to and approved in writing by the Local Planning Authority. These measures should be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason: *To ensure Secured by Design standards are met, in the interests of safety and security and the health and wellbeing of future occupiers of the development in accordance with Policies DS3, H3 and DE1 of the Coventry Local Plan 2016.*

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

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

58. No removal of trees/ hedges/ shrubs/ or demolition of buildings/ structures shall take place within any phase 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 shall be removed, or buildings/ structures shall be demolished between 1st March and 31st August (inclusive) other than in strict accordance with the approved bird nesting protection scheme.

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

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

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

60. Prior to any works above slab level within each phase of the development 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 Himalayan balsam from the site. The development shall only proceed only in full accordance with the measures identified in the approved INNSP.

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

61. Prior to the first occupation of the development within each phase hereby permitted a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the HMMP 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 HMMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.

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

62. Prior to any works above slab level within each phase of the development a Biodiversity Gain Plan for the Area / phase including finalised calculations and before and after development plans using the DEFRA template shall be submitted and approved in writing by the Local Planning Authority. The offsetting scheme shall be implemented in strict accordance with the approved details within three months of the first occupation of the development hereby permitted and thereafter shall not be withdrawn or amended in any way. The Biodiversity Gain Plan should be submitted using the DEFRA template.

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

63. No parts of the development shall be occupied until details of the vehicular accesses and junctions, including visibility splays, serving each phase have been submitted to and approved in writing by the Local Planning Authority. The

development shall be implemented and completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall not be removed or altered in any way

Reason: *In the interests of highway safety in accordance with Policy AC2 of the Coventry Local Plan 2016.*

64. No parts of the development within each phase shall be occupied until the redundant existing vehicular accesses and junctions have been permanently closed and the footway(s) / verge(s) have been reinstated in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented and completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall not be removed or altered in any way.

Reason: *In the interests of highway safety in accordance with Policy AC2 of the Coventry Local Plan 2016.*

65. The Travel Plan dated August 2025 hereby approved shall be implemented in full accordance with the details specified therein. The Travel Plan as approved shall be monitored and reviewed in accordance with the approved Travel Plan targets and shall not be amended in any way.

Reason: *In the interest of encouraging sustainable travel in accordance with Policies AC1 and AC4 of the Coventry Local Plan 2016.*

66. No parts of the development shall be occupied until a suitable traffic calming scheme and on street parking along Windsor Street have been submitted to and agreed in writing by the Local Planning Authority and thereafter shall be implemented in accordance with the approved details.

Reason: *To ensure a safe and suitable access can be provided to the site and in the interests of highway safety in accordance with Policy AC2 of the Coventry Local Plan 2016.*

67. No parts of the development shall be occupied until details of a pedestrian / cycle crossing point on Upper Spon Street connecting to Doe Bank Lane has been agreed in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason: *In the interests of highway safety in accordance with Policy AC2 of the Coventry Local Plan 2016.*

68. Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:
Location Plan DWG 41010 Rev P02
Proposed Masterplan DWG 11000 Rev P20
Proposed Masterplan Ground Floor DWG 11005 Rev P08
Proposed Boundary Phasing DWG 11002 Rev P11

Proposed Masterplan Building Heights DWG 11010 Rev P06
Access Arrangement Overview Plan DWG 2024-5111-012
Block A1 Level 00 Proposed DWG 12000 Rev P12
Block A1 Level 01 Proposed DWG 12001 Rev P11
Block A1 Level 02 Proposed DWG 12002 Rev P11
Block A1 Level 03 Proposed DWG 12003 Rev P11
Block A1 Level 04 Proposed DWG 12004 Rev P11
Block A1 Level 05 Proposed DWG 12005 Rev P11
Block A1 Indicative NIA Plans DWG 12010 Rev P12
Block A1 Indicative NIA Plans DWG 12011 Rev P12
Block A1 Unit Types DWG 16000 Rev P11
Block A1 Elevations DWG 14000 Rev P08
Block A2 Level 00 Proposed DWG 12000 Rev P11
Block A2 Level 01 Proposed DWG 12001 Rev P11
Block A2 Level 02 Proposed DWG 12002 Rev P11
Block A2 Level 03 Proposed DWG 12003 Rev P11
Block A2 Level 04 Proposed DWG 12004 Rev P11
Block A2 Level 05 Proposed DWG 12005 Rev P11
Block A2 Level 06 Proposed DWG 12006 Rev P11
Block A2 Level 07 Proposed DWG 12007 Rev P11
Block A2 Level 08 Proposed DWG 12008 Rev P11
Block A2 Level 09 Proposed DWG 12009 Rev P11
Block A2 Indicative NIA Plans DWG 12020 Rev P11
Block A2 Indicative NIA Plans DWG 12021 Rev P10
Block A2 Unit Types DWG 16000 Rev P09
Block A2 Elevations DWG 14000 Rev P08
Block A3 Level 00 Proposed DWG 12000 Rev P11
Block A3 Level 01 Proposed DWG 12001 Rev P11
Block A3 Level 02 Proposed DWG 12002 Rev P11
Block A3 Level 03 Proposed DWG 12003 Rev P11
Block A3 Level 04 Proposed DWG 12004 Rev P11
Block A3 Level 05 Proposed DWG 12005 Rev P11
Block A3 Level 06 Proposed DWG 12006 Rev P11
Block A3 Level 07 Proposed DWG 12007 Rev P11
Block A3 Level 08 Proposed DWG 12008 Rev P11
Block A3 Level 09 Proposed DWG 12009 Rev P11
Block A3 Indicative NIA Plans DWG 12020 Rev P11
Block A3 Elevations DWG 14000 Rev P08
Block A4 Level 00 Proposed DWG 12000 Rev P11
Block A4 Level 01 Proposed DWG 12001 Rev P11
Block A4 Level 02 Proposed DWG 12002 Rev P11
Block A4 Level 03 Proposed DWG 12003 Rev P11
Block A4 Level 04 Proposed DWG 12004 Rev P11
Block A4 Level 05 Proposed DWG 12005 Rev P11
Block A4 Level 06 Proposed DWG 12006 Rev P11
Block A4 Indicative NIA Plans DWG 12010 Rev P11
Block A4 Indicative NIA Plans DWG 12011 Rev P11
Block A4 Unit Types DWG 16000 Rev P09
Block A4 Elevations DWG 14000 Rev P08
Area 1 Site Plan DWG 11000 Rev P12

Area 1 Refuse Strategy DWG 11200 Rev P07
Area 1 Cycle Strategy DWG 11250 Rev P06
Area 1 Parking Strategy DWG 11300 Rev P07
Block AZ Upper Spon Street North South Elevations DWG 14000 Rev P06
Block AZ Meadow Street Elevation - West and East Elevations DWG 14001 Rev P06
Block AZ East and West Elevations DWG 14002 Rev P06
Block AZ North Elevations DWG 14003 Rev P06
Block AZ North and South Elevations DWG 14004 Rev P06
Block AZ Unit Types DWG 16000 Rev P12
Block C1 Level 00 Proposed DWG 12000 Rev P06
Block C1 Level 01 Proposed DWG 12001 Rev P06
Block C1 Level 02 Proposed DWG 12002 Rev P06
Block C1 Level RF Proposed DWG 12004 Rev P06
Block C2 Level 00 Proposed DWG 12000 Rev P06
Block C2 Level 01 Proposed DWG 12001 Rev P06
Block C2 Level 02 Proposed DWG 12002 Rev P06
Block C2 Level RF Proposed DWG 12004 Rev P06
Block CZ North South Elevations DWG 14000 Rev P05
Block CZ East West Elevations DWG 14001 Rev P05
Block CZ South North Elevations DWG 14002 Rev P05
Block CZ East West Elevation DWG 14003 Rev P05
Area 3 Site Plan DWG 11000 Rev P05
Area 3 Refuse Parking DWG 11020 Rev P05
Unit Type 1 GA Layout DWG 16010 Rev P08
Unit Type 1 Elevations DWG 16011 Rev P08
Unit Type 2 GA Layout DWG 16020 Rev P08
Unit Type 2 Elevations DWG 16021 Rev P08
Unit Type 5 GA Layouts DWG 16050 Rev P08
Unit Type 5 Elevations DWG 16051 Rev P08
Unit Type 6 GA Layouts DWG 16060 Rev P07
Unit Type 6 Elevations DWG 16061 Rev P09
Unit Type 6 Elevations DWG 16062 Rev P09
Unit Type 7 GA Layouts DWG 16070 Rev P07
Unit Type 7 Elevations DWG 16071 Rev P09
Landscape Masterplan DWG 15477A-30-C01-20 Rev F
Landscape Strategy dated August 2025
Proposed Highway Arrangement DWG 2024-5111-019 Rev C
Red Line Boundary DWG 224339-MNP-XX-XX-DR-C-1810 Rev P01
S247 Stopping Up Layout Sheet 1 DWG 224339-MNP-XX-XX-DR-C-1800 Rev P01
S247 Stopping Up Layout Sheet 2 DWG 224339-MNP-XX-XX-DR-C-1801 Rev P01
S247 Stopping Up Layout Sheet 3 DWG 224339-MNP-XX-XX-DR-C-1802 Rev P01
S247 Stopping Up Layout Sheet 4 DWG 224339-MNP-XX-XX-DR-C-1803 Rev P01
S247 Stopping Up Layout Sheet 5 DWG 224339-MNP-XX-XX-DR-C-1804 Rev P01

S247 Stopping Up Layout Sheet 6 DWG 224339-MNP-XX-XX-DR-C-1805 Rev P01
Existing Drainage and Easement Plan DWG 62442 RJL XX XX DR C SK01 Rev P1
Preliminary Foul and Surface Water Drainage Strategy DWG 62442 RJL XX XX DR C 0015 Rev P1
Preliminary Levels Proposals DWG 62442 RJL XX XX DR C 0020 Rev P1
Preliminary Proposed Existing Sewer Diversion Plan DWG 62442 RJL XX XX DR C 0010 Rev P1
Planning Statement dated 11th August 2025
Design Code Rev 04 dated 30/09/2025
Design and Access Statement- February 2025
Heritage Statement v4 dated February 2025
Daylight and Sunlight Assessment Area 1 dated 10th January 2025
Daylight and Sunlight Assessment Area 3 dated 17th January 2025
Waste Management Plan dated August 2025
Archaeological Desk Based Assessment dated March 2024
Archaeological Evaluation dated October 2024
Archaeological Trial Trenching Evaluation dated July 2024
Schedule of Development
Retail Sequential Assessment dated 11th February 2025
Statement of Community Involvement dated 4th July 2024
Energy and Sustainability Statement dated 31st January 2025
Rapid Health Impact Assessment dated March 2025
Planning Fire Statement Area 1 Block A1 dated 29th January 2025
Planning Fire Statement Area 1 Block A2 dated 29th January 2025
Planning Fire Statement Area 1 Block A3 dated 29th January 2025
Planning Fire Statement Area 1 Block A4 dated 29th January 2025
RIBA Stage 3 Fire Strategy Report Area 1 All Blocks dated 29th January 2025
Planning Fire Statement Area 3 dated 13th February 2025
RIBA Stage 3 Fire Strategy Report Area 3 dated 13th February 2025
Air Quality Assessment Ref P7413-R1-V3 dated 4th July 2025
Spon End Phase 2, Area 1 - Ground Gas Monitoring dated 5th December 2024
Initial Tier 2 Ground Investigation Report Phase 2 Area 1 dated December 2024
Unexploded Ordnance UXO Detailed Risk Assessment dated 26th January 2024
Acoustics Planning Report Rev 03 dated January 2025
Environmental Noise Assessment v2 dated 10th July 2025
Stage 1 Geo-Environmental Site Assessment dated February 2025
Verification Report- 13th April 2025
Biodiversity Net Gain Assessment Ref 15477A-30-R12-05-F
Statutory Biodiversity Metric August 2025- Area 1
Statutory Biodiversity Metric August 2025- Area 2
Statutory Biodiversity Metric August 2025- Area 3
Statutory Biodiversity Metric August
Ecological Impact Assessment dated 20th February 2025
Ecological Constraints DWG 32398 BGL ZZ 00 DR A 11004 Rev P04
Construction Environmental Management Plan dated 3rd February 2025
Ecological Walk Over Survey and Daytime Bat Assessment Phase 1 Windsor Street dated February 2020

Ecological Walk Over Survey and Daytime Bat Assessment Phase 2 Meadow Street dated February 2020
Bat Mitigation Strategy dated November 2024
Badger Report dated 23rd August 2024
Protected Species Report dated 3rd February 2025
River Sherbourne MoRPh Assessment dated 14th June 2025
Arboricultural Report Ref 21291/ME
Arboricultural Method Statement Ref 21291fME-Rev1
Arboricultural Impact Assessment Ref 21291f-ME-Rev1
Transport Assessment dated August 2025
Travel Plan dated August 2025
Walking and Cycling Audit dated February 2025
Stage 1 Road Safety Audit dated 23/09/2025
Flood Risk Assessment dated August 2025
Hydraulic Assessment dated August 2025
Drainage Design Statement dated January 2025
Outline Water Framework Directive Assessment dated 21st February 2025
Technical Note 005: Update to Flood Risk Strategy
Technical Note 006: Update - Flood Risk
Drainage Conditions Technical Note - Part 1- 6 dated 21st August 2025
Proposed Model Files DWG 510 Rev A
Flood Risk Technical Note dated 8th August 2025

Reason: *For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority*



GENERAL NOTES:

1. This drawing is to be read in conjunction with all engineer's, architect's or other relevant drawings and specifications.
2. All dimensions and levels are subject to detailed design.
3. All works to be carried out in compliance with the requirements of the relevant statutory authorities and regulations.

KEY

- Site planning boundary
- Area 2 - outline planning boundary
- Existing trees to be retained
- Proposed trees
  Stock sizes:
  - Semi mature 20-25cm girth
  - Extra Heavy 16-18cm, 18-20cm girth
  - Multistem 2-2.5m, 3-3.5m, 4-4.5m height

  Species:
  - Refer to Landscape Strategy report (15477A-30-R07 Landscape Strategy) for indicative species selection
- Proposed robust, biodiverse shrub and groundcover planting
- Wildflower rich, meadow grass
- Raingardens - biodiverse, drought tolerant shrub and groundcover planting
- Proposed flowering perennial planting
- Butterfly bank - free draining calcareous soil with biodiverse wildflower planting
- (P1) Coloured asphalt to primary footways and greenway: Natratex by bituchem, colour: Buff 1 or similar approved
- (P2) Resin bound gravel to residential zones: Flexipave by KBI, colour: Barnsley Solo or similar approved
- (P3) High quality permeable pavers to parking and shared surface: Priora by Marshalls, colour scheme TBC or similar approved
- (P4) Flexible resin bound surfacing over Root Protection Areas Refer to arboricultural consultant note below
- (P5) Tigermulch play surface to play zones in Root Protection Areas or similar approved
- (P6) Play surface to formal play area (LEAP) Playtop by Playtop Ltd, colour scheme TBC or similar approved
- (P7) Asphalt to highways
- Offset knee rail at entry point to vehicle deterrent

1. Residential courtyards - featuring communal seating, tree planting, incidental play and SuDS features
2. Greenway - linking city pedestrian and cycle routes into the heart of the site and beyond
3. Riverside Park - featuring riparian enhancements, decked look outs to aide connection to the river and informal natural play long the river path
4. Formal Play Area (LEAP) featuring indicative play equipment
5. Redesigned setting for the war memorial with raised beds, formal planting and new bench seating
6. The green heart, open green space for residents featuring amenity grass for adaptable use, seating, butterfly bank and dished basin for flood alleviation
7. Meadow St gardens. Biodiverse shrub, groundcover and multistem tree planting facing Upper Spon Street.
8. Windsor St - redesigned and improved layout, refer to transport engineers proposals for further details
9. Paving in Root Protection Area according to appropriate build over details approved by arboricultural consultant refer to arboricultural impact assessment by JCA
10. Details to riverside structures to be designed in accordance with Seven Trent Water guidelines.

Riverside enhancements - Refer to Outline Water Framework Directive Assessment -15477A-30-R06-01 by Logika Consultants

- Wetland scrape with riparian planting and decked lookout
- Proposed riparian planting within the sub reaches , plus management and removal of Himalayan Balsam
- Gravel augmentation to raise channel bed
- Basin created to receive 1:30 year flood water

Rev.	DATE	DESCRIPTION
20	13/08/2025	STAGE 3 for Planning
19	18/07/2025	STAGE 3 for Planning
18	02/07/2025	STAGE 3 for Planning
17	30/06/2025	STAGE 3 for Planning
16	25/06/2025	Draft STAGE 3 for Planning
15	16/06/2025	STAGE 3 WIP

Client:

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Landscape Consultant:

Logika CONSULTANTS | PART OF Logika Group

Issued for
PLANNING

Project:
Spon End Regeneration

Drawing Title:
Landscape Masterplan

Drawn:	Designed:	Approved:
JA	JA/AP	JH

Sheet Size:	Scale:	Date:
A0	1:500	13/08/2025

Drawing No:
15477A-30-C01-20

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KEY

- Communal Entrance
- Main Commercial Entrance
- Bin/Cycle/Plant room Entrance
- Fire exit
- Trees to be removed
- Tree Category A
- Tree Category B
- Tree Category C
- Demolished buildings

Rev	Description	Date
P20	Final Planning Issue	26/09/2025
P19	N/A	N/A
P18	N/A	N/A
P17	N/A	N/A
P16	N/A	N/A
P15	N/A	N/A
P14	Issued for Planning Submission	17/03/2025
P13	Issued for Planning Submission	20/02/2025
P12	Issued to Design Team for comments	24/01/2025
P11	Issued to Design Team for comments	22/01/2025
P10	Issued to Design Team for comments	17/01/2025
P09	Issued for Information	10/01/2025
P08	Issued to Design Team for comments	06/01/2025
P07	Issued to Design Team for comments	12/11/2024
P06	Issued to Design Team for comments	16/10/2024
P05	Issued to Design Team for comments	11/10/2024
P04	Issued to Client for comment	19/09/2024
P03	Issued to Client for comments	17/09/2024
P02	Issued to the team as WIP	10/09/2024
#02	Issued to Design Team as WIP	23/07/2024
P01	Issued to Design Team for comments	04/07/2024
#01	Issued to client for comments	16/05/2024

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PROJECT NAME
Spon End

DRAWING TITLE
Proposed Masterplan

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 500	FG	PS	DB	20/03/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOC TYP	ROLE	DRW NO	REV NO
32398	BGL	ZZ	00	DR	A	11000	P20

0 5 20 50 m
SCALE BAR 1:500



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A0

KEY

- Area 2 - Building entrances see block plans 00 level. Note some are within undercroft
- Area 1
- Area 2
- Area 3
- Site Boundary
- 10m offset line from river bank
- 15m offset line from river bank
- Tree Category A
- Tree Category B
- Tree Category C
- Removed trees
- View Cone 13 (Three Spires View Management Framework)

For full details of the proposed landscape masterplan please refer to drawing 15477A-30-C01-20-F Landscape Masterplan by Logika Consultants

Property Schedule	
Name	Area
Area 1	2.731 hectare
Area 2	1.695 hectare
Area 3	1.886 hectare
Spon End	6.312 hectare

Rev	Description	Date
P11	Issued for Planning Submission	15/08/2025
P10	Issued for Planning Submission	07/07/2025
P09	Issued for Planning Submission	30/06/2025
P08	Issued for Planning Submission	20/02/2025
P07	Issued to Design Team for comments	24/01/2025
P06	Issued to Design Team for comments	06/01/2025
P05	Issued to Design Team for comments	12/11/2024
P04	Issued to Design Team for comments	11/10/2024
P03	Issued to Client for comment	25/09/2024
P02	Issued to Client for comments	16/09/2024
P01	Issued to Client for comments	13/09/2024

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PROJECT NAME
Spon End

DRAWING TITLE
Proposed Boundary / Phasing

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 500	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	ZZ	00	DR	A	11002	P11

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KEY

- Communal Entrance
- Main Commercial Entrance
- Bin/Cycle/Plant room Entrance
- Fire exit
- Trees to be removed
- Tree Category A
- Tree Category B
- Tree Category C
- Demolished buildings

BUILDING HEIGHTS KEY

- 1 storey
- 2 storey
- 3 storey
- 4 storey
- 5 storey
- 6 storey
- 8 storey
- 9 storey
- 10 storey
- 12 storey
- 15 storey
- 18 storey

A1
A2
A3
A4
B1
B2
B3
B4
C1
C2
Substation
Generator
Wellington Memorial (current location)
Retained access to B2
Retained access to B3
ROSE CENTRE

0 5 20 50 m
SCALE BAR 1:500

P06	Issued for Planning Submission	15/08/2025
P05	Issued for Planning Submission	07/07/2025
P04	Issued for Planning Submission	30/06/2025
P03	Issued for Planning Submission	20/02/2025
P02	Issued to Design Team for comments	24/01/2025
P01	Issued to Design Team for comments	06/01/2025
Rev	Description	Date

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PROJECT NAME
Spon End

DRAWING TITLE
Proposed Masterplan_Building Heights

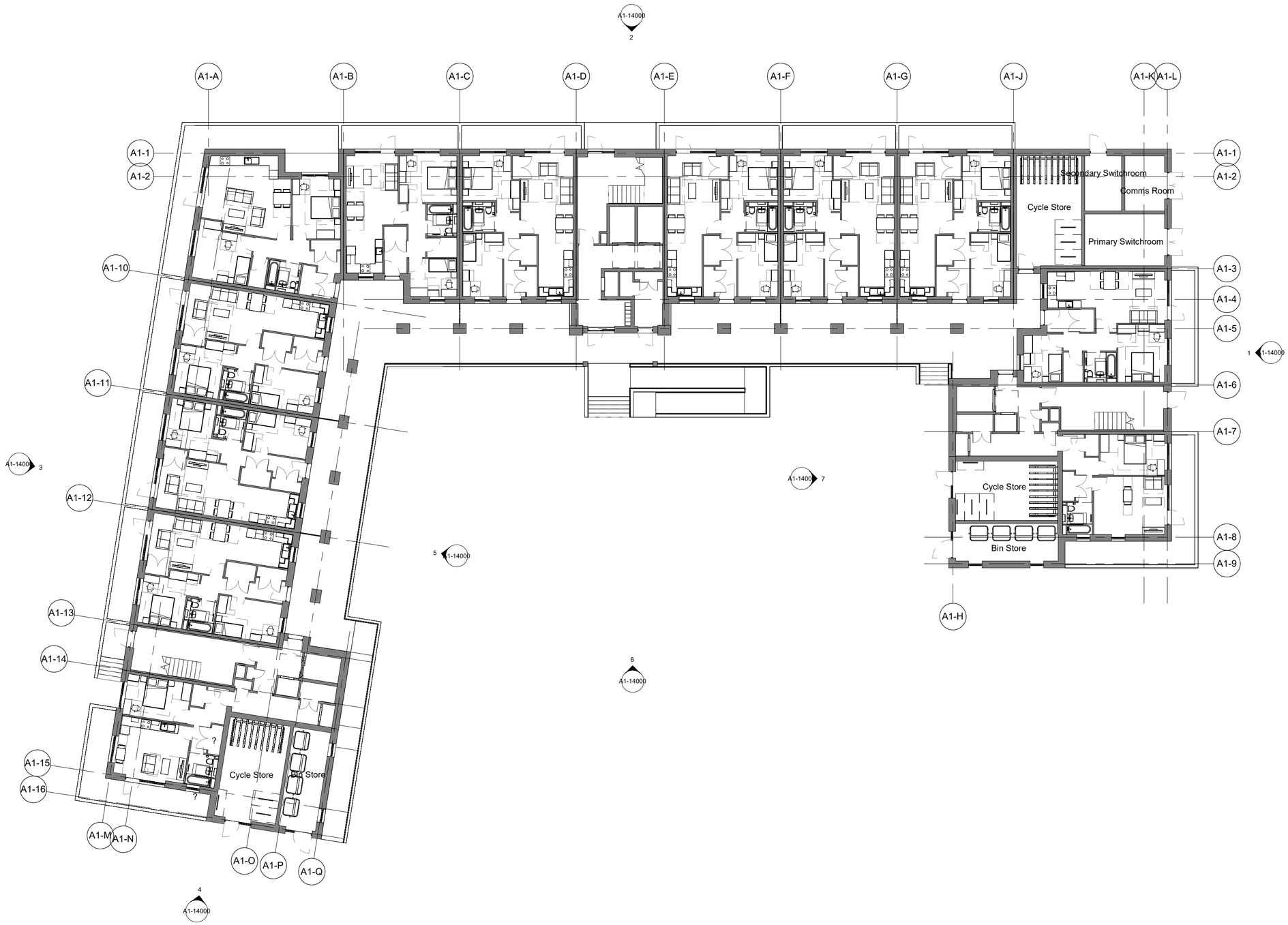
SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 1000	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	ZZ	00	DR	A	11010	P06

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A2



Rev	Description	Date
P12	Issued for Planning Submission	15/08/2025
P11	Issued for Planning Submission	30/06/2025
P10	Issued to Design Team for comments	13/05/2025
P09	Issued for Planning Submission	20/02/2025
P08	Issued to Design Team for comments	24/01/2025
P07	Issued to Design Team for comments	08/01/2025
P06	Issued to Design Team for comment	01/10/2024
P05	Issued to Client for comment	20/09/2024
P04	Issued to Design Team for comments	26/07/2024
P03	Issued to Design Team for comments	02/07/2024
P02	Issued to client for comments	11/06/2024
P01	Issued to client for comments	10/05/2024

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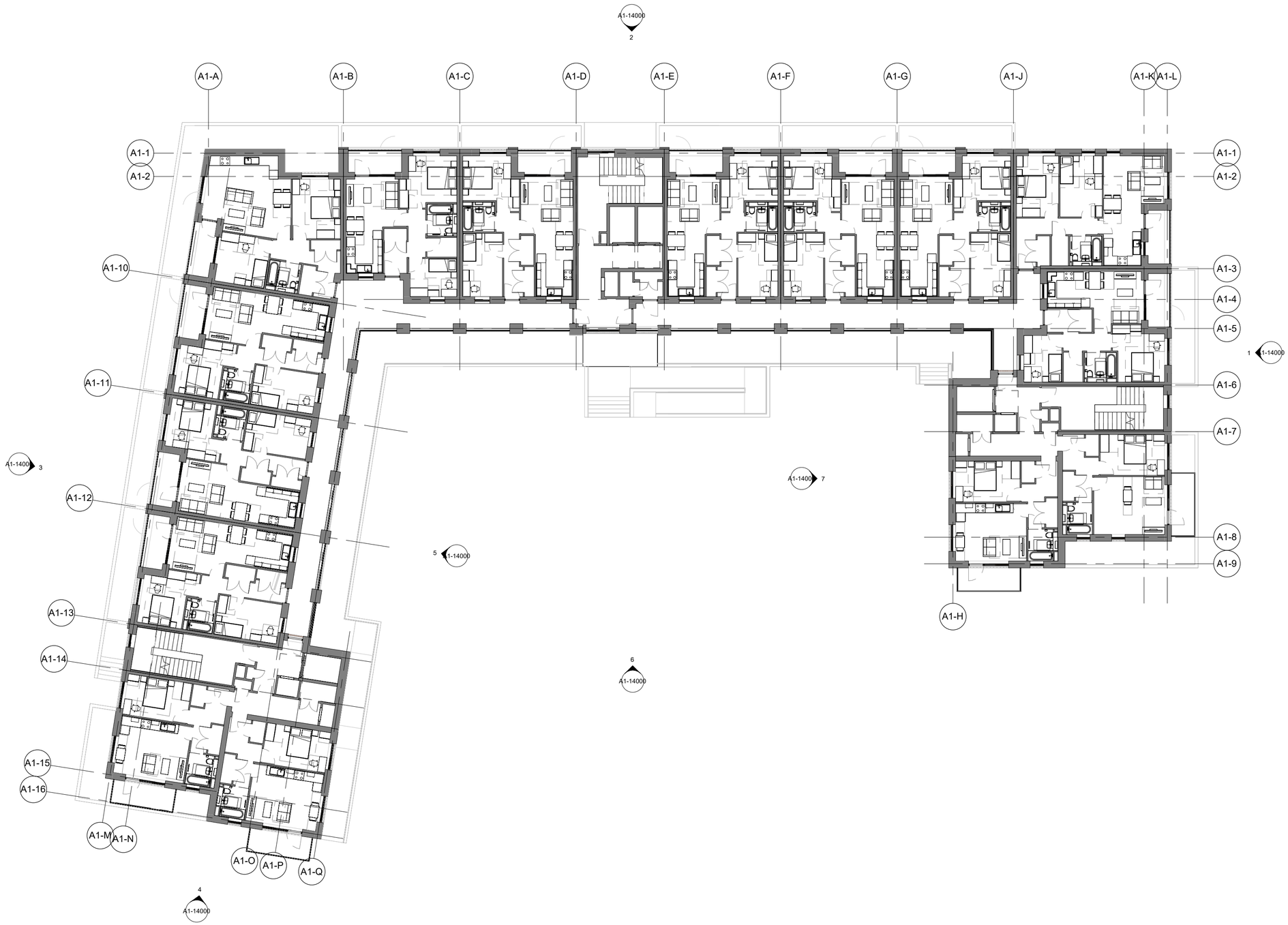
PROJECT NAME
Spon End

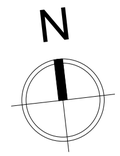
DRAWING TITLE
Block A1 - Level 00 - Proposed

SUITABILITY CODE
S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A1	00	DR	A	12000	P12





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Rev	Description	Date
P11	Issued for Planning Submission	15/08/2025
P10	Issued for Planning Submission	30/06/2025
P09	Issued to Design Team for comments	13/05/2025
P08	Issued for Planning Submission	20/02/2025
P07	Issued to Design Team for comments	24/01/2025
P06	Issued to Design Team for comments	08/01/2025
P05	Issued to Client for comment	20/09/2024
P04	Issued to Design Team for comments	26/07/2024
P03	Issued to Design Team for comments	02/07/2024
P02	Issued to client for comments	11/06/2024
P01	Issued to client for comments	10/05/2024

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PROJECT NAME

Spon End

DRAWING TITLE

Block A1 - Level 01 - Proposed

SUITABILITY CODE

S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

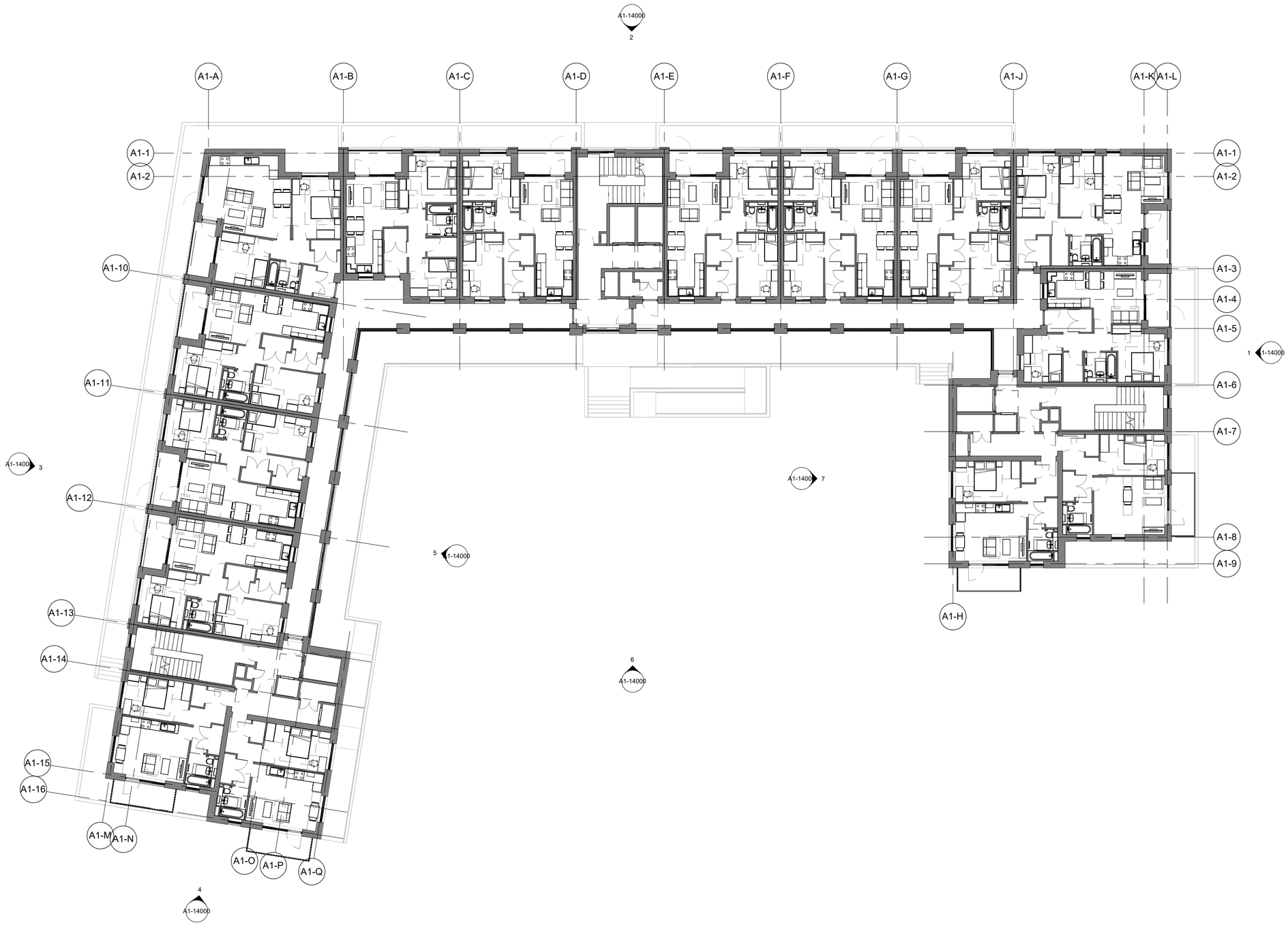
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A1	01	DR	A	12001	P11

0 5 10 20 m

SCALE BAR 1:200

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A2



Rev	Description	Date
P11	Issued for Planning Submission	15/08/2025
P10	Issued for Planning Submission	30/06/2025
P09	Issued to Design Team for comments	13/05/2025
P08	Issued for Planning Submission	20/02/2025
P07	Issued to Design Team for comments	24/01/2025
P06	Issued to Design Team for comments	08/01/2025
P05	Issued to Client for comment	20/09/2024
P04	Issued to Design Team for comments	26/07/2024
P03	Issued to Design Team for comments	02/07/2024
P02	Issued to client for comments	11/06/2024
P01	Issued to client for comments	10/05/2024

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PROJECT NAME

Spon End

DRAWING TITLE

Block A1 - Level 02 - Proposed

0 5 10 20 m

SCALE BAR 1:200

SUITABILITY CODE

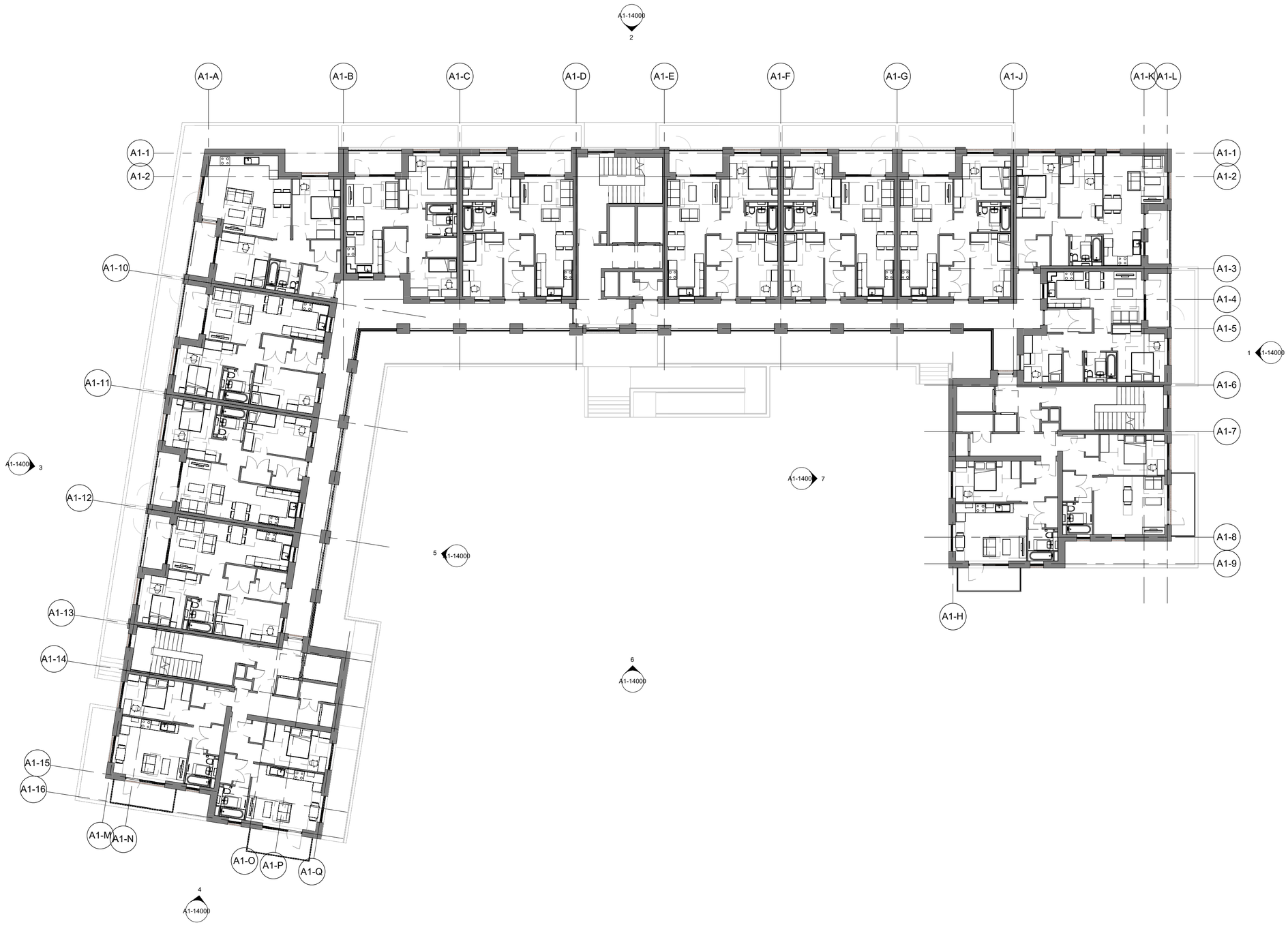
S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A1	02	DR	A	12002	P11

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A2



Rev	Description	Date
P11	Issued for Planning Submission	15/08/2025
P10	Issued for Planning Submission	30/06/2025
P09	Issued to Design Team for comments	13/05/2025
P08	Issued for Planning Submission	20/02/2025
P07	Issued to Design Team for comments	24/01/2025
P06	Issued to Design Team for comments	08/01/2025
P05	Issued to Client for comment	20/09/2024
P04	Issued to Design Team for comments	26/07/2024
P03	Issued to Design Team for comments	02/07/2024
P02	Issued to client for comments	11/06/2024
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DRAWING TITLE
Block A1 - Level 03 - Proposed

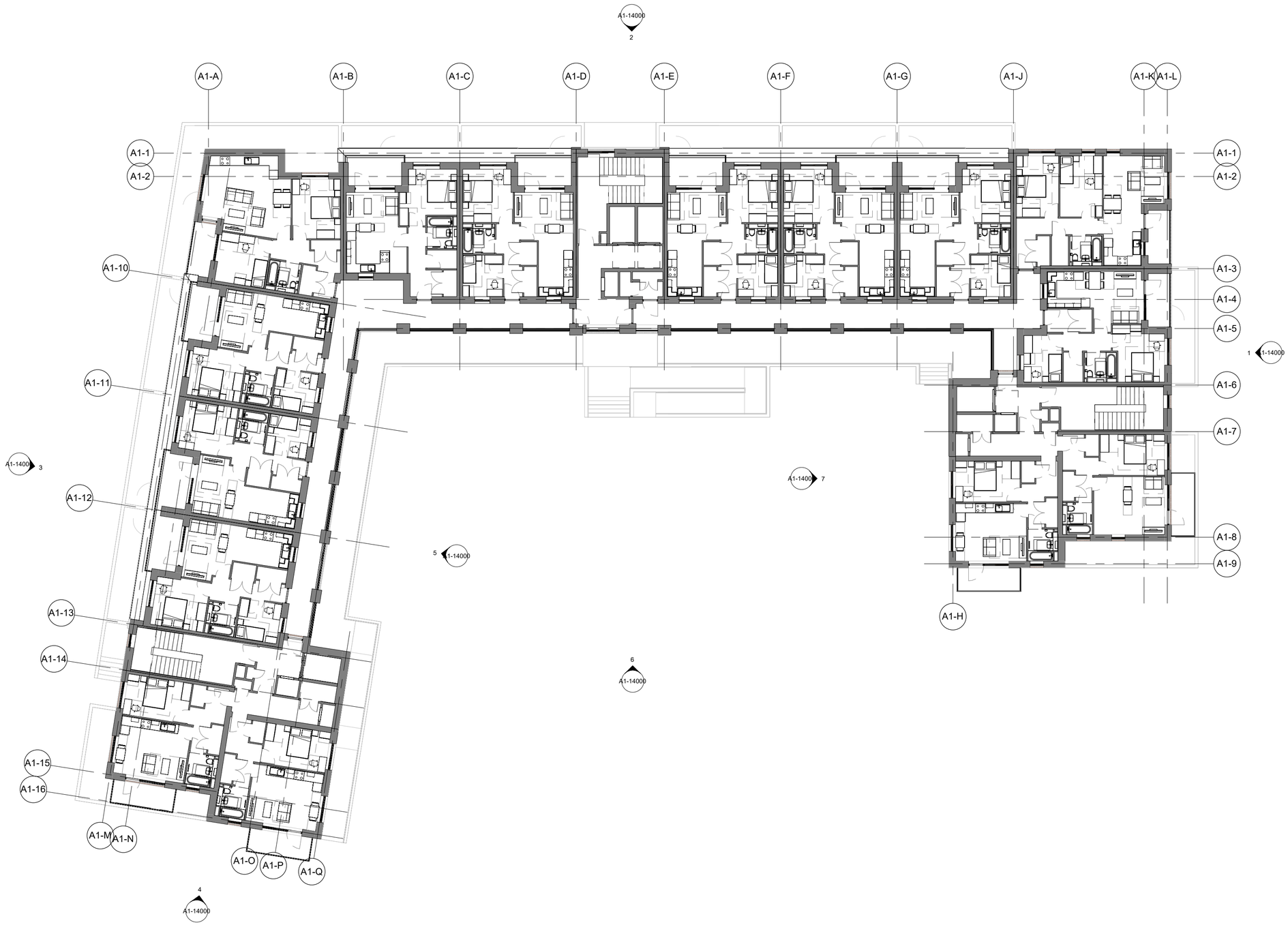
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PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A1	03	DR	A	12003	P11

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P10	Issued for Planning Submission	30/06/2025
P09	Issued to Design Team for comments	13/05/2025
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P07	Issued to Design Team for comments	24/01/2025
P06	Issued to Design Team for comments	08/01/2025
P05	Issued to Client for comment	20/09/2024
P04	Issued to Design Team for comments	26/07/2024
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DRAWING TITLE
Block A1 - Level 04 - Proposed

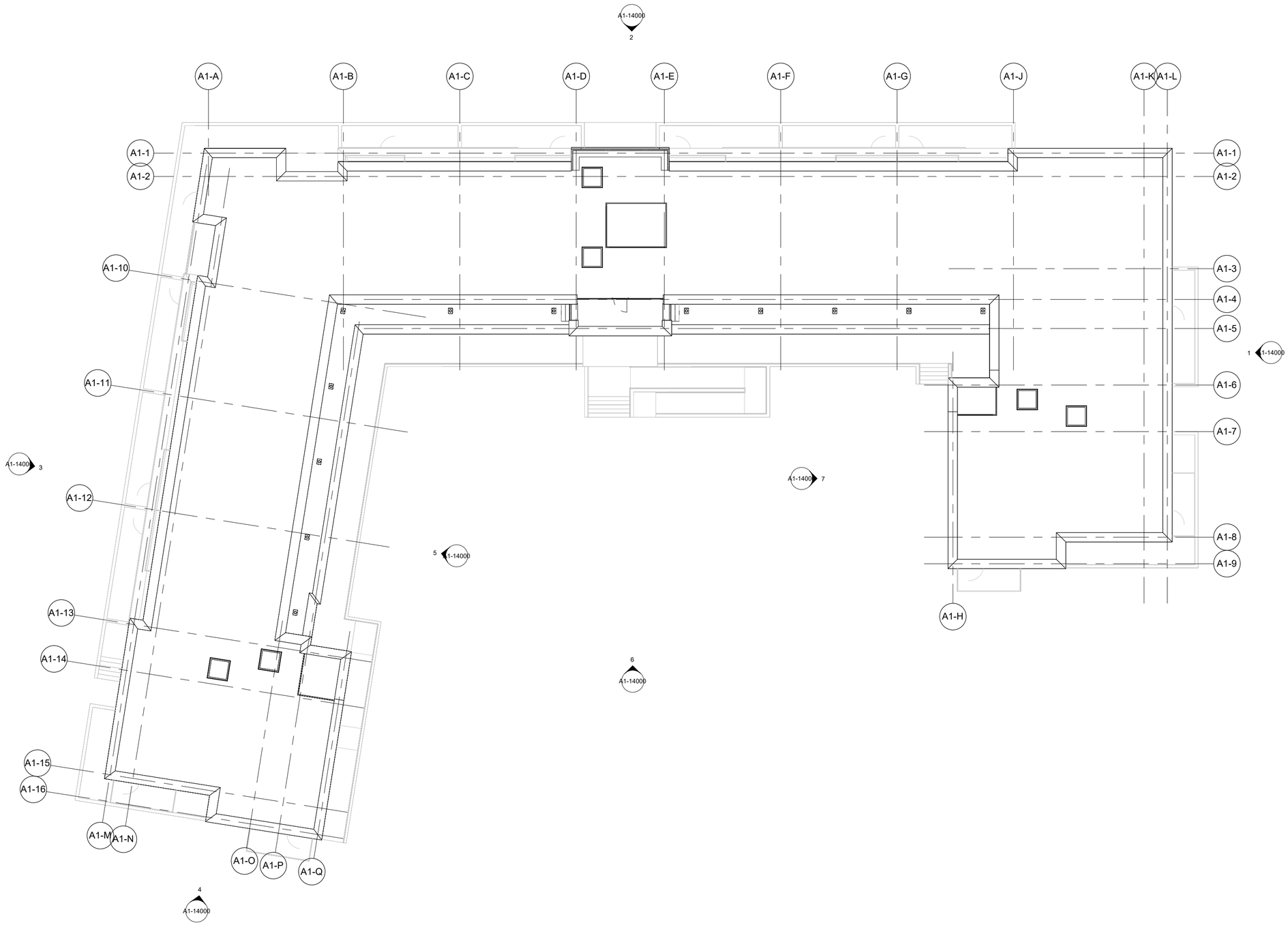
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SCALE	DRAWN	CHECKED	APPROVED	DATE
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32398	BGL	A1	04	DR	A	12004	P11

