

Planning Committee Report	
Planning Ref:	FUL/2017/2308
Site:	Canley Social Club and Institute Ltd, Marler Road
Ward:	Westwood
Applicant:	OBARCS no. 5 LLP and CPSC Ltd
Proposal:	Redevelopment of site to provide 38 purpose built student town houses, student management and recreation suite, parking, secure cycle stores and open space
Case Officer:	Anne Lynch

SUMMARY

The application proposes redevelopment of the former social club site for purpose built student accommodation. This will provide accommodation for up to 452 students and will be arranged across 38 town houses comprising 3 and 4 storey units utilising the roof space.

KEY FACTS

Reason for report to committee:	A petition bearing 114 signatures has been submitted objecting to the proposals.
Current use of site:	Vacant site but formerly social club with sports ground.
Cycle spaces	160
Car parking spaces	45
No of units	38
Student rooms	452

RECOMMENDATION

Planning committee are recommended to delegate the grant of planning permission to the Head of Planning, subject to conditions and the completion of a Section 106 agreement relating to NHS contributions, the transfer and maintenance of public open space, cycleway link to Charter Avenue and securing the tenure for student accommodation, and on the expiry of the consultation period, subject to no further representations being received raising material planning considerations that have not already been considered by Planning Committee.

REASON FOR DECISION

The proposal is high quality design improving the character of the area, will not adversely impact upon highway safety or the amenity of neighbours. The proposal accords with Policies BE2, BE21, AM22, AM12 and EM5 of the Coventry Development Plan 2001, Policies DE1, AC1, AC3, AC4, H3, H4 and H10 of the emerging Local Plan, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application proposes the erection of 38 town houses consisting of 6 nine bed houses, 6 ten bed houses and 26 thirteen bed houses. The 6 and 10 bed houses will have eaves heights of 7.03 metres and ridge heights of 10.93 metres and the 13 bed units will have eaves heights of 9.75 and ridge heights of 13.63 metres.

The development will be white textured brick with zinc roofs and window frames coloured to match the zinc roof.

Each dwelling will have a shared common area on the ground floor with communal kitchen, dining and lounge area. Across the development there will be 24 “accessible” bedrooms.

The development will include shared external space and a student management and recreation suite. The management and recreation suite will be three storey with a flat roof and will incorporate a games/common room, group and private study rooms, a laundry room, reception, management and security, post facilities, coffee bar, centralised plant and staff welfare facilities.

Covered and secured cycle parking space will be provided for 160 cycles arranged at the ends of selected blocks of town houses. There will also be 45 vehicle parking spaces within the site and a vehicle drop-off area by the management and recreation suite and bin storage areas adjacent to the town houses.

Vehicular access will be from a single point, reusing the existing access for the social club at the corner of Marler Road and Haycock Green.

The development will also incorporate photo voltaic panels in the roofs of the blocks to the north to achieve 10% on-site renewables.

SITE DESCRIPTION

The site is the former Canley Social Club which has been closed for a number of years and has been subject to vandalism and arson. The site formerly comprised the main sports and social club, pavilion and car park area. It also contained a senior football pitch, bowling green and further hard play area which covered approximately 45% of the overall site area. There is a railway line to the north and residential dwellings to the south, south-east and south-west. There is public open space to the north-east and north-west.

PLANNING HISTORY

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

Application Number	Description of Development	Decision and Date
OUT/2015/0664	Outline application for residential development (discharging access with	Approved 10 th August 2015

	all other matters reserved) for up to 44 dwellings	
FUL/2017/0844	Redevelopment of site to provide 40 purpose built student town houses, student management and recreation suite, parking, secure cycle stores and open space	Withdrawn 6 th July 2017.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 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 promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this 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 Development Plan 2001 (CDP) relevant policy relating to this application is:

- Policy OS4 – Creating a more sustainable city
- Policy OS6 - Change of use of land
- Policy EM5 - Pollution protection strategy
- Policy H1 - People and their housing needs
- Policy H6 – Conversion to Multiple Occupation
- Policy BE2 - The principles of urban design
- Policy BE21 - Safety and security
- Policy AM12 - Cycling in new developments
- Policy AM22 - Road safety in new developments