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P06	Issued to Design Team for comments	08/01/2025
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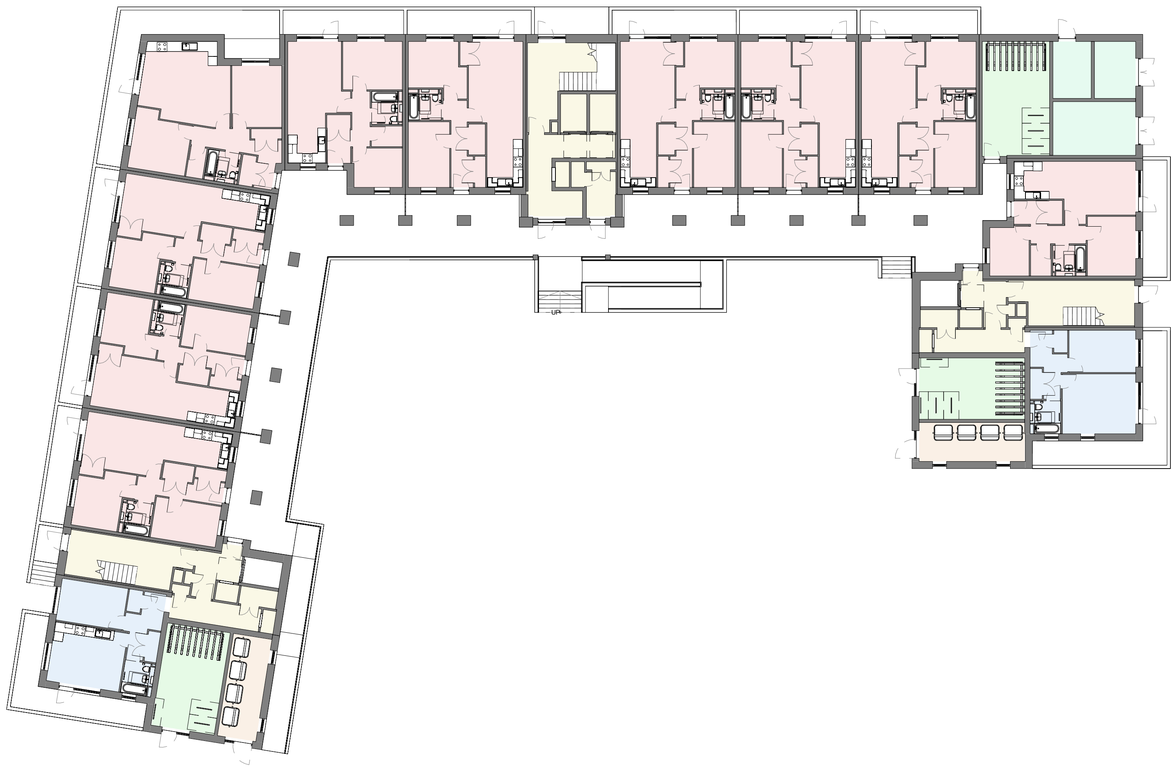
DRAWING TITLE
Block A1 - Level 05 - Proposed

SUITABILITY CODE
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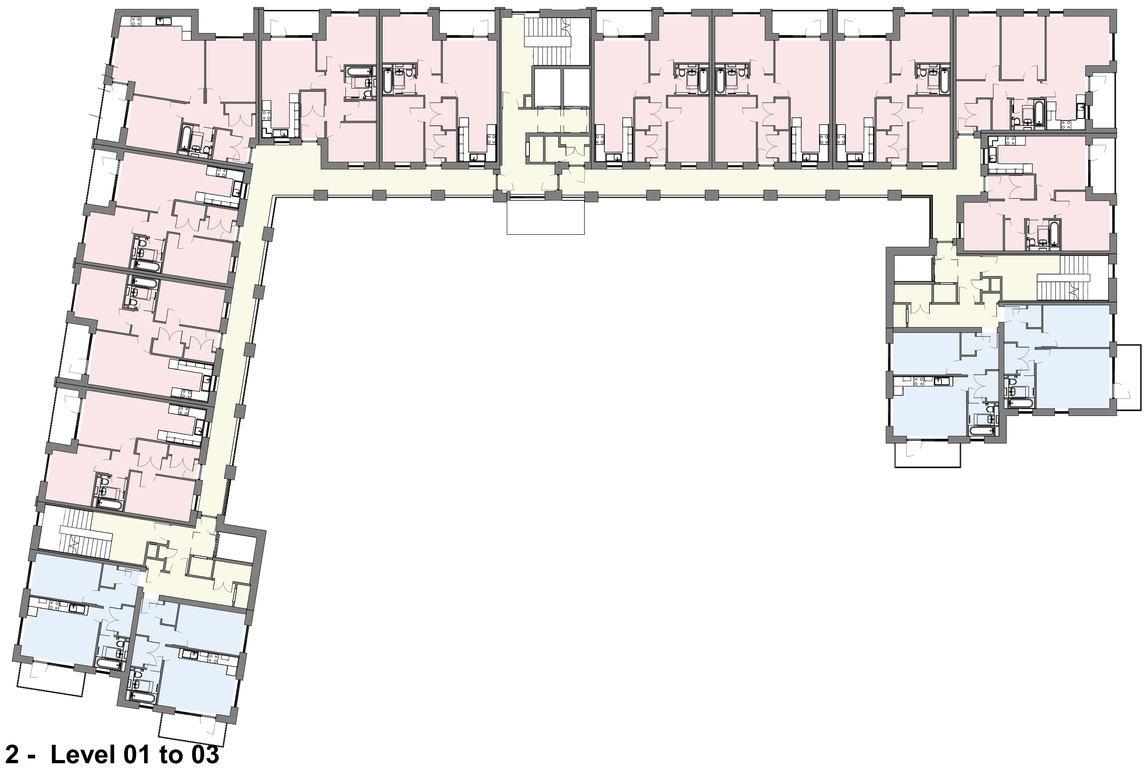
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32398	BGL	A1	05	DR	A	12005	P11

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SCALE BAR 1:200



1 - Level 00

1 : 200



2 - Level 01 to 03

1 : 200



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A1

Area Schedule (NIA)_A1

Unit Block	Level	Unit Size	Unit Type	Area	Accessibility	Tenure	Usage	Count
Block A1	Level A1_00	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	2
Block A1	Level A1_00	2B/3P	A1_Type 2	77.66 m²	M4(2)	Affordable	Residential	1
Block A1	Level A1_00	2B/3P	AZ_Type 1	64.38 m²	M4(2)	Affordable	Residential	2
Block A1	Level A1_00	2B/3P	AZ_Type 3	71.18 m²	M4(2)	Affordable	Residential	7
Block A1	Level A1_00	Bin Store	Ancillary	17.16 m²			Residential	1
Block A1	Level A1_00	Bin Store	Ancillary	17.51 m²			Residential	1
Block A1	Level A1_00	Circulation	Ancillary	49.08 m²			Residential	2
Block A1	Level A1_00	Circulation	Ancillary	65.16 m²			Residential	1
Block A1	Level A1_00	Cycle Store	Ancillary	27.57 m²			Residential	1
Block A1	Level A1_00	Cycle Store	Ancillary	27.95 m²			Residential	1
Block A1	Level A1_00	Cycle Store	Ancillary	32.80 m²			Residential	1
Block A1	Level A1_00	Plant Room	Ancillary	40.14 m²			Residential	1
Block A1	Level A1_01	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	4
Block A1	Level A1_01	2B/3P	A1_Type 3	71.32 m²	M4(1)	Affordable	Residential	1
Block A1	Level A1_01	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	7
Block A1	Level A1_01	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A1	Level A1_01	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	2
Block A1	Level A1_01	Circulation	Ancillary	234.50 m²			Residential	1
Block A1	Level A1_02	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	4
Block A1	Level A1_02	2B/3P	A1_Type 3	71.32 m²	M4(1)	Affordable	Residential	1
Block A1	Level A1_02	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	7
Block A1	Level A1_02	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A1	Level A1_02	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	2
Block A1	Level A1_02	Circulation	Ancillary	234.50 m²			Residential	1
Block A1	Level A1_03	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	4
Block A1	Level A1_03	2B/3P	A1_Type 3	71.32 m²	M4(1)	Affordable	Residential	1
Block A1	Level A1_03	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	7
Block A1	Level A1_03	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A1	Level A1_03	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	2
Block A1	Level A1_03	Circulation	Ancillary	234.50 m²			Residential	1
Block A1	Level A1_04	1B/2P	A1_Type 4	51.01 m²	M4(1)	Affordable	Residential	1
Block A1	Level A1_04	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	4
Block A1	Level A1_04	2B/3P	A1_Type 1	57.83 m²	M4(1)	Affordable	Residential	7
Block A1	Level A1_04	2B/3P	A1_Type 3	71.32 m²	M4(1)	Affordable	Residential	1
Block A1	Level A1_04	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A1	Level A1_04	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	1
Block A1	Level A1_04	Circulation	Ancillary	236.28 m²			Residential	1
Block A1	Level A1_05	Roof Space	Ancillary	1264.84 m²			Residential	1
Block A1	Level A4_00	Bin Store	Ancillary	17.51 m²			Residential	2
Block A1	Level A4_00	Cycle Store	Ancillary	27.57 m²			Residential	2
Block A1	Level A4_00	Cycle Store	Ancillary	32.80 m²			Residential	1
Block A1	Level A4_00	Plant Room	Ancillary	40.14 m²			Residential	1

Area Schedule (GEA)_A1

Unit Block	Level	Area
Block A1	Level A1_00	1335 m²
Block A1	Level A1_01	1396 m²
Block A1	Level A1_02	1396 m²
Block A1	Level A1_03	1396 m²
Block A1	Level A1_04	1339 m²
Block A1	Level A1_05	1412 m²
		8276 m²

Key Legend

- 1 Bedroom flat
- 2 Bedroom flat
- Bin store
- Circulation
- Commercial space
- Commercial bin store
- Commercial plant room
- Cycle store
- Plant room
- Private garden
- Roof space

0 2 4 6 8 10 20m

SCALE BAR 1:200

Rev	Description	Date
P12	Issued for Planning Submission	15/08/2025
P11	Issued for Planning Submission	30/06/2025
P10	Issued to Design Team for comments	13/05/2025
P09	Issued for Planning Submission	26/03/2025
P08	Issued for Planning Submission	20/02/2025
P07	Issued to Design Team for comments	24/01/2025
P06	Issued to Design Team for comments	08/01/2025
P05	Issued to Design Team for comment	01/10/2024
P04	Issued to Client for comment	20/09/2024
P03	Issued to Design Team for comments	26/07/2024
P02	Issued to Design Team for comments	02/07/2024
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DRAWING TITLE

Block A1 - Indicative NIA Plans

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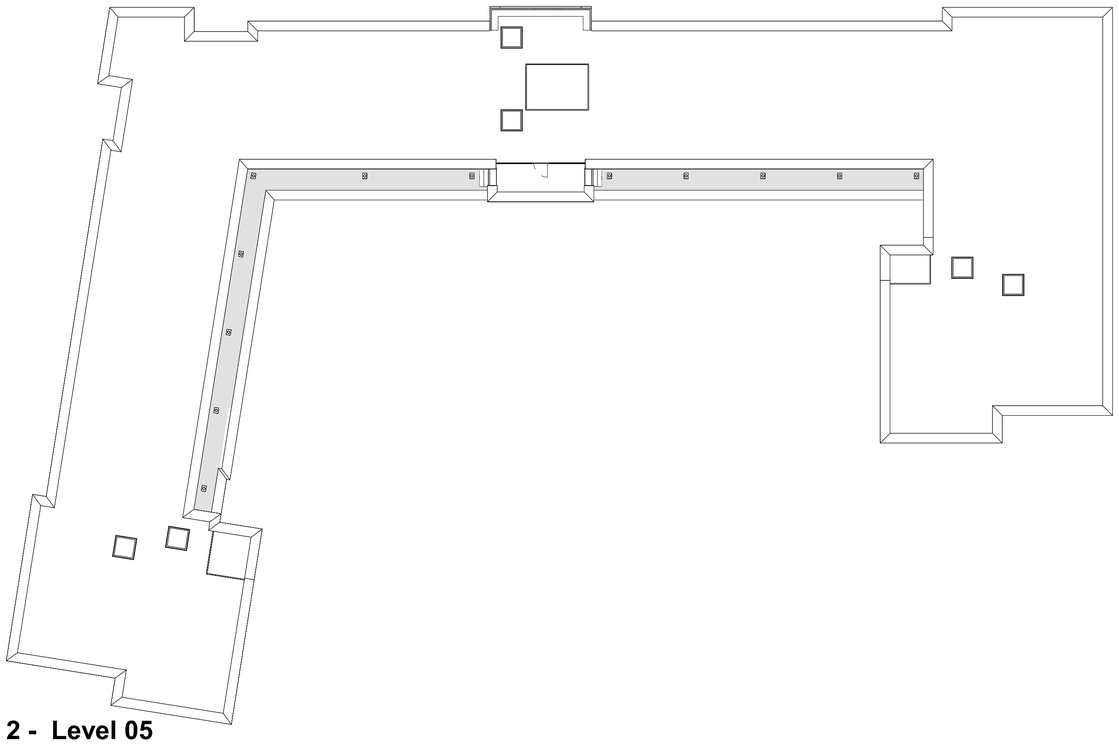
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SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A1	ZZ	DR	A	12010	P12



1 - Level 04
1 : 200



2 - Level 05
1 : 200

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A1

Key Legend

- 1 Bedroom flat
- 2 Bedroom flat
- Bin store
- Circulation
- Commercial space
- Commercial bin store
- Commercial plant room
- Cycle store
- Plant room
- Private garden
- Roof space

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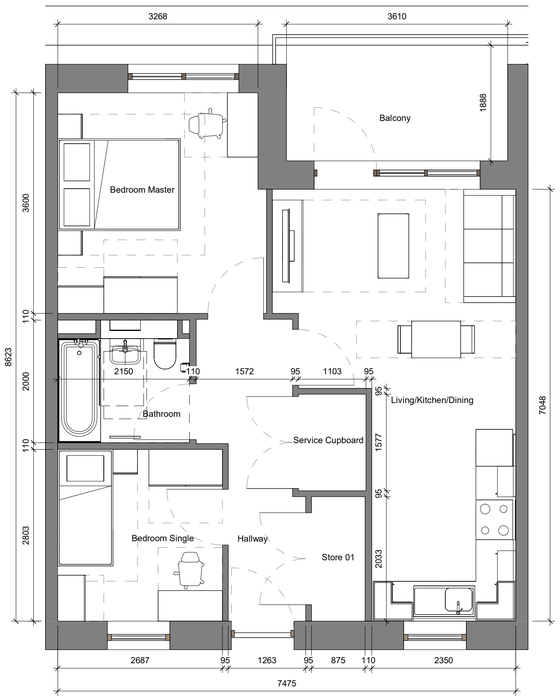
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Block A1 - Indicative NIA Plans

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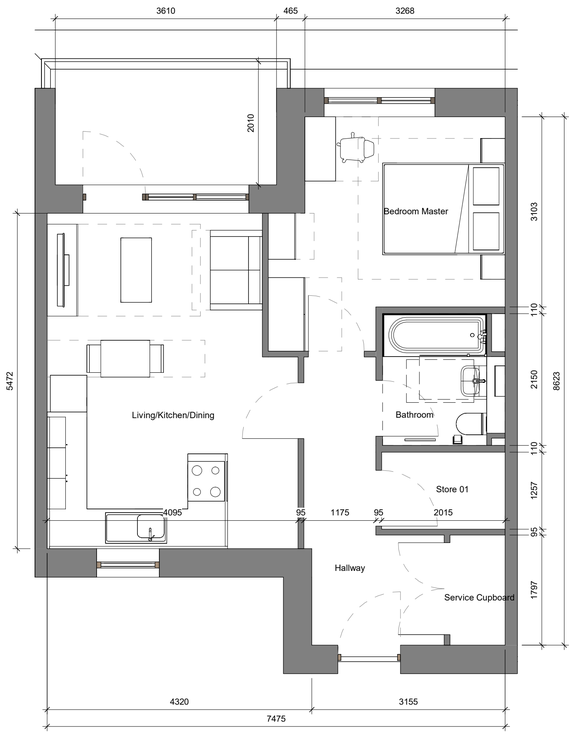
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1 - A1_Type 1_2B3P_M4(1)

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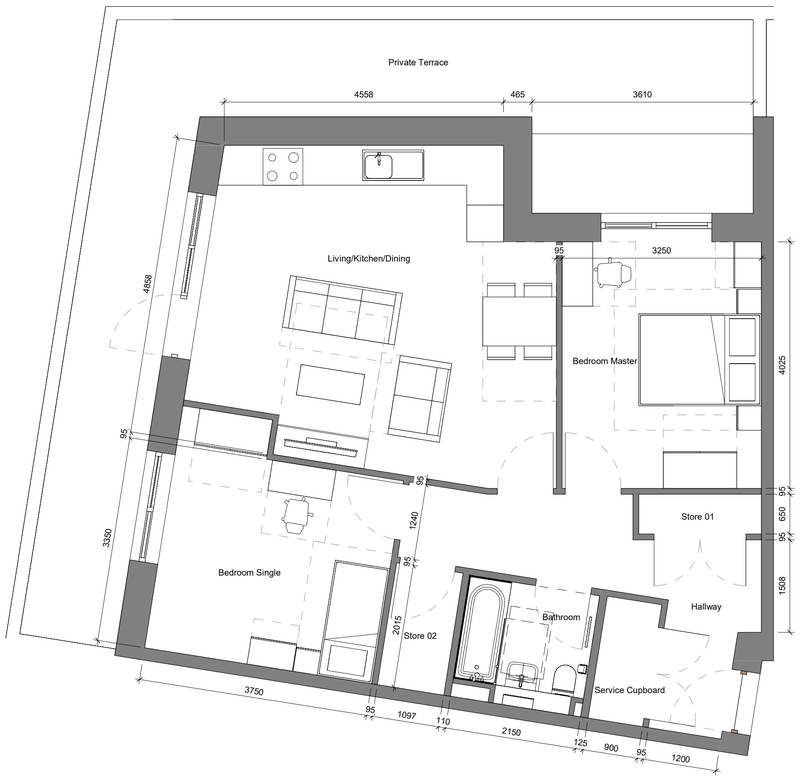


4 - A1_Type 4_1B2P_M4(1)

1 : 50

Area Schedule (NIA) - Unit Types A1							
Unit Block	Level	Area	Unit Size	Unit Type	Accessibility	Tenure	Count
Block A1	Level A1_00	77.66 m²	2B/3P	A1_Type 2	M4(2)	Affordable	1
Block A1	Level A1_00	64.38 m²	2B/3P	AZ_Type 1	M4(2)	Affordable	2
Block A1	Level A1_00	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	2
Block A1	Level A1_00	71.18 m²	2B/3P	AZ_Type 3	M4(2)	Affordable	7
Block A1	Level A1_01	71.32 m²	2B/3P	A1_Type 3	M4(1)	Affordable	1
Block A1	Level A1_01	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	4
Block A1	Level A1_01	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	7
Block A1	Level A1_01	67.91 m²	2B/3P	AZ_Type 5	M4(1)	Affordable	1
Block A1	Level A1_01	57.75 m²	2B/3P	AZ_Type 6	M4(1)	Affordable	2
Block A1	Level A1_02	71.32 m²	2B/3P	A1_Type 3	M4(1)	Affordable	1
Block A1	Level A1_02	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	4
Block A1	Level A1_02	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	7
Block A1	Level A1_02	67.91 m²	2B/3P	AZ_Type 5	M4(1)	Affordable	1
Block A1	Level A1_02	57.75 m²	2B/3P	AZ_Type 6	M4(1)	Affordable	2
Block A1	Level A1_03	71.32 m²	2B/3P	A1_Type 3	M4(1)	Affordable	1
Block A1	Level A1_03	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	4
Block A1	Level A1_03	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	7
Block A1	Level A1_03	67.91 m²	2B/3P	AZ_Type 5	M4(1)	Affordable	1
Block A1	Level A1_03	57.75 m²	2B/3P	AZ_Type 6	M4(1)	Affordable	2
Block A1	Level A1_04	57.83 m²	2B/3P	A1_Type 1	M4(1)	Affordable	7
Block A1	Level A1_04	71.32 m²	2B/3P	A1_Type 3	M4(1)	Affordable	1
Block A1	Level A1_04	51.01 m²	1B/2P	A1_Type 4	M4(1)	Affordable	1
Block A1	Level A1_04	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	4
Block A1	Level A1_04	67.91 m²	2B/3P	AZ_Type 5	M4(1)	Affordable	1
Block A1	Level A1_04	57.75 m²	2B/3P	AZ_Type 6	M4(1)	Affordable	1

Grand total: 72



2 - A1_Type 3_2B4P_ M4(2)

1 : 50



3 - A1_Type 4_2B4P_M4(1)

1 : 50

0 0.5 1 1.5 2 2.5 5m

SCALE BAR 1:50

Rev	Description	Date
P11	Issued for Planning Submission	15/08/2025
P10	Issued for Planning Submission	30/06/2025
P09	Issued for Planning Submission	20/02/2025
P08	Issued to Design Team for comments	24/01/2025
P07	Issued to Design Team for comments	08/01/2025
P06	Issued to Design Team for comment	01/10/2024
P05	Issued to Client for comment	20/09/2024
P04	Issued to Design Team for comments	02/08/2024
P03	Issued to Design Team for comments	02/07/2024
P02	Issued to client for comments	12/06/2024
P01	Issued to client for comments	11/06/2024

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CV1 3DJ

PROJECT NAME
Spon End

DRAWING TITLE
Block A1 - Unit Types

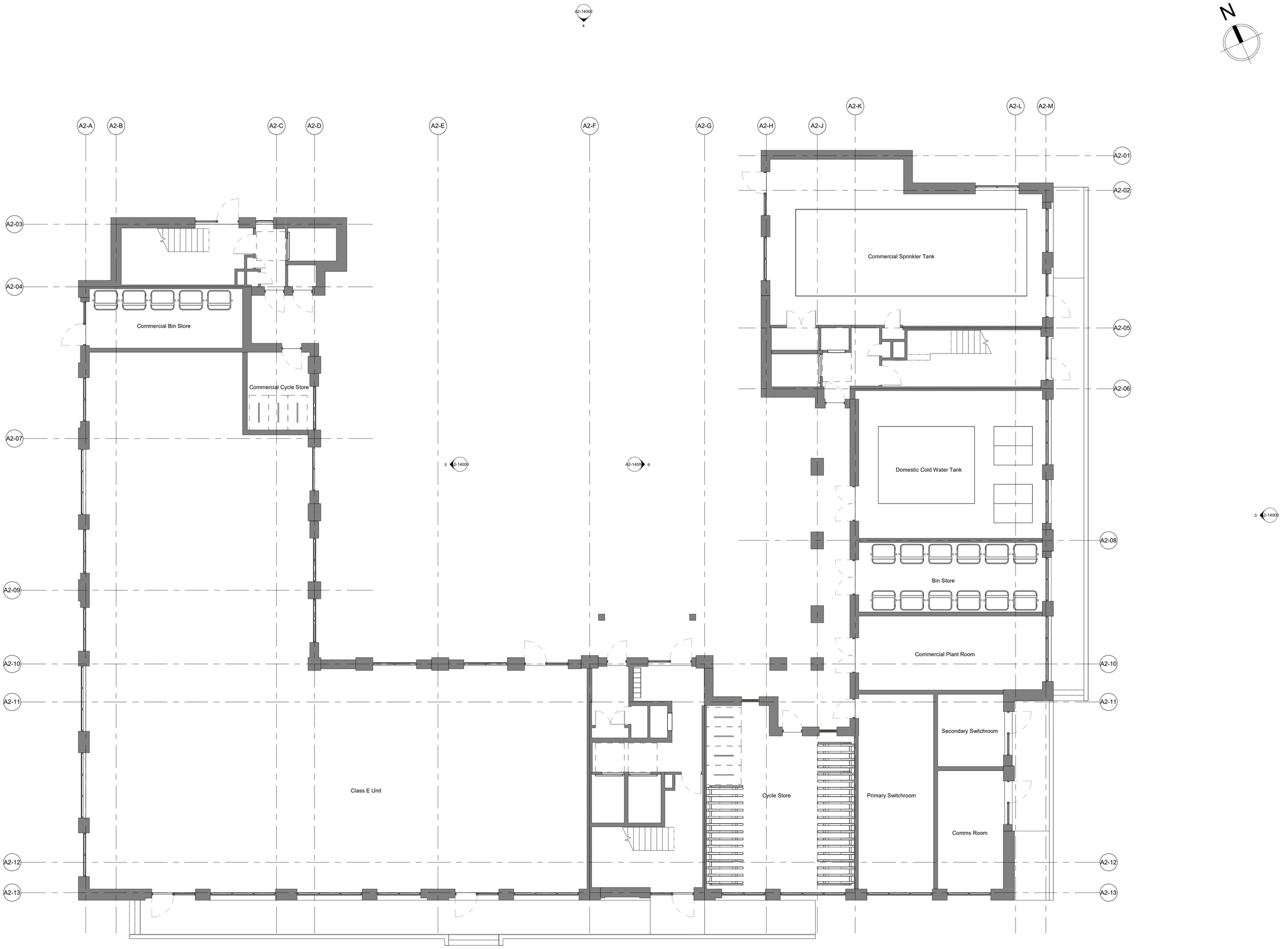
SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 50	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A1	ZZ	DR	A	16000	P11

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SCALE BAR 1:100

Rev	Description	Date
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DRAWING TITLE
Block A2 - Level 00 - Proposed

SUITABILITY CODE
S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
1:100	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A2	00	DR	A	12000	P11

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DRAWING TITLE

Block A2 - Level 01 - Proposed

SUITABILITY CODE

S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
1:100	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A2	01	DR	A	12001	P11

0 1 5 10 m

SCALE BAR 1:100

A2-14000 4



A2-14000 1
A2-14000 5
A2-14000 6
A2-14000 3
A2-14000 2

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DRAWING TITLE
Block A2 - Level 02 - Proposed

SUITABILITY CODE
S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
1:100	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A2	02	DR	A	12002	P11

0 1 5 10 m
SCALE BAR 1:100

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DRAWING TITLE

Block A2 - Level 03 - Proposed

SUITABILITY CODE

S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
1:100	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A2	03	DR	A	12003	P11

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SCALE BAR 1:100

A2-14000 4



A2-14000 1
A2-14000 5
A2-14000 6
A2-14000 3

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SUITABILITY CODE
S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
1:100	FG	PS	DB	20/02/2025

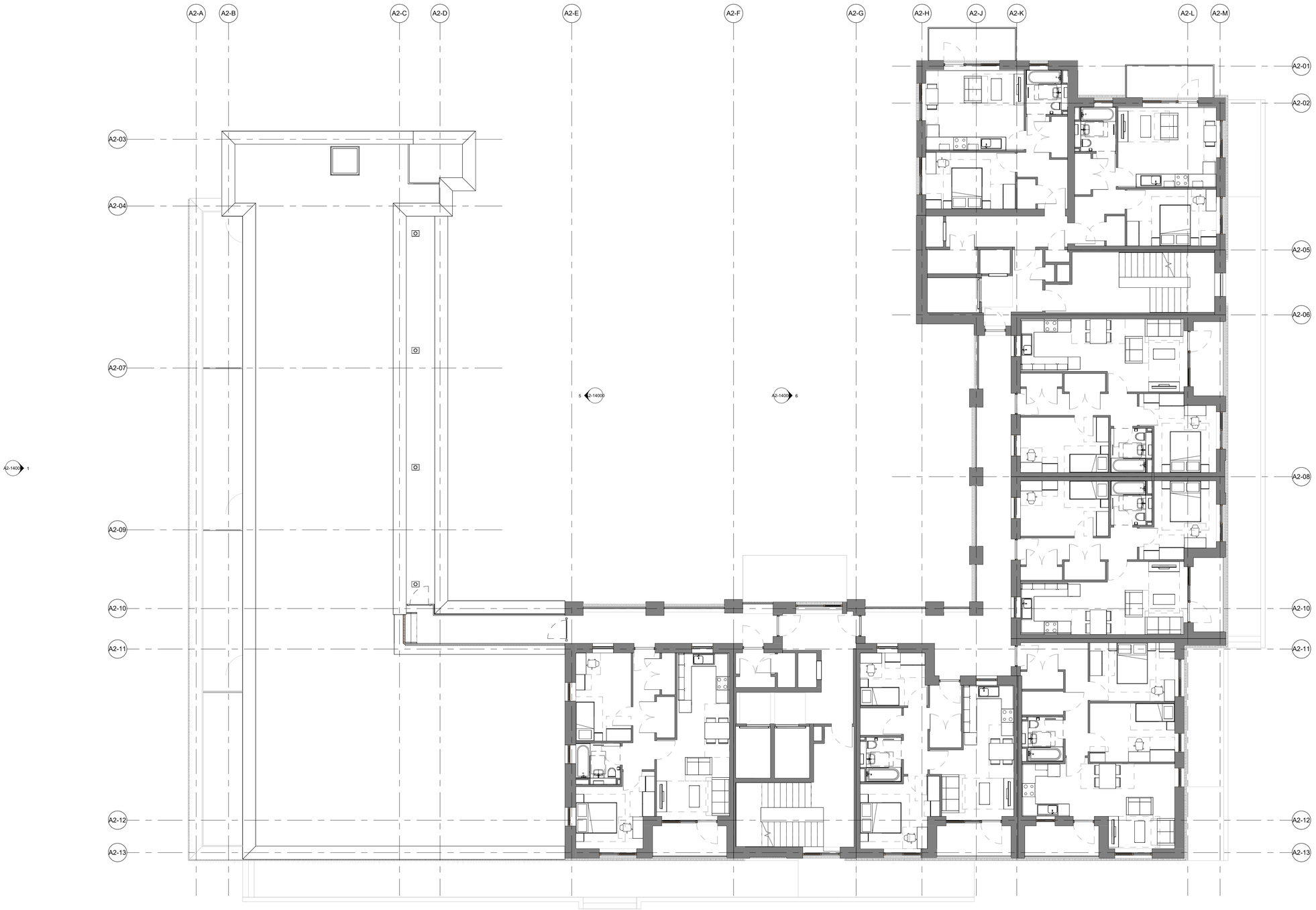
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32398	BGL	A2	04	DR	A	12004	P11

2 A2-14000

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SCALE BAR 1:100

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SUITABILITY CODE
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PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A2	05	DR	A	12005	P11

0 1 5 10 m
SCALE BAR 1:100

A2-14000 4



A2-14000 1
A2-14000 5
A2-14000 6
3 A2-14000

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PROJECT NAME
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DRAWING TITLE
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SUITABILITY CODE
S2 - Suitable for Information

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PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A2	06	DR	A	12006	P11

2 A2-14000

0 1 5 10 m
SCALE BAR 1:100

A2-14000 4



A2-14000 6

A2-14000 1

3 A2-14000

2 A2-14000

0 1 5 10 m

SCALE BAR 1:100

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PROJECT NAME
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DRAWING TITLE
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SUITABILITY CODE
S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
1:100	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A2	07	DR	A	12007	P11

A2-14000 4



A2-14000 1

A2-14000 6

3 A2-14000

2 A2-14000

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P07	Issued to Design Team for comments	24/01/2025
P06	Issued to Design Team for comments	08/01/2025
P05	Issued to Client for comment	20/09/2024
P04	Issued to Design Team for comments	02/08/2024
P03	Issued to Design Team for comments	02/07/2024
P02	Issued to client for comments	27/06/2024
P01	Issued to client for comments	18/06/2024

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DRAWING TITLE
Block A2 - Level 08 - Proposed

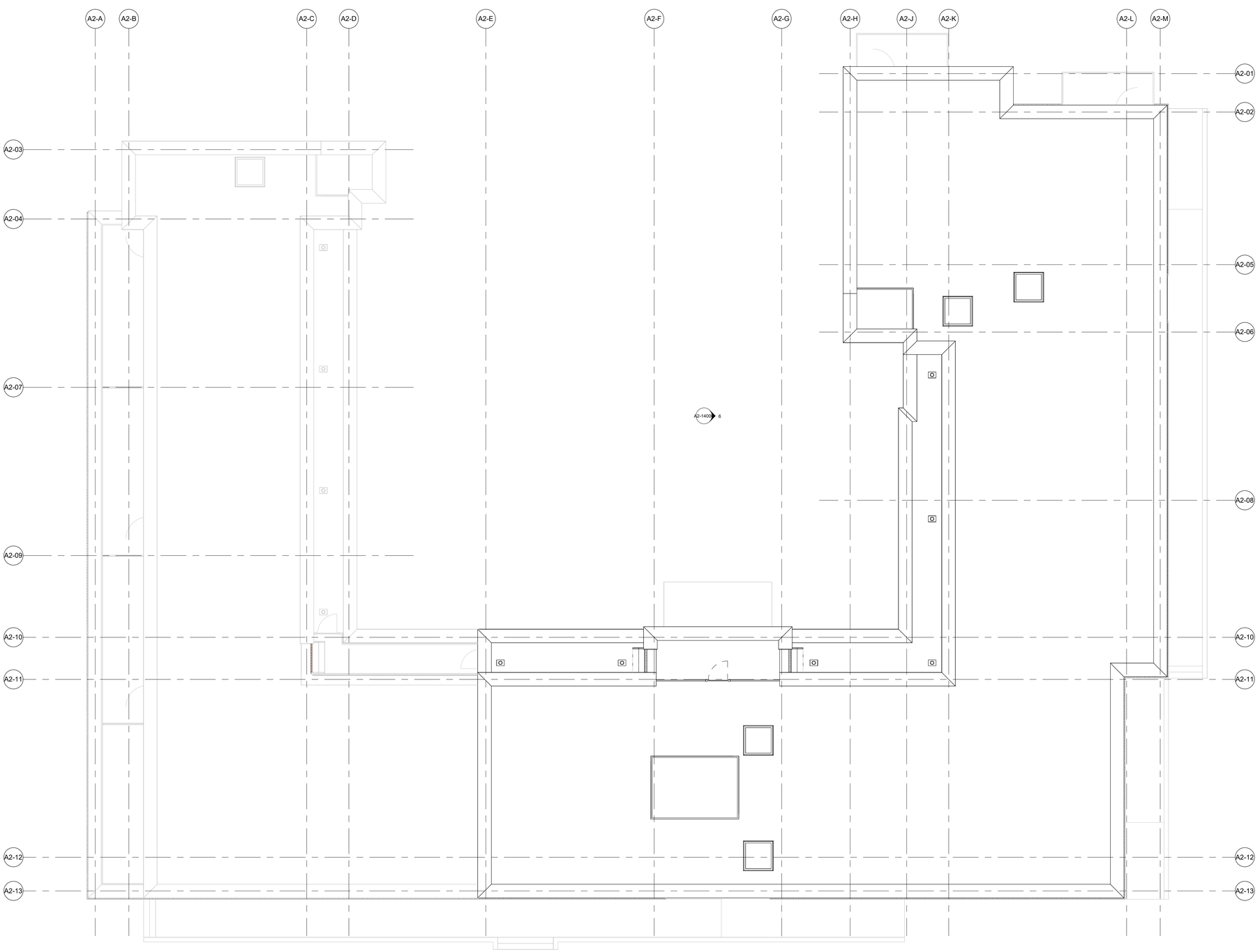
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S2 - Suitable for Information

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1:100	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A2	08	DR	A	12008	P11

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Rev	Description	Date
P11	Issued for Planning Submission	15/08/2025
P10	Issued for Planning Submission	30/06/2025
P09	Issued to Design Team for comments	13/05/2025
P08	Issued for Planning Submission	20/02/2025
P07	Issued to Design Team for comments	24/01/2025
P06	Issued to Design Team for comments	08/01/2025
P05	Issued to Client for comment	20/09/2024
P04	Issued to Design Team for comments	02/08/2024
P03	Issued to Design Team for comments	02/07/2024
P02	Issued to client for comments	27/06/2024
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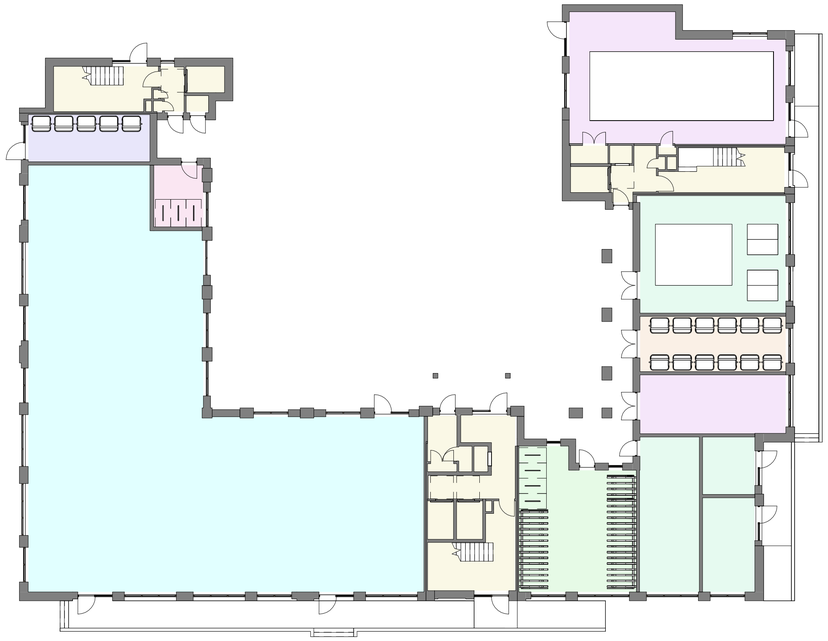
DRAWING TITLE
Block A2 - Level 09 - Proposed

SUITABILITY CODE
S2 - Suitable for Information

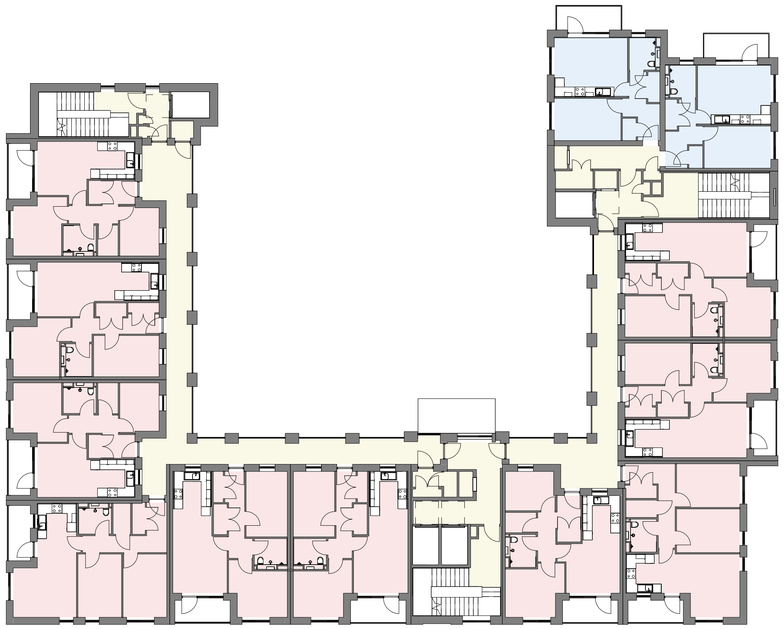
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1:100	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
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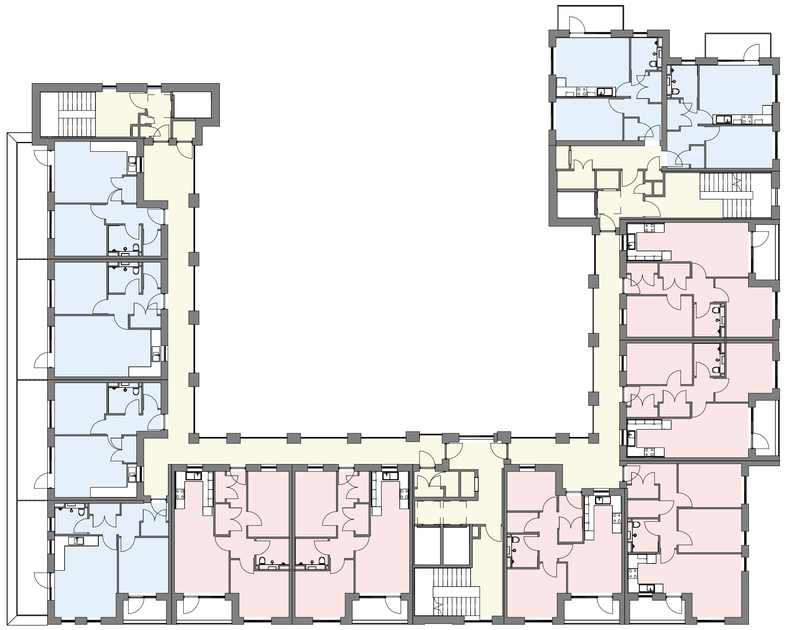
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SCALE BAR 1:100



1 - Level 00
1 : 200



2 - Level 01 to 03
1 : 200



4 - Level 04
1 : 200

0 2 4 6 8 10 20m

SCALE BAR 1:200

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A1

Key Legend

- 1 Bedroom flat
- 2 Bedroom flat
- Bin store
- Circulation
- Commercial space
- Commercial bin store
- Commercial plant room
- Cycle store
- Plant room
- Private garden
- Roof space

Area Schedule (GEA)_A2

Unit Block	Level	Area
Block A2	Level A2_00	1187 m²
Block A2	Level A2_01	1169 m²
Block A2	Level A2_02	1169 m²
Block A2	Level A2_03	1169 m²
Block A2	Level A2_04	1105 m²
Block A2	Level A2_05	1121 m²
Block A2	Level A2_06	693 m²
Block A2	Level A2_07	693 m²
Block A2	Level A2_08	693 m²
Block A2	Level A2_09	728 m²
		9725 m²

Rev	Description	Date
P11	Issued for Planning Submission	15/08/2025
P10	Issued for Planning Submission	30/06/2025
P09	Issued to Design Team for comments	13/05/2025
P08	Issued for Planning Submission	26/03/2025
P07	Issued for Planning Submission	20/02/2025
P06	Issued to Design Team for comments	24/01/2025
P05	Issued to Design Team for comments	08/01/2025
P04	Issued to Client for comment	20/09/2024
P03	Issued to Design Team for comments	02/08/2024
P02	Issued to Design Team for comments	02/07/2024
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PROJECT NAME

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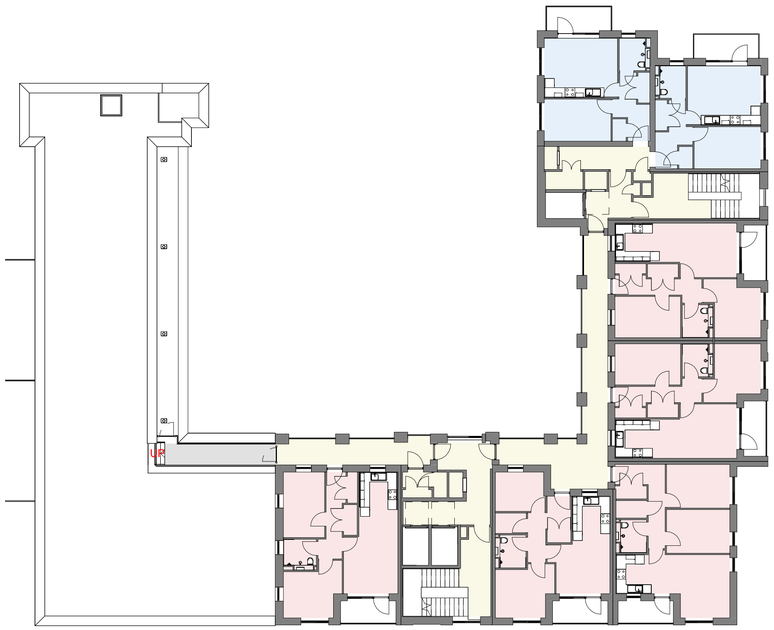
Block A2 - Indicative NIA Plans

SUITABILITY CODE

S2 - Suitable for Information

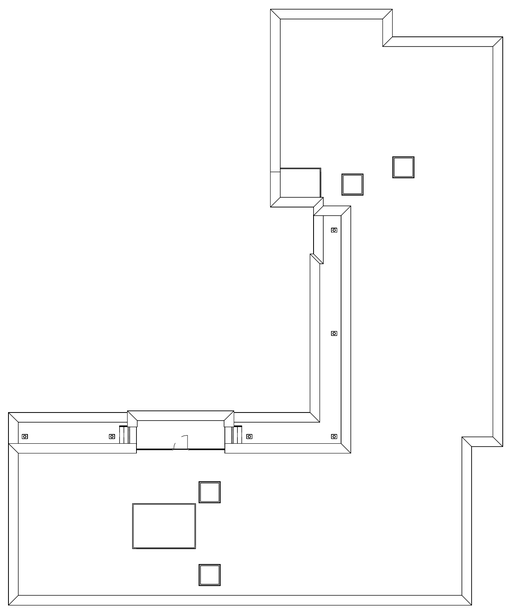
SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A2	ZZ	DR	A	12020	P11



1 - Level 05 to 08

1 : 200



4 - Level A2_09

1 : 200

Area Schedule (NIA)_A2

Unit Block	Level	Unit Size	Unit Type	Area	Accessibility	Tenure	Usage	Count
Block A2	Level A2_00	Bin Store	Ancillary	34.31 m²			Residential	1
Block A2	Level A2_00	Circulation	Ancillary	31.64 m²			Residential	1
Block A2	Level A2_00	Circulation	Ancillary	42.69 m²			Residential	1
Block A2	Level A2_00	Circulation	Ancillary	65.49 m²			Residential	1
Block A2	Level A2_00	Commercial Bin Store	Ancillary	24.48 m²			Commercial	1
Block A2	Level A2_00	Commercial Cycle Store	Ancillary	12.98 m²			Commercial	1
Block A2	Level A2_00	Commercial Plant Room	Ancillary	36.58 m²			Commercial	1
Block A2	Level A2_00	Commercial Plant Room	Ancillary	109.09 m²			Commercial	1
Block A2	Level A2_00	Commercial Space	Ancillary	467.87 m²			Commercial	1
Block A2	Level A2_00	Cycle Store	Ancillary	66.06 m²			Residential	1
Block A2	Level A2_00	Plant Room	Ancillary	73.01 m²			Residential	1
Block A2	Level A2_00	Plant Room	Ancillary	76.00 m²			Residential	1
Block A2	Level A2_01	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	2
Block A2	Level A2_01	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	5
Block A2	Level A2_01	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	2
Block A2	Level A2_01	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	3
Block A2	Level A2_01	Circulation	Ancillary	197.98 m²			Residential	1
Block A2	Level A2_02	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	2
Block A2	Level A2_02	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	5
Block A2	Level A2_02	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	2
Block A2	Level A2_02	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	3
Block A2	Level A2_02	Circulation	Ancillary	206.44 m²			Residential	1
Block A2	Level A2_03	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	2
Block A2	Level A2_03	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	5
Block A2	Level A2_03	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	2
Block A2	Level A2_03	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	3
Block A2	Level A2_03	Circulation	Ancillary	206.44 m²			Residential	1
Block A2	Level A2_04	1B/2P	A2_Type 1	45.04 m²	M4(1)	Affordable	Residential	2
Block A2	Level A2_04	1B/2P	A2_Type 2	51.84 m²	M4(1)	Affordable	Residential	1
Block A2	Level A2_04	1B/2P	A2_Type 3	49.88 m²	M4(1)	Affordable	Residential	1
Block A2	Level A2_04	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	2
Block A2	Level A2_04	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	4
Block A2	Level A2_04	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A2	Level A2_04	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	1
Block A2	Level A2_04	Circulation	Ancillary	206.44 m²			Residential	1
Block A2	Level A2_05	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	2
Block A2	Level A2_05	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	3
Block A2	Level A2_05	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A2	Level A2_05	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	1
Block A2	Level A2_05	Circulation	Ancillary	132.80 m²			Residential	1
Block A2	Level A2_05	Roof Space	Ancillary	338.13 m²			Residential	1
Block A2	Level A2_06	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	2
Block A2	Level A2_06	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	3
Block A2	Level A2_06	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A2	Level A2_06	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	1
Block A2	Level A2_06	Circulation	Ancillary	132.80 m²			Residential	1
Block A2	Level A2_07	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	2
Block A2	Level A2_07	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	3
Block A2	Level A2_07	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A2	Level A2_07	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	1
Block A2	Level A2_07	Circulation	Ancillary	132.80 m²			Residential	1
Block A2	Level A2_08	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	2
Block A2	Level A2_08	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	3
Block A2	Level A2_08	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A2	Level A2_08	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	1
Block A2	Level A2_08	Circulation	Ancillary	132.89 m²			Residential	1
Block A2	Level A2_09	Roof Space	Ancillary	578.64 m²			Residential	1

0 2 4 6 8 10 20m

SCALE BAR 1:200

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A1

Key Legend

- 1 Bedroom flat
- 2 Bedroom flat
- Bin store
- Circulation
- Commercial space
- Commercial bin store
- Commercial plant room
- Cycle store
- Plant room
- Private garden
- Roof space

Area Schedule (GEA)_A2

Unit Block	Level	Area
Block A2	Level A2_00	1187 m²
Block A2	Level A2_01	1169 m²
Block A2	Level A2_02	1169 m²
Block A2	Level A2_03	1169 m²
Block A2	Level A2_04	1105 m²
Block A2	Level A2_05	1121 m²
Block A2	Level A2_06	693 m²
Block A2	Level A2_07	693 m²
Block A2	Level A2_08	693 m²
Block A2	Level A2_09	728 m²
		9725 m²

Rev	Description	Date
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DRAWING TITLE
Block A2 - Indicative NIA Plans

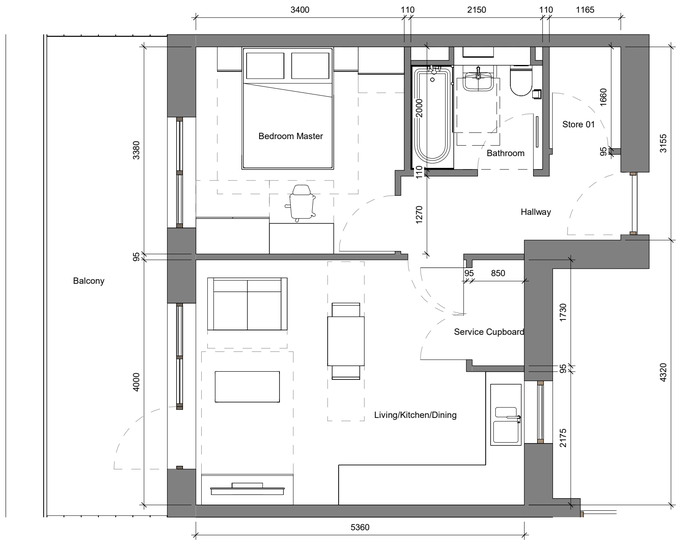
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1 : 200	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
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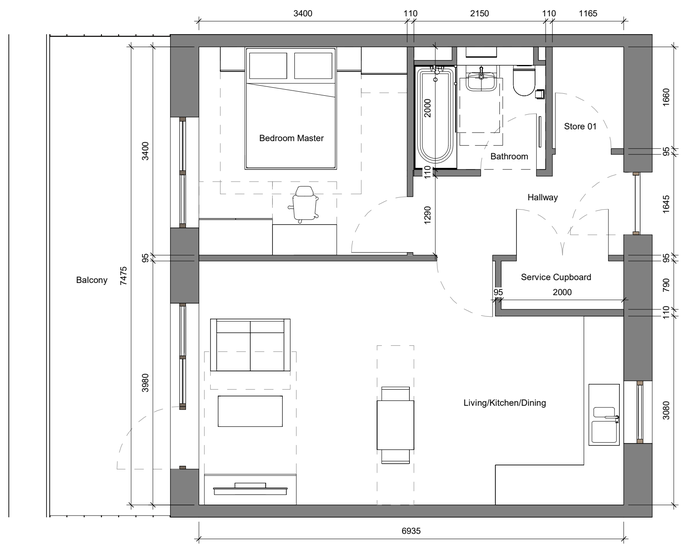
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A1



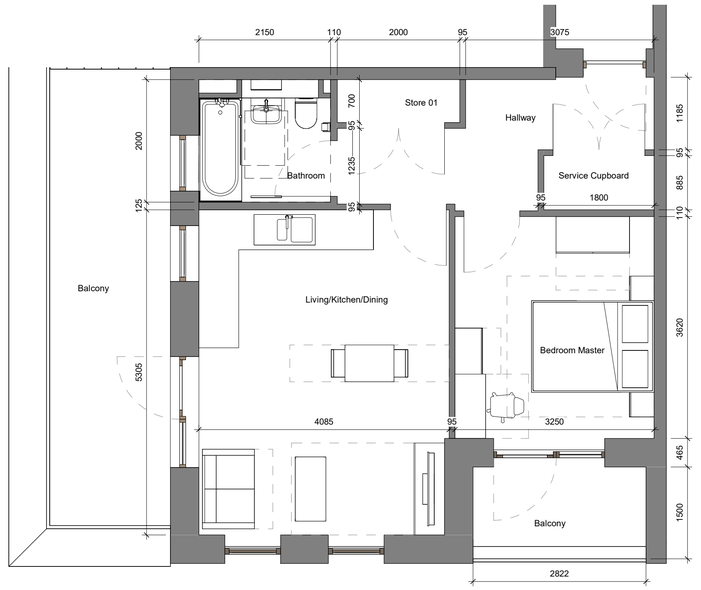
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1 : 50



2 - A2_Unit Type 2_1B2P M4(1)

1 : 50



3 - A2_Type 3_1B2P M4(1)

1 : 50

Area Schedule (NIA) - Unit Types A2

Unit Block	Level	Area	Unit Size	Unit Type	Accessibility	Tenure	Count
Block A2	Level A2_01	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	2
Block A2	Level A2_01	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	5
Block A2	Level A2_01	67.91 m²	2B/3P	AZ_Type 5	M4(1)	Affordable	2
Block A2	Level A2_01	57.75 m²	2B/3P	AZ_Type 6	M4(1)	Affordable	3
Block A2	Level A2_02	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	2
Block A2	Level A2_02	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	5
Block A2	Level A2_02	67.91 m²	2B/3P	AZ_Type 5	M4(1)	Affordable	2
Block A2	Level A2_02	57.75 m²	2B/3P	AZ_Type 6	M4(1)	Affordable	3
Block A2	Level A2_03	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	2
Block A2	Level A2_03	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	5
Block A2	Level A2_03	67.91 m²	2B/3P	AZ_Type 5	M4(1)	Affordable	2
Block A2	Level A2_03	57.75 m²	2B/3P	AZ_Type 6	M4(1)	Affordable	3
Block A2	Level A2_04	45.04 m²	1B/2P	A2_Type 1	M4(1)	Affordable	2
Block A2	Level A2_04	51.84 m²	1B/2P	A2_Type 2	M4(1)	Affordable	1
Block A2	Level A2_04	49.88 m²	1B/2P	A2_Type 3	M4(1)	Affordable	1
Block A2	Level A2_04	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	2
Block A2	Level A2_04	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	4
Block A2	Level A2_04	67.91 m²	2B/3P	AZ_Type 5	M4(1)	Affordable	1
Block A2	Level A2_04	57.75 m²	2B/3P	AZ_Type 6	M4(1)	Affordable	1
Block A2	Level A2_05	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	2
Block A2	Level A2_05	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	3
Block A2	Level A2_05	67.91 m²	2B/3P	AZ_Type 5	M4(1)	Affordable	1
Block A2	Level A2_05	57.75 m²	2B/3P	AZ_Type 6	M4(1)	Affordable	1
Block A2	Level A2_06	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	2
Block A2	Level A2_06	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	3
Block A2	Level A2_06	67.91 m²	2B/3P	AZ_Type 5	M4(1)	Affordable	1
Block A2	Level A2_06	57.75 m²	2B/3P	AZ_Type 6	M4(1)	Affordable	1
Block A2	Level A2_07	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	2
Block A2	Level A2_07	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	3
Block A2	Level A2_07	67.91 m²	2B/3P	AZ_Type 5	M4(1)	Affordable	1
Block A2	Level A2_07	57.75 m²	2B/3P	AZ_Type 6	M4(1)	Affordable	1
Block A2	Level A2_08	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	2
Block A2	Level A2_08	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	3
Block A2	Level A2_08	67.91 m²	2B/3P	AZ_Type 5	M4(1)	Affordable	1
Block A2	Level A2_08	57.75 m²	2B/3P	AZ_Type 6	M4(1)	Affordable	1

Grand total: 76

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SCALE BAR 1:50

Rev	Description	Date
P09	Issued for Planning Submission	15/08/2025
P08	Issued for Planning Submission	30/06/2025
P07	Issued for Planning Submission	20/02/2025
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PROJECT NAME
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DRAWING TITLE
Block A2 - Unit Types

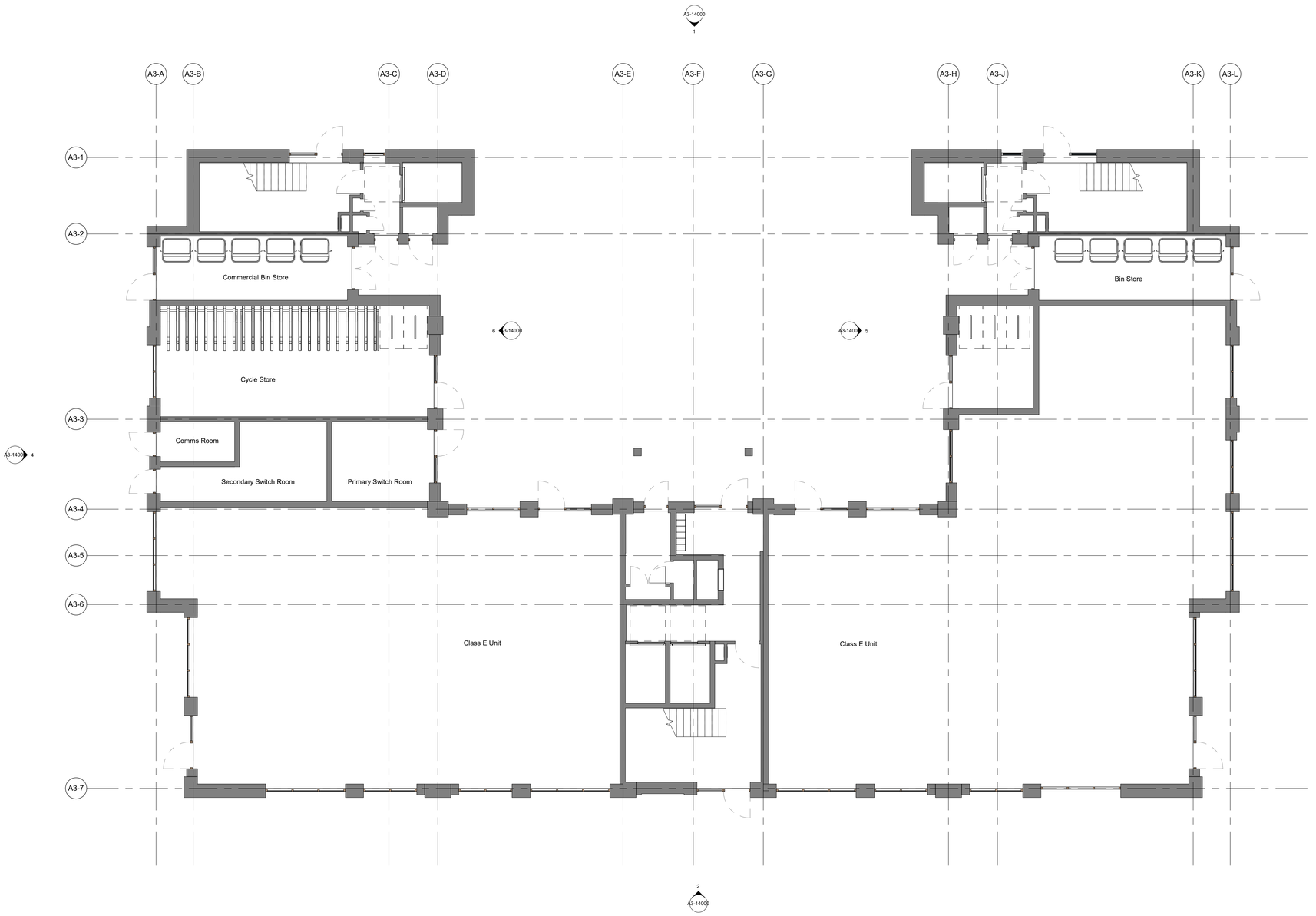
SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 50	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A2	ZZ	DR	A	16000	P09

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SUITABILITY CODE
S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 100	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A3	00	DR	A	12000	P11

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SCALE BAR 1:100

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DRAWING TITLE

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S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 100	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A3	01	DR	A	12001	P11

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DRAWING TITLE
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SUITABILITY CODE
S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
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PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A3	02	DR	A	12002	P11

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PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A3	03	DR	A	12003	P11

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SUITABILITY CODE
S2 - Suitable for Information

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PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A3	04	DR	A	12004	P11

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32398	BGL	A3	05	DR	A	12005	P11

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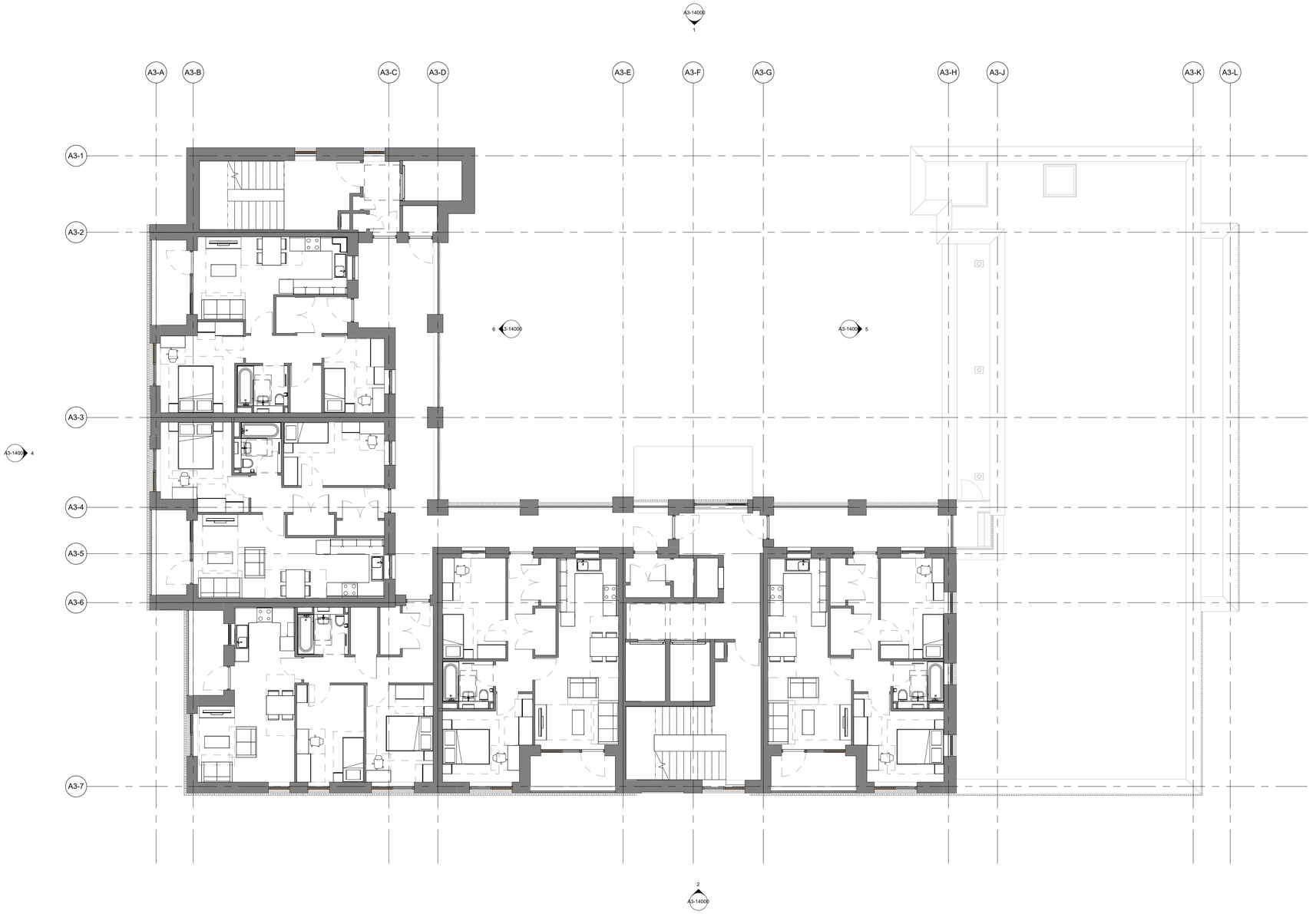
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SUITABILITY CODE
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32398	BGL	A3	06	DR	A	12006	P11



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DRAWING TITLE
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32398	BGL	A3	07	DR	A	12007	P11

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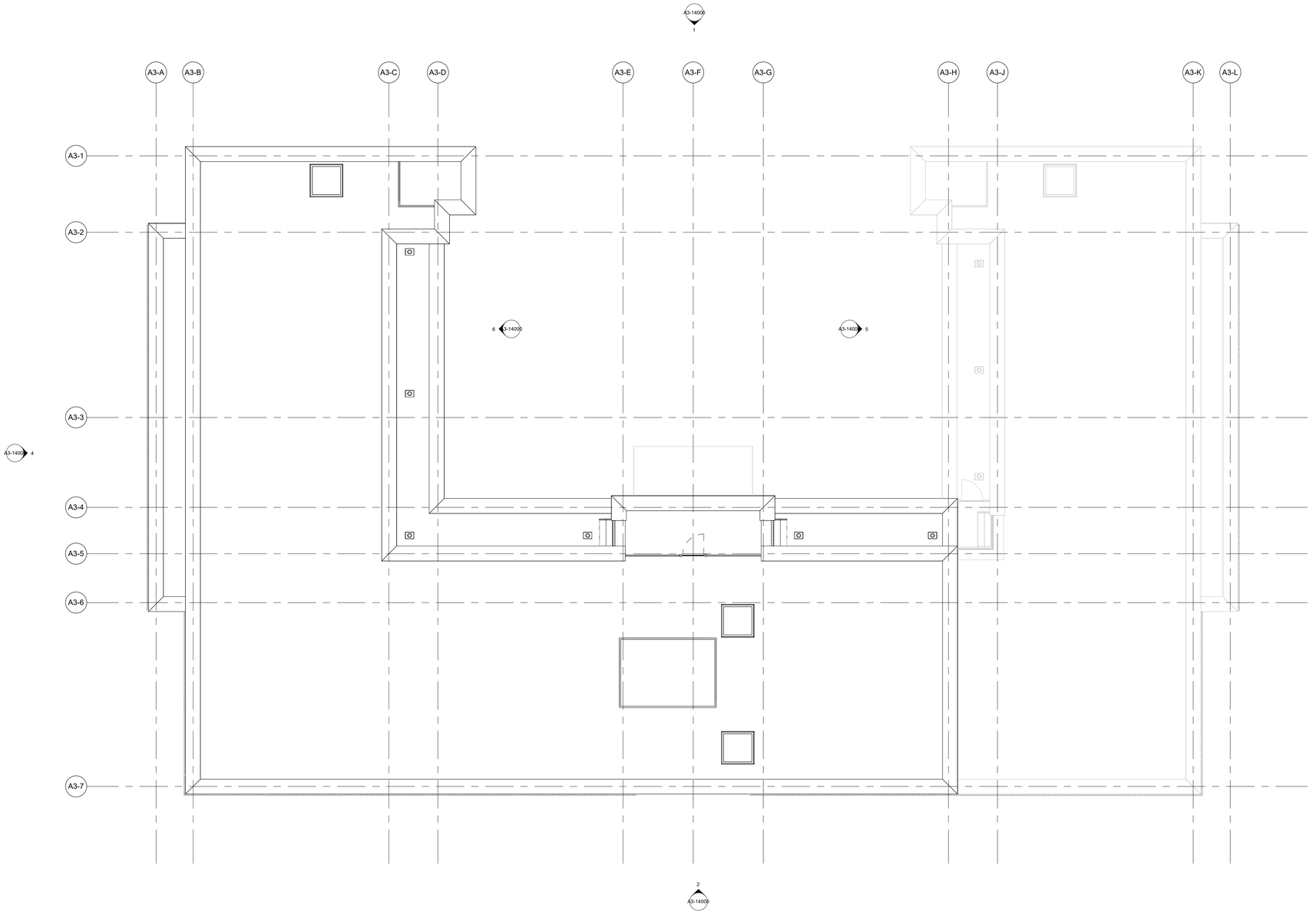
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Block A3 - Level 08 - Proposed

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32398	BGL	A3	08	DR	A	12008	P11



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P10	Issued for Planning Submission	30/06/2025
P09	Issued to Design Team for comments	13/05/2025
P08	Issued for Planning Submission	20/02/2025
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Block A3 - Level 09 - Proposed

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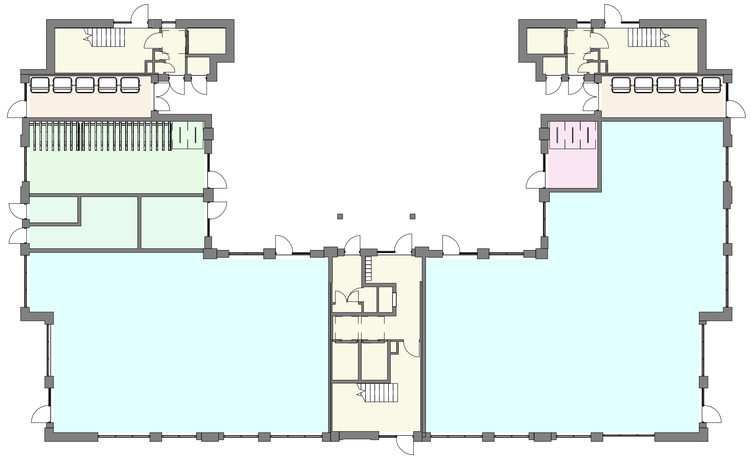
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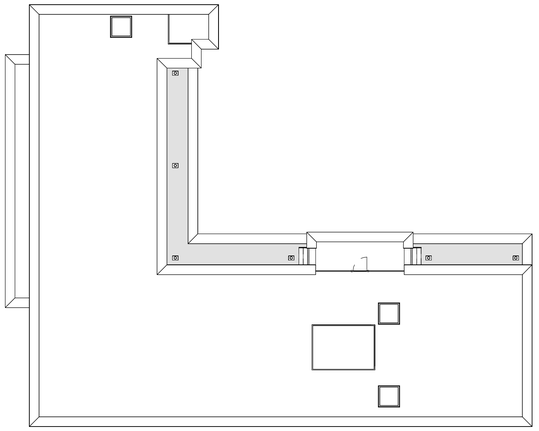
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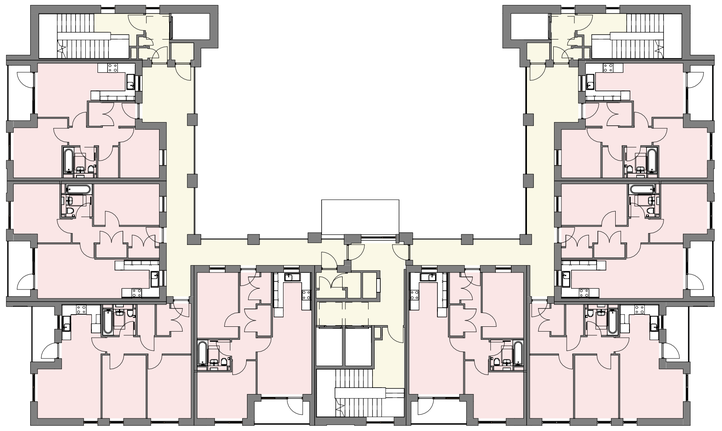
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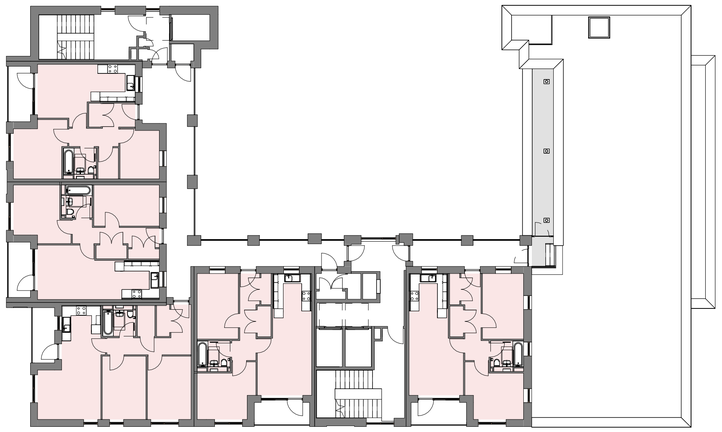
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4 - Level A3_09
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2 - Level 01 to 04
1 : 200



3 - Level 05
1 : 200

Area Schedule (NIA)_A3

Unit Block	Level	Unit Size	Unit Type	Area	Accessibility	Tenure	Usage	Count
Block A3	Level A3_00	Bin Store	Ancillary	21.62 m²			Residential	2
Block A3	Level A3_00	Circulation	Ancillary	31.64 m²			Residential	2
Block A3	Level A3_00	Circulation	Ancillary	65.34 m²			Residential	1
Block A3	Level A3_00	Class E Unit	Ancillary	214.04 m²			Commercial	1
Block A3	Level A3_00	Class E Unit	Ancillary	294.38 m²			Commercial	1
Block A3	Level A3_00	Commercial Cycle Store	Ancillary	14.15 m²			Commercial	1
Block A3	Level A3_00	Cycle Store	Ancillary	53.86 m²			Residential	1
Block A3	Level A3_00	Plant Room	Ancillary	38.72 m²			Residential	1
Block A3	Level A3_01	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	4
Block A3	Level A3_01	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	2
Block A3	Level A3_01	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	2
Block A3	Level A3_01	Circulation	Ancillary	156.09 m²			Residential	1
Block A3	Level A3_02	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	4
Block A3	Level A3_02	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	2
Block A3	Level A3_02	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	2
Block A3	Level A3_02	Circulation	Ancillary	166.36 m²			Residential	1
Block A3	Level A3_03	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	4
Block A3	Level A3_03	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	2
Block A3	Level A3_03	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	2
Block A3	Level A3_03	Circulation	Ancillary	166.36 m²			Residential	1
Block A3	Level A3_04	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	4
Block A3	Level A3_04	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	2
Block A3	Level A3_04	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	2
Block A3	Level A3_04	Circulation	Ancillary	166.36 m²			Residential	1
Block A3	Level A3_05	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	3
Block A3	Level A3_05	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A3	Level A3_05	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	1
Block A3	Level A3_05	Circulation	Ancillary	117.50 m²			Residential	1
Block A3	Level A3_05	Roof Space	Ancillary	285.05 m²			Residential	1
Block A3	Level A3_06	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	3
Block A3	Level A3_06	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A3	Level A3_06	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	1
Block A3	Level A3_06	Circulation	Ancillary	117.20 m²			Residential	1
Block A3	Level A3_07	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	3
Block A3	Level A3_07	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A3	Level A3_07	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	1
Block A3	Level A3_07	Circulation	Ancillary	118.06 m²			Residential	1
Block A3	Level A3_08	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	3
Block A3	Level A3_08	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A3	Level A3_08	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	1
Block A3	Level A3_08	Circulation	Ancillary	117.33 m²			Residential	1
Block A3	Level A3_09	Roof Space	Ancillary	536.14 m²			Residential	1

Area Schedule (GEA)_A3

Unit Block	Level	Area
Block A3	Level A3_00	907 m²
Block A3	Level A3_01	869 m²
Block A3	Level A3_02	869 m²
Block A3	Level A3_03	869 m²
Block A3	Level A3_04	869 m²
Block A3	Level A3_05	889 m²
Block A3	Level A3_06	566 m²
Block A3	Level A3_07	566 m²
Block A3	Level A3_08	566 m²
Block A3	Level A3_09	601 m²

Key Legend

- 1 Bedroom flat
- 2 Bedroom flat
- Bin store
- Circulation
- Commercial space
- Commercial bin store
- Commercial plant room
- Cycle store
- Plant room
- Private garden
- Roof space

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SCALE BAR 1:200

Rev	Description	Date
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P10	Issued for Planning Submission	30/06/2025
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P08	Issued for Planning Submission	26/03/2025
P07	Issued for Planning Submission	20/02/2025
P06	Issued to Design Team for comments	24/01/2025
P05	Issued to Design Team for comments	08/01/2025
P04	Issued to Client for comment	20/09/2024
P03	Issued to Design Team for comments	02/08/2024
P02	Issued to Design Team for comments	02/07/2024
P01	Issued to client for comments	04/06/2024

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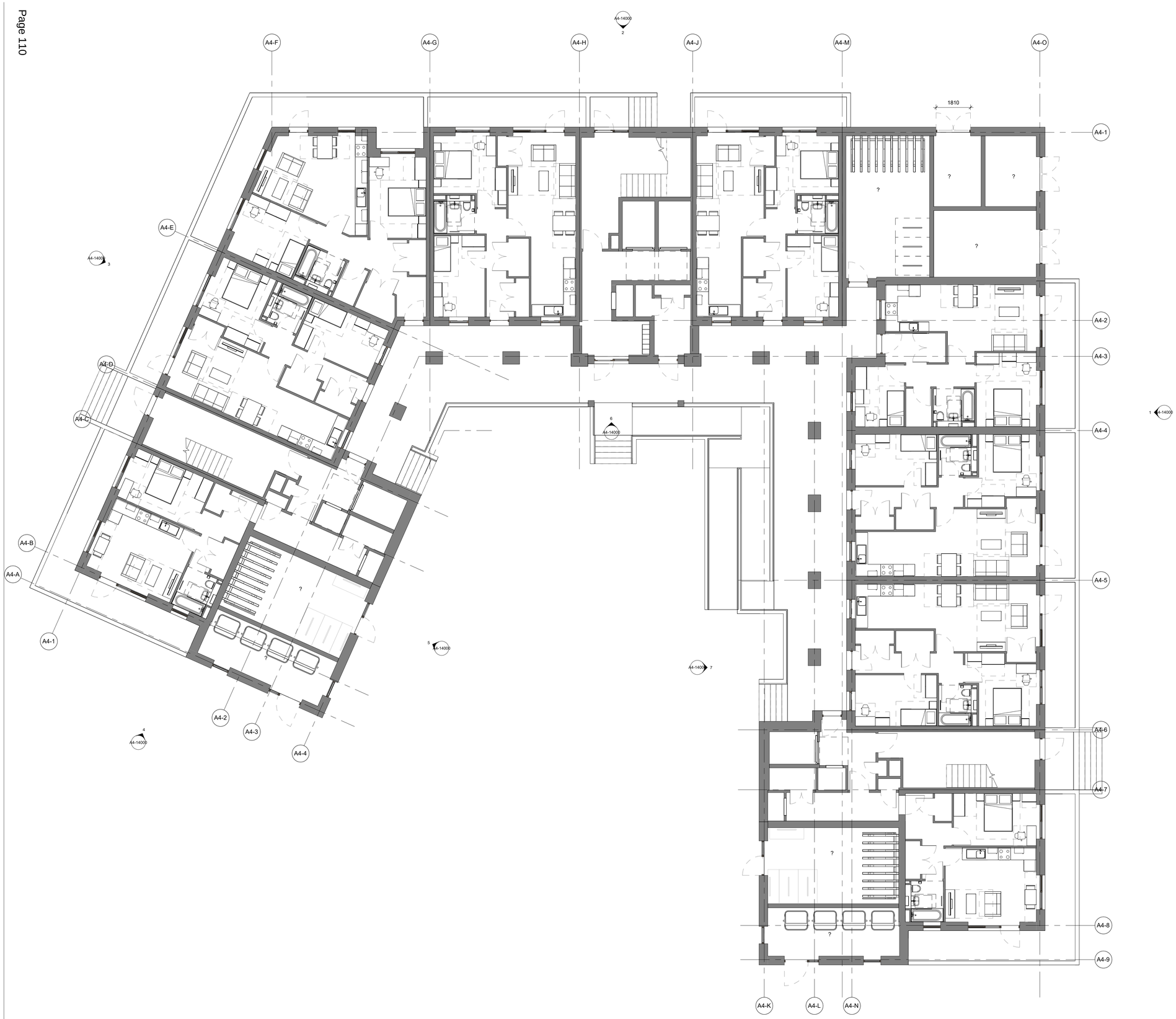
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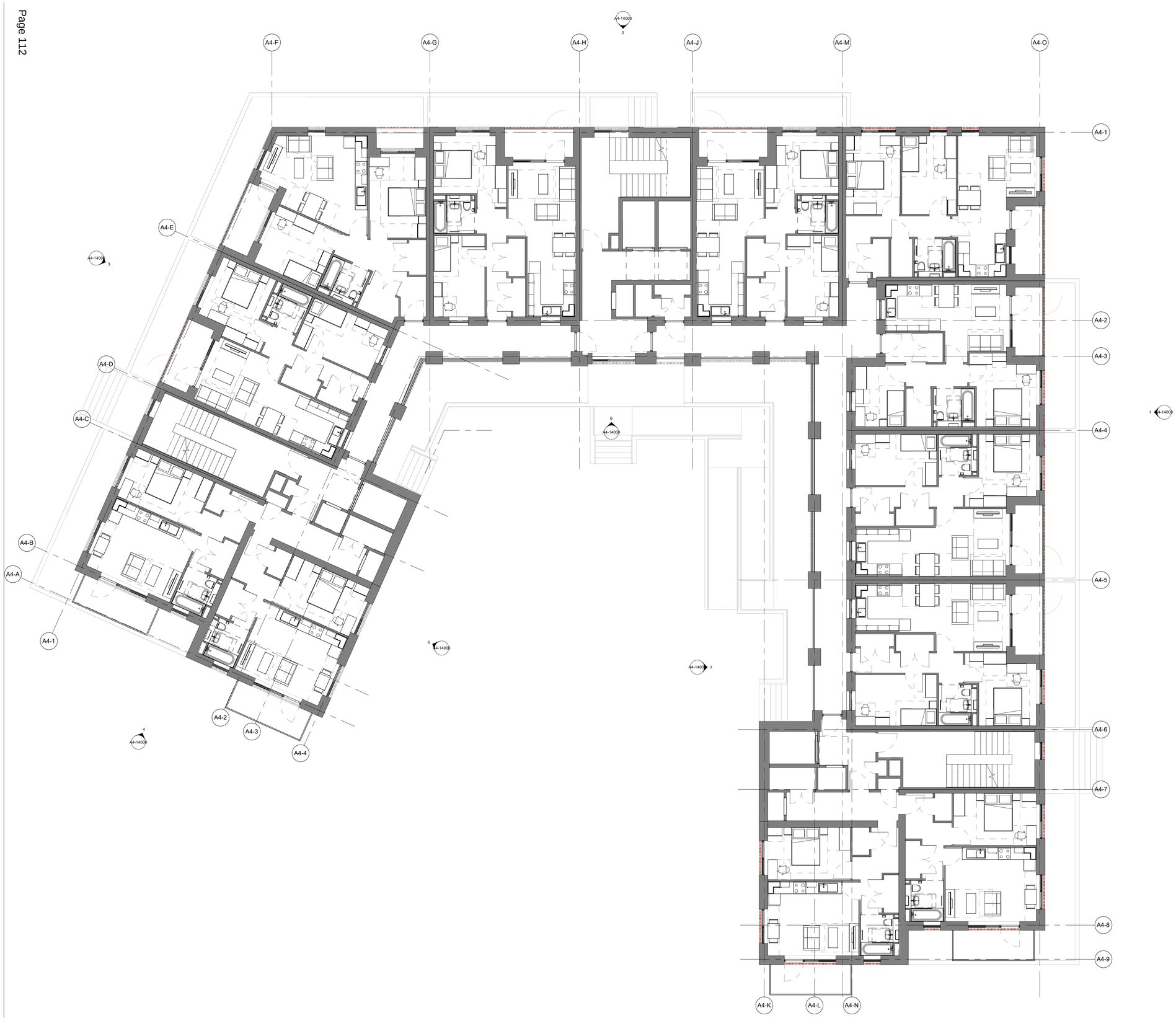
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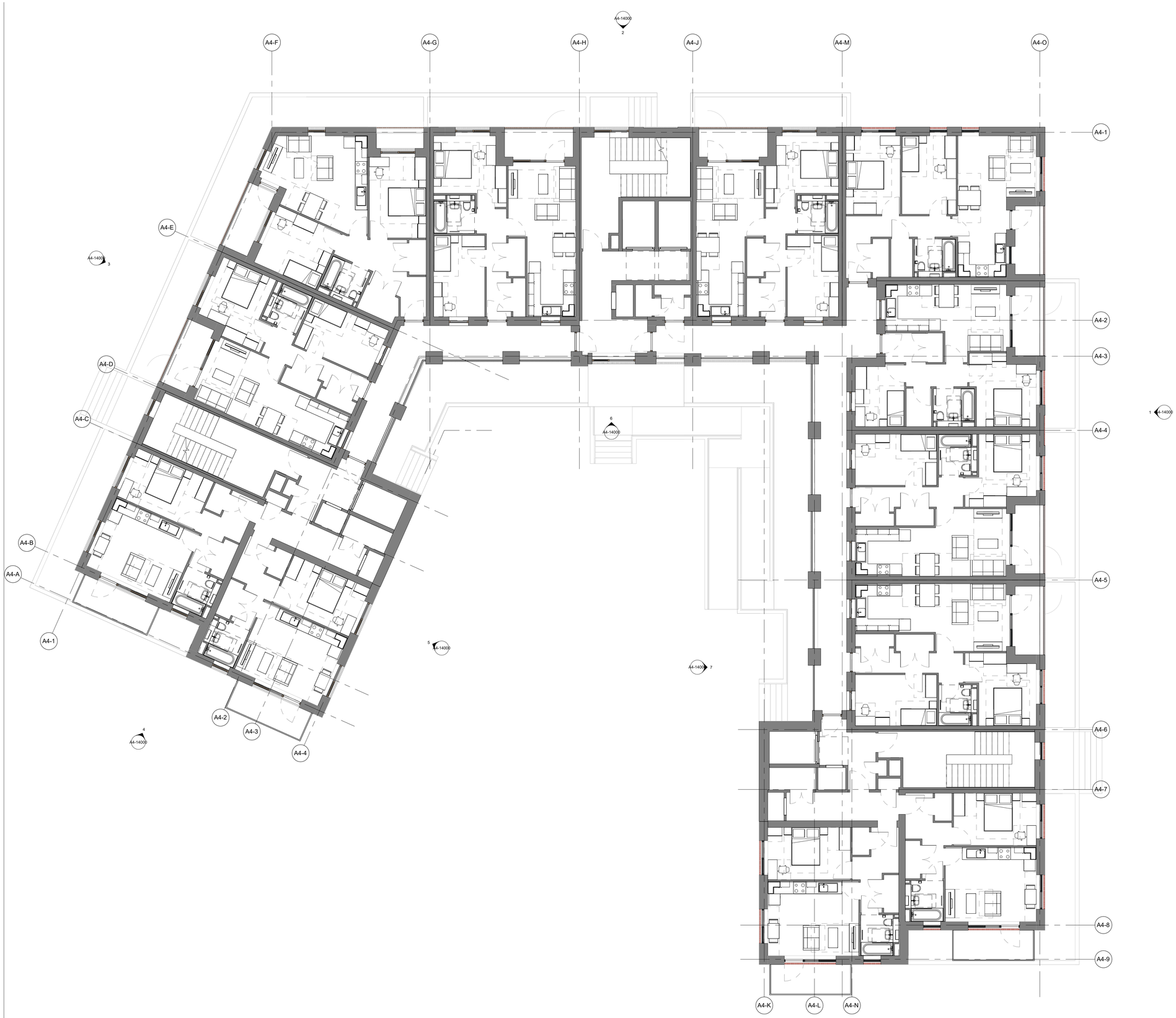
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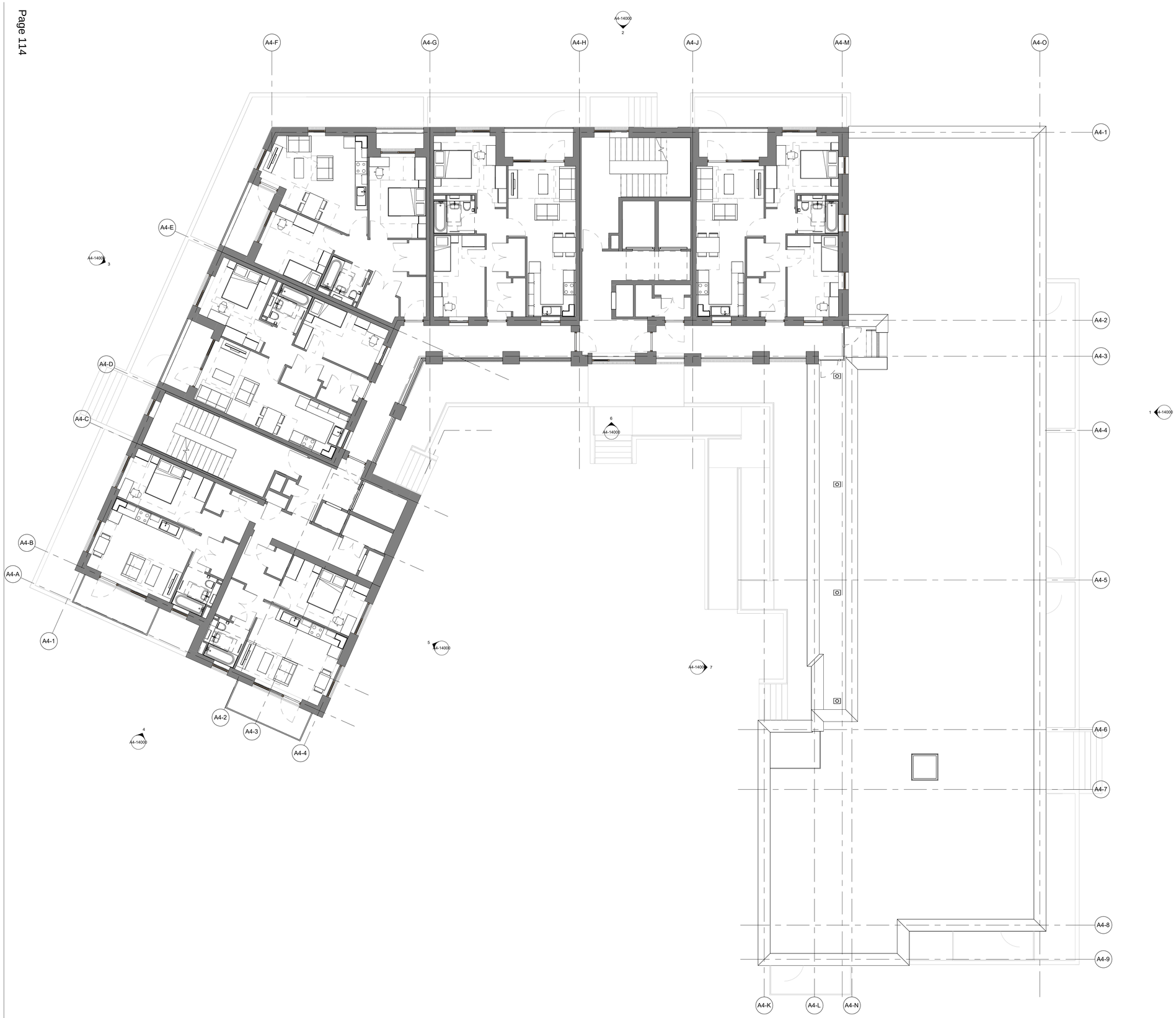
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PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
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SCALE BAR 1:100