Emerging Policy Guidance

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings and consultation on modifications has concluded and the Inspector's report has been received. The draft plan and report have been published and are a material consideration in the determination of applications. The draft plan and report will be presented to Full Council in December, if recommendations are approved it will become the adopted development plan. Policies within the draft local plan that are relevant include:

- Policy DE1 – Ensuring High Quality Design
- Policy AC1 – Accessible Transport Network
- Policy AC3 – Demand Management
- Policy H3 – Provision of new housing
- Policy H4 – Securing a mix of housing
- Policy H10 – Student Accommodation
- Policy H11 – Homes in multiple occupation
- Policy AC4 – Walking and cycling

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development

SPD Delivering a more sustainable city

CONSULTATION

No objections have been received from:-

Urban Design and Landscape (CCC)

No objection subject to conditions have been received from:

Environmental Protection Officers (CCC)

Highways (CCC)

Parks and Leisure (CCC)

Flood Risk and Drainage (CCC)

Urban Design and Landscape (CCC)

West Midlands Police

NHS

Comments are awaited from:-

Ecology

Immediate neighbours and local councillors have been notified; a site notice was posted on 27th October 2017. A press notice was displayed in the Coventry Telegraph on 12th October 2017.

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

- a) Impact on residential amenity from noise and disturbance. The student hub and the negative impacts it will bring is not needed.
- b) Loss of community facility and nothing put in place for residents.
- c) There is enough student housing in the area already and should be used for family homes.

A petition has been submitted bearing 114 signatures objecting to the proposals and indicating that they want family housing rather than a student village.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, design, impact on residential amenity, highway considerations and safety and security.

Principle of development

Policy H6 of the CDP states that proposals for conversion to, enlargement or alteration of house in multiple occupation will be considered on the basis of:

- The size and character of the property;
- The facilities available for car parking;
- The impact on the amenities of adjoining properties; and
- The cumulative impact on the amenities and character of the surrounding area.

Whilst Policy H6 refers to existing properties the principles are carried forward to the Emerging Local Plan in respect of conversion of existing properties and purpose built HIMOs.

Policy H11 of the Emerging Local Plan states that the development of purpose built HIMOs or the conversion of existing homes or non-residential properties to large HIMOs will not be permitted in areas where the proposals would materially harm:

- a) The amenities of occupiers of nearby properties (including the provision of suitable parking provisions;
- b) The appearance or character of an area; and
- c) Local services.

Policy H10 of the Emerging Local Plan states that purpose-built student accommodation and conversions of residential and non-residential properties to student accommodation will be encouraged where:

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

Policy H10 further indicates that, to support the intended use of the proposals the specified tenure will be secured through a Section 106 agreement. This reflects the fact that should the properties be occupied by other aspects of the city's population then it would be required to contribute to affordable housing and potentially other Section 106 or CIL contributions. The tenure will therefore be secured as part of the s106 agreement.

To be considered directly accessible the accommodation should be situated within easy walking distance of the university or easily accessible by cycling or public transport. It would take approximately 30 minutes to walk between the accommodation and Warwick University and 10 minutes to cycle. The Highways Officer has requested a mechanism to provide a cycleway along Marler Road to link the development to the cycleway on Charter Avenue and the site is within metres from the bus stops on Charter Avenue.

The principle of residential development of the site has already been considered acceptable with the grant of outline planning permission for 44 dwellings. Whilst the approved residential scheme was in outline with matters reserved, the applicants have argued that these could have been occupied as small HIMOs with up to 6 students in each. This is largely correct but 25% of the dwellings would have been allocated for affordable housing so the facility to convert properties to small C4 HIMOs would only apply to 33 of these dwellings under the approved outline scheme.

The proposed scheme will accommodate up to 452 students which is more intensive than the approved outline scheme. However, as the proposals are for purpose-built accommodation it enables consideration of measures for parking, cycle storage, bin storage and a managed scheme with on-site staff.

A local resident has raised an objection due to the loss of community facilities and sports pitches. The loss of this facility has already been considered acceptable with the grant

of the outline permission for residential and having regard to the redevelopment of the Excel sports centre which provides sports and leisure facilities for this area.