Rev	Description	Date
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P10	Issued for Planning Submission	30/06/2025
P09	Issued to Design Team for comments	13/05/2025
P08	Issued for Planning Submission	20/02/2025
P07	Issued to Design Team for comments	24/01/2025
P06	Issued to Design Team for comments	08/01/2025
P05	Issued to Design Team for comment	01/10/2024
P04	Issued to Design Team for comments	02/08/2024
P03	Issued to Design Team for comments	02/07/2024
P02	Issued to client for comments	18/06/2024
P01	Issued to client for comments	21/05/2024

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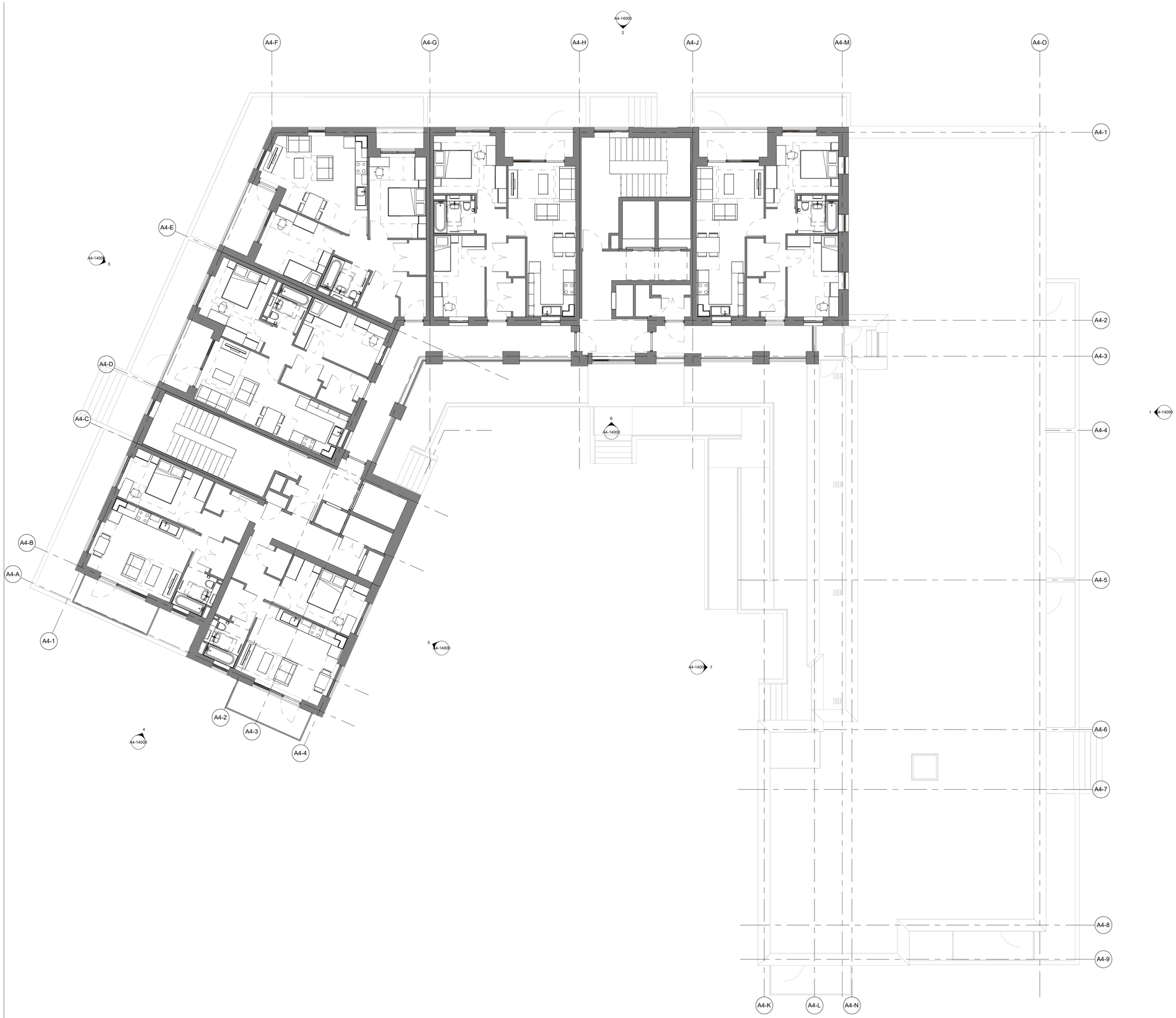
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DRAWING TITLE
Block A4 - Level 04 - Proposed

SUITABILITY CODE
S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 100	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A4	04	DR	A	12004	P11



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P04	Issued to Design Team for comments	02/08/2024
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P02	Issued to client for comments	18/06/2024
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Rev	Description	Date

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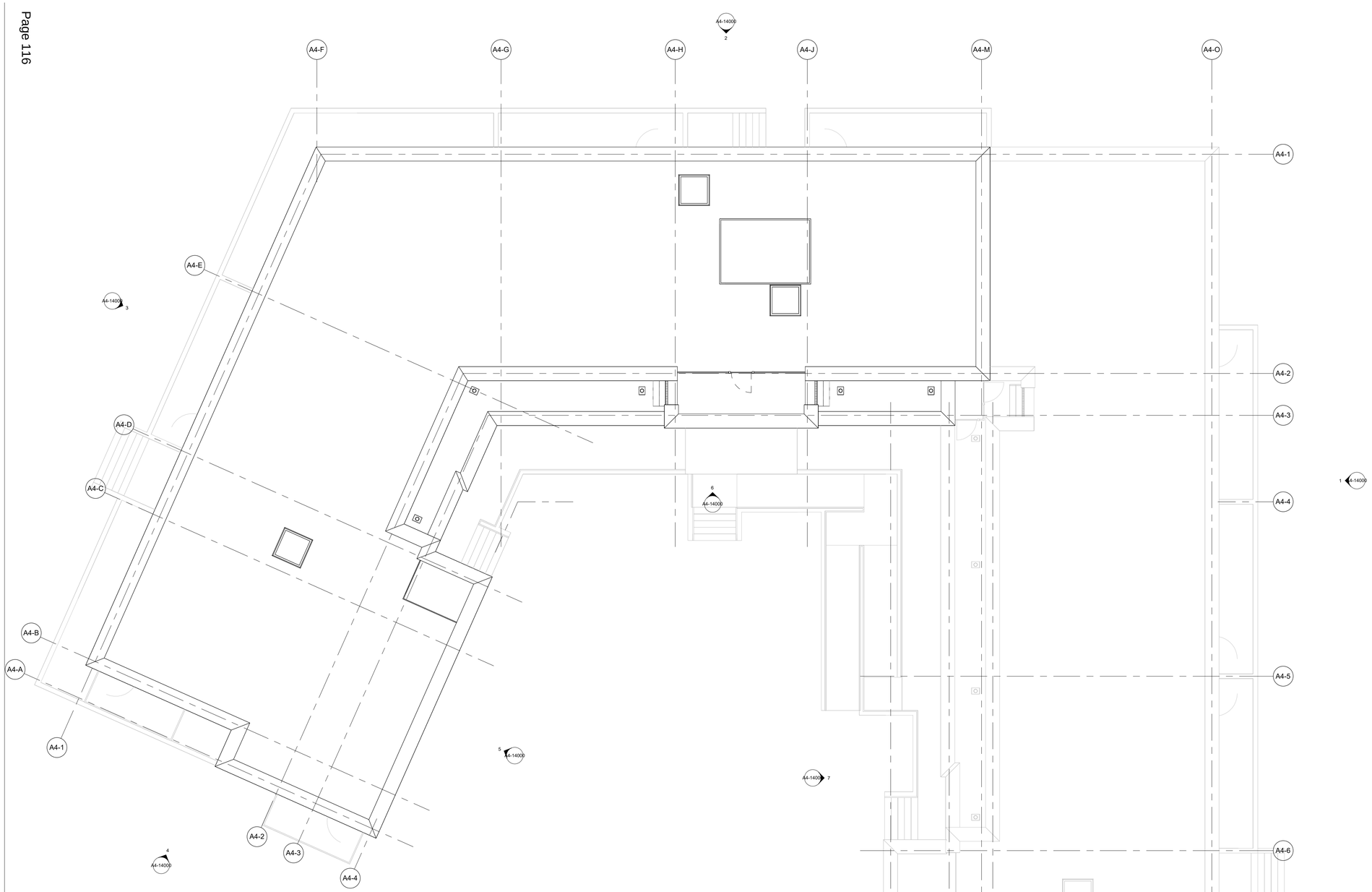
DRAWING TITLE
Block A4 - Level 05 - Proposed

SUITABILITY CODE
S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 100	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A4	05	DR	A	12005	P11

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SCALE BAR 1:100



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0 1 5 10 m

SCALE BAR 1:100

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Rev	Description	Date
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P05	Issued to Design Team for comment	01/10/2024
P04	Issued to Design Team for comments	02/08/2024
P03	Issued to Design Team for comments	02/07/2024
P02	Issued to client for comments	18/06/2024
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DRAWING TITLE
Block A4 - Level 06 - Proposed

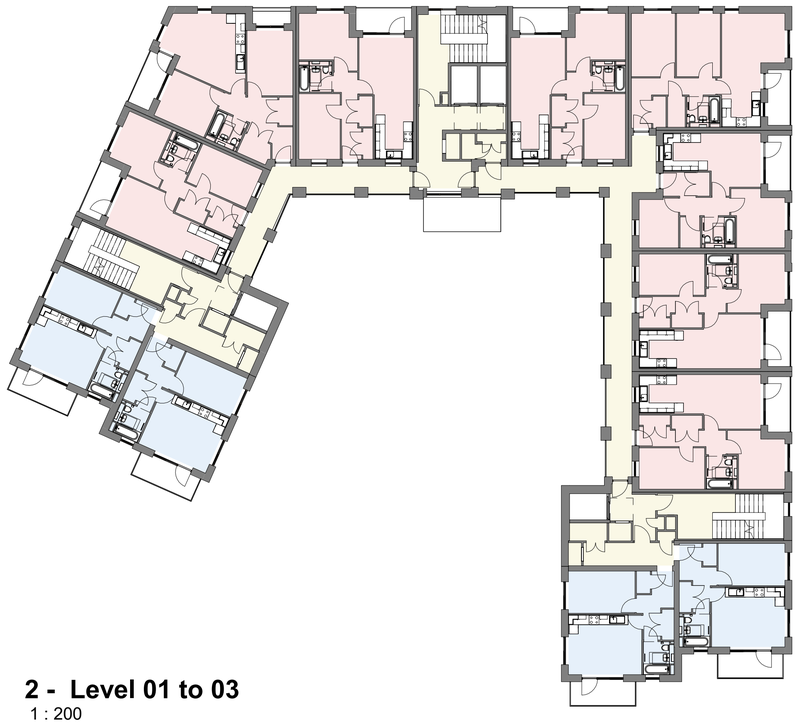
SUITABILITY CODE
S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 100	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A4	06	DR	A	12006	P11



1 - Level 00
1 : 200



2 - Level 01 to 03
1 : 200



3 - Level 04
1 : 200



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A1

Key Legend

- 1 Bedroom flat
- 2 Bedroom flat
- Bin store
- Circulation
- Commercial space
- Commercial bin store
- Commercial plant room
- Cycle store
- Plant room
- Private garden
- Roof space

Area Schedule (GEA)_A4

Unit Block	Level	Area
Block A4	Level A4_00	1091 m²
Block A4	Level A4_01	1126 m²
Block A4	Level A4_02	1126 m²
Block A4	Level A4_03	1126 m²
Block A4	Level A4_04	609 m²
Block A4	Level A4_05	606 m²
Block A4	Level A4_06	636 m²
		6321 m²

Area Schedule (NIA)_A4

Unit Block	Level	Unit Size	Unit Type	Area	Accessibility	Tenure	Usage	Count
Block A4	Not Placed	Roof Space	Ancillary	Not Placed			Residential	1
Block A4	Level A4_00	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	2
Block A4	Level A4_00	2B/3P	A4_Type 1	74.76 m²	M4(2)	Affordable	Residential	1
Block A4	Level A4_00	2B/3P	AZ_Type 1	64.38 m²	M4(2)	Affordable	Residential	1
Block A4	Level A4_00	2B/3P	AZ_Type 3	71.18 m²	M4(2)	Affordable	Residential	5
Block A4	Level A4_00	Circulation	Ancillary	54.14 m²			Residential	2
Block A4	Level A4_00	Circulation	Ancillary	65.49 m²			Residential	1
Block A4	Level A4_01	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	4
Block A4	Level A4_01	2B/3P	A4_Type 2	68.13 m²	M4(2)	Affordable	Residential	1
Block A4	Level A4_01	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	5
Block A4	Level A4_01	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A4	Level A4_01	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	1
Block A4	Level A4_01	Circulation	Ancillary	194.53 m²			Residential	1
Block A4	Level A4_02	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	4
Block A4	Level A4_02	2B/3P	A4_Type 2	68.13 m²	M4(2)	Affordable	Residential	1
Block A4	Level A4_02	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	5
Block A4	Level A4_02	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A4	Level A4_02	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	1
Block A4	Level A4_02	Circulation	Ancillary	194.53 m²			Residential	1
Block A4	Level A4_03	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	4
Block A4	Level A4_03	2B/3P	A4_Type 2	68.13 m²	M4(2)	Affordable	Residential	1
Block A4	Level A4_03	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	5
Block A4	Level A4_03	2B/3P	AZ_Type 5	67.91 m²	M4(1)	Affordable	Residential	1
Block A4	Level A4_03	2B/3P	AZ_Type 6	57.75 m²	M4(1)	Affordable	Residential	1
Block A4	Level A4_03	Circulation	Ancillary	194.53 m²			Residential	1
Block A4	Level A4_04	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	2
Block A4	Level A4_04	2B/3P	A4_Type 2	68.13 m²	M4(2)	Affordable	Residential	1
Block A4	Level A4_04	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	3
Block A4	Level A4_04	Circulation	Ancillary	121.93 m²			Residential	1
Block A4	Level A4_04	Roof Space	Ancillary	445.18 m²			Residential	1
Block A4	Level A4_05	1B/2P	AZ_Type 2	46.56 m²	M4(1)	Affordable	Residential	2
Block A4	Level A4_05	2B/3P	A4_Type 2	68.13 m²	M4(2)	Affordable	Residential	1
Block A4	Level A4_05	2B/3P	AZ_Type 4	64.55 m²	M4(1)	Affordable	Residential	3
Block A4	Level A4_05	Circulation	Ancillary	116.29 m²			Residential	1
Block A4	Level A4_06	Roof Space	Ancillary	508.50 m²			Residential	1

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SCALE BAR 1:100

Rev	Description	Date
P11	Issued for Planning Submission	15/08/2025
P10	Issued for Planning Submission	30/06/2025
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DRAWING TITLE
Block A4 - Indicative NIA Plans

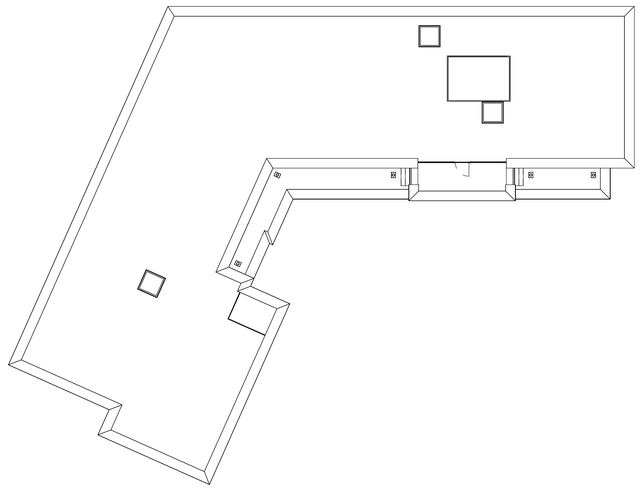
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SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A4	ZZ	DR	A	12010	P11



1 - Level 05
1 : 200



2 - Level 06
1 : 200

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A1

Key Legend

- 1 Bedroom flat
- 2 Bedroom flat
- Bin store
- Circulation
- Commercial space
- Commercial bin store
- Commercial plant room
- Cycle store
- Plant room
- Private garden
- Roof space

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PROJECT NAME
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DRAWING TITLE
Block A4 - Indicative NIA Plans

SUITABILITY CODE
S2 - Suitable for Information

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A4	ZZ	DR	A	12011	P11

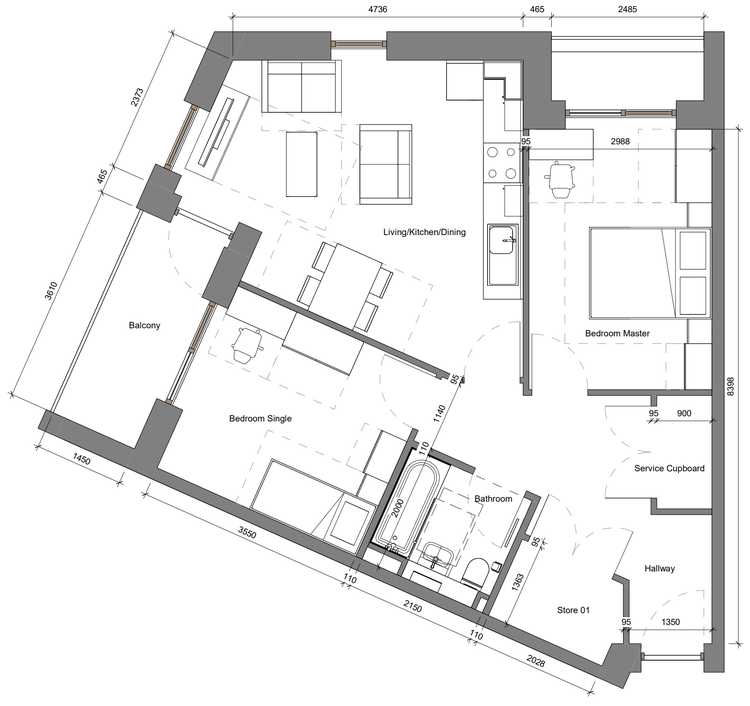
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A1



1 - A4_Type 1_2B3P_M4(2)

1 : 50



2 - A4_Type 2_2B3P_M4(1)

1 : 50

Area Schedule (NIA) - Unit Types A4

Unit Block	Level	Area	Unit Size	Unit Type	Accessibility	Tenure	Count
Block A4	Level A4_00	74.76 m²	2B/3P	A4_Type 1	M4(2)	Affordable	1
Block A4	Level A4_00	64.38 m²	2B/3P	AZ_Type 1	M4(2)	Affordable	1
Block A4	Level A4_00	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	2
Block A4	Level A4_00	71.18 m²	2B/3P	AZ_Type 3	M4(2)	Affordable	5
Block A4	Level A4_01	68.13 m²	2B/3P	A4_Type 2	M4(2)	Affordable	1
Block A4	Level A4_01	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	4
Block A4	Level A4_01	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	5
Block A4	Level A4_01	67.91 m²	2B/3P	AZ_Type 5	M4(1)	Affordable	1
Block A4	Level A4_01	57.75 m²	2B/3P	AZ_Type 6	M4(1)	Affordable	1
Block A4	Level A4_02	68.13 m²	2B/3P	A4_Type 2	M4(2)	Affordable	1
Block A4	Level A4_02	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	4
Block A4	Level A4_02	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	5
Block A4	Level A4_02	67.91 m²	2B/3P	AZ_Type 5	M4(1)	Affordable	1
Block A4	Level A4_02	57.75 m²	2B/3P	AZ_Type 6	M4(1)	Affordable	1
Block A4	Level A4_03	68.13 m²	2B/3P	A4_Type 2	M4(2)	Affordable	1
Block A4	Level A4_03	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	4
Block A4	Level A4_03	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	5
Block A4	Level A4_03	67.91 m²	2B/3P	AZ_Type 5	M4(1)	Affordable	1
Block A4	Level A4_03	57.75 m²	2B/3P	AZ_Type 6	M4(1)	Affordable	1
Block A4	Level A4_04	68.13 m²	2B/3P	A4_Type 2	M4(2)	Affordable	1
Block A4	Level A4_04	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	2
Block A4	Level A4_04	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	3
Block A4	Level A4_05	68.13 m²	2B/3P	A4_Type 2	M4(2)	Affordable	1
Block A4	Level A4_05	46.56 m²	1B/2P	AZ_Type 2	M4(1)	Affordable	2
Block A4	Level A4_05	64.55 m²	2B/3P	AZ_Type 4	M4(1)	Affordable	3

Grand total: 57

0 0.5 1 1.5 2 2.5 5m

SCALE BAR 1:50

Rev	Description	Date
P09	Issued for Planning Submission	15/08/2025
P08	Issued for Planning Submission	30/06/2025
P07	Issued for Planning Submission	20/02/2025
P06	Issued to Design Team for comments	24/01/2025
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PROJECT NAME
Spon End

DRAWING TITLE
Block A4 - Unit Types

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 50	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A4	ZZ	DR	A	16000	P09



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A0

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Area Schedule (NIA)_Area 1						
Unit Block	Unit Type	Area	Accessibility	Unit Size	Usage	Count
Block A1	A1_Type 1	57.83 m²	M4(1)	2B/3P	Residential	7
Block A1	A1_Type 2	77.66 m²	M4(2)	2B/3P	Residential	1
Block A1	A1_Type 3	71.32 m²	M4(1)	2B/3P	Residential	4
Block A1	A1_Type 4	51.01 m²	M4(1)	1B/2P	Residential	1
Block A1	AZ_Type 1	64.38 m²	M4(2)	2B/3P	Residential	2
Block A1	AZ_Type 2	46.56 m²	M4(1)	1B/2P	Residential	18
Block A1	AZ_Type 3	71.18 m²	M4(2)	2B/3P	Residential	7
Block A1	AZ_Type 4	64.55 m²	M4(1)	2B/3P	Residential	21
Block A1	AZ_Type 5	67.91 m²	M4(1)	2B/3P	Residential	4
Block A1	AZ_Type 6	57.75 m²	M4(1)	2B/3P	Residential	7
Block A1: 72						
Block A2	A2_Type 1	45.04 m²	M4(1)	1B/2P	Residential	2
Block A2	A2_Type 2	51.84 m²	M4(1)	1B/2P	Residential	1
Block A2	A2_Type 3	49.88 m²	M4(1)	1B/2P	Residential	1
Block A2	AZ_Type 2	46.56 m²	M4(1)	1B/2P	Residential	16
Block A2	AZ_Type 4	64.55 m²	M4(1)	2B/3P	Residential	31
Block A2	AZ_Type 5	67.91 m²	M4(1)	2B/3P	Residential	11
Block A2	AZ_Type 6	57.75 m²	M4(1)	2B/3P	Residential	14
Block A2: 76						
Block A3	AZ_Type 4	64.55 m²	M4(1)	2B/3P	Residential	28
Block A3	AZ_Type 5	67.91 m²	M4(1)	2B/3P	Residential	12
Block A3	AZ_Type 6	57.75 m²	M4(1)	2B/3P	Residential	12
Block A3: 52						
Block A4	A4_Type 1	74.76 m²	M4(2)	2B/3P	Residential	1
Block A4	A4_Type 2	68.13 m²	M4(2)	2B/3P	Residential	5
Block A4	AZ_Type 1	64.38 m²	M4(2)	2B/3P	Residential	1
Block A4	AZ_Type 2	46.56 m²	M4(1)	1B/2P	Residential	18
Block A4	AZ_Type 3	71.18 m²	M4(2)	2B/3P	Residential	5
Block A4	AZ_Type 4	64.55 m²	M4(1)	2B/3P	Residential	21
Block A4	AZ_Type 5	67.91 m²	M4(1)	2B/3P	Residential	3
Block A4	AZ_Type 6	57.75 m²	M4(1)	2B/3P	Residential	3
Block A4: 57						
Grand total: 257						

KEY

- Communal Entrance
- Main Commercial Entrance
- Bin/Cycle/Plant room Entrance
- Fire exit
- Trees to be removed
- Tree Category A
- Tree Category B
- Tree Category C
- Demolished buildings

Rev	Description	Date
P12	Issued for Planning Submission	15/08/2025
P11	Issued for Planning Submission	07/07/2025
P10	Issued for Planning Submission	30/06/2025
P09	Issued to Design Team for comments	13/05/2025
P08	Issued for Planning Submission	20/02/2025
P07	Issued to Design Team for comments	24/01/2025
P06	Issued to Design Team for comments	17/01/2025
P05	Issued to Design Team for comments	14/10/2024
P04	Issued to Design Team for comments	02/08/2024
P03	Issued to Design Team for comments	04/07/2024
P02	Issued to client for comments	21/05/2024
P01	Work in Progress to Client	01/12/2023

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PROJECT NAME
Spon End

DRAWING TITLE
Area 1 - Site Plan

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	AZ	00	DR	A	11000	P12



N

Area 1_Refuse		
Block Name	Family and Type	Count
A1	BGL_Site_Bin-1100L: Bin-Refuse_Residential 1100L	8
A2	BGL_Site_Bin-1100L: Bin-Refuse_Commercial 1100L	5
A2	BGL_Site_Bin-1100L: Bin-Refuse_Residential 1100L	12
A3	BGL_Site_Bin-1100L: Bin-Refuse_Commercial 1100L	5
A3	BGL_Site_Bin-1100L: Bin-Refuse_Residential 1100L	8
A4	BGL_Site_Bin-1100L: Bin-Refuse_Residential 1100L	8

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KEY_ELEVATIONS

- Bin Store_Residential Eurobin 1100L
- Bin Store_Residential Eurobin 1100L
- Waste collection vehicle







Rev	Description	Date
P07	Issued for Planning Submission	15/08/2025
P06	Issued for Planning Submission	07/07/2025
P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued to Design Team for comments	24/01/2025
P02	Issued to Design Team for comments	22/01/2025
P01	Issued to Design Team for comments	17/01/2025

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DRAWING TITLE
Area 1 - Refuse Strategy

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PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	AZ	00	DR	A	11200	P07



N

Area 1_Cycle Provision		
Block Name	Type	Count
A1	2No Cycle spaces_Sheffield Stand	7
A1	2No Cycle spaces_Sheffield Stand	3
A1	8No Cycle Parking_Two Tier	2
A1	10No Cycle Parking_Two Tier	4
A2	2No Cycle spaces_Sheffield Stand	4
A2	2No Cycle spaces_Sheffield Stand_Commercial	3
A2	8No Cycle Parking_Two Tier	1
A2	12No Cycle Parking_Two Tier	1
A2	16No Cycle Parking_Two Tier	3
A3	2No Cycle spaces_Sheffield Stand	2
A3	2No Cycle spaces_Sheffield Stand_Commercial	3
A3	16No Cycle Parking_Two Tier	3
A4	2No Cycle spaces_Sheffield Stand	7
A4	2No Cycle spaces_Sheffield Stand	4
A4	8No Cycle Parking_Two Tier	2
A4	10No Cycle Parking_Two Tier	4

CYCLE SPACES PER BLOCK

Residential Provision: 275 internal covered units

- A1 73No cycle spaces
- A2 76No cycle spaces
- A3 52No cycle spaces
- A4 74No cycle spaces

Commercial Provision

- A2 6No long-stay cycle spaces
- A3 6No long-stay cycle spaces

Total overall 287No

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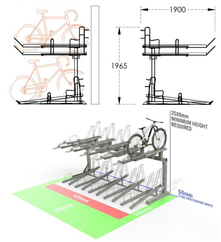
A0

KEY_CYCLE STRATEGY

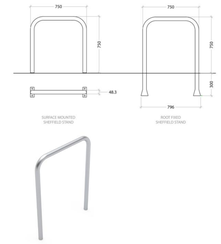
Cycle Store

Location for visitor Sheffield Stands

TWO TIER SYSTEM



SHEFFIELD STAND





Rev	Description	Date
P06	Issued for Planning Submission	15/08/2025
P05	Issued for Planning Submission	07/07/2025
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DRAWING TITLE
Area 1 - Cycle Strategy

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FC	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOC TYP	ROLE	DRW NO	REV NO
32398	BGL	AZ	00	DR	A	11250	P06



Area 1_Parking Schedule		
Parking Bay Zone	Mark	Count
Block A1	Residential_Blue Badge	2
Block A1	Residential	20
Block A1: 22		
Block A2	Commercial_Blue Badge	1
Block A2	Residential_Blue Badge	1
Block A2	Commercial	7
Block A2	Residential	23
Block A2	Commercial	3
Block A2: 35		
Block A3	Commercial_Blue Badge	2
Block A3	Residential_Blue Badge	2
Block A3	Commercial	7
Block A3	Residential	10
Block A3	Residential	3
Block A3: 24		
Block A4	Residential_Blue Badge	2
Block A4	Residential	15
Block A4: 17		
Grand total: 98		

N

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KEY_PARKING STRATEGY

- A1_Residential
- A2_Residential
- A2_Commercial
- A3_Residential
- A3_Commercial
- A4_Residential

NOTE

Electrical Vehicle charging points to comply with building regulations and locations to be coordinated with MEP and landscape design team.

The scheme will provide EV charging points to 100% of residential units plus 1 charging point for each of the blocks that include commercial space, along with cabling for 20% of the other commercial spaces.

For full details of the proposed landscape masterplan please refer to drawing 15477A-30-C01-20-F Landscape Masterplan by Logika Consultants

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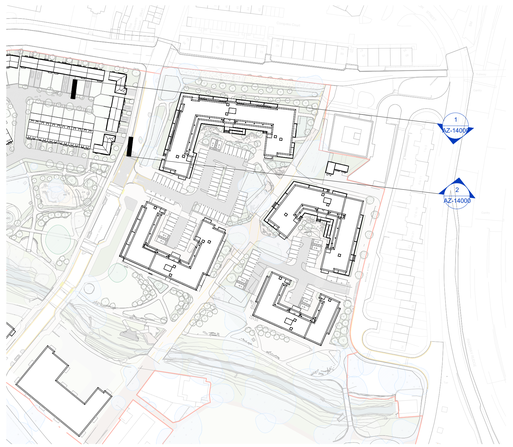
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DRAWING TITLE
Area 1 - Parking Strategy

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

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1 - North Elevation



2 - South Elevation

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P02	Issued to Design Team for comments	24/01/2025
P01	Issued to Design Team for comments	13/12/2024
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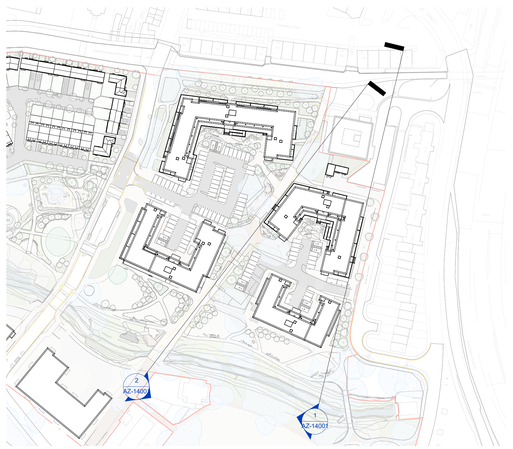
DRAWING TITLE
Block AZ - Upper Spon Street - North & South Elevations

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	AZ	ZZ	DR	A	14000	P06

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SCALE BAR 1:200



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1 - West Elevation



2 - East Elevation

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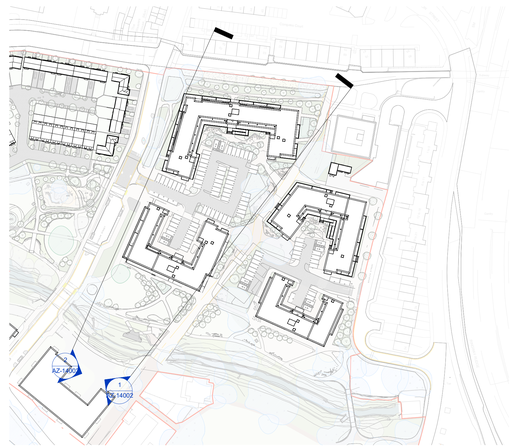
PROJECT NAME
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DRAWING TITLE
Block AZ - Meadow Street Elevation - West & East Elevations

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	AZ	ZZ	DR	A	14001	P06



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1 - West Elevation



2 - East Elevation

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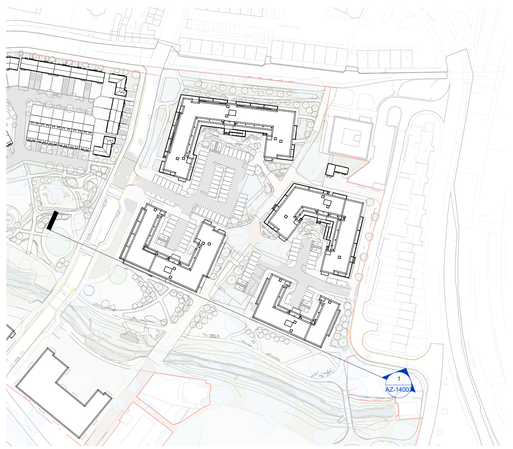
PROJECT NAME
Spon End

DRAWING TITLE
Block AZ - East and West Elevations

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

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32398	BGL	AZ	ZZ	DR	A	14002	P06



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2 - North Elevation

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P06	Issued for Planning Submission	15/08/2025
P05	Issued for Planning Submission	07/07/2025
P04	Issued for Planning Submission	30/06/2025
P03	Issued for Planning Submission	20/02/2025
P02	Issued to Design Team for comments	24/01/2025
P01	Issued to Design Team for comments	13/12/2024

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CV1 3DJ

PROJECT NAME
Spon End

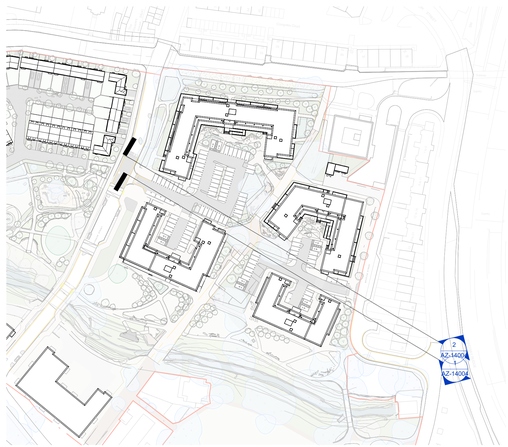
DRAWING TITLE
Block AZ - North Elevations

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOC TYP	ROLE	DRW NO	REV NO
32398	BGL	AZ	ZZ	DR	A	14003	P06

0 2 4 6 8 10 20m
SCALE BAR 1:200



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A0



1 - South Elevation



1 - North Elevation

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P05	Issued for Planning Submission	07/07/2025
P04	Issued for Planning Submission	30/06/2025
P03	Issued for Planning Submission	20/02/2025
P02	Issued to Design Team for comments	24/01/2025
P01	Issued to Design Team for comments	13/12/2024
Rev	Description	Date

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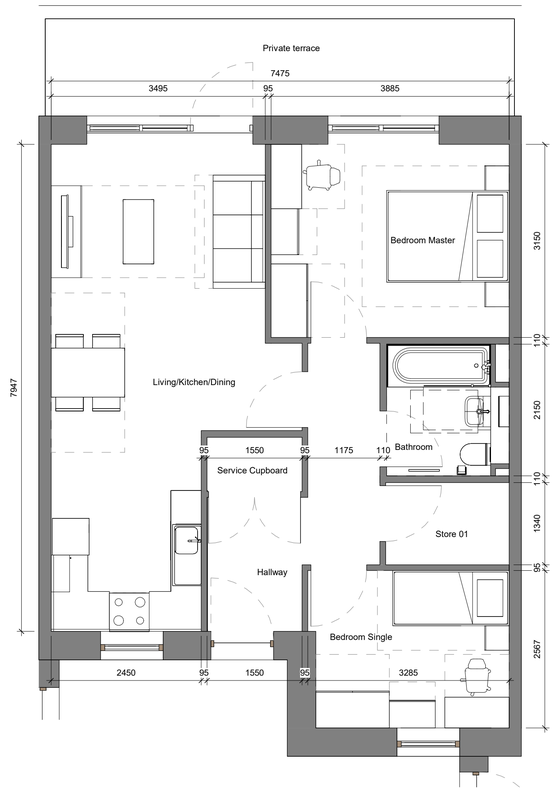
PROJECT NAME
Spon End

DRAWING TITLE
Block AZ - North & South Elevations

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

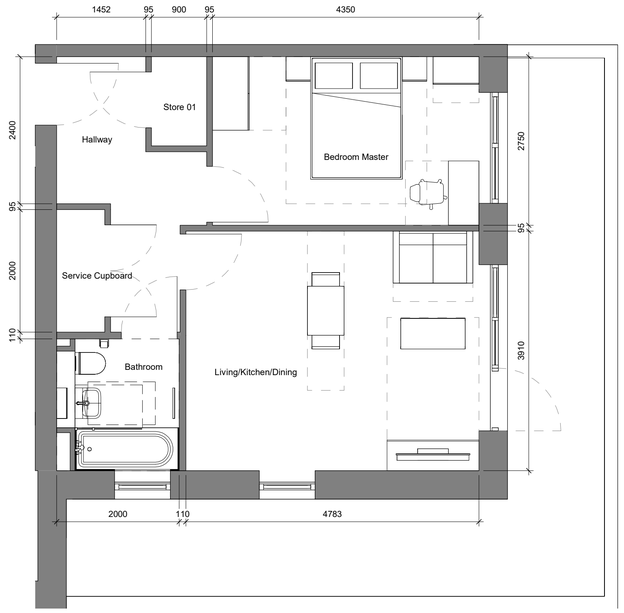
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	AZ	ZZ	DR	A	14004	P06



1 - AZ_Type 1_2B3P_M4(2)

1 : 50

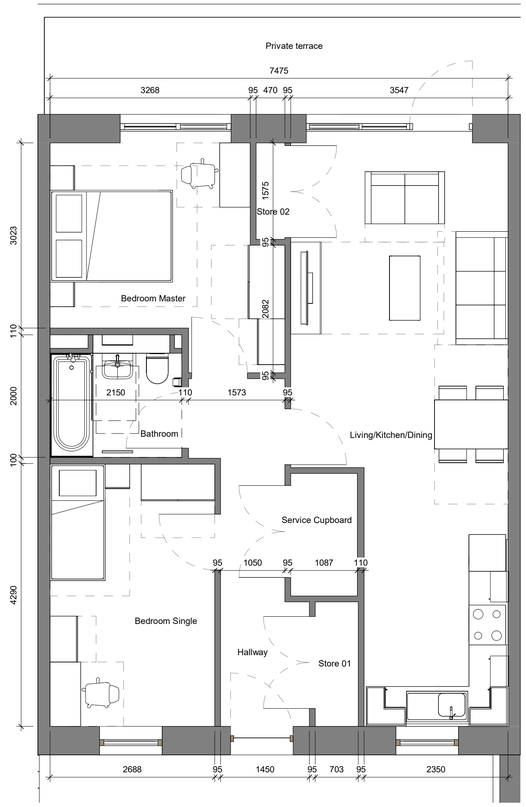
Typical unit present in Blocks A1, A4



2 - AZ_Type 2_1B2P M4(1)

1 : 50

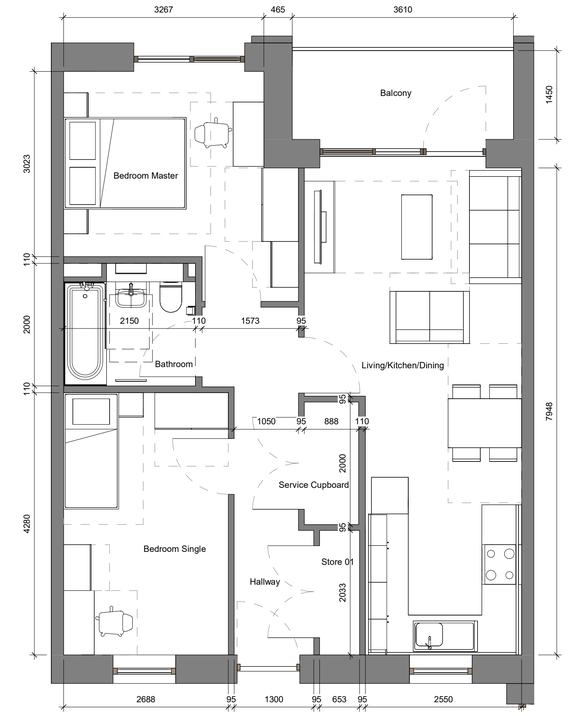
Typical unit present in Blocks A1, A2, A4



3 - AZ_Type 3_2B4P_M4(2)

1 : 50

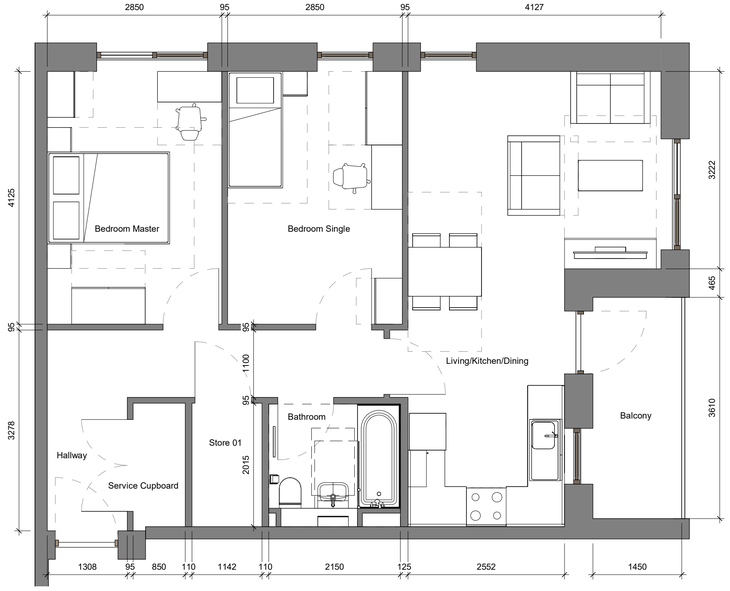
Typical unit present in Blocks A1, A4



4 - AZ_Type 4_2B4P_M4(1)

1 : 50

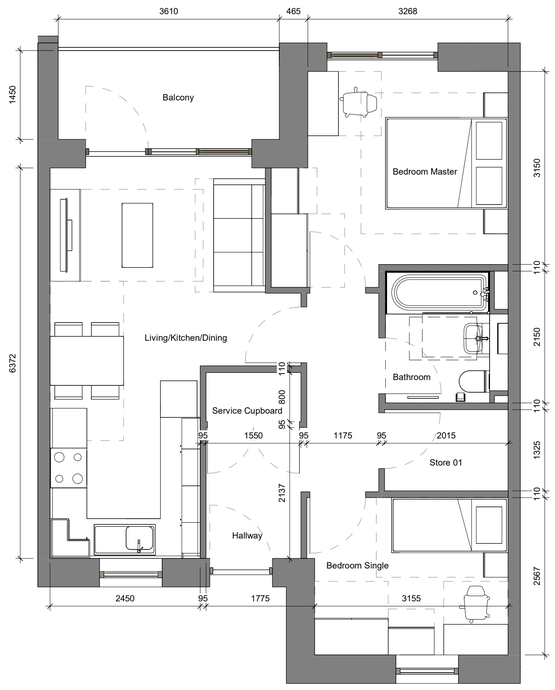
Typical unit present in Blocks A1, A2, A3, A4



5 - AZ_Type 5_2B4P_M4(1)

1 : 50

Typical unit present in Blocks A1, A2, A3, A4



6 - AZ_Type 6_2B3P_M4(1)

1 : 50

Typical unit present in Blocks A1, A2, A3, A4

0 0.5 1 1.5 2 2.5 5m

SCALE BAR 1:50

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A1

Rev	Description	Date
P12	Issued for Planning Submission	15/08/2025
P11	Issued for Planning Submission	30/06/2025
P10	Issued for Planning Submission	17/03/2025
P09	Issued for Planning Submission	20/02/2025
P08	Issued to Design Team for comments	24/01/2025
P07	Issued to Design Team for comments	08/01/2025
P06	Issued to Design Team for comment	01/10/2024
P05	Issued to Client for comment	20/09/2024
P04	Issued to Design Team for comments	02/08/2024
P03	Issued to Design Team for comments	02/07/2024
P02	Issued to client for comments	27/06/2024
P01	Issued to client for comments	18/06/2024

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PROJECT NAME
Spon End

DRAWING TITLE
Block AZ - Unit Types

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 50	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	AZ	ZZ	DR	A	16000	P12



1 - A1_GA Elevation

1 : 200



2 - A1_GA Elevation

1 : 200



3 - A1_GA Elevation

1 : 200



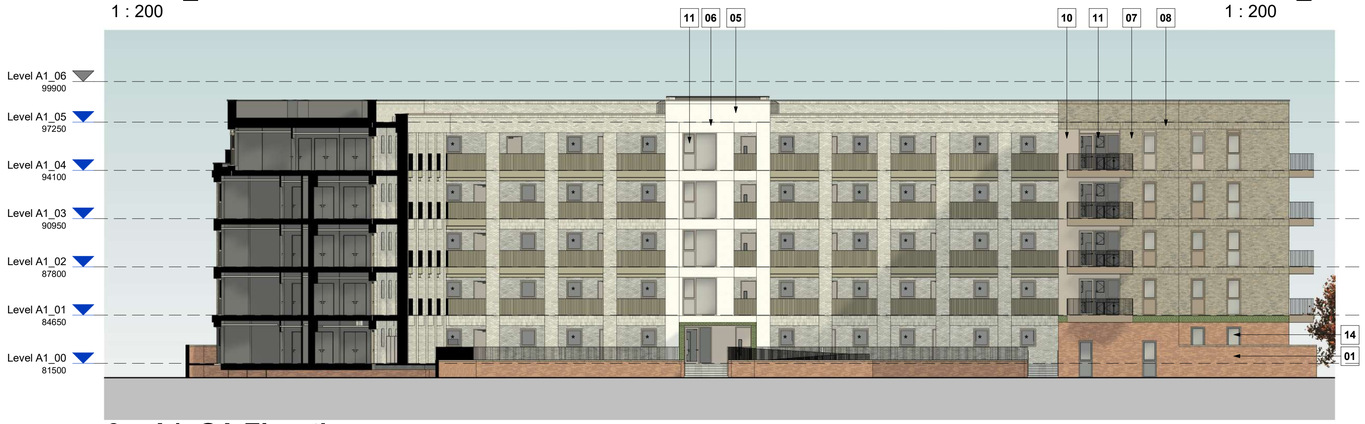
4 - A1_GA Elevation

1 : 200



5 - A1_GA Elevation

1 : 200



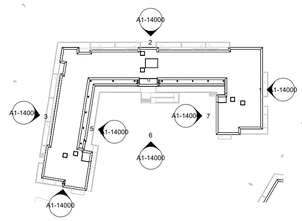
6 - A1_GA Elevation

1 : 200



7 - A1_GA Elevation

1 : 200



0 2 4 6 8 10 20m

SCALE BAR 1:200

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A1

KEY_ELEVATIONS

	1	Red Brick Multi_grey mortar
	2	Red Brick Multi_grey mortar Soldier course stack bond
	3	Grey/Buff Brick Multi_dark grey mortar
	4	Grey/Buff Brick Multi_dark grey mortar Soldier course stack bond
	5	Brown Brick Multi_dark grey mortar
	6	Brown Brick Multi_dark grey mortar Soldier course stack bond
	7	White Brick_white mortar
	8	White Brick_white mortar Soldier course stack bond
	9	Green Glazed Brick_white mortar
	10	Aluminium Cladding PPC RAL 1019

Windows, doors and metalwork

	11	RAL 1019_Bronze (used with grey/buff and white brick)
	12	RAL 7002_Olive Grey (metalwork on internal walkways only)
	13	RAL 7006_Beige Grey (used with brown brick)
	14	RAL 7016_Antracite Grey (used with red brick)

Note:

All external balconies will provide an 1100mm balustrade. Due to acoustic requirements, the design and soffit treatment is pending to be confirmed.

* All windows to habitable rooms of residential units adjacent to the walkways to have partially obscured glazing treatment.

Rev	Description	Date
P08	Issued for Planning Submission	26/09/2025
P07	Issued for Planning Submission	15/08/2025
P06	Issued for Planning Submission	07/07/2025
P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued to Design Team for comments	24/01/2025
P02	Issued to Design Team for comments	13/12/2024
P01	Issued to Hill Group	08/11/2024

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PROJECT NAME

Spon End

DRAWING TITLE

Block A1 - Elevations

SUITABILITY CODE

S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A1	ZZ	DR	A	14000	P08



1 - A2_GA Elevation

1 : 200



2 - A2_GA Elevation

1 : 200

3 - A2_GA Elevation

1 : 200

4 - A2_GA Elevation

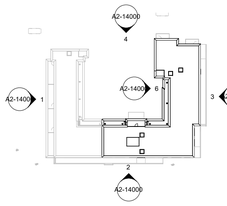
1 : 200

5 - A2_GA Elevation

1 : 200

6 - A2_GA Elevation

1 : 200



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A1

KEY_ELEVATIONS

	1	Red Brick Multi_grey mortar
	2	Red Brick Multi_grey mortar Soldier course stack bond
	3	Grey/Buff Brick Multi_dark grey mortar
	4	Grey/Buff Brick Multi_dark grey mortar Soldier course stack bond
	5	Brown Brick Multi_dark grey mortar
	6	Brown Brick Multi_dark grey mortar Soldier course stack bond
	7	White Brick_white mortar
	8	White Brick_white mortar Soldier course stack bond
	9	Green Glazed Brick_white mortar
	10	Aluminium Cladding PPC RAL 1019

Windows, doors and metalwork

	11	RAL 1019_Bronze (used with grey/buff and white brick)
	12	RAL 7002_Olive Grey (metalwork on internal walkways only)
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	14	RAL 7016_Antracite Grey (used with red brick)

Note:

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PROJECT NAME
Spon End

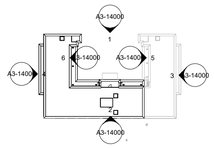
DRAWING TITLE
Block A2 - Elevations

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A2	ZZ	DR	A	14000	P08

0 2 4 6 8 10 20m
SCALE BAR 1:200



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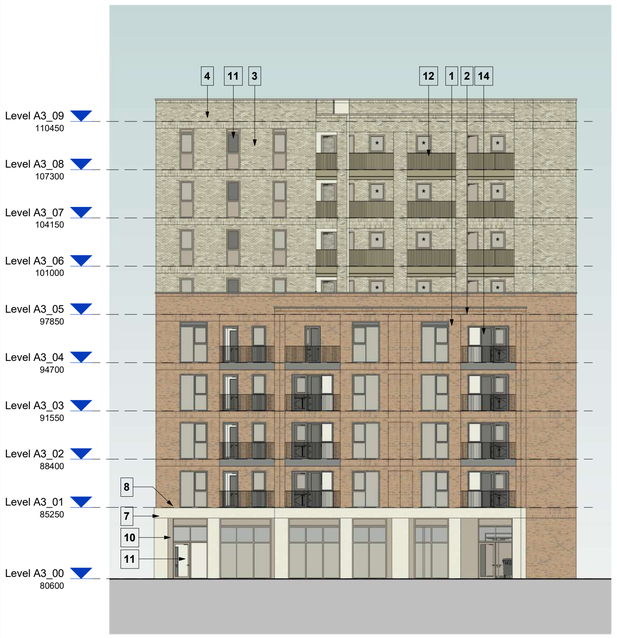
A1



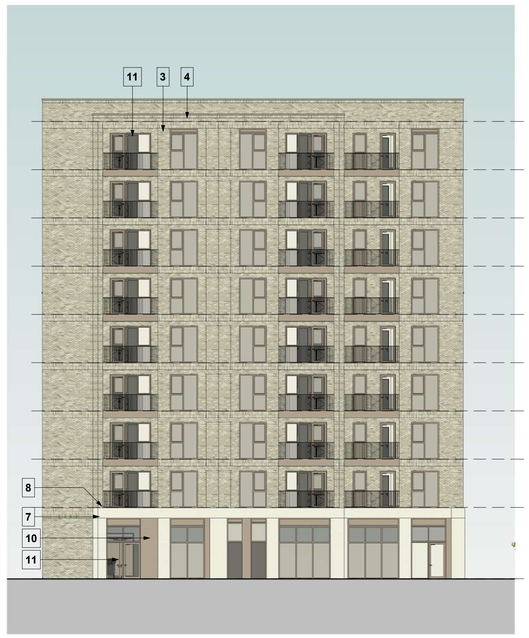
1 - A3_GA Elevation
1 : 200



2 - A3_GA Elevation
1 : 200



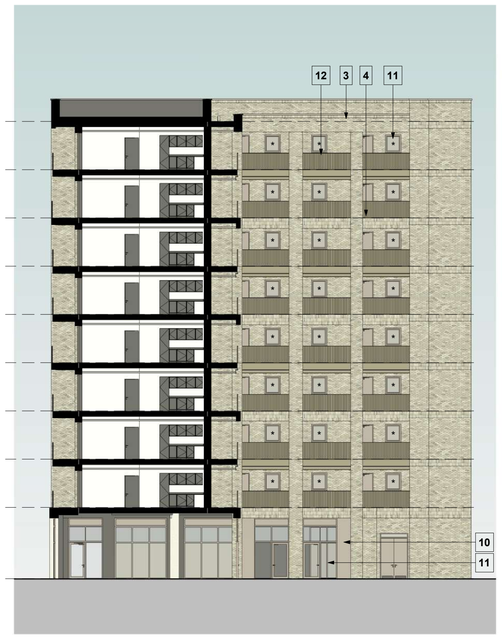
3 - A3_GA Elevation
1 : 200



4 - A3_GA Elevation
1 : 200



5 - A3_GA Elevation
1 : 200



6 - A3_GA Elevation
1 : 200

0 2 4 6 8 10 20m

SCALE BAR 1:200

KEY_ELEVATIONS

- 1 Red Brick Multi_grey mortar
- 2 Red Brick Multi_grey mortar Soldier course stack bond
- 3 Grey/Buff Brick Multi_dark grey mortar
- 4 Grey/Buff Brick Multi_dark grey mortar Soldier course stack bond
- 5 Brown Brick Multi_dark grey mortar
- 6 Brown Brick Multi_dark grey mortar Soldier course stack bond
- 7 White Brick_white mortar
- 8 White Brick_white mortar Soldier course stack bond
- 9 Green Glazed Brick_white mortar
- 10 Aluminium Cladding PPC RAL 1019

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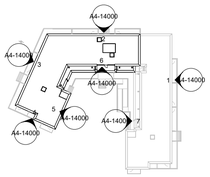
PROJECT NAME
Spon End

DRAWING TITLE
Block A3 - Elevations

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A3	ZZ	DR	A	14000	P08



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A1



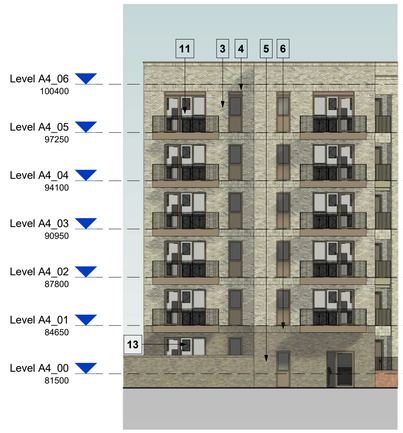
1 - A4_GA Elevation
1 : 200



2 - A4_GA Elevation
1 : 200



3 - A4_GA Elevation
1 : 200



4 - A4_GA Elevation
1 : 200



5 - A4_GA Elevation
1 : 200



6 - A4_GA Elevation
1 : 200



7 - A4_GA Elevation
1 : 200

0 2 4 6 8 10 20m

SCALE BAR 1:200

KEY_ELEVATIONS

1	Red Brick Multi_grey mortar
2	Red Brick Multi_grey mortar Soldier course stack bond
3	Grey/Buff Brick Multi_dark grey mortar
4	Grey/Buff Brick Multi_dark grey mortar Soldier course stack bond
5	Brown Brick Multi_dark grey mortar
6	Brown Brick Multi_dark grey mortar Soldier course stack bond
7	White Brick_white mortar
8	White Brick_white mortar Soldier course stack bond
9	Green Glazed Brick_white mortar
10	Aluminium Cladding PPC RAL 1019

Windows, doors and metalwork

11	RAL 1019_Bronze (used with grey/buff and white brick)
12	RAL 7002_Olive Grey (metalwork on internal walkways only)
13	RAL 7006_Beige Grey (used with brown brick)
14	RAL 7016_Antracite Grey (used with red brick)

Note:

All external balconies will provide an 1100mm balustrade. Due to acoustic requirements, the design and soffit treatment is pending to be confirmed.
* All windows to habitable rooms of residential units adjacent to the walkways to have partially obscured glazing treatment.

Rev	Description	Date
P08	Issued for Planning Submission	26/09/2025
P07	Issued for Planning Submission	15/08/2025
P06	Issued for Planning Submission	07/07/2025
P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued to Design Team for comments	24/01/2025
P02	Issued to Design Team for comments	13/12/2024
P01	Issued to Hill Group	08/11/2024

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PROJECT NAME
Spon End

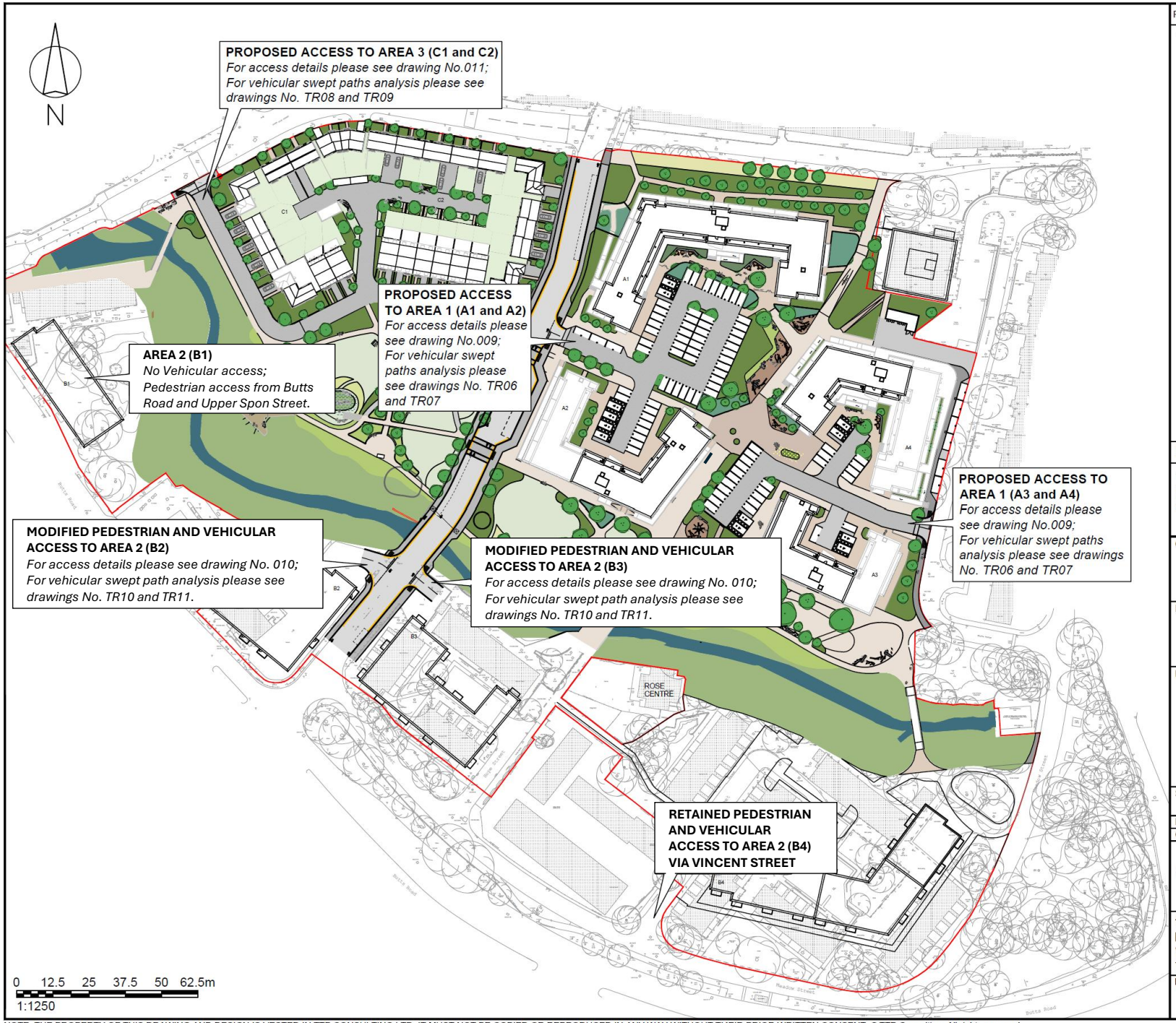
DRAWING TITLE
Block A4 - Elevations

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	A4	ZZ	DR	A	14000	P08

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Rev	Details	Drawn	Checked	Date
...	...	...	...	...

NOTES:

1. Do not scale from this drawing.
2. This drawing to be read & printed in colour.
3. This drawing is for illustrative purposes only, and not for construction.

Client: Citizen Housing

Project: Spon End Regeneration

Drawing Title: Access Arrangement Overview Plan

Scale	1:1,250	Size	A3
Drawn	DW		19.03.2025
Checked	SG		19.03.2025

ttp consulting
transport planning specialists
111 - 113 Great Portland Street
London
W1W 6QQ
Tel. No. 0207 1000 753

Drawing Number	Rev
2024-5111-012	

2024-5111-012 - ACCESS ARRANGEMENT OVERVIEW PLAN.DWG

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A0

N

KEY

- Area 2 - Building entrances see block plans 00 level. Note some are within undercroft
- Area 1
- Area 2
- Area 3
- Site Boundary
- 10m offset line from river bank
- 15m offset line from river bank
- Tree Category A
- Tree Category B
- Tree Category C
- Removed trees
- View Cone 13 (Three Spires View Management Framework)

For full details of the proposed landscape masterplan please refer to drawing 15477A-30-C01-20-F Landscape Masterplan by Logika Consultants

Area Schedule (NIA)_Area 2						
Unit Block	Unit Type	Area	Accessibility	Unit Size	Usage	Count
Block B1	BZ_Type 1_1B2P_M4(2)	51.2 m²	M4(2)	1 Bedroom	Residential	14
Block B1	BZ_Type 2_2B4P_M4(2)	71.1 m²	M4(2)	2 Bedrooms	Residential	35
Block B1: 49						
Block B2	B2_Type 1_1B2P_M4(2)	50.2 m²	M4(2)	1 Bedroom	Residential	7
Block B2	B2_Type 3_2B4P_M4(2)	74.7 m²	M4(2)	2 Bedrooms	Residential	7
Block B2	BZ_Type 1_1B2P_M4(2)	51.2 m²	M4(2)	1 Bedroom	Residential	28
Block B2	BZ_Type 2_2B4P_M4(2)	71.1 m²	M4(2)	2 Bedrooms	Residential	28
Block B2: 70						
Block B3	B3_Type 1_1B2P_M4(2)	59.1 m²	M4(2)	1 Bedroom	Residential	18
Block B3	B3_Type 2_2B4P_M4(2)	72.8 m²	M4(2)	2 Bedrooms	Residential	9
Block B3	BZ_Type 1_1B2P_M4(2)	51.2 m²	M4(2)	1 Bedroom	Residential	27
Block B3	BZ_Type 2_2B4P_M4(2)	71.1 m²	M4(2)	2 Bedrooms	Residential	45
Block B3	BZ_Type 3_3B5P_M4(2)	84.1 m²	M4(2)	3 Bedrooms	Residential	9
Block B3: 108						
Block B4	B4_Type 1_1B2P_M4(2)	51.2 m²	M4(2)	1 Bedroom	Residential	14
Block B4	B4_Type 2_1B2P_M4(2)	58.0 m²	M4(2)	1 Bedroom	Residential	17
Block B4	B4_Type 3_2B4P_M4(2)	71.1 m²	M4(2)	2 Bedrooms	Residential	11
Block B4	B4_Type 4_2B4P_M4(2)	76.8 m²	M4(2)	2 Bedrooms	Residential	17
Block B4	BZ_Type 1_1B2P_M4(2)	51.2 m²	M4(2)	1 Bedroom	Residential	92
Block B4	BZ_Type 2_2B4P_M4(2)	71.1 m²	M4(2)	2 Bedrooms	Residential	84
Block B4: 235						
Grand total: 462						

Area 2 proposed massing blocks are indicative

Rev	Description	Date
P07	Issued for Planning Submission	15/08/2025
P06	Issued for Planning Submission	07/07/2025
P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	17/03/2025
P03	Issued for Planning Submission	20/02/2025
P02	Issued to Design Team for comments	24/01/2025
P01	Issued to Design Team for comments	12/11/2024

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PROJECT NAME
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DRAWING TITLE
Area 2 - Site Plan

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 500	FG	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	BZ	00	DR	A	11000	P07



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KEY

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For full details of the proposed landscape masterplan please refer to drawing 15477A-30-C01-20-F Landscape Masterplan by Logika Consultants

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DRAWING TITLE
Area 2 - Parking Strategy

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
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PROJ NO	AUTHOR	VOLUME	LEVEL	DOC TYP	ROLE	DRW NO	REV NO
32398	BGL	BZ	00	DR	A	11300	P07

Area 2 proposed parking strategy locations are indicative

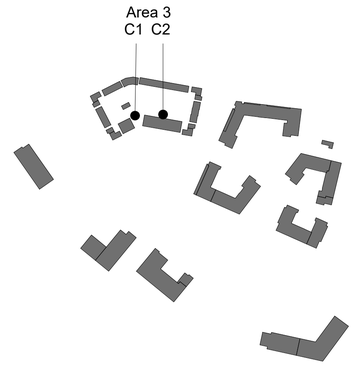
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P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued for Information	10/01/2025
P02	Issued to Clients for comments	27/11/2024
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PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	C1	00	DR	A	12000	P06

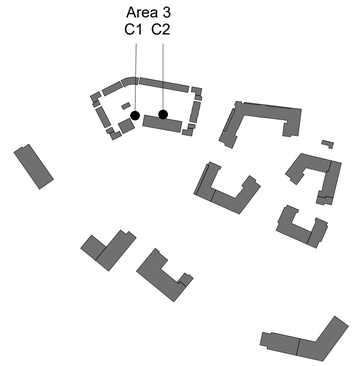
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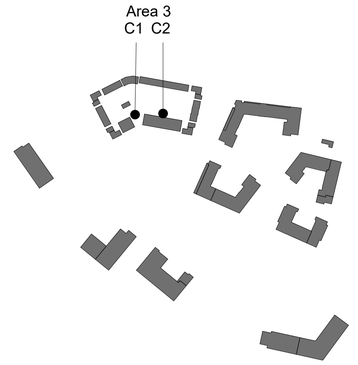
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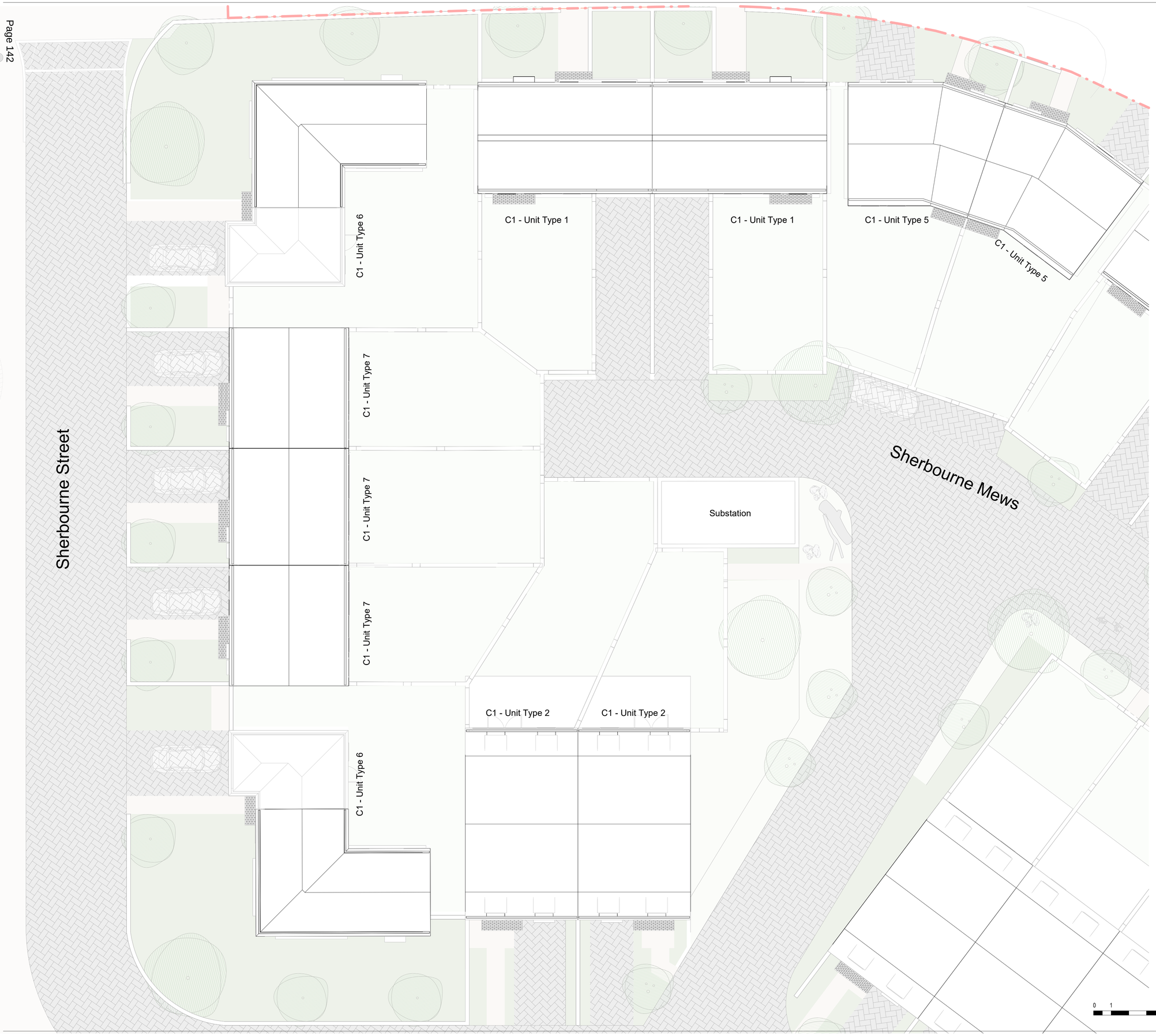
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DRAWING TITLE
Block C1 - Level 02 Proposed

SUITABILITY CODE
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SCALE	DRAWN	CHECKED	APPROVED	DATE
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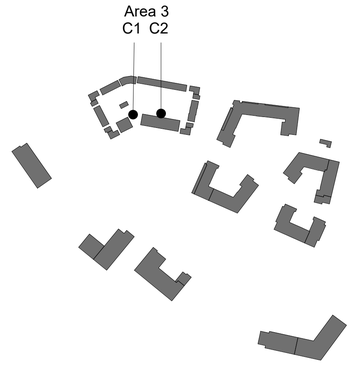
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32398	BGL	C1	02	DR	A	12002	P06





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DRAWING TITLE
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SUITABILITY CODE
S4 - Suitable for Stage Approval

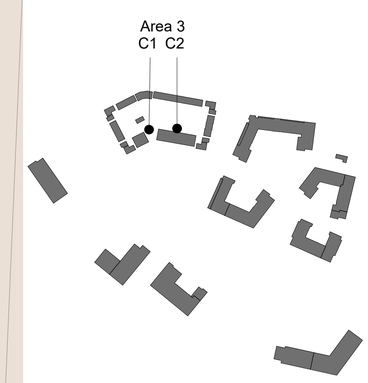
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1 : 100	IB	PS	DB	20/02/2025

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SUITABILITY CODE
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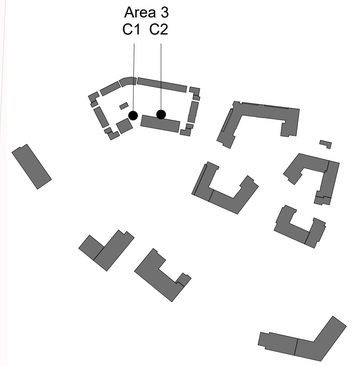
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32398	BGL	C2	00	DR	A	12000	P06

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SCALE BAR 1:100

Rev	Description	Date
P06	Issued for Planning Submission	15/08/2025
P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued for Information	10/01/2025
P02	Issued to Clients for comments	27/11/2024
P01	Issued to client for comments	10/05/2024

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PROJECT NAME
Spon End

DRAWING TITLE
Block C2 - Level 01 Proposed

SUITABILITY CODE
S4 - Suitable for Stage Approval

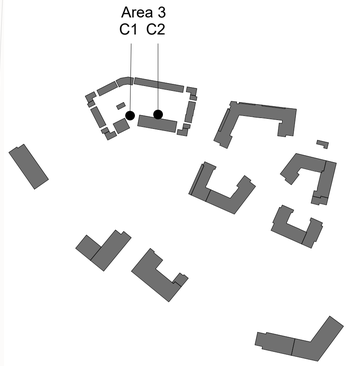
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1 : 100	IB	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	C2	01	DR	A	12001	P06

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N



C2 - Unit Type 1
C2 - Unit Type 1
C2 - Unit Type 1
C2 - Unit Type 1
C2 - Unit Type 1
C2 - Unit Type 6
C2 - Unit Type 7
C2 - Unit Type 7
C2 - Unit Type 2
C2 - Unit Type 2
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C2 - Unit Type 2
C2 - Unit Type 2
C2 - Unit Type 6

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SCALE BAR 1:100

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PROJECT NAME
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DRAWING TITLE
Block C2 - Level 02 Proposed

SUITABILITY CODE
S4 - Suitable for Stage Approval

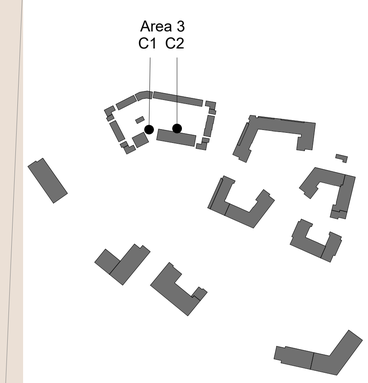
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PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	C2	02	DR	A	12002	P06



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PROJECT NAME
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DRAWING TITLE
Block C2 - Level RF Proposed

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 100	IB	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	C2	03	DR	A	12004	P06

All units are 3 storey with pitched/mansard roofs

No color scheme assigned to view



N

A0

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Plot no - Unit type & GIA

- 1 - Type 6 - 4bd 8p - 186m²
- 2 - Type 7 - 2bd 3p - 108m²
- 3 - Type 7 - 2bd 3p - 108m²
- 4 - Type 7 - 2bd 3p - 108m²
- 5 - Type 6 - 4bd 8p - 186m²
- 6 - Type 2 - 3bd 6p - 155m²
- 7 - Type 2 - 3bd 6p - 155m²
- 8 - Type 2 - 3bd 6p - 155m²
- 9 - Type 2 - 3bd 6p - 155m²
- 10 - Type 2 - 3bd 6p - 155m²
- 11 - Type 2 - 3bd 6p - 155m²
- 12 - Type 2 - 3bd 6p - 155m²
- 13 - Type 2 - 3bd 6p - 155m²
- 14 - Type 6 - 4bd 8p - 186m²
- 15 - Type 7 - 2bd 3p - 108m²
- 16 - Type 7 - 2bd 3p - 108m²
- 17 - Type 7 - 2bd 3p - 108m²
- 18 - Type 6 - 4bd 8p - 186m²
- 19 - Type 1 - 3bd 6p - 140m²
- 20 - Type 1 - 3bd 6p - 140m²
- 21 - Type 1 - 3bd 6p - 140m²
- 22 - Type 1 - 3bd 6p - 140m²
- 23 - Type 1 - 3bd 6p - 140m²
- 24 - Type 1 - 3bd 6p - 140m²
- 25 - Type 1 - 3bd 6p - 140m²
- 26 - Type 1 - 3bd 6p - 140m²
- 27 - Type 1 - 3bd 6p - 140m²

All areas include carports

Rev	Description	Date
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P02	Issued for Planning Submission	20/02/2025
#01	Issued to client for comments	21/05/2024
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PROJECT NAME
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DRAWING TITLE
Area 3 - Site Plan

SUITABILITY CODE
S4 - Suitable for Stage Approval

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1 : 200	IB	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	CZ	00	DR	A	11000	P05



Garden areas by plot

Rear garden (total)

- 1 - 92m² (202m²)
- 2 - 65m² (78m²)
- 3 - 65m² (75m²)
- 4 - 62m² (80m²)
- 5 - 79m² (176m²)
- 6 - 58m² (71m²)
- 7 - 59m² (68m²)
- 8 - 59m² (68m²)
- 9 - 59m² (68m²)
- 10 - 59m² (68m²)
- 11 - 59m² (69m²)
- 12 - 60m² (68m²)
- 13 - 88m² (99m²)
- 14 - 85m² (219m²)
- 15 - 56m² (69m²)
- 16 - 69m² (82m²)
- 17 - 65m² (78m²)
- 18 - 95m² (219m²)
- 19 - 60m² (90m²)
- 20 - 62m² (92m²)
- 21 - 66m² (79m²)
- 22 - 72m² (86m²)
- 23 - 59m² (96m²)
- 24 - 61m² (89m²)
- 25 - 61m² (89m²)
- 26 - 61m² (89m²)
- 27 - 57m² (87m²)

N

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KEY

- Carport access
- Bin collection point
- 27a — Plot parking space

Note: Refuse store & cycle store within carport for all units. All plots have 2no parking spaces. All plots have have private garden space that meets LA standards

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PROJECT NAME
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DRAWING TITLE
Area 3 - Refuse & Parking

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 200	IB	PS	DS	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOC TYP	ROLE	DRW NO	REV NO
32398	BGL	CZ	00	DR	A	11020	P05

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FRONT ELEVATION - UPPER SPON ST

AA - South Elevation



FRONT ELEVATION - SHERBOURNE ST

BB - North Elevation

Rev	Description	Date
P05	Issued for Planning Submission	15/08/2025
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P01	Issued to Design Team for comments	24/01/2025

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PROJECT NAME
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DRAWING TITLE
Block CZ - North & South Elevation

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
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PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	CZ	ZZ	DR	A	14000	P05

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CC - West Elevation



DD - East Elevation

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PROJECT NAME
Spon End

DRAWING TITLE
Block CZ - East & West Elevations

SUITABILITY CODE
S4 - Suitable for Stage Approval

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EE - North Elevation

EE - South Elevation

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DRAWING TITLE
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SUITABILITY CODE
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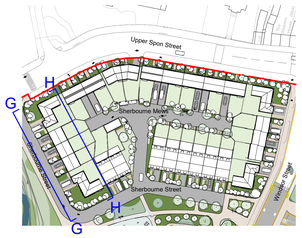
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GG - East Elevation



HH - West Elevation



N

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PROJECT NAME
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DRAWING TITLE
Block CZ - East & West Elevation

SUITABILITY CODE
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SCALE BAR 1:100

THIS UNIT TYPE HAS BEEN DESIGNED FOR DUAL ASPECT PEDESTRIAN ACCESS & REAR VEHICULAR ACCESS

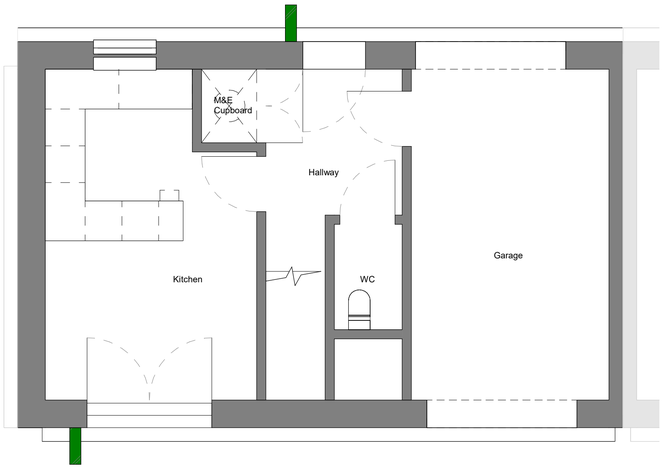
AS DRAWN FOR PLOTS 19,23,25
HANDED FOR PLOTS 20,24.26,27

Unit Type 1 Total GIA Area		
Level C1_00 - E 950	50 m²	Block C1
Level C1_01 - E 950	45 m²	Block C1
Level C1_02 - E 950	45 m²	Block C1

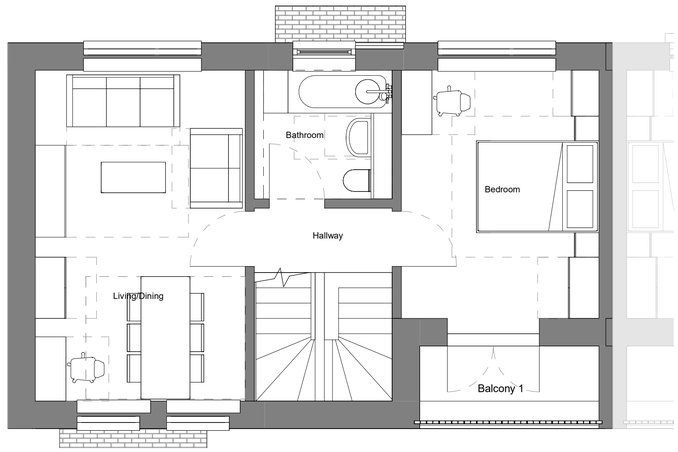
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A1

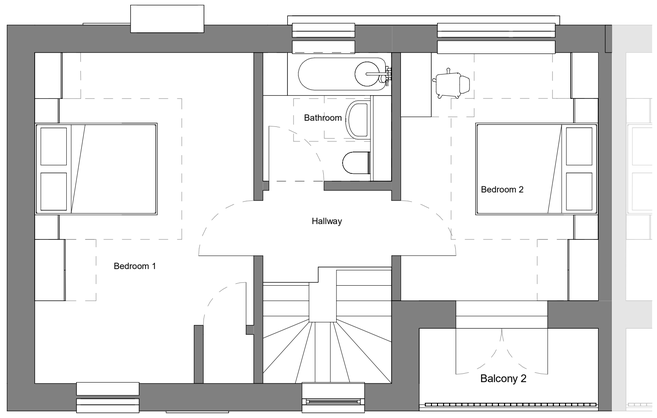
NOTE: ALL HABITABLE ROOMS ARE LOCATED ON 1ST & 2ND FLOORS DUE TO POTENTIAL FLOOD RISK AT GF LEVEL.
FLOOD MITIGATION MEASURES ARE PROVIDED AS PART OF THE SITE WIDE STRATEGY



Level 00
1 : 50



Level 01
1 : 50



Level 02
1 : 50

P08	Issued for Planning Submission		26/09/2025
P07	Issued for Planning Submission		15/08/2025
P06	Issued for Planning Submission		30/06/2025
P05	Issued for Planning Submission		20/02/2025
P04	Issued for Information		10/01/2025
P03	Issued to Clients for comments		27/11/2024
P02	Issued to client for comments		10/05/2024
P01	Work In Progress to Client		01/12/2023
Rev	Description		Date

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West Midlands
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PROJECT NAME
Spon End

DRAWING TITLE
Unit Type 1 GA Layout

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 50	IB	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	CZ	ZZ	DR	A	16010	P08

0 0.5 1 1.5 2 2.5 5m
SCALE BAR 1:50

AS DRAWN FOR PLOTS 19,23,25
HANDED FOR PLOTS 20,24.26,27

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A1





KEY

- 1 Roof - Zinc Shingles
- 1a Wall - Zinc Shingles
- 2 Roof - Concealed aluminium PPC gutter & downpipes
- 3 Wall - Brick type A - Red multi stock
- 3a Wall - Brick type A - Red multi stock feature panel - Soldier/Herringbone
- 4 Wall - Brick type B - Green glazed ceramic
- 5 Wall - Brick type C - Grey engineering
- 6 Wall - Ceramic glazed feature tile
- 7 Wall - Brick soldier feature course green ceramic glazed
- 8 Wall - Canopy - Green ceramic glazed
- 9 Window - PPC aluminium framed glazed RAL 8004
- 10 Window - Projecting surround - PPC aluminium RAL 8004
- 11 Window - Projecting Oriel framed glazed - PPC aluminium RAL 8004
- 12 Door - PPC aluminium RAL 8004
- 13 Door - garage open metal work - RAL 8004
- 14 Balustrade - metal work - RAL 8004
- 15 Balcony soffit - non combustible panel - RAL 8004
- 16 Balcony fascia - non combustible panel - RAL 8004

Rev	Description	Date
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P01	Issued to Clients for comments	27/11/2024

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CV1 3DJ

PROJECT NAME
Spon End

DRAWING TITLE
Unit Type 1 Elevations

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 50	IB	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	CZ	ZZ	DR	A	16011	P08

0 0.5 1 1.5 2 2.5 5m
SCALE BAR 1:50

Unit Type 2 Total GIA Area		
Level C1_00 - D 800	57 m²	Block C1
Level C1_01 - D 800	48 m²	Block C1
Level C1_02 - D 800	50 m²	Block C1

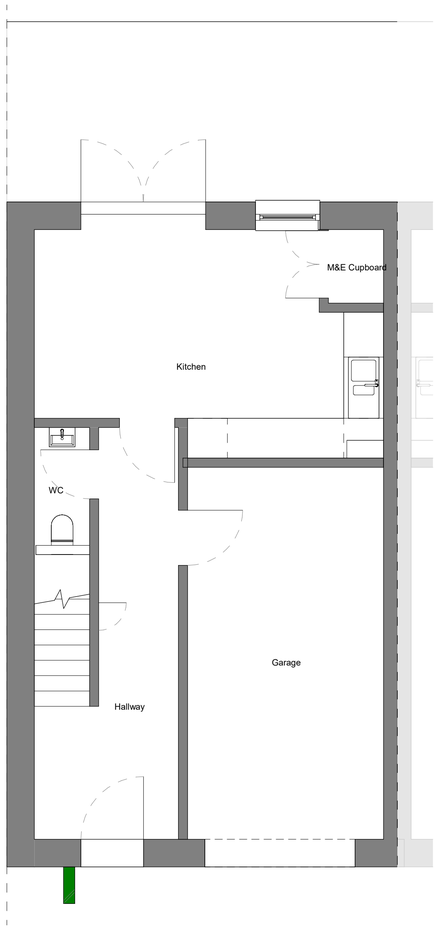
AS DRAWN FOR PLOTS 13,11,9,7
HANDED FOR PLOTS 12,10,8,6

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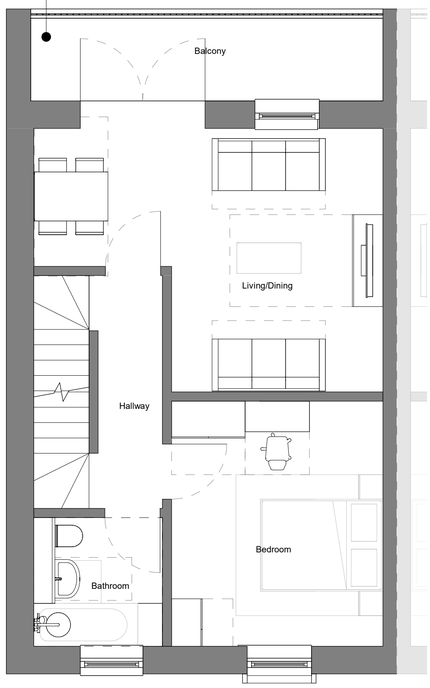
A1

NOTE: ALL HABITABLE ROOMS ARE LOCATED ON 1ST & 2ND FLOORS DUE TO POTENTIAL FLOOD RISK AT GF LEVEL.
FLOOD MITIGATION MEASURES ARE PROVIDED AS PART OF THE SITE WIDE STRATEGY

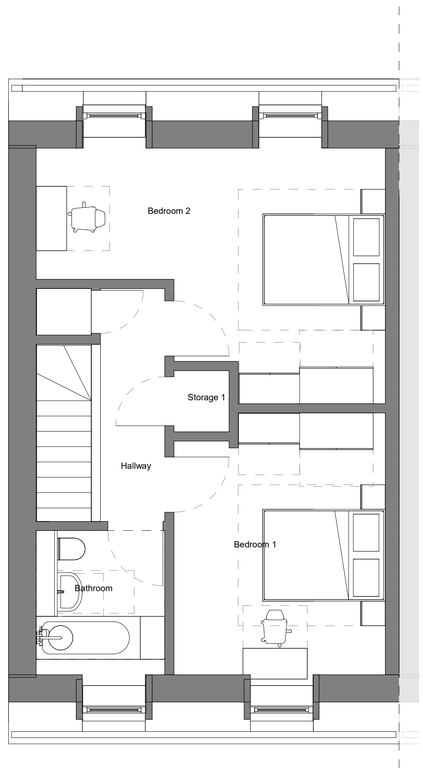
NOTE: FOR PLOTS 12 & 13 BALCONY & FRENCH DOORS ARE OMITTED. 1200mm HIGH WINDOW TO REPLACE FRENCH DOORS.