The site is located in a residential area with pedestrian access taking approximately 30 minutes to Warwick University and approximately 10 minutes to cycle. The site is in a sustainable location with access to public transport and local facilities. There is no direct conflict with the NPPF's presumption in favour of sustainable development and the principle is considered acceptable subject to consideration of other plan policies.

Design

Policies BE2 and H12 of the Coventry Development Plan and DE1 of the emerging Local Plan seek to ensure a high quality and standard of design and residential environment which recognises existing site features; addresses relationships between buildings and spaces; has the appropriate building details and addresses matters such as proportion, massing and materials; has convenient and safe pedestrian and cycle access; and enhances the character and quality of the local environment.

Policy H3 of the emerging Local Plan seeks a high quality residential environment which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment. In terms of sustainability it sets out distances for access to facilities.

Policy H4 of the emerging Local Plan requires proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city.

Policy H9 requires residential development to make the most effective and efficient use of land whilst ensuring compatibility with the quality, character and amenity of the surrounding area. Sites outside of the Ring Road (The A4053) should provide a minimum of 35 dwellings per hectare (net) on Previously Developed Land.

The previous application was withdrawn to enable the applicants to address officers' concerns. Those concerns related primarily to the extent of the footprint, the heights and massing of the buildings and safety and security issues. The footprint has now been set back from the public open space to the north to bring it in line with the previous outline consent. The car parking areas previously encroached into the area of open space and these have now been relocated within the development. The heights and massing of buildings have also been revised so that it relates well to the surrounding two storey development and a reduced massing to the western boundary.

The buildings will be three storeys to the front and side of the development with the four storey units located to the northern rear section of the site. The units will utilise the roof space and the changes in site levels will mean that the three storey units will relate well to the surrounding two storey development.

The scheme will have a contemporary design with landscaping which will relate well to the surrounding residential development and improve the overall appearance of this vacant site.

The Urban Design Officer has no objection to the proposals and the design is considered acceptable.

Impact on neighbouring amenity

The previous scheme was not considered acceptable in terms of relationships with existing residential development. The current proposal has addressed these concerns and now achieves the minimum separation distances for new residential development with 20 metres between habitable room windows and in excess of 12 metres from flank elevations to habitable room windows. The separation distances have also been applied in respect of side elevations to ensure no overlooking or loss of privacy to the garden areas of existing dwellings to the west.

A neighbour has raised concerns about the impact on neighbouring amenity. The occupation of the site will be more intensive than the previously approved residential scheme. However, there will be on site management of the premises to address any issues and a student recreation suite for communal activity. Environmental Protection have no objection to the proposals but recommend a condition to require implementation of the recommendations of the noise survey.

Highway considerations

Policy AM22 requires that safe and appropriate access to the highway system together with satisfactory on site arrangements for vehicle manoeuvring so as to ensure safety for all users. The supporting text makes clear that consideration must also be given to the impact of access and manoeuvring arrangements on neighbouring users and the amenity of residents.

Policy AC3 of the Emerging 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.

The revisions to the scheme have addressed the Highways Officer's previous concerns with the removal of pedestrian access from the front boundary as this, together with the concentration of parking to the north, was considered to encourage on street parking for people wishing to access the southern units. The access will now be from the side of the site by the management building and the parking is arranged around the site where it relates to the buildings.

The Highways Officer has no objection to the proposals subject to the provision of a cycleway along Marler Road linking the site to the existing cycle way on Charter Avenue through an appropriate mechanism and conditions for the formation of the access, provision of cycle parking and for the car parking to be provided prior to occupation. A condition is also recommended for details of the student management plan to be submitted to the local planning authority for approval.

Safety and security

Policy DE1 of the emerging Local Plan seeks to provide attractive, safe and uncluttered spaces. West Midlands Police previously raised objections to the development due to concerns about safety and security of future occupiers, both in terms of on-site arrangements and safety and security travelling on foot to the University. Following withdrawal of the previous application and prior to submission of this application, the

police met with the applicants to outline their concerns more fully and to inform this submission. The scheme now proposes the following safety and security measures:-

- a comprehensive CCTV system with cameras monitoring the site, footpaths, entrances and parking areas with the appropriate signage to draw attention to it;
- on-site management team and 24 hour security with a warden on-site;
- controlled key/fob access into and out of the buildings;
- site boundaries will be defined by 1.1m high brick walls to the southern and eastern boundaries, 1.m high brick walls with fencing above to the northern and western boundaries, landscaping will also be planted to soften the appearance of the walls and fencing, secure cycle parking areas;
- impermeable boundary treatment to discourage 'convenience' parking on Hayton Green;
- fixed windows and mechanical ventilation on certain town houses.