Level 00
1 : 50



Level 01
1 : 50



Level 02
1 : 50

Rev	Description	Date
P08	Issued for Planning Submission	26/09/2025
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PROJECT NAME
Spon End

DRAWING TITLE
Unit Type 2 GA Layout

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 50	IB	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	CZ	ZZ	DR	A	16020	P08

0 0.5 1 1.5 2 2.5 5m
SCALE BAR 1:50

AS DRAWN FOR PLOTS 13,11,9,7
HANDED FOR PLOTS 12,10,8,6

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A1



PLOTS 12 & 13 ONLY

0 0.5 1 1.5 2 2.5 5m

SCALE BAR 1:50

KEY

- 1 Roof - Zinc Shingles
- 1a Wall - Zinc Shingles
- 2 Roof - Concealed aluminium PPC gutter & downpipes
- 3 Wall - Brick type A - Red multi stock
- 3a Wall - Brick type A - Red multi stock feature panel - Soldier/Herringbone
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PROJECT NAME
Spon End

DRAWING TITLE
Unit Type 2 Elevations

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 50	IB	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	CZ	ZZ	DR	A	16021	P08

THIS UNIT TYPE HAS BEEN DESIGNED FOR DUAL ASPECT PEDESTRIAN ACCESS & REAR VEHICULAR ACCESS

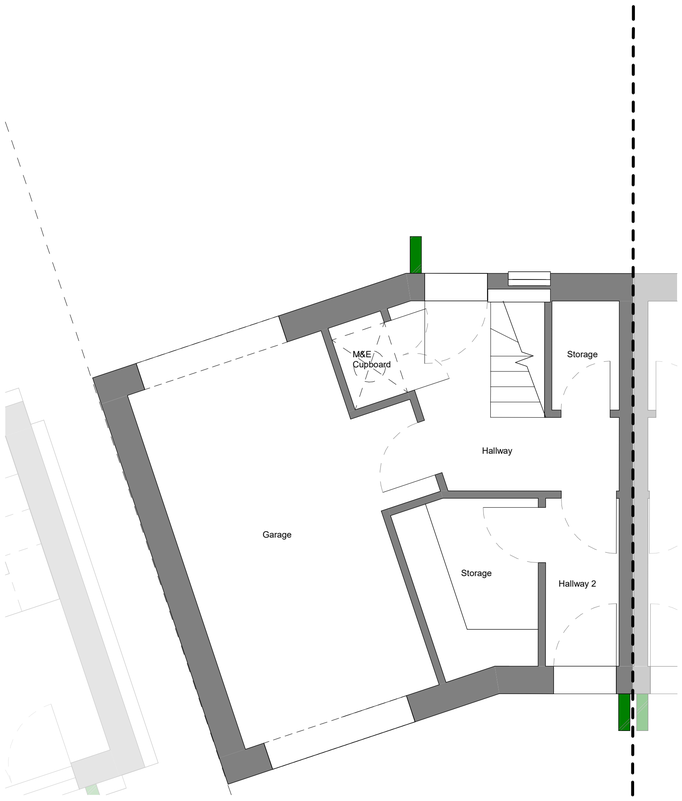
AS DRAWN FOR PLOTS 21
HANDED FOR PLOTS 22

Unit Type 5 Total GIA Area		
Level C1_00 - A 100	44 m	Block C1
Level C1_01 - A 100	44 m	Block C1
Level C1_02 - A 100	44 m	Block C1

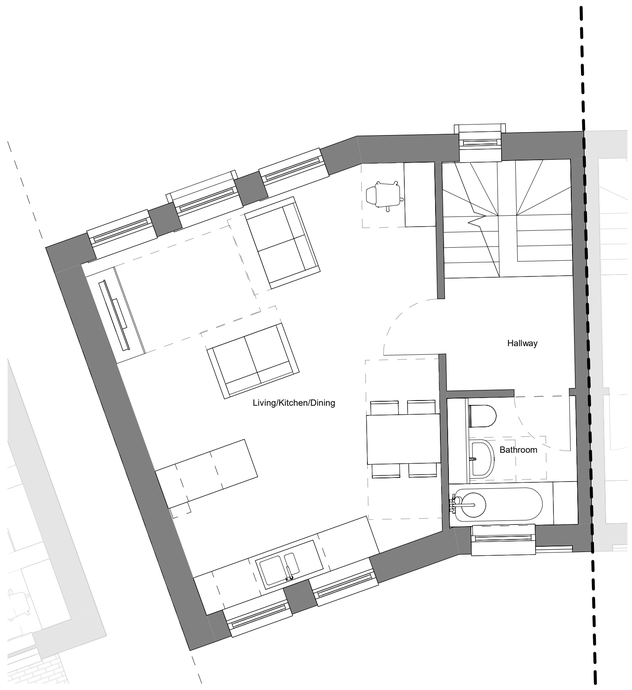
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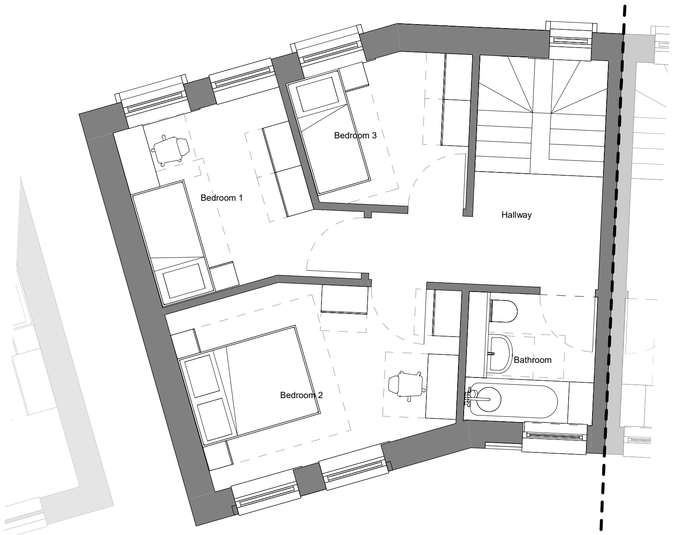
NOTE: ALL HABITABLE ROOMS ARE LOCATED ON 1ST & 2ND FLOORS DUE TO POTENTIAL FLOOD RISK AT GF LEVEL.
FLOOD MITIGATION MEASURES ARE PROVIDED AS PART OF THE SITE WIDE STRATEGY



Level 00
1 : 50



Level 01
1 : 50



Level 02
1 : 50

0 0.5 1 1.5 2 2.5 5m

SCALE BAR 1:50

Rev	Description	Date
P08	Issued for Planning Submission	26/09/2025
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West Midlands
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PROJECT NAME
Spon End

DRAWING TITLE
Unit Type 5 GA Layouts

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 50	IB	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	CZ	ZZ	DR	A	16050	P08

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A1

AS DRAWN FOR PLOTS 21
HANDED FOR PLOTS 22



FRONT ELEVATION - UPPER SPON ST

REAR ELEVATION - SHERBOURNE MEWS

KEY

1 Roof - Zinc Shingles
1a Wall - Zinc Shingles
2 Roof - Concealed aluminium PPC gutter & downpipes
3 Wall - Brick type A - Red multi stock
3a Wall - Brick type A - Red multi stock feature panel - Soldier/Herringbone
4 Wall - Brick type B - Green glazed ceramic
5 Wall - Brick type C - Grey engineering
6 Wall - Ceramic glazed feature tile
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12 Door - PPC aluminium RAL 8004
13 Door - garage open metal work - RAL 8004
14 Balustrade - metal work - RAL 8004
15 Balcony soffit - non combustible panel - RAL 8004
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Rev	Description	Date
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P02	Issued for Information	10/01/2025
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PROJECT NAME
Spon End

DRAWING TITLE
Unit Type 5 Elevations

SUITABILITY CODE
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 50	IB	PS	DB	20/02/2025

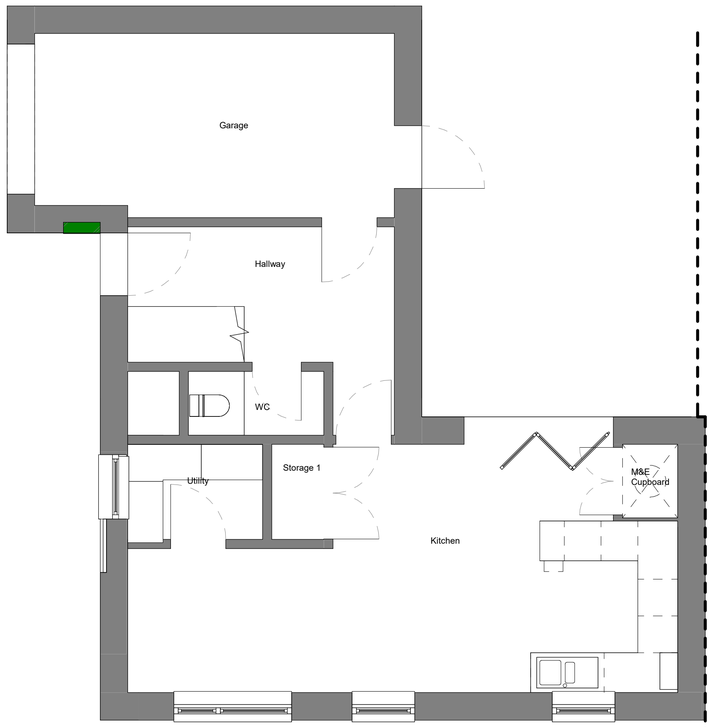
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	CZ	ZZ	DR	A	16051	P08

0 0.5 1 1.5 2 2.5 5m
SCALE BAR 1:50

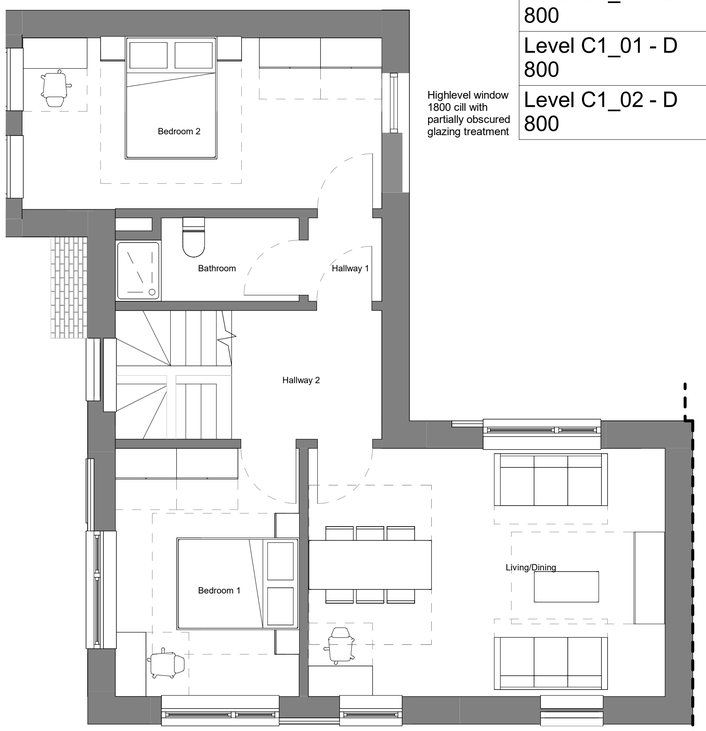
AS DRAWN FOR PLOTS 1,14
HANDED FOR PLOTS 5,18

Unit Type 6 Total GIA Area		
Level C1_00 - D 800	70 m²	Block C1
Level C1_01 - D 800	70 m²	Block C1
Level C1_02 - D 800	46 m²	Block C1

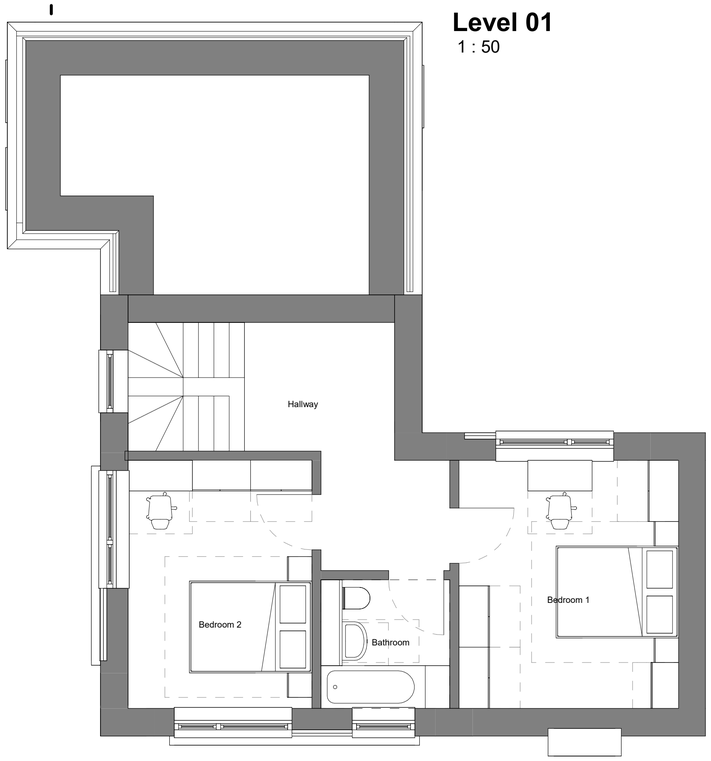
Highlevel window 1800 cill with partially obscured glazing treatment



Level 00
1 : 50



Level 01
1 : 50



Level 02
1 : 50

0 0.5 1 1.5 2 2.5 5m

SCALE BAR 1:50

NOTE: ALL HABITABLE ROOMS ARE LOCATED ON 1ST & 2ND FLOORS DUE TO POTENTIAL FLOOD RISK AT GF LEVEL.
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Coventry
West Midlands
CV1 3DJ

PROJECT NAME
Spon End

DRAWING TITLE
Unit Type 6 GA Layouts

SUITABILITY CODE
S4 - Suitable for Stage Approval

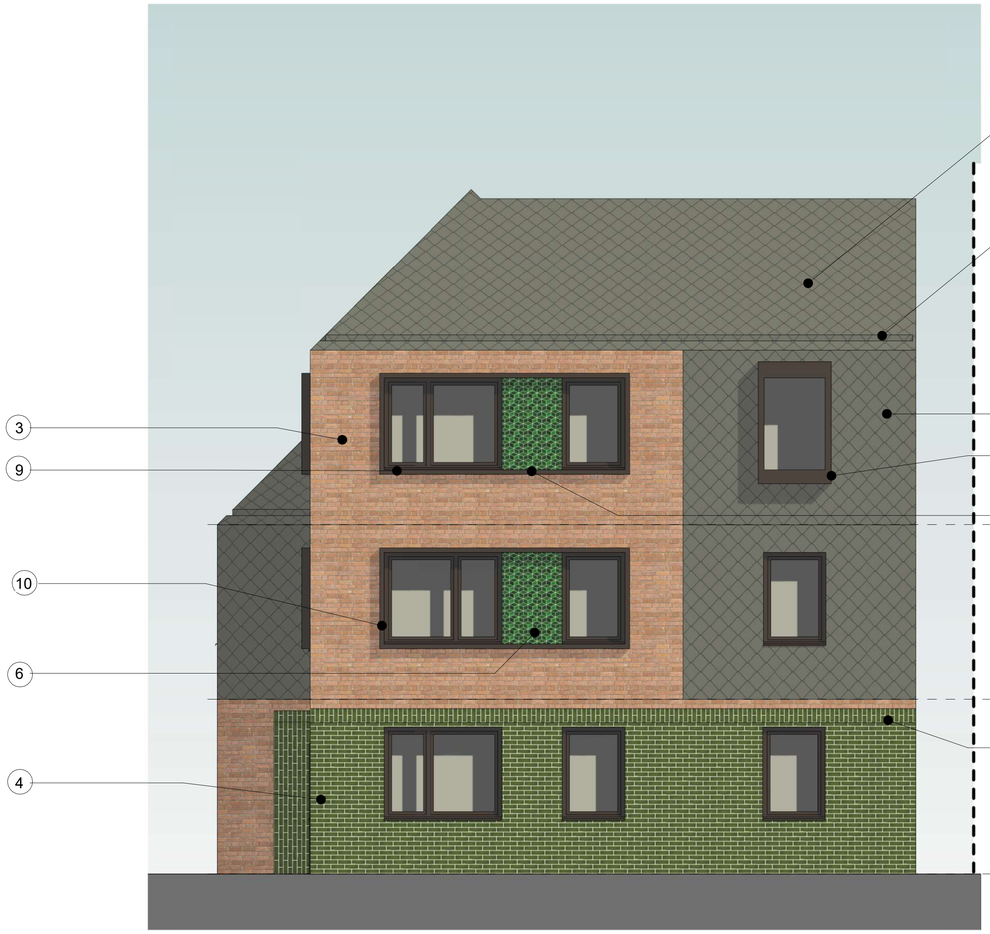
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1 : 50	IB	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	CZ	ZZ	DR	A	16060	P07

AS DRAWN FOR PLOTS 1,14
HANDED FOR PLOTS 5,18

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A1



FRONT ELEVATION - UPPER SPON ST &
SHERBOURNE ST



FRONT ELEVATION - WINDSOR ST
& SHERBOURNE ST

KEY

1 Roof - Zinc Shingles
1a Wall - Zinc Shingles
2 Roof - Concealed aluminium PPC gutter & downpipes
3 Wall - Brick type A - Red multi stock
3a Wall - Brick type A - Red multi stock feature panel - Soldier/Herringbone
4 Wall - Brick type B - Green glazed ceramic
5 Wall - Brick type C - Grey engineering
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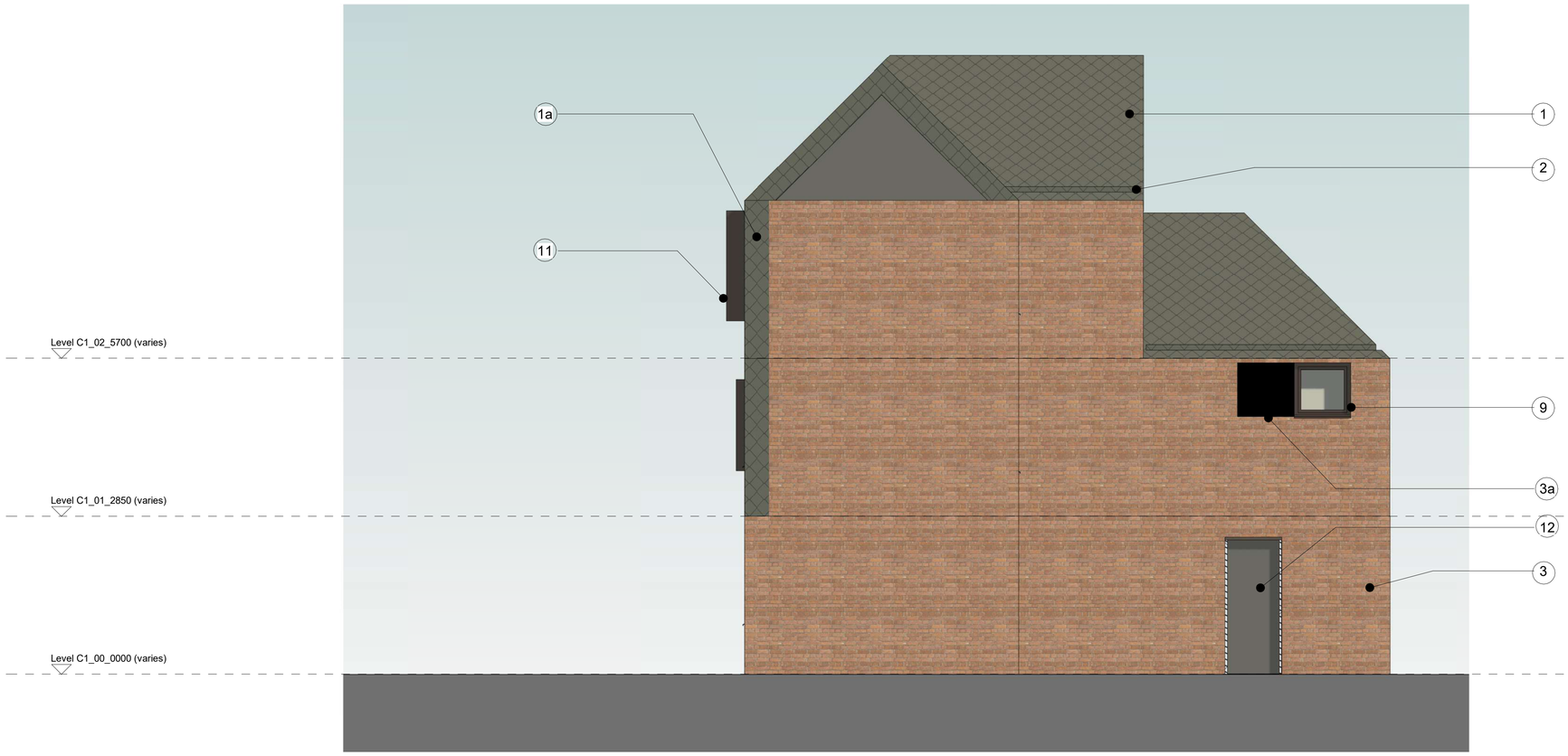
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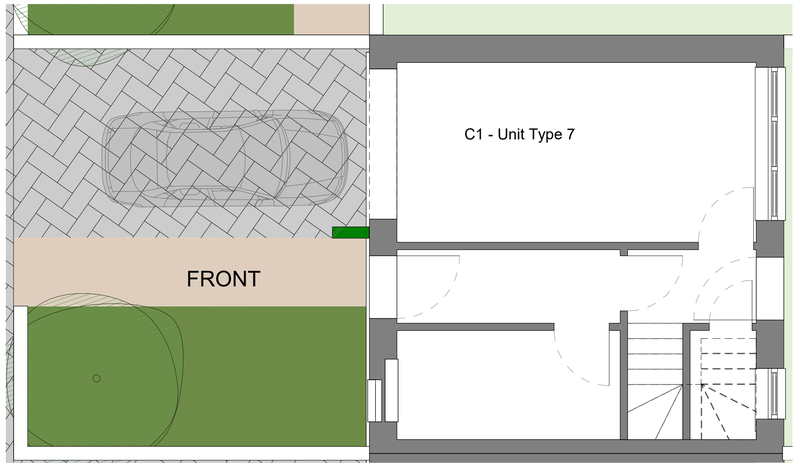
AS DRAWN FOR PLOTS 2,3,4,15,16,17

Unit Type 7 Total GIA Area		
Level C1_00 - D 800	Not Enclosed	Block C1
Level C1_01 - D 800	Not Enclosed	Block C1
Level C1_02 - D 800	Not Enclosed	Block C1
Level C2_01	Not Enclosed	Block C1
Level C2_02	Not Enclosed	Block C1
Level C2_03	Not Enclosed	Block C1

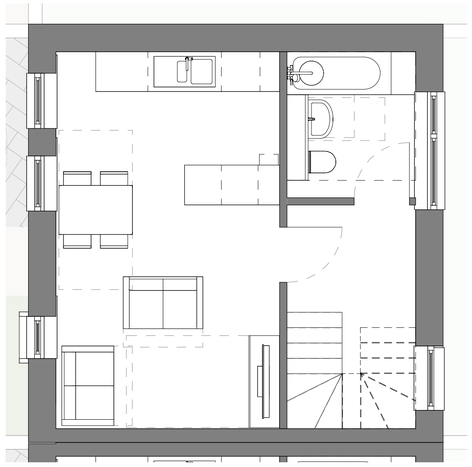
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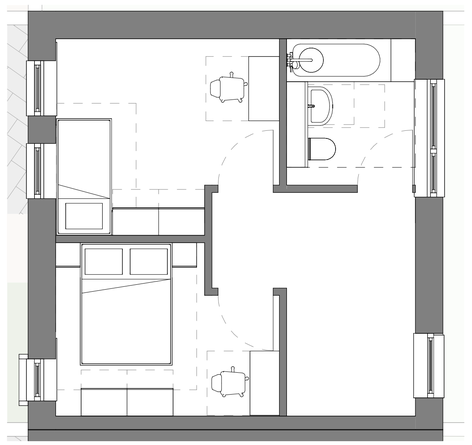
NOTE: ALL HABITABLE ROOMS ARE LOCATED ON 1ST & 2ND FLOORS DUE TO POTENTIAL FLOOD RISK AT GF LEVEL.
FLOOD MITIGATION MEASURES ARE PROVIDED AS PART OF THE SITE WIDE STRATEGY



4 - Level C1_00(1) Unit 7
1 : 50



1 - Level C1_01(1) - Unit type 7
1 : 50



2 - Level C1_02(1) -Unit type 7
1 : 50

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SCALE BAR 1:50

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A1

Obscure glazing to bathrooms and wcs



1 - Elevation 1 - Back
1 : 50

2 - Elevation 2 - Front
1 : 50

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32398	BGL	CZ	ZZ	DR	A	16071	P09

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SCALE BAR 1:50

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Planning Committee Report	
Planning Ref:	PL/2025/0000556/FUL
Site:	12 Middleborough Road Coventry CV1 4DE
Ward:	Sherbourne
Proposal:	Change of use of C3 dwellinghouse into 3 self-contained flats and one studio apartment
Case Officer:	Sam Green

SUMMARY

The purpose of this report is to consider the above application for the change of use of the existing single C3 dwelling, to 3 self-contained flats and one studio apartment. The proposal would have no external changes to the fabric of the building and involves internal changes to the building.

BACKGROUND

This application is being considered by Planning Committee as the application has been called in by a councillor.

KEY FACTS

Reason for report to committee:	Called in by Cllr Gardiner
Current use of site:	C3
Proposed use of site:	C3 Residential Dwellings
Proposed no of units	4
Housing mix	3 x one-bedroom flats 1 x studio-flat
Parking provision	None – resident parking scheme available

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: AC3, H3, DE1, HE1, HE2 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

SITE DESCRIPTION

12 Middleborough Road is a semi-detached dwelling within the Nauls Mill Conservation Area. The property is built of red brick with stone dressings with an L-shaped layout. The dwelling is sited on an elevated plot to alleviate a sloping land level (east to west) with a slate roof and distinctive front bay window. The front garden is enclosed by a red sandstone boundary wall, which contributes positively to the character of the area and to the rear features amenity space. The character of the area is residential consisting of predominantly large detached, semi-detached and terraced dwellings with sandstone walls and street trees with a green contribution from Nauls Mill Park. Further south (past Abbots Lane) the character transitions to the City Centre.

APPLICATION PROPOSAL

The application seeks planning permission for the conversion of the building into four self-contained flats (Use Class C3) consisting of one studio flat and three one-bed flats.

The *Planning Statement* states that the dwelling as existing is a 6-bedroom HMO which was previously used as a care home. The LPA note that there is no planning permission or database records to certify this and when requested were not provided.

Therefore, the LPA cannot without the avoidance of doubt consider the use as existing to be an HMO. The dwelling is therefore considered to be a single C3 dwelling for the purposes of the planning assessment. If the applicant wishes to certify the HMO use this would need to be pursued through a certificate of lawfulness outside of this planning permission.

The planning proposal would involve;

- Internal conversion to create 3 x one bedroom flats and 1 x studio flat.
- No external alterations are proposed to the building envelope.
- The original proposal included the demolition of the front boundary wall and creation of off-street parking via a dropped kerb.
- The applicant has since amended the scheme to retain the front stone boundary wall and remove the proposed parking area from the application.
- All flats will have access to the communal private rear amenity space.

PLANNING HISTORY

No relevant planning history

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 6th December 2017. Relevant policy relating to this application is:

Policy DS3 Sustainable Development Policy
Policy AC3 Demand Management
Policy H3 Provision of New Housing
Policy DE1 Ensuring High Quality Design
Policy HE1 Conservation Areas
Policy HE2 Conservation and Heritage Assets
Policy EM7 Air Quality

Emerging Local Policy Guidance – Local Plan Review was submitted to the Planning Inspectorate for Examination on 9th September 2025

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

Policy DS3: Sustainable Development Policy
Policy H3: Provision of New Housing
Policy DE1 Ensuring High Quality Design
Policy HE2: Conservation and Heritage Assets
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
DPD Houses in Multiple Occupation

CONSULTATION

Statutory

No Objections received from:

- Highways

Non-statutory

No Objections received from:

- Environmental Protection
- Conservation

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 24/04/2025. A press notice was displayed in the Coventry Telegraph on 24/04/2025

No public letters of objection or support have been received.

Cllr Gardiner called the application to Planning Committee due to lack of parking provision and disproportionate sudden demand for parking that is likely and this unfairly advantages newcomers to the area through use of the parking permit scheme

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, heritage considerations and highway matters, in particular parking.

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.

The proposal would be an internal conversion of a use class (C3) which as existing is for residential purposes but would in principle involve the creation of new dwellings. When assessed against Local Policy H3 which sets criterion for the provision of new housing it is considered that the site is in a highly sustainable location.

The proposal therefore is deemed acceptable in principle subject to an assessment of wider planning material considerations including internal living standards, parking, waste and the site-specific designation within a conservation area.

Character and Design

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.

Officers have reviewed the internal space standards and deem the apartments to all exceed 39 sqm for 1b1p. In terms of the amenity space the new residential design guide does not stipulate compliance with specific dimensions and in the case of conversions will be considered on case-by-case basis. The amount, quality and access to the rear amenity space is also deemed to be acceptable and in accordance with the New Residential Design Guide (SPD).

The bin storage area would be to the side of the dwelling and a condition is recommended to require this be in place prior to occupation.

No external alterations are proposed and there is no conflict with Policy DE1.

Impact on residential amenity

It is not considered that the proposed conversion would cause any harm to residential amenity in regard to loss of outlook, privacy or sunlight.

Heritage character of the area and Heritage Assets

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.

The application site is within the Nauls Mill Conservation area and therefore Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also places a duty on the decision maker to give special attention to the desirability of preserving and

enhancing the character of a Conservation Area. Policies HE2 and DE1 of the adopted Local Plan are consistent with Section 72, as is Section 16 of the NPPF (2024).

The proposal is also next to 14 Middleborough Road which is locally listed and therefore a non-designated heritage asset. Therefore, the building is not designated for the purposes of the Planning (Listed Buildings and Conservation Areas) Act 1990 nor paragraph 205-208 of the NPPF. The building instead is considered under Para 216 of the NPPF which states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. It is considered that there would be no harm to No 14 as part of the proposal.

CCC's Conservation officer did originally object to the proposal due to the removal of the sandstone boundary wall to allow for parking. These aspects have since been removed and the proposal now retains the boundary wall.

As there are no external changes that the proposal would have no visual impact and therefore the impact upon the conservation area would be neutral.

The internal changes would allow for the proposal to be used for residential purposes (which is the optimum use) and therefore the proposal would comply with the heritage policies within the NPPF.

Highway considerations

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.

The original provision of off-street parking was objected to by the Local Highway Authority and since has been omitted for heritage reasons.

The amended proposal offers no designated off-street parking. The Local Highway Authority determine that the proposed change of use would require 4 parking spaces

under the current parking standards, which would be an increase in 2 spaces on the existing demand for the use as a single dwelling.

The LHA consider that the existing on-street parking restrictions along the length of Middleborough Road, as well as proximity of the site to the city centre (as defined in Appendix 5 of the Local Plan) would limit the necessity and opportunity for occupants of the property to have a car. The LHA therefore does not consider that the proposals would present any severe impacts and do not object to the proposal subject to a condition ensuring appropriate cycle parking facilities are made prior to occupation.

Middleborough Road falls within a designated Residents' Permit Scheme area, and properties along this road are generally eligible to apply for permits and each self-contained flat with a separate postal address and Council Tax registration would be applicable to apply. The permit does not guarantee a parking space but does offer the ability to park if spaces are available. Objection was received on this matter from a Councillor due to the allowance of 3 parking permits and 3 visitor permits per address under the provisions of the Middleborough Road permit.

The LPA reviewed the potential of imposing a condition on a planning permission restricting future occupiers right to access parking permits and refer to the High Court decision Westminster City Council v Secretary of State for Communities and Local Government; and Court of appeal decision Khodari v Royal Borough of Kensington and Chelsea Council which form material considerations.

In the Westminster judgment the High Court expressed the view that an obligation preventing an occupier from applying for a parking permit did not meet any of the objectives authorised by Section 106, and such an obligation in a planning agreement was personal to the contracting party, and could not be registered as a local land charge and would not bind successors in title.

In the Khodari judgment, Lord Justice Lewison who agreed with the decision in Westminster, concluded that restricting the use of an owner of land from applying for a parking permit was not restricting the use of the land for which planning permission had been granted, but was rather a restriction relating to the use of the highway.

The key point was that for it to be a valid Section 106 obligation or planning condition, the restriction had to relate to the land that was the subject of the planning permission or land to which the applicant had a reasonable degree of control. The day-to-day use of the highway does not fall within the scope of the Town & Country Planning Act. Lord Justice Lewison noted that the correct mechanism for dealing with such issues was for the relevant Highway Authority to exclude each new household from the schedule of streets in the statutory instrument creating the controlled parking zone, so that those households could not apply for a parking permit.

In consideration of the prior high court decision the LPA consider that in the event of granting the planning permission under assessment, there could not be a planning condition or legal agreement which restricts future occupants' ability to apply for permits as part of the residential scheme.

As a point of commentary (thus no material planning weight attributed to the matter), the LPA consider that due to the location occupants would likely either walk, use sustainable travel methods or own one car or in some instances two (due to the living capacity of the flats). The LPA can appreciate concerns in regard to maximum usage of the resident permit scheme but do deem the likelihood of 4 x 1 bedroom flats to each enlist 3 cars to the scheme to be slim. These cars would need to be registered to the address (using the vehicles V5) and thus stipulated to comply with this address for other legislative reasons such as motor car insurance.

The LPA consider any misuse of the permits should be enforced under the appropriate resident parking scheme mechanism and in accordance with the high court judgement the planning process lawfully should not be used to prevent the potential for misuse or to restrict the resident parking scheme process. When this matter is balanced against the LHA's stance of no objection to the proposal and that heritage considerations would restrict the applicants ability to implement off street parking, the LPA consider that the appropriate balance has been struck and the proposal is determined to be acceptable on highway grounds.

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, or the conservation area subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies AC3, H3, DE1, HE1, HE2 of the Coventry Local Plan 2017 and the emerging Local Plan Policies together with the aims of the NPPF.

CONDITIONS/REASONS

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason:	*To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)*
2.	The development hereby permitted shall be carried out in accordance with the following approved plans: Location and Site Plans DWG 261-01 Existing Plans and Elevations DWG 261-02 Proposed Site Plan DWG 261-04 Rev B Proposed Plans and Elevations DWG 261-03
Reason:	*For the avoidance of doubt and in the interests of proper planning.*
3.	The residential accommodation 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.
Reason:	*In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.*
4.	The accommodation 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.
Reason:	*In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2017 and the emerging Local Plan.*
5.	Any gas boilers installed on site shall have a dry NOx emission rate of no more than 40mg/kWh.
Reason:	*To mitigate the impacts of development on air quality in accordance with Policy DS3 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF.*

6.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking and re-enacting that Order with or without modification, the residential accommodation hereby permitted shall be occupied only as a dwellinghouse(s) falling within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any order revoking and re-enacting that Order with or without modification, and for no other purpose; and for the avoidance of doubt there shall be no permitted change to Use Class C4 of the schedule to that Order.
Reason:	*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 DE1, H3 and H5 of the Coventry Local Plan 2017 and the emerging Local Plan.*



1:1250

0 20m 40m 60m 80m



1:500

0 10m 20m 30m

CLIENT

MR SHUAIB HUSSAIN

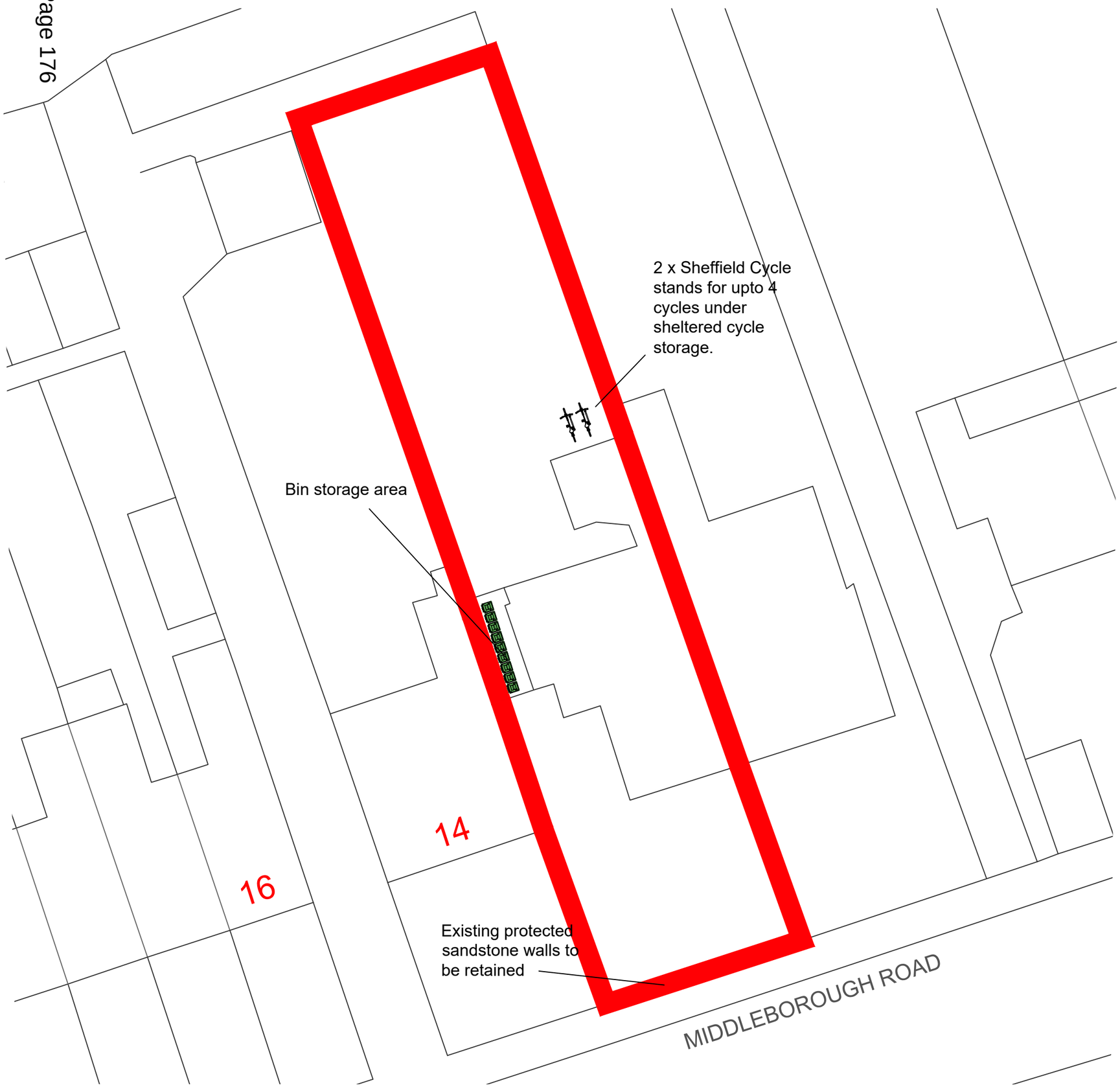
PROJECT

12 MIDDLEBOROUGH RD, COVENTRY, CV1 4DE

JAGYA ARCHITECTURE

DRAWING No.	REVISION	DRAWING TITLE
261-01	-	LOCATION PLAN AND SITE PLAN

SCALE @A3	CHECKED	DATE MAR 2025	DRAWN SK



N

1:200

0 5m 10m 15m 20m

B	06-05-2025	ADDITIONAL BINS ADDED	SK
A	02-05-2025	PARKING AND DROP KERB REMOVED	SK

CLIENT

MR SHUAIB HUSSAIN

PROJECT

12 MIDDLEBOROUGH RD, COVENTRY, CV1 4DE

JAGYA ARCHITECTURE

DRAWING No.	REVISION	DRAWING TITLE	
261-04	**B**	PROPOSED SITE PLAN	
SCALE @A3	CHECKED	DATE MAR 2025	DRAWN SK



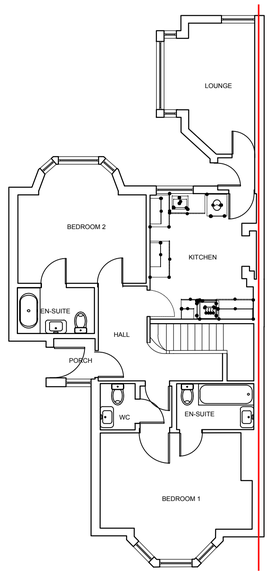
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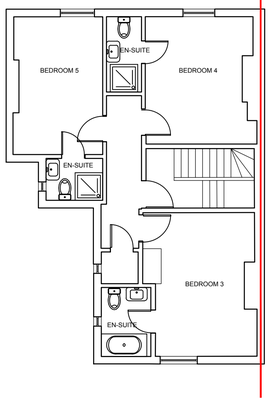
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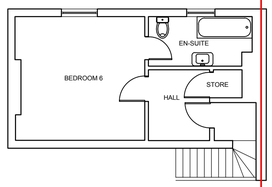
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EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100



EXISTING SECOND FLOOR PLAN
SCALE 1:100



SITE PLAN
1:500

N

CLIENT

MR SHUAIB HUSSAIN

PROJECT

12 MIDDLEBOROUGH RD,
COVENTRY, CV1 4DE

JAGYA ARCHITECTURE

DRAWING No.	REVISION	DRAWING TITLE
261-02	-	EXISTING PLANS AND ELEVATIONS

SCALE @A1	CHECKED	DATE MAR 2025	DRAWN SK



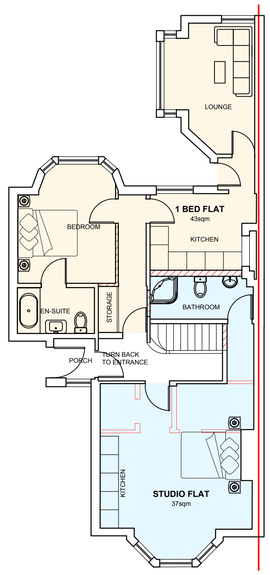
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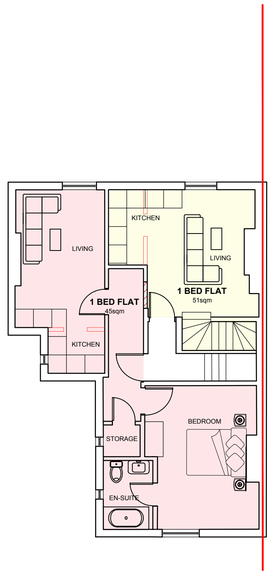
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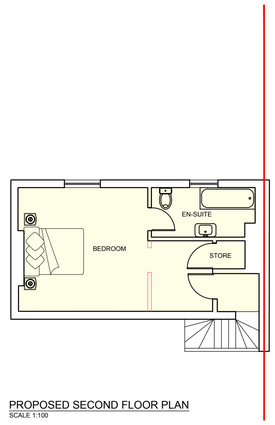
REAR ELEVATION (UNCHANGED)
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED SECOND FLOOR PLAN
SCALE 1:100



SITE PLAN
1:500



CLIENT

MR SHUAIB HUSSAIN

PROJECT

12 MIDDLEBOROUGH RD,
COVENTRY, CV1 4DE

JAGYA ARCHITECTURE

DRAWING No.	REVISION	DRAWING TITLE
261-03	-	PROPOSED PLANS AND ELEVATIONS

SCALE @A1	CHECKED	DATE MAR 2025	DRAWN SK

Planning Committee Report	
Planning Ref:	PL/2025/0001377/FUL
Site:	Sherbourne Student Village, Vincent Street
Ward:	Sherbourne
Proposal:	Temporary change of use from purpose-built student accommodation to flexible student accommodation and serviced accommodation use
Case Officer:	Ayesha Saleem

SUMMARY

The application proposes a temporary change of use from purpose-built student accommodation to flexible student accommodation and serviced accommodation use for a period of 5 years.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee at the request of a Ward Councillor.
Current use of site:	Purpose built student accommodation
Proposed use of site:	Purpose built student accommodation & serviced accommodation

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: DS1, DS3, H10, R4, JE1, JE6, DE1, AC1, AC2, AC3 and AC4 of the Coventry Local Plan 2017, together with the aims of the NPPF.

SITE DESCRIPTION

Sherbourne Student Village is accessed from Vincent Street and Hope Street; the development is made up of four blocks. Block D is the long, rectangular, five-storey block fronting Meadow Road. This Block provides 114 studio rooms, each with an en-suite bathroom and kitchenette. Communal facilities include a common room, laundry, secure cycle storage, and on-site management offices.

Block A contains 35 self-contained units, Block B contains 24 self-contained units and is the main block with communal facilities such as a gym area, co workspace, media room and meeting room. Block C contains 36 self-contained units. These blocks are set to the rear of Block D.

APPLICATION PROPOSAL

The application proposes a temporary change of use from purpose-built student accommodation to flexible student accommodation and serviced accommodation use for a period of 5 years.

Student occupiers will be allocated rooms within Blocks A, B and C in the first instance.
Non-student occupiers will be allocated rooms within Block D in the first instance.
In the event that either the ‘old’ or ‘new’ blocks are fully occupied by students and non-students respectively, students will be permitted to reside within Block D and non-students within Blocks A, B and C where it is possible to maintain a degree of separation. Namely, no student will be permitted to occupy a cluster flat where a non-student is in occupation. This applies only to Blocks A, B and C given that all rooms within Block D are studio rooms.

Individual student tenancy lengths will be permitted up to a maximum of 52 weeks.
No non-student occupier may occupy a room for serviced accommodation purposes for less than 3-nights and more than 90 days. In other words, the minimum stay offered to non-students will be 3 days. The maximum stay offered to non-students will be 90 days.

There is amenity spaces located within all blocks. Both students and non-students will be permitted to utilise these shared facilities. Both students and non-students will benefit from weekly cleaning of communal areas, waste collection, security, parcel collection and so on. With respect to internal amenity, it should be noted that occupants of Blocks A, B and C (which are likely to be students) will benefit from shared kitchen, living and dining areas contained within cluster flats (in addition to shared amenity). Occupiers of Block D (which are more likely to be non-students) will have access to a shared amenity space within Block D as well as shared facilities within Blocks A, B and C. Moreover, non-students will reside in the property on a short-term basis only. Therefore, non-students are less likely to utilise the communal shared internal amenity areas (but have the option to do so when staying for longer periods up to 90 days).

PLANNING HISTORY

- FUL/2013/1119 Erection of a new build entrance and meeting pavilion (including external cycle storage) ancillary to existing student accommodation and creation of a new pedestrian entrance to the site- Approved 28/08/2013
- FUL/2015/1700 New 5 storey building comprising 113 student flats with communal facilities and associated car parking, cycle parking, landscaping and minor alterations to the existing student accommodation building- Approved 06/10/2015
- AD/2015/4314 Non-material amendment to planning application FUL/2015/1700 granted on 06/10/2015 for 'New 5 storey building comprising 113 no. student flats with communal facilities and associated car parking including new access off Hope Street, cycle parking, landscaping, entrance canopy and minor alterations to the existing student accommodation building' involving addition of substation within existing bin store enclosure, one additional bedroom (no external alterations), change to the main brick, change in cladding to the bin and bike stores, an additional cycle hoop and minor internal alterations- Approved 11/03/2016
- PL/2024/0001817/FUL Change of use of the existing building from use as purpose-built student accommodation (sui generis) to use as both purpose-built student accommodation and co-living accommodation on a flexible basis- Refused 18/12/2024
- PL/2025/0001082/FUL Cladding remediation works including the removal and replacement of existing combustible external wall materials, and the installation of non-combustible alternatives (Euroclass A2-s1, d0 or better), cavity barriers, insulation, membranes, and fire-stopping measures to meet current fire safety

standards and improve the building's EWS1 rating from B2 to B1. (Existing use as C1 student accommodation)- Approved 02/07/2025

- PL/2025/0001525/NMA Non-material amendment (omission of vertical routed lines to Rockpanel cladding panels) to application PL/2025/0001082/FUL granted on 02/07/2025 for cladding remediation works including the removal and replacement of existing combustible external wall materials, and the installation of non-combustible alternatives- Awaiting Determination

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 6th December 2017. Relevant policy relating to this application is:
Policy DS1: Overall Development Needs
Policy DS3: Sustainable Development Policy
Policy H10: Student Accommodation
Policy R4: Out of Centre Proposals
Policy JE1: Overall Economy and Employment Strategy
Policy JE6: Tourism/Visitor Related Development
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

Emerging Local Policy Guidance – Local Plan Review was submitted to the Planning Inspectorate on 9th September for examination
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 H10: Student Accommodation
Policy R4: Out of Centre Proposals
Policy JE1: Overall Economy and Employment Strategy
Policy JE6: Tourism/Visitor Related Development
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

Supplementary Planning Guidance/ Documents (SPG/ SPD):
SPD Delivering a More Sustainable City
SPD Coventry Connected
SPD Air Quality

CONSULTATION
No objections received from: -

- Highways
- Environmental Protection
- West Midlands Police Services

Neighbour consultation
Notification letters were sent out to neighbouring houses and three site notices were displayed on the 24th July 2025.

No representations have been received.

A Ward Councillor has objected and referred the application to Planning Committee on the following grounds:

- Each application should be considered on its merits. The fact that permission has been granted elsewhere to this applicant and developer is not a reason alone to grant planning permission.
- The fact that conditions cannot be attached to ensure the category of users does not expand to include very undesirable users indicates that the block should remain only for students, since it appears this is the only way to ensure students are protected. This is why dedicated student accommodation was granted in the first place. If the applicant is unwilling to retract their desire to expand the tenancy offering to those who are not students or very recently students, then they should not be granted planning permission to change the nature of the building on the grounds of safety and wellbeing of the students living there.
- The proposal could adversely affect the ability of Coventry University to attract students when prospective students discover that the safe haven of the student only accommodation can be lost, through development and potentially offered to those whose lives and values are incompatible with the higher education.
- Finally, the proposal is out of keeping the with character of the area and the objectives of the major residential redevelopment that is in progress.

Any further comments received will be reported within late representations.

APPRAISAL
The main issues in determining this application are to consider the principle of development, design, residential amenity and highway safety.

Principle of Development
Sherbourne Student Village is located just outside the City Centre. It is a 15-minute walk from Coventry Train Station and close to numerous bus stops. It is located in a highly sustainable edge of centre location.

Policy JE1 and Policy JE6 of the Local Plan states that the Council will support tourism/visitor related development which would contribute towards the city's role as a tourist destination. The proposed change of use whilst directed at young professionals mainly would help support tourism and visitors to the city in compliance with these policies.

Policy R4 states 'A sequential assessment will be required for all retail and other Main Town Centre use proposals outside a defined centre and should be prepared in accordance with national guidance. This should have regard to the centres hierarchy set out in policy R3 and where in-centre options are exhausted, edge of centre locations (within 300m of a centre boundary) that are well connected and accessible to the centres themselves should also be considered in advance of out of centre sites.

The application proposes a temporary change of use from purpose-built student accommodation to flexible student accommodation and serviced accommodation use for a period of 5 years.

As this is an edge of City Centre location and it is only being proposed for a temporary basis over 5 years there is no reason why this use would not be acceptable in this location and utilising an existing student village and utilising existing facilities provided for a similar use in student accommodation. The application site is within 300m of the City Centre boundary; therefore, whilst a sequential assessment is technically required there would be little harm from this temporary change of use in an edge of centre location.

There are no policies within the current or emerging Local Plan, which protect student accommodation from conversion to other uses.

Notwithstanding the above, a purpose-built student accommodation market study was commissioned to form part of the evidence base for the emerging local plan, which states recommendations for the Local Planning Authority to consider. One of recommendations to consider was pressure on occupancy which may lead to an increase in applications for change of use from PBSA. Coventry has suffered from significant injections of supply, resulting in some schemes applying for (temporary) changes of use to house non-student occupiers. The City Council should be prepared for a continuation of these applications, particularly in peripheral locations. Unless a building is strictly housing postgraduate students, it is recommended that a block housing students and non-students is "segmented" and that these groups are not accommodated together in cluster flats.

The emerging Local Plan Policy H10 (point 8) also states 'Where a change of use is proposed to part of an existing student accommodation block to another residential use, the residential use must be self-contained and segmented from the student accommodation.' This can only be given moderate weight given the status of the emerging Local Plan. However, the proposals comply with this as student occupiers will be allocated rooms within Blocks A, B and C in the first instance and non-student occupiers will be allocated rooms within Block D in the first instance. In the event that either the blocks are fully occupied by students and non-students respectively, students will be permitted to reside within Block D and non-students within Blocks A, B and C where it is possible to maintain a degree of separation. Namely, no student will be permitted to occupy a cluster flat where a non-student is in occupation. This applies only to Blocks A, B and C given that all rooms within Block D are studio rooms. Therefore, the proposal complies with emerging Policy H10.

The primary use would remain as PBSA ensuring that there is no unnecessary loss of student bedspaces where these are required and in the event that demand increases, the building could continue to be occupied by 100% students. As part of this proposal, each bedroom would remain as currently arranged and thus there would be no increase in the total number of occupants that could already occupy the buildings.

This change of use would not be for a complete switch and would only result in a portion of student accommodation which is not taken up in that calendar year and only for a temporary period of 5 years.

Students are still preferential within this accommodation and still occupying the building this temporary measure of offering up serviced accommodation alongside is deemed acceptable given the current market, therefore the proposal complies with Policies R4, H10, JE1 and JE6 of the Coventry Local Plan.

Design

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”.

The proposals will not result in any physical changes to the building, therefore, would not have any impact upon the character and appearance of the building or area complying with Policy DE1 of the Local Plan 2017.

Residential Amenity
In terms of the proposal there is a management plan which has been included which provides information on how the student accommodation and short-term leases will be managed. Although there is no evidence of conflict between these two uses from other similar applications throughout the city, the management plan has indicated as highlighted above how the varying different uses will be separated from each other to provide that segregation.

The applicant has indicated that there will be minimum and maximum stay requirements to ensure that this accommodation is not on a constant turnover which would cause disturbance and disruption for the existing users of the accommodation or providing substandard living for permanent residents.

The Operational Management Plan also outlines the following security measures:

- The building layout is designed to ensure a good level of security for occupiers, visitors and other users. All entrance doors are securable by electronic lock systems or traditional locks and keys.
- Within the proposed buildings all rooms have lockable bedroom doors and communal areas are accessible as these are shared by the occupiers.
- The building along with some public areas has CCTV camera coverage with the focus on the entrance and egress areas.
- A Security Officer is available 24/7, including during out-of-hours, on a call-out basis should an on-site presence be required. The Officer has the contact details of the OM in the event of a major incident.

Taking into account it is considered that there is no detrimental impact upon residents and the proposals comply with Policy DE1 of the Local Plan.

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 AC2 seeks to ensure that development proposals do not have a detrimental impact upon the road network and where required suitable mitigation should be provided as part of any approval, i.e. through obligations.

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.

The Operation Management Plan states ‘Given the sustainable location of the site, it is not anticipated that occupiers (either student or non-student) would seek to travel via the private car. In all marketing and booking information, it will be made clear that no car parking is available at the Site. It will also be made clear that no tenant is permitted to travel to and from the site via private car. A Clause will be included within all tenancy agreements, to be signed by all tenants, which sets out that tenants are not permitted to park either on site or on surrounding streets as a condition of tenancy. Failure to comply with this tenancy will result in a breach of contract and termination of the lease.’

According to the submitted Operational Management Plan, tenancy restrictions are proposed to prevent occupiers from bringing a private car to the site and the surrounding area. This is supported by the LHA. The Local Highway Authority is satisfied that the development proposals should not have a severe impact on public highway safety, or on the operation or capacity of the local highway network.

Other Matters:
With regards to the Councillors comments regarding each application must be assessed on its own merits, officers agree with this statement. However, similar permissions have been granted to other purpose-built student accommodation this year and the Local Planning Authority must take a consistent approach in dealing with these types of application in particular when considering the current market.

With regards to conditioning a category of users, this would be unreasonable and would not meet the condition tests.

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.

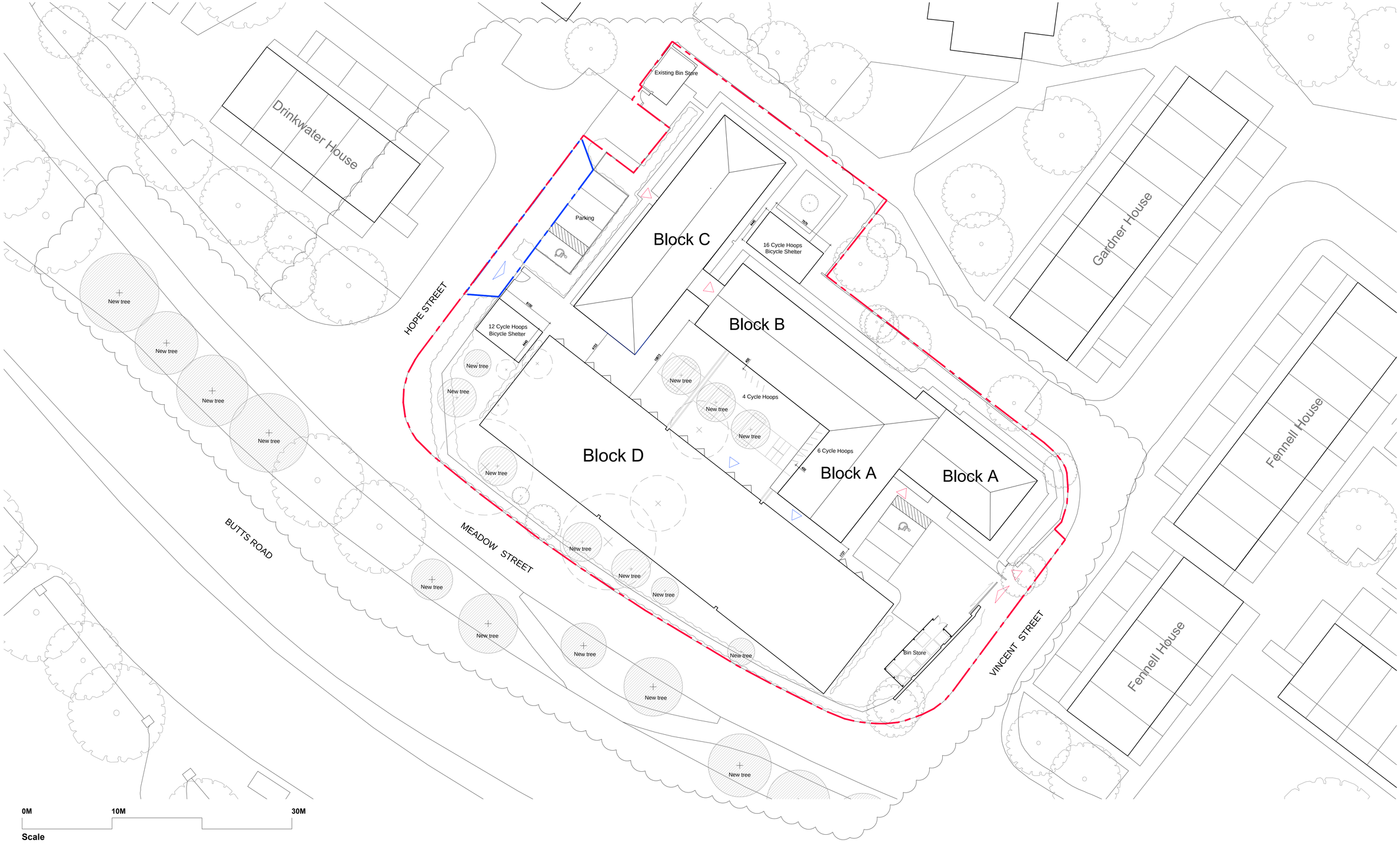
CONCLUSION
The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity or highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, H10, R4, JE1, JE6, DE1, AC1, AC2, AC3 and AC4 of the Coventry Local Plan 2017 together with the aims of the NPPF.

CONDITIONS/REASONS

1.	The change of use hereby permitted is granted for a limited period only expiring 5 years from the date of this decision, when, on or before this date, the temporary use shall cease. Thereafter the premises shall be used as student accommodation in accordance with the original outline planning permission and subsequent reserved matters and other permissions.
Reason.	*The Local Planning Authority considers that a permanent planning permission for a C1 Use may not be appropriate in this case without full consideration of all of the details of such a use against the development plan and other material considerations in accordance with Local Plan Policies and consideration of relevant and necessary planning obligations/developer contributions in accordance with Policy IM1 of the Coventry Development Plan 2017.*
2.	The development hereby permitted shall be carried out in accordance with the following approved plans: Covering Letter Operational Management Plan Site Location Plan DWG 847-P-999 Rev B Site Plan DWG 847 P 1001 Rev C Ground Floor Proposed Layout - Blocks A, B & C DWG 2003 (20) 005 Rev B First Floor Proposed Layout - Blocks A, B & C DWG 2003 (20) 006 Rev A

	Second Floor Proposed Layout - Blocks A, B & C DWG 2003 (20) 007 Rev A Third Floor Proposed Layout - Block B & C DWG 2003 (20) 008 Rev A Ground Floor Plan - Block D DWG 847-C-1002 First Floor Plan - Block D DWG 847-C-1101 Second Floor Plan - Block D DWG 847-C-1102 Third Floor Plan - Block D DWG 847-C-1103 Fourth Floor Plan - Block D DWG 847-C-1104
Reason.	*For the avoidance of doubt and in the interests of proper planning*
3.	A person cannot occupy the rooms/studios/apartments (to be used as serviced accommodation) for more than 90 nights in a calendar year (1 January to 31 December) and stays must be via short term lets only of a minimum of 3 days.
Reason.	*To ensure that that the use is of a character that is in line with other uses that fall within Use Class C1 and due to the lack of infrastructure in place to cater for the demands of longer-term residence, and to safeguard the amenities of the existing occupiers in accordance with Policies DE1 and IM1 of the Coventry Local Plan 2017.*

4.	The development hereby permitted shall be implemented in full accordance with the Operational Management Plan and shall not be amended in any way.
Reason.	*To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.*



notes

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drawing notes

KEY

Existing Trees	Entrance to Proposed Building	New Paving	Site Boundary	Existing Trees Removed
Proposed Trees	Entrance to Existing Building	New Seating	Demolished	Access across Hope Street

N

REV	BY	CHKD	DATE	AMENDMENT DETAILS

REV	BY	CHKD	DATE	AMENDMENT DETAILS
C	KS		28.07.15	Trees to Butts Rd. added. Entrance canopy removed. Cycle hoops added. Planting added. Pedes. entrance added.
B	SK	FBM	08.06.15	Site boundary amended
A	SK	FBM	01.06.15	Site boundary amended

project
Sherbourne House
Vincent Street
Coventry CV1 3HZ

client
Sherbourne Holding Limited

FraserBrownMacKennaArchitects
15-18 Featherstone St. London EC1Y 8SL www.fbmarchitects.com
T:020 7251 0543

drawing title
Existing Site / Location Plan

PLANNING

scale	drawn by	checked by	date
1:200@A1	SK	FBM	© 09.04.2015

DRAWING NUMBER	project	status	revision
	847	P	1001 C

Site cut to fit on page

P/R 1.8m Approx.

Setting out point No. 7

Setting out point No. 8

Proposed building lines trough with existing building

Setting out point No. 1

Setting out point No. 2

Setting out point No. 3

Setting out point No. 4

Setting out point No. 5

Setting out point No. 6

Cleaners Cupboard

Riser

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drawing notes

PLEASE NOTE:

SITE BOUNDARY AND SETTING OUT POINTS ARE BASED ON SURVEY DRAWINGS PROVIDED BY RPS GROUP
REFERENCE: Topographical - UAH3074-A

TO BE READ IN CONJUNCTION WITH:
STRUCTURAL ENGINEER'S DRAWINGS & SPEC.
M&E ENGINEER'S DRAWINGS & SPEC.
LANDSCAPE ARCHITECT'S DRAWINGS SPEC.
SPECIALIST REPORTS REFERENCED WITHIN THE ABOVE DOCUMENTS

GRID LINES HAVE BEEN PLACED AT THE CENTER LINE OF THE STRUCTURAL FRAME.

REV	BY	CHKD	DATE	AMENDMENT DETAILS

REV	BY	CHKD	DATE	AMENDMENT DETAILS
-	SK	FBM	12.02.16	Construction Issue

project
Sherbourne House
Vincent Street, Coventry CV1 3HZ

client
Pickstock Construction

FraserBrownMacKennaArchitects
15-18 Featherstone St. London EC1Y 8SL www.fbmarchitects.com
T:020 7251 0543

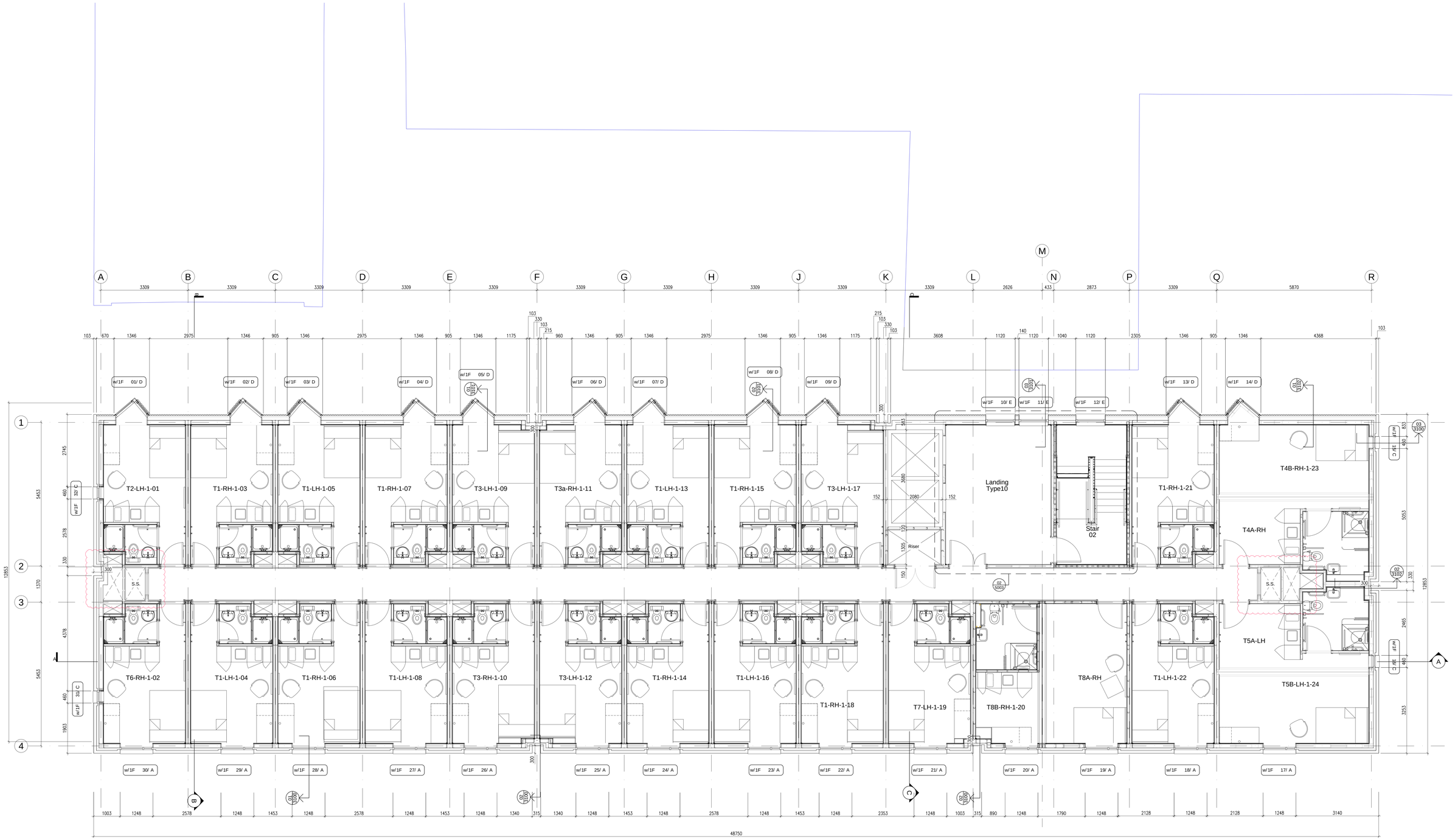
drawing title
Site Plan - Grid Setting Out

CONSTRUCTION

scale	drawn by	checked by	date
1:100@A1	SK	FBM	©04.01.2016

DRAWING NUMBER | project **847** | status **C** | revision **1002**

A1LH
0



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drawing notes

This drawing based on survey drawings provided by RPS Group
Reference: Topographical - UAH3074-A
Pod setting out is based on Elements Europe's drawing:
15-038A.ModulisationPlans(V6)_FBM extract 1st.

Grid lines have been placed at the centers line of the structural frame.

REV	BY	CHKD	DATE	AMENDMENT DETAILS

REV	BY	CHKD	DATE	AMENDMENT DETAILS
-	SK	FBM	12.02.16	Construction Issue

project
Sherbourne House
Vincent Street, Coventry CV1 3HZ

client
Pickstock Construction

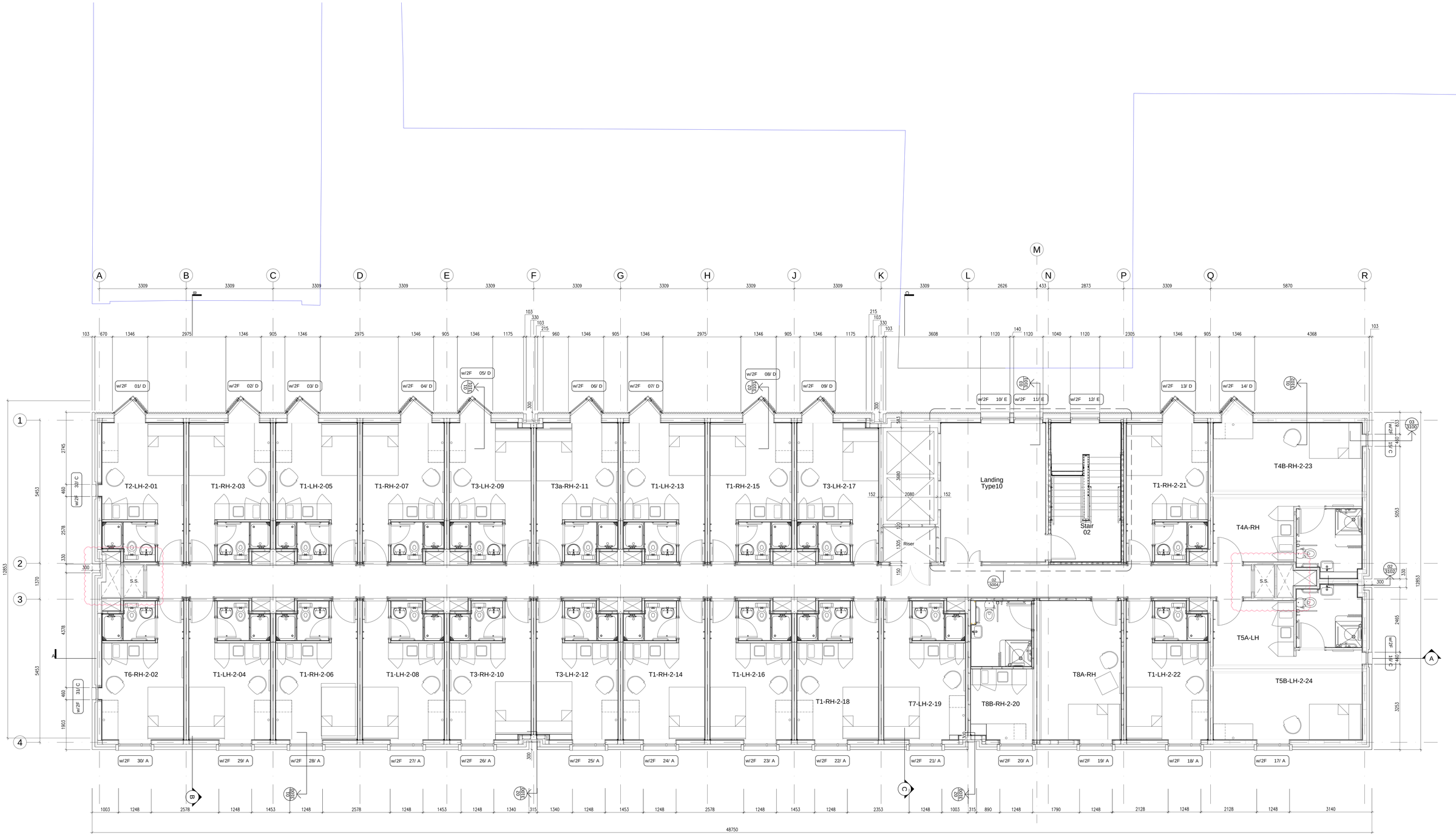
FraserBrownMacKennaArchitects
15-18 Featherstone St. London EC1Y 8SL www.fbmarchitects.com
T:020 7251 0543

drawing title
GA - 1st Floor Plan

CONSTRUCTION

scale	drawn by	checked by	date
1:50@A0	SK	FBM	24.11.2015

DRAWING NUMBER | project 847 | status C | revision 1101 -



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drawing notes

This drawing based on survey drawings provided by RPS Group
Reference: Topographical - UAH3074-A
Pod setting out is based on Elements Europe's drawing:
15-038A.ModulisationPlans(V6)_FBM extract 2nd.

Grid lines have been placed at the centers line of the structural frame.

REV	BY	CHKD	DATE	AMENDMENT DETAILS

REV	BY	CHKD	DATE	AMENDMENT DETAILS
-	SK	FBM	12.02.16	Construction Issue

project
Sherbourne House
Vincent Street, Coventry CV1 3HZ

client
Pickstock Construction

FraserBrownMacKennaArchitects
15-18 Featherstone St. London EC1Y 8SL www.fbmarchitects.com
T:020 7251 0543

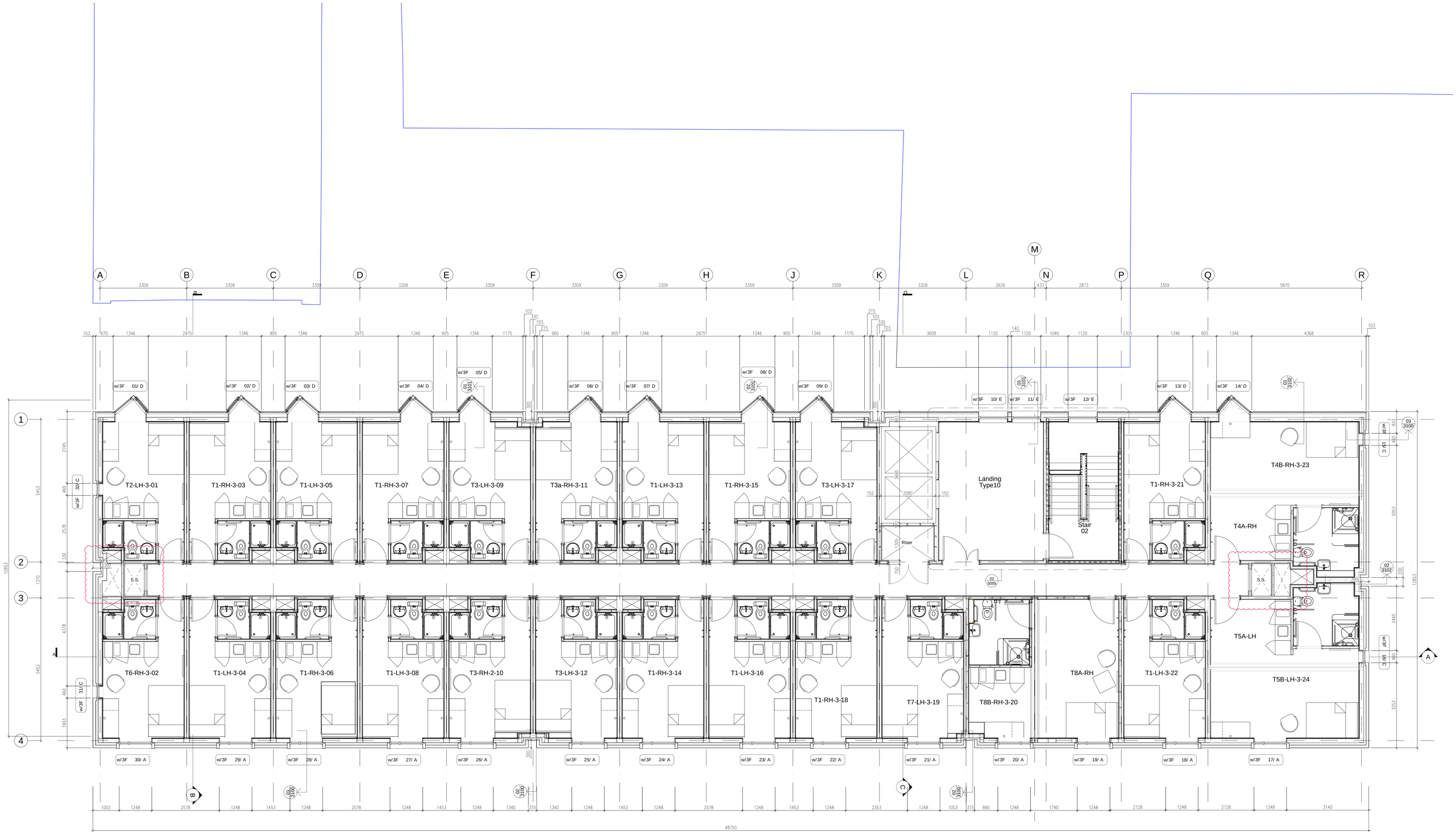
drawing title
GA - 2nd Floor Plan

CONSTRUCTION

scale	drawn by	checked by	date
1:50@A0	SK	FBM	©27.11.2015

DRAWING NUMBER	project	status	revision
	847	C	1102 -

A0UH



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drawing notes

This drawing based on survey drawings provided by RPS Group
Reference: Topographical - UAH3074-A
Pod setting out is based on Elements Europe's drawing:
15-038A.ModulisationPlans(V6)_FBM extract 3rd.

Grid lines have been placed at the centers line of the structural frame.

REV | BY | CHKD | DATE | AMENDMENT DETAILS

- SK FBM 12.02.16 Construction Issue

REV | BY | CHKD | DATE | AMENDMENT DETAILS

project
Sherbourne House
Vincent Street, Coventry CV1 3HZ

client
Pickstock Construction

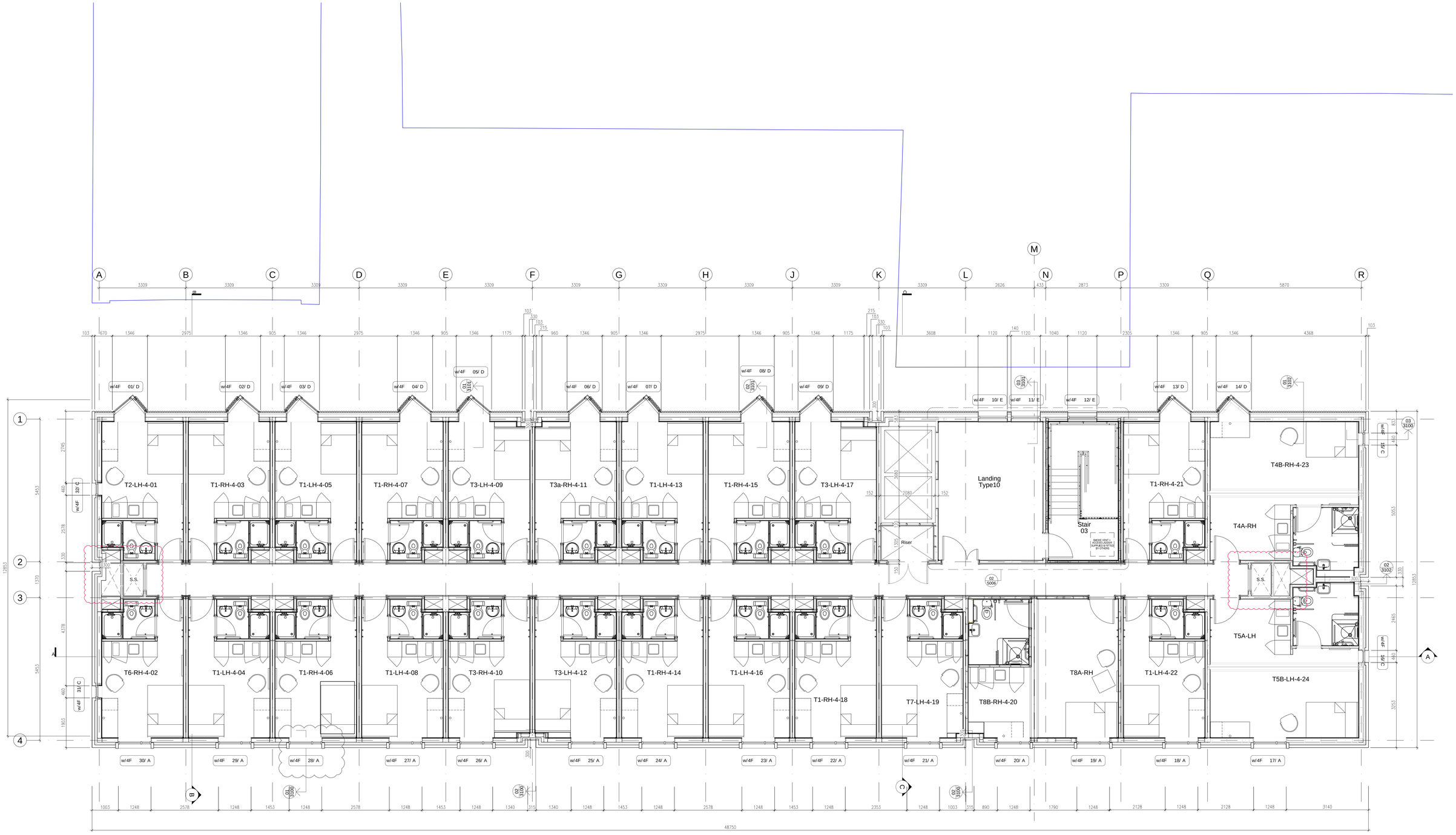
FraserBrownMacKennaArchitects
15-18 Featherstone St. London EC1Y 8SL www.fbmarchitects.com
T:020 7251 0543

drawing title
GA - 3rd Floor Plan

CONSTRUCTION

scale	drawn by	checked by	date
1:50@A0	SK	FBM	27.11.2015

DRAWING NUMBER | project 847 | status C | revision 1103 -



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drawing notes

This drawing based on survey drawings provided by RPS Group
Reference: Topographical - UAH3074-A
Pod setting out is based on Elements Europe's drawing:
15-038A.ModulisationPlans(V6)_FBM extract 4th.

Grid lines have been placed at the centers line of the structural frame.

REV	BY	CHKD	DATE	AMENDMENT DETAILS

REV	BY	CHKD	DATE	AMENDMENT DETAILS
-	SK	FBM	12.02.16	Construction Issue

project
Sherbourne House
Vincent Street, Coventry CV1 3HZ

client
Pickstock Construction

FraserBrownMacKennaArchitects
10-19 Featherstone St. London EC1Y 8SL www.fbmarchitects.com
T:020 7251 0543

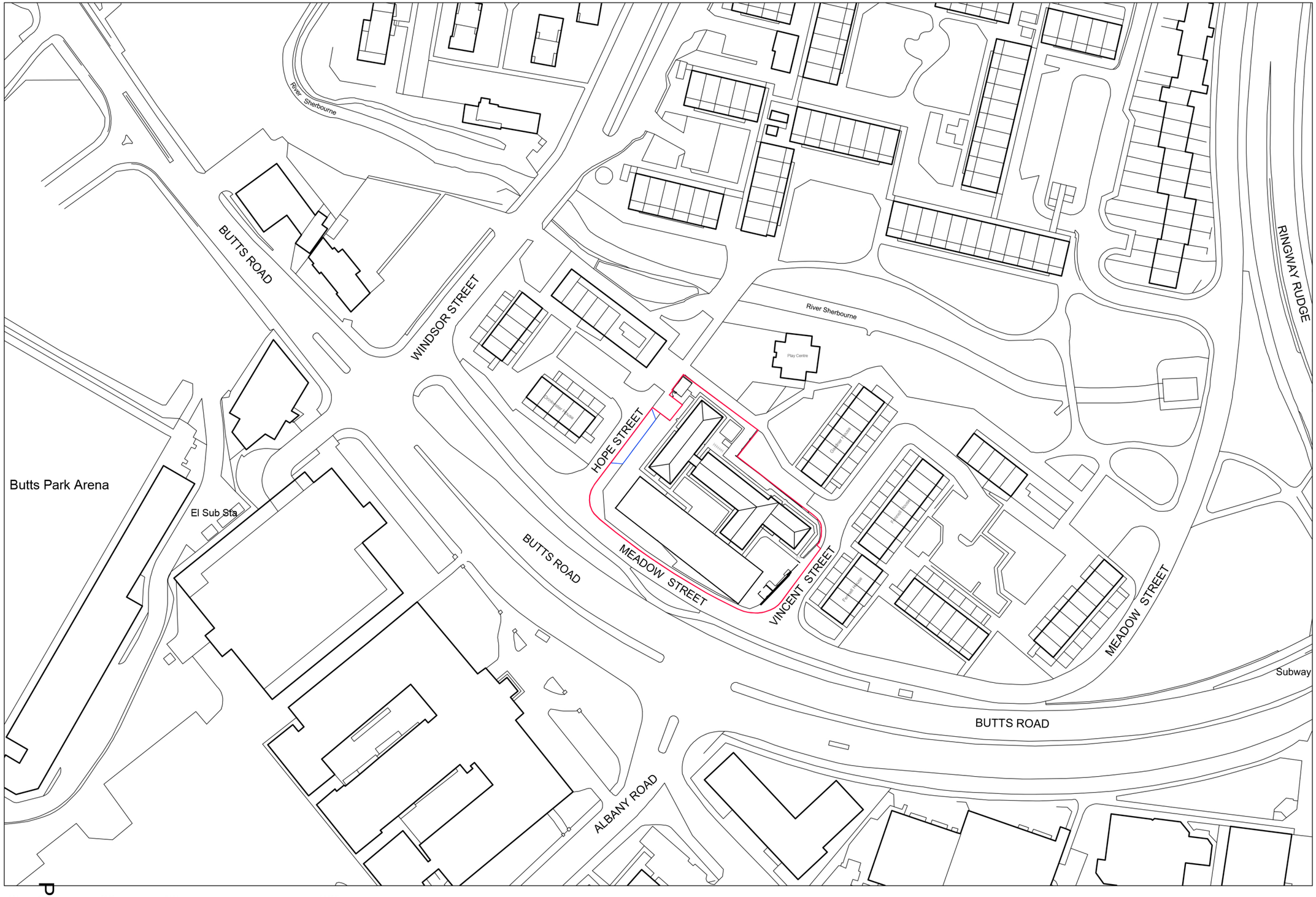
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GA - 4th Floor Plan

CONSTRUCTION

scale	drawn by	checked by	date
1:50@A0	SK	FBM	24.11.2015

DRAWING NUMBER	project	status	revision
	847	C	1104 -

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Page 53

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drawing notes

Site Boundary

Access across Hope Street

N

REV	BY	CHKD	DATE	AMENDMENT DETAILS
B	SK	FBM	08.06.15	Blue line added
A	SK	FBM	05.06.15	Site boundary amended

project
Sherbourne House
Vincent Street
Coventry CV1 3HZ

client
Sherbourne Holding Limited

FraserBrownMacKennaArchitects
15-18 Featherstone St. London EC1Y 8SL www.fbmarchitects.com
T:020 7251 0543

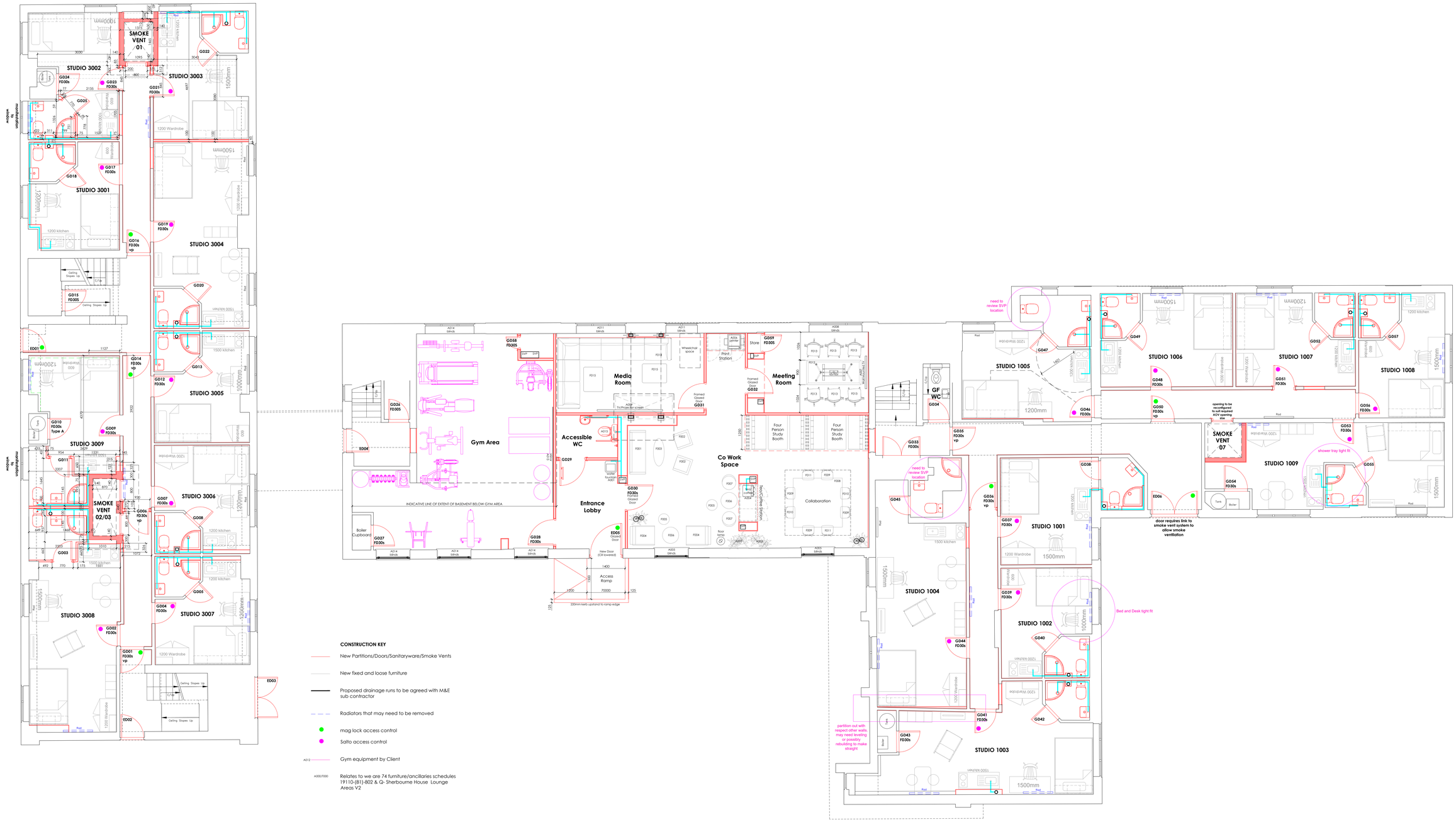
drawing title
Site Location Plan

PLANNING

scale	drawn by	checked by	date
1:1250@A3	SK	FBM	10.04.15

DRAWING NUMBER | project 847 | status P | 999 | revision B

NOTE THIS INFORMATION HAS BEEN PRODUCED USING LASER SURVEYS DRAWING N9625 - FLOOR - PLANS REV 0



CONSTRUCTION KEY

- New Partitions/Doors/Sanitaryware/Smoke Vents
- New fixed and loose furniture
- Proposed drainage runs to be agreed with M&E sub contractor
- Radiators that may need to be removed
- mag lock access control
- Salto access control
- AD12 — Gym equipment by Client
- A000/F000 — Relates to we are 74 furniture/ancillaries schedules 19110-(81)-802 & Q- Sherbourne House Lounge Areas V2

GROUND FLOOR PROPOSED LAYOUT
scale 1:50 @ A0

NORTH

GENERAL NOTES
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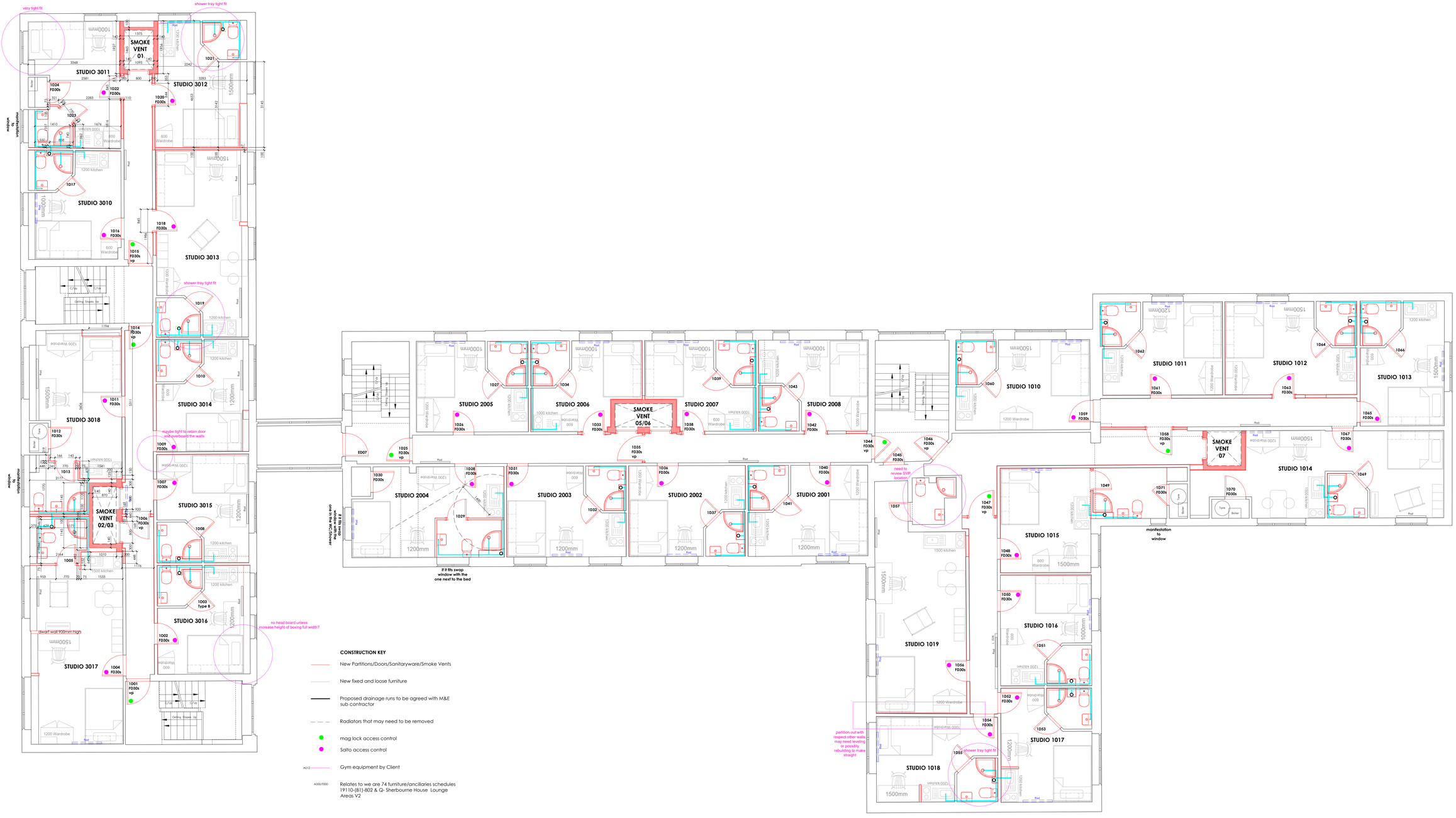
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REVISIONS		DATE	REVISED	CHECKED
A	Setting out dimensions added to studio WCs	14/07/20	JD	NO
B	Ground floor amenity updated - internal doors to be laminate (VE), existing windows to be retained (VE), structure updated to Block B to suit latest DDA design	04/08/20	JD	NO

Project	Scale @ A0	Drawn by
SHERBOURNE HOUSE	1.50	NO
FOR LANVIEW	Date	Checked by
Title	July 2020	NDB
GROUND FLOOR PROPOSED	Drawing Number	Revision
GA PLAN	2003 (20) 005	B

GARNETT NETHERWOOD ARCHITECTS
44 The Calls, Leeds, LS2 7EY. t: 0113 244 6252 f: 0113 244 8125 www.garnettnetherwood.com

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CONSTRUCTION KEY

- New Partitions/Doors/Sanitaryware/Smoke Vents
- New fixed and loose furniture
- Proposed drainage runs to be agreed with M&E sub contractor
- Radiators that may need to be removed
- mag lock access control
- Salto access control
- AD12 — Gym equipment by Client
- A000/T000 — Relates to we are 74 furniture/ancillaries schedules 19110-(81)-802 & Q- Sherbourne House Lounge Areas V2

FIRST FLOOR PROPOSED LAYOUT

scale 1:50 @ A0

NORTH

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SCALE

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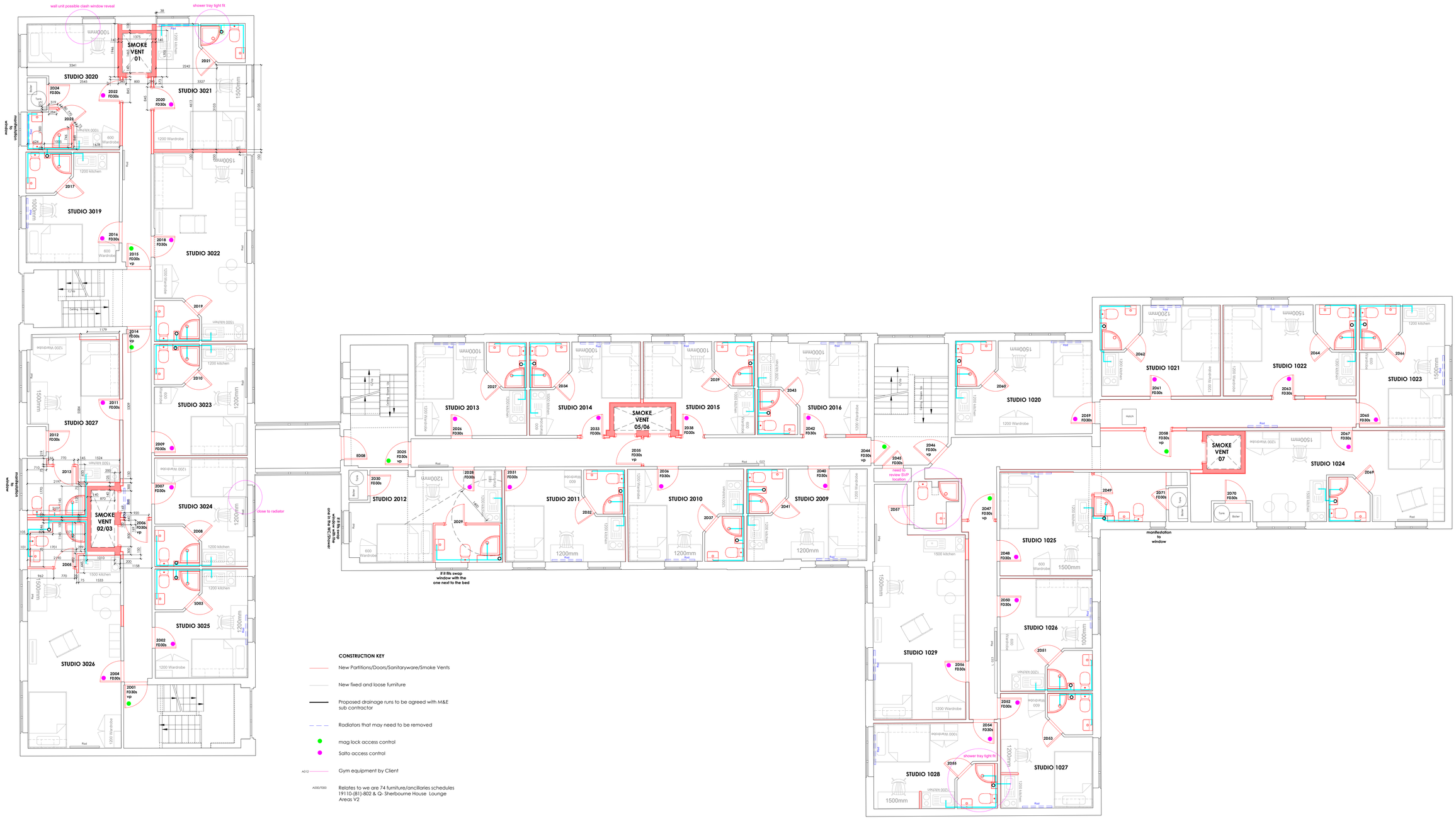
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A	Setting out dimensions added to studio WCs	14/07/20	dD	NO

Project	Scale @ A0	Geometry
SHERBOURNE HOUSE FOR LANVIEW	1.50	NO
Title	Date	Checked by
FIRST FLOOR PROPOSED GA PLAN	July 2020	NDB
	Drawing Number	Revision
	2003 (20) 006	A

GARNETT NETHERWOOD ARCHITECTS

Unit 1A1 Bath Locks, 152 Pines Way, Bath, BA2 3EE t: 01225 464 803 e: bath@gnarchitects.com www.garnettnetherwood.com

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SECOND FLOOR PROPOSED LAYOUT
scale 1:50 @ A0

NORTH

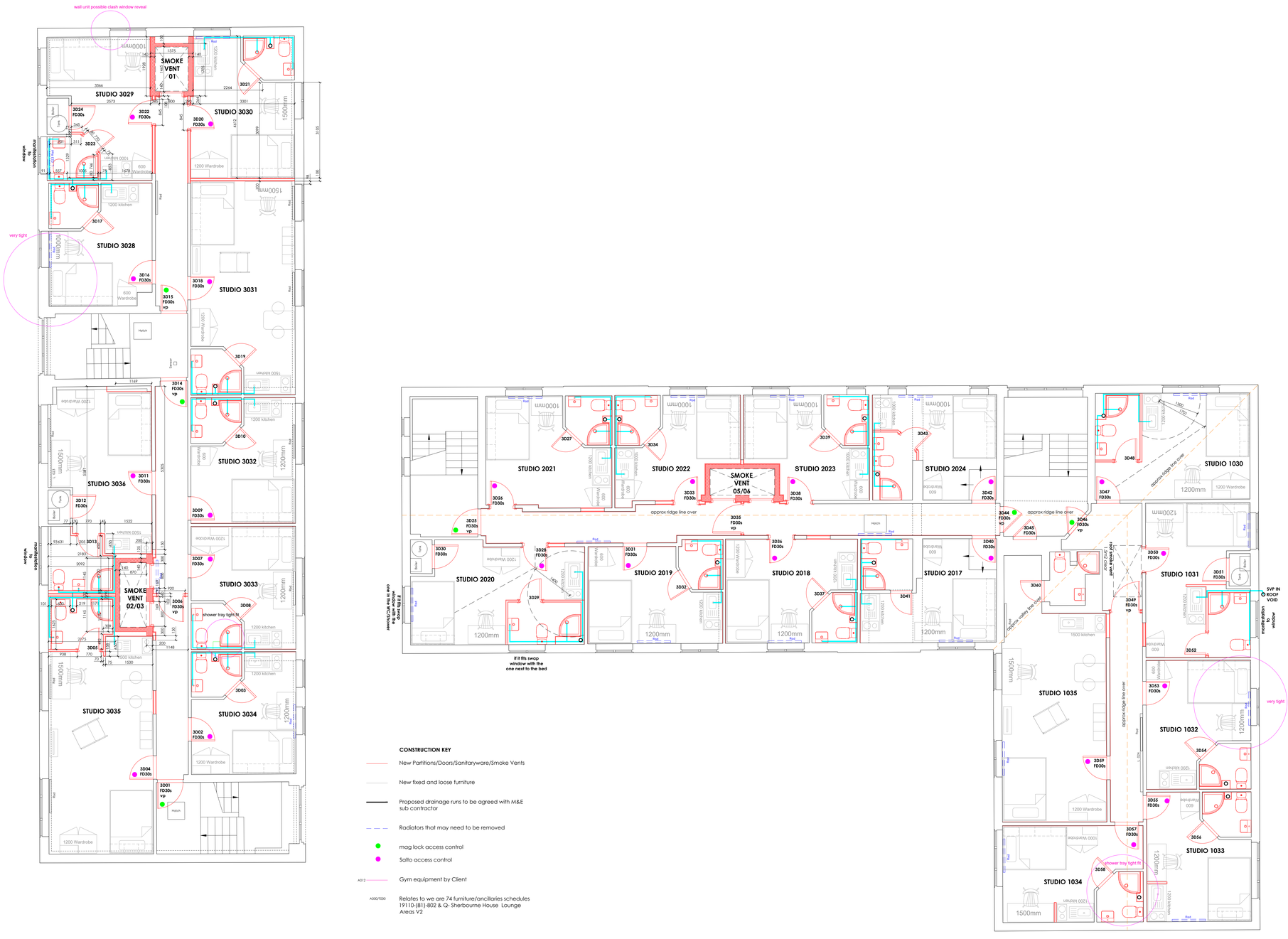
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SCALE
0 2.5 5 7.5m

REVISIONS		DATE	REVISED	CHECKED
A	Setting out dimensions added to studio WCs	14/07/20	JD	NO

Project: SHERBOURNE HOUSE FOR LANVIEW
Title: SECOND FLOOR PROPOSED GA PLAN
Scale@A0: 1.50
Date: July 2020
Drawing Number: 2003 (20) 007
Drawn by: NO
Checked by: NDB
Revision: A

GARNETT NETHERWOOD ARCHITECTS
66 The Ropery, Lancaster, LA1 1TT T: 01524 844 855 F: 01524 844 823 www.garnettnetherwood.com



THIRD FLOOR PROPOSED LAYOUT
scale 1:50 @ A0

NORTH

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SCALE
0 2.5 5 7.5m

REVISIONS		DATE	REVISED	CHECKED
A	Setting out dimensions added to studio WCs	14/07/20	JD	NO

Project: SHERBOURNE HOUSE FOR LANVIEW
Title: THIRD FLOOR PROPOSED GA PLAN
Scale @ A0: 1.50
Date: July 2020
Drawing Number: 2003 (20) 008
Drawn by: NO
Checked by: NDB
Revision: A

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44 The Calls, Leeds, LS2 7EY. T: 0113 244 8838 F: 0113 244 8125 www.garnettnetherwood.com

Operational Management Plan

Sherbourne Student Village, 1 Vincent Street, Coventry, CV1 3HZ

Background

Site has long operated for purpose-built student accommodation (PBSA) purposes managed by AXO Student Living in accordance with a Student Management Plan.

It is proposed to operate the Site for both PBSA and serviced accommodation purposes on a flexible basis.

This Operational Management Plan builds on the existing long-standing management principles and sets out how they will be applied to the operation of the building for both PBSA and Serviced Accommodation purposes.

Regulated Use

One of the purposes of this Plan is to regulate the use of the building and ensure the two uses do not conflict with one another. It is important to note that the primary use of the property remains as PBSA. The intention is that rooms are occupied by non-students as serviced accommodation only where there is no demand from student occupiers.

Allocation

Student occupiers will be allocated rooms within Blocks A, B and C in the first instance.

Non-student occupiers will be allocated rooms within Block D in the first instance.

In the event that either the 'old' or 'new' blocks are fully occupied by students and non-students respectively, students will be permitted to reside within Block D and non-students within Blocks A, B and C where it is possible to maintain a degree of separation. Namely, no student will be permitted to occupy a cluster flat where a non-student is in occupation. This applies only to Blocks A, B and C given that all rooms within Block D are studio rooms.

Tenancy Lengths

Individual student tenancy lengths will be permitted up to a maximum of 52 weeks.

No non-student occupier may occupy a room for serviced accommodation purposes for less than 3-nights and more than 90 days. In other words, the minimum stay offered to non-students will be 3 days. The maximum stay offered to non-students will be 90 days.

Facilities

There are amenity spaces located within all blocks. Both students and non-students will be permitted to utilise these shared facilities. Both students and non-students will benefit from weekly cleaning of communal areas, waste collection, security, parcel collection and so on.

With respect to internal amenity, it should be noted that occupants of Blocks A, B and C (which are likely to be students) will benefit from shared kitchen, living and dining areas contained within cluster flats (in addition to shared amenity). Occupiers of Block D (which are more likely to be non-students) will have access to a shared amenity space within Block D as well as shared facilities within Blocks A, B and C. Moreover, non-students will reside in the property on a short-term basis only. Therefore, non-students are less likely to utilise the communal shared internal amenity areas (but have the option to do so when staying for longer periods up to 90 days).

Car Parking

Given the sustainable location of the site, it is not anticipated that occupiers (either student or non-student) would seek to travel via the private car. In all marketing and booking information, it will be made clear that no car parking is available at the Site. It will also be made clear that no tenant is permitted to travel to and from the site via private car. A Clause will be included within all tenancy agreements, to be signed by all tenants, which sets out that tenants are not permitted to park either on site or on surrounding streets as a condition of tenancy. Failure to comply with this tenancy will result in a breach of contract and termination of the lease.

Services

Physical Security

The building layout is designed to ensure a good level of security for occupiers, visitors and other users. All entrance doors are securable by electronic lock systems or traditional locks and keys.

Within the proposed buildings all rooms have lockable bedroom doors and communal areas are accessible as these are shared by the occupiers.

The building along with some public areas has CCTV camera coverage with the focus on the entrance and egress areas.

Operations Manager

The proposed Operations Manager (OM) role is to ensure the smooth operational effectiveness of the building and the services delivered. The OM is the main point of contact for all occupiers, visitors, contractors and staff. The OM undertakes viewings for prospective occupiers and ensures that all reports are responded to with appropriate actions. The OM has a landline and mobile phone which they can be contacted upon at all times

Security Officer

A Security Officer is available 24/7, including during out-of-hours, on a call-out basis should an on-site presence be required. The Officer has the contact details of the OM in the event of a major incident.

Housekeeping Team

The Housekeeping Team is made up of full and part time staff who will clean and tidy communal areas such as the laundry room, the lounge, main entrance area, lobbies, lift, stairs and corridors. These areas will be cleaned on a daily basis. The Housekeeping Team will also clean and tidy the communal kitchen areas once a week.

Deep Cleaning Service

Regular deep cleaning services are provided each time an occupier vacates the buildings following the end of the occupation contract.

Mechanical and Electrical Services

Axo employs a contractor to provide reactive mechanical and electrical services. Planned and cyclical M & E works (including statutory compliance inspections) are organised by Axo.

Fire Alarm Testing

Fire Alarm testing is organised by Axo, usually by the OM with support from the on-site staff. This is carried out weekly and the date and time is advertised on the noticeboards for viewing by occupiers.

Electrical Fixed Installations

Fixed electrical installations are tested every five years.

Portable Appliance Testing (PAT)

PAT sub contracted to a registered electrical contractor once a year.

Maintenance Management

All repair/replacement requests are made to the OM. A copy of all requests are kept for future reference. The tasks will be carried out by a directly employed person based on site. After inspection if the maintenance operative feels that the task should be carried out by a contractor the OM will make arrangements for this to happen. All external contractors are issued with appropriate ID badges, the work will be inspected on completion.

Out of Hours Maintenance Emergencies

The OM and the Security officer have contact details of out of hour's contractors for M & E works.

Maintenance Response Times

Maintenance jobs are classified into a priority rating, dependant on the nature of the job and are in accordance with ANUK regulations.

Priority One – Emergency repairs are completed within 24 hours of a report of a defect. These would be any repairs required to avoid a danger to health, a risk to the safety of residents or serious damage to buildings or residents belongings.

Priority Two- Urgent repairs are completed within five working days of report of the defect. These would be any repairs which materially affect the comfort or convenience of the residents.

Priority Three- Non-urgent repairs are completed within 28 days of a report of a defect. These would be any repairs not falling within the above categories.

There are other **non-urgent** jobs that might be resolved as part of a timetabled alteration and improvement programme.

Ongoing review

There is regular liaison between the Axo Student Living Management Team and the OM to ensure that services remain high and feedback from occupiers is monitored and acted upon.

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Planning Committee Report	
Planning Ref:	PL/2025/0000313/HHA
Site:	28 Albert Crescent
Ward:	Holbrook
Proposal:	Erection of a detached outbuilding (retrospective)
Case Officer:	Jessica Mantle

SUMMARY

The application seeks permission for an outbuilding within the rear garden of No.28 Albert Crescent. The outbuilding has already been constructed and is currently in use as a home office and gym. The proposal is considered to have an overall acceptable impact on neighbour amenity and to the character and appearance of the locality in accordance with the Coventry Local Plan 2017 and the emerging Local Plan Review.

BACKGROUND

This application follows the grant of permission PL/2024/0000847/HHA for single-storey front and rear and two-storey side and rear extension and, hip to gable and dormer extension with loft conversion and erection of rear outbuilding granted on 27 July 2024. The previous application, PL/2024/0000847/HHA, included a proposed outbuilding with a similar, albeit slightly smaller outbuilding with a gable ended roof design orientated at 90 degrees compared to the current proposal. The proposed outbuilding is 0.2m wider and approximately 53mm higher than the previous proposal (when measured above ground level within the application site. The outbuilding proposal from permission PL/2024/0000847/HHA was not implemented in accordance with the approved plans resulting in unauthorised development. This application seeks retrospective permission to retain the unauthorised outbuilding.

KEY FACTS

Reason for report to committee:	Over five objections against Officer recommendation
Current use of site:	Residential dwelling
Proposed use of site:	Residential dwelling

RECOMMENDATION

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

REASON FOR DECISION

The development would be acceptable in terms of its design, scale and siting and would have an acceptable impact on the character and appearance of the street scene and to neighbour amenity in accordance with policies DE1 and H5 of the Coventry Local Plan 2017.

SITE DESCRIPTION

The application site is located on the south side of Albert Crescent and relates to a semi-detached dwelling with a hipped roof and rendered exterior. The dwelling has a particularly large front garden with off-street parking and a spacious rear garden.

APPLICATION PROPOSAL

The application seeks retrospective permission for the erection of a detached outbuilding located to the rear of 28 Albert Crescent. The structure is brick-built with a pitched, gable-ended roof design incorporating roof lights. It measures approximately 7.4m in width, 6m in depth and 3.8m in height at the ridge. The building is positioned at the end of the rear garden, adjoining the rear access which runs behind properties on Albert Crescent and Farm Close. The outbuilding is intended to be used as a home office and gym, incidental to the enjoyment of the dwellinghouse.

PLANNING HISTORY

There has been one historic planning application on this site:

Application Number	Description of Development	Decision and Date
PL/2024/0000847/HHA	Application for single-storey front and rear and double-storey side and rear extension and, hip to gable and dormer extension with loft conversion and erection of rear outbuilding.	Granted 24-07-2024

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 6th December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy
Policy H5: Managing Existing Housing Stock
Policy DE1: Ensuring High Quality Design
Policy AC3: Demand Management

Policy EM4: Flood Risk Management

Emerging Local Policy Guidance – Local Plan Review submitted to Planning Inspectorate for examination on 9th September 2025

Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:
Policy DS3: Sustainable Development Policy
Policy H5: Managing Existing Housing Stock
Policy DE1: Ensuring High Quality Design
Policy AC3: Demand Management
Policy EM4: Flood Risk Management

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Householder Design Guide 2023

CONSULTATION

Statutory

None

Non-statutory

None

Neighbour consultation
Immediate neighbours and local councillors were notified on 12/03/2025 and again on 08/09/2025 following the submission of amended plans.

9 representors have objected, raising the following material planning considerations:

- Too large, larger than other outbuildings in the area.
- Resembles a bungalow.
- Loss of outlook.
- Overshadowing and loss of light to neighbours
- Not in keeping with surrounding area
- Over development of the site within residential area.
- Impact to neighbour privacy.
- Future use of outbuilding as residential / annex or HMO accommodation, separate dwelling.
- Noise pollution
- Parking issues
- Deviates from previous approval

No comments of support have been received. The following non-material planning considerations were raised; these cannot be given due consideration in the planning process:

- Light pollution – The outbuilding is for domestic use and no external lighting forms part of this application; any future lighting would be minor and not normally a material planning matter.
- Encroachment on adjacent boundaries – This is a private civil matter and not a planning consideration.
- Building unlawful and exceeds “lawful” limits – The proposal exceeds permitted development allowances, which is why planning permission is being sought. The application must therefore be determined on its planning merits.
- Restriction or loss of views from windows – The planning system does not protect private views.
- Other legal requirements (e.g. Building Regulations) – These are controlled under separate legislation and fall outside the scope of planning control.
- Setting an undesirable precedent for unauthorised development – Each application is assessed on its own merits. An applicant has the right to seek retrospective planning consent for unauthorised development under planning legislation.
- Overcrowding / numerous people in a small place – Internal use by household members is not a planning matter unless it results in a material change of use, which is not proposed for this application.
- Party Wall issues and boundary disputes – These are civil matters between landowners and not material to the planning decision.
- Guttering and drains – These are building maintenance and civil matters outside planning control.

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, highway and parking considerations and flood risk.

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.

Policy H5 of the Coventry Local Plan the states that, “where appropriate, the existing housing stock will be renovated and improved, in association with the enhancement of the surrounding residential environment and to meet local housing needs”.

The application site is located in a residential area where it is considered sustainable, acceptable, and common to extend homes and construct outbuildings. However, it is important to ensure that outbuildings are in keeping with the design and character of the existing house and of the surrounding area and there would be no harmful impact on residential amenity. Materials, colours, textures and local distinctiveness should all be considered within the context of the local area in order to ensure a high-quality urban environment, in accordance with policies DE1 of the Coventry Local Plan and Supplementary Planning Document Householder Design Guide 2023, unless relevant planning considerations indicate otherwise.

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 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”.

Principle 7 of the Householder Design Guide 2023 SPD sets out the following design guidance principles for residential outbuildings:

- Garden buildings/ sheds should be proportional to the scale of the associated dwellinghouse and plot.
- Care needs to be taken on corner plots to ensure that buildings are not located in a prominent position where they could adversely impact on the character of the area.

The application site lies within a residential area where there are numerous examples of domestic outbuildings. The outbuilding the subject of this retrospective application is located at the end of the rear garden of 28 Albert Crescent, adjoining the rear access that runs behind properties on Albert Crescent and Farm Close.

Due to its siting at the rear of the plot, the structure is not prominent from public vantage points along Albert Crescent or Farm Close. As such, it has a limited impact on the wider street scene. Nevertheless, the outbuilding is constructed in brick with a gabled pitched roof and is considered to be acceptable in terms of its design quality.

The footprint of the outbuilding measures approximately 7.4m in width and 6m in depth, which is marginally larger than the previously approved scheme (ref. PL/2024/0000847/HHA), which approved an incidental outbuilding of 7.2m width by 6m depth and a max height of approximately 3.75m above ground level (within the application site).

The building occupies a broadly similar position to the earlier approval. There are notable variations in ground levels around the site, with No.30 Albert Crescent set higher and No.26 slightly lower. The dwellings to the rear on Farm Close are also at a lower level. Compared to the earlier scheme, the roof pitch has been rotated 90 degrees, with the gable ends now facing the shared boundaries with Nos.26 and 30. The height is approximately 3.8m above ground level (within the application site), similar to the previous approval.

While the outbuilding is larger than many others in the locality and sits towards the upper scale for a domestic outbuilding, it remains proportionate to the size of the host dwelling and its plot. Although the structure exceeds permitted development tolerances, its size, height and overall massing are not considered to be unreasonable or excessive. The development also retains a sufficient amount of garden space to serve the needs of the dwelling, ensuring the property continues to benefit from adequate outdoor amenity provision.

In summary, the key differences from the previous approval are the slight increase in width and the reorientation of the roof pitch. The outbuilding is of an acceptable design and appearance, positioned discreetly to the rear of the site, and its impact on the character of the street scene is limited. The proposal is therefore considered to comply with the Householder Design Guide SPD (2023) and Policy DE1 (Ensuring High Quality Design) of the Coventry Local Plan (2017).

Impact on residential amenity

Principle 7 of the Householder Design Guide 2023 SPD states sets out the following design principles for residential outbuildings intending to protect neighbour amenity:

- Garden buildings/ sheds should be proportional to the scale of the associated dwellinghouse and plot.
- Garden buildings/ sheds should be sited so they do not result in visual intrusion, overshadowing, overlooking or loss of privacy to neighbouring properties.
- Garden buildings/sheds/ outbuildings should only be used for purposes incidental to the use of the dwellinghouse and should not be used for commercial purposes or living accommodation.

Whilst the outbuilding will be visible from neighbouring gardens and windows, this does not in itself equate to harm. As set out in the design assessment, the overall size, height

and massing of the structure are not considered excessive for a domestic outbuilding and remain proportionate to the scale of the host dwelling and its plot.

The building is positioned approximately 11m from the rear elevations of Nos.26 and 30 Albert Crescent, and a similar distance from the nearest dwellings on Farm Close. This separation ensures the proposal would not have an overbearing impact or cause a detrimental loss of light or outlook to habitable room windows.

The re-orientation of the roof means the gable ends now face the shared boundaries with Nos.26 and 30. The sloping roof pitches away from these properties, reducing its perceived scale and impact compared to the previously approved scheme. Variations in ground levels further mitigate the effect: No.30 sits on higher ground and therefore experiences reduced impact, while although No.26 is set lower, the sloping roof ensures the maximum height (4.23m at the boundary) is not readily appreciable other than from the far end of the garden.

To the rear, the outbuilding is visible above boundary fencing from properties on Farm Close. However, the separation created by the rear access and boundary treatments reduces its visual impact. The degree of projection above the fences is limited, and the roof form slopes away, further softening its appearance.

The building is single-storey and contains no windows positioned to overlook neighbouring properties. It would not therefore introduce any harmful overlooking beyond that already possible from the host garden or rear access.

The stated use of the outbuilding is as a home office and gym, which is considered incidental to the enjoyment of the dwellinghouse and compatible with the residential character of the area. The proposed use is not expected to generate undue noise or disturbance. The applicant has confirmed there is no intention to use the building as a self-contained annex. To safeguard neighbouring amenity, it is recommended that a condition is imposed to restrict the use of the outbuilding to purposes incidental to the enjoyment of the dwellinghouse and to prevent its use for commercial purposes or as a separate unit of accommodation without further planning consent.

Taking the above into account, the outbuilding is not considered to cause unacceptable harm to the living conditions of neighbouring occupiers in terms of visual intrusion, loss of light, outlook or privacy. The proposed use as a home office and gym is incidental to the enjoyment of the dwellinghouse and would not give rise to undue noise or disturbance. Subject to a condition restricting its use to purposes incidental to the dwellinghouse, the proposal is therefore considered to accord with Policy DE1 of the Coventry Local Plan (2017) and the Householder Design Guide SPD (2023).

Highway and parking considerations

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.

The Householder Design Guide SPD 2023 states that front extensions should not reduce the parking provision available for the dwellinghouse. Where off-street parking is provided to the front of a dwellinghouse, this should meet the requirements of the Councils parking standards.

Appendix 5 of the Coventry Local Plan requires a minimum of 2 parking spaces for a 2 or more-bedroom house located in an 'outer city' location. The dwellinghouse benefits from generous off-road car parking provision on the front driveway as well as on road parking in the vicinity. The proposed outbuilding is located to the rear of the site and would not reduce off-street parking provision and therefore would not increase the demand for on street parking. The proposal would not adversely impact car parking or the highway network in accordance with Policy AC3 and Appendix 5 of the Coventry Local Plan and the Householder Design Guide SPD.

Drainage

The application site is located within Flood Zone 1, where there is the lowest probability of fluvial flooding. Council mapping also confirms there are no known risks of surface water flooding affecting the site. The proposal therefore raises no concerns in respect of flood risk and is considered to comply with the requirements of Policy EM4 (Flood Risk Management) of the Coventry Local Plan 2017.

Equality Implications

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

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

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

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

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

Conclusion

The application seeks retrospective permission for the erection of a detached outbuilding located to the rear of 28 Albert Crescent. The structure is brick-built with a pitched, gable-ended roof design incorporating roof lights. The building is positioned at the end of the rear garden, adjoining the rear access which runs behind properties on Albert Crescent and Farm Close. The outbuilding is intended to be used as a home office and gym, incidental to the enjoyment of the dwellinghouse. The retrospective outbuilding is of an appropriate design, scale and massing relative to the host dwelling and plot. Whilst larger than some other outbuildings in the locality, it remains proportionate to the property and is positioned discreetly to the rear, resulting in only a limited impact on the character and appearance of the street scene.

The separation distances to neighbouring dwellings, the orientation of the roof, and changes in ground levels ensure that the structure does not result in unacceptable harm to neighbouring amenity through loss of outlook, light or privacy. The use of the building as a home office and gym is incidental to the enjoyment of the dwellinghouse and would not cause undue noise or disturbance. A planning condition can ensure the outbuilding is not used as a separate unit of accommodation or for commercial purposes. The proposal also raises no concerns in respect of highway safety and parking or flood risk.

The development is considered to be acceptable in principle and will not result in any significant impact upon visual or 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, AC3 and EM4 of the Coventry Local Plan 2017 and the emerging Local Plan Policies together with the aims of the NPPF.

CONDITIONS/REASONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans submitted on 4th September 2025:

   Location Plan C948 / 001
   Floor Plans and Elevations C 948 / 005 Rev E
   Site Block Plan C948 / 002 Rev C

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

2. 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.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.*

3. The building hereby permitted to be erected shall be used only for a purpose incidental to the residential use of the application property at 28 Albert Crescent, and the building shall not be used as primary living accommodation or for the purpose of any trade or business.

Reason: *To ensure that the outbuilding is not used in a manner prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policies DE1 and EM1 of the Coventry Local Plan 2017 and the emerging Local Plan.*

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NOTES:

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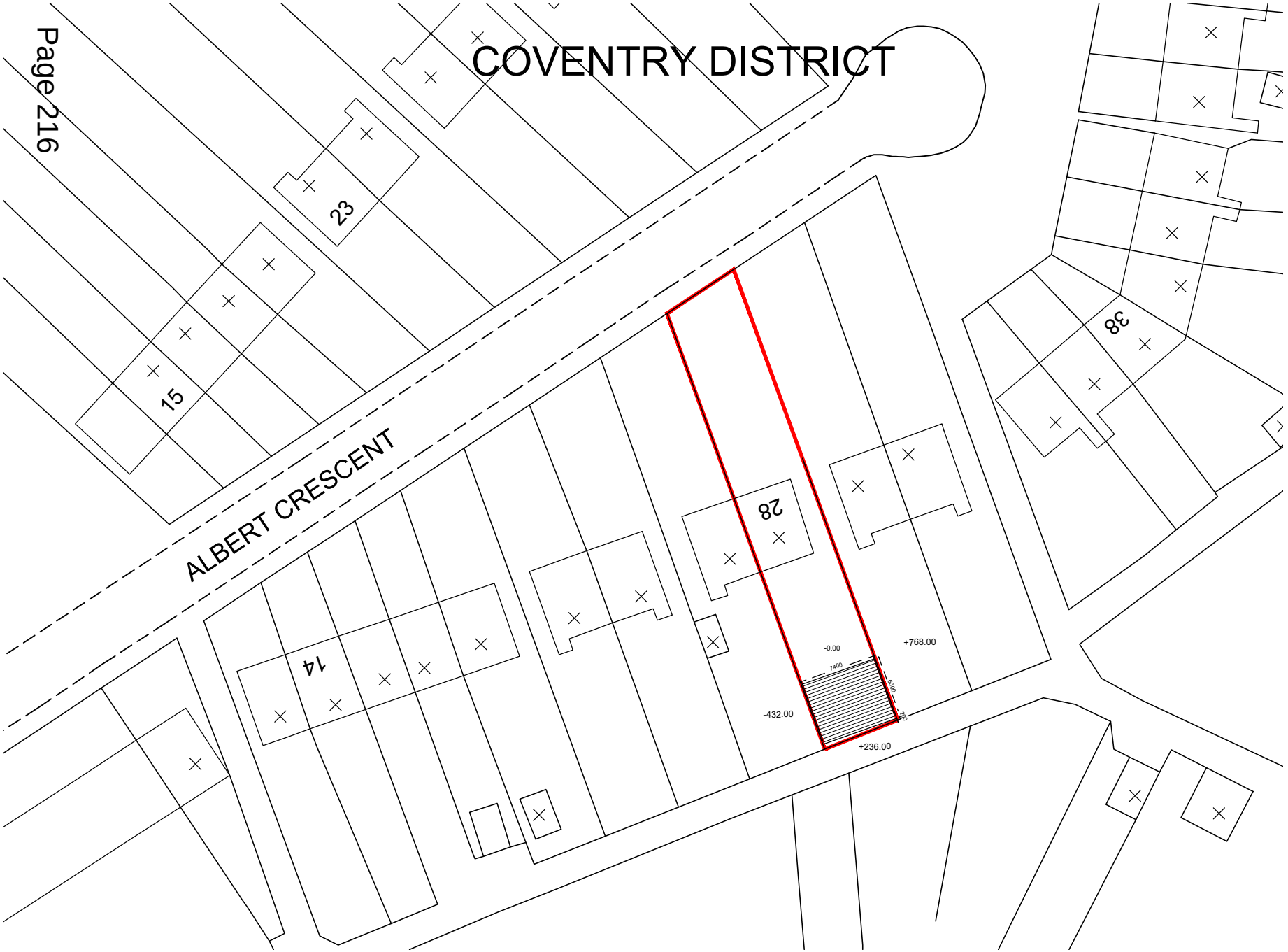
KSN DESIGN
ARCHITECTURAL CONSULTANTS
26 Wyche Avenue, Birmingham. B14 6LQ
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DATE	Mar 2024
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CHECKED	KSN

CLIENT	**Mr. Gurmail Singh**
JOB TITLE	Single Storey Front and Rear and Single Storey Side and Double storey Side and Rear and Dormer Loft Conversion and Erection of Rear Out Building
DRAWING TITLE	**Location Plan**
DRAWING NO.	**C948 / 001**

Location Plan

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NOTES:

Rev C - 03.07.2025 - Changes made as planning officers comments. KSN
Rev B - 10.02.2025 - Rear Out Building updated. KSN
Rev A - 23.07.2024 - Changes made as planning officers comments. KSN

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Site - Block Plan

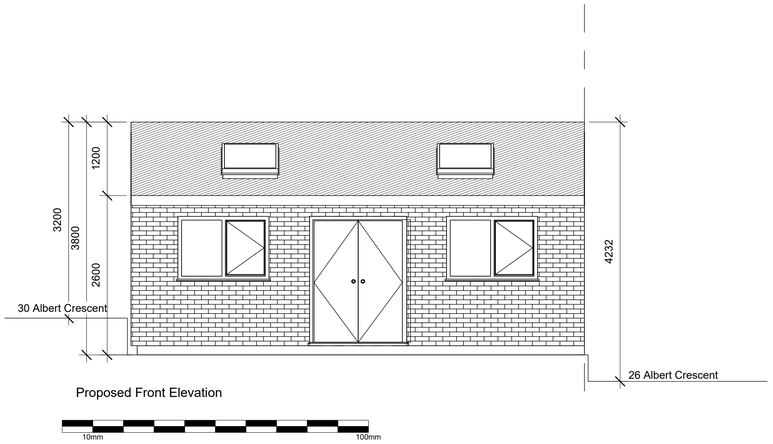
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CLIENT	**Mr Gurmail Singh**
JOB TITLE	**Rear Out Building.**
DRAWING TITLE	**Site - Block Plan**
DRAWING NO.	**C948 / 002 Rev C**

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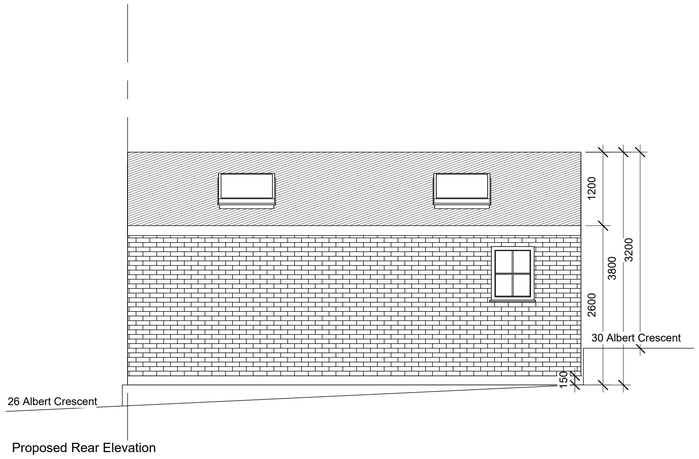
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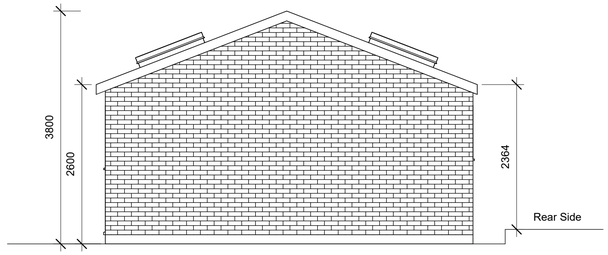


Proposed Front Elevation

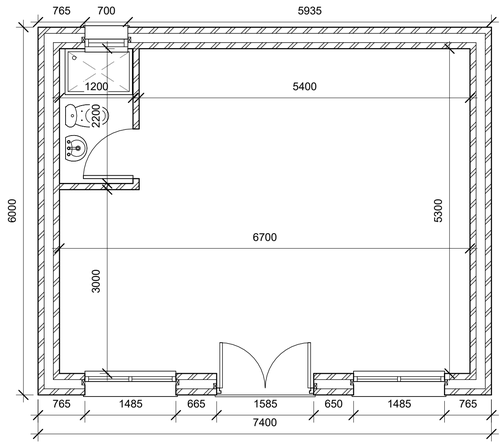
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Proposed Rear Elevation

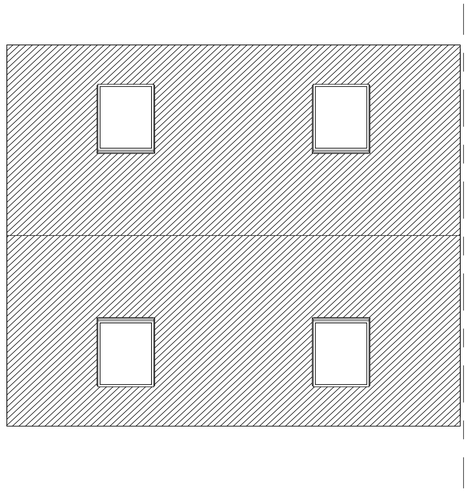


Proposed Side Elevation



Proposed Ground Floor Plan

1m 5m



Proposed Roof Plan

Rev E - 14.08.2025 - Amended as per Planning Officer's Comments. KSN

Rev D - 03.07.2025 - Amended as per Planning Officer's Comments. KSN

Rev C - 01.06.2025 - Gradient to the rear alleyway shown. KSN

Rev B - 16.01.2025 -Information Added. KSN

Rev A - 23.07.2024 - Amended as per Planning Officer's Comments. KSN

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SCALE @ A1	1:50, 1:100
DATE	AUG 2025
DRAWN	ZA
CHECKED	KSN
CLIENT	Mr. Gurmail Singh
JOB TITLE	Single Storey Front and Rear and Single Storey Side and Double storey Side and Rear and Dormer Loft Conversion and Erection of Rear Out Building
DRAWING TITLE	Proposed Outbuilding Plans and Elevations
DRAWING NO.	**C 948 / 005 Rev E**

Proposed Outbuilding Plans and Elevations

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