The operators indicate that they will work with Police Community Support Officers and students in safety education initiatives and safer routes schemes. Further details in this respect have been provided to the Police and any final comments will be reported as a late item.

Welcome packs will be available for each tenant including details of the site and how it operates, advice on living within the building and local information. The packs will also provide student tenants with details of public transport, cycle and pedestrian routes and parking locations to enable them to pre-plan their day and expected journey times in a safe manner. A Travel Plan will promote use of the existing shuttle bus, cycling and public transport and highlight safe and well-lit routes. Students will be encouraged to use a "safe route to campus" along Marler Road, Charter Avenue and Mitchell Avenue which has wide footpaths, lighting and is well used affording passing surveillance.

West Midlands Police do not object to the proposals and have provided crime prevention advice to meet the design specifications and physical security measures that are outlined in Secure by Design guides for New Homes 2016. A condition is recommended for those details to be submitted to the local planning authority for approval.

Other considerations

Environmental Protection have no objection subject to conditions for air quality management, ground contamination and noise to ensure the implementation of the recommendations of the noise survey. Conditions are recommended accordingly.

Flood Risk and Drainage have no objection subject to conditions for drainage details and a condition is recommended accordingly.

The entire site is within the Wolfe Road Eco site. Creation of the public open space along the northern edge will have a net increase in the length of hedgerow and the area of semi-improved grassland, scattered scrub within the Eco site. This will also improve habitat connectivity within the Wolfe Road Eco site which extends to the east and west either side of the application site.

The land to the north of the site will provide public open space to link to existing open space to the east and west. This area is to be transferred to the Council with a

maintenance contribution for a ten year period. The draft heads of terms indicates a contribution of circa £32,000. This figure is to be confirmed by the Parks and Leisure team have confirmed that they would be seeking a figure of £32,145.75 to be obtained through a s106 Agreement.

The National Health Service have requested contributions but have yet to confirm the amount. This will also be incorporated into the s106 Agreement and this, together with the contribution for maintenance of open space will be confirmed as late items. Officers therefore seek delegated authority subject to completion of the s106 Agreement.

CONCLUSIONS

The proposals will provide a satisfactory residential environment for existing and future occupiers, measures to address safety and security and will enhance this vacant site. The proposals are not considered to have a detrimental impact on residential amenity or highway safety and accords with Policies BE2, BE21, AM22, AM12 and EM5 of the Coventry Development Plan 2001, Policies DE1, AC1, AC3, AC4, H3, H4 and H10 of the emerging Local Plan, together with the aims of the NPPF and is therefore recommended for approval.

CONDITIONS/REASON

1. The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

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

Drawings

- 10-001 Location Plan
- 10-002 Block Plan
- 20-001 Ground Plan
- 20-010 Recreation Suite Plan
- 20-011 Recreation Suite Sections
- 20-012 Recreation Suite Elevations
- 20-013 Block 1-4 Plans
- 20-014 Block 1-4 Sections
- 20-015 Block 1-4 Elevations
- 20-016 Block 5 Plans
- 20-017 Block 5 Sections
- 20-018 Block 5 Elevations
- 20-019 Block 6 Plans
- 20-020 Block 6 Sections
- 20-021 Block 6 Elevations
- 20-022 Block 7-8 Plans
- 20-023 Block 7-8 Plans
- 20-024 Block 7-8 Sections
- 20-025 Block 7-8 Elevations
- 20-026 Block 9 Plans

20-027 Block 9 Plans
20-028 Block 9 Sections
20-029 Block 9 Elevations
20-030 Block 10 Plans
20-031 Block 10 Plans
20-032 Block 10 Sections
20-033 Block 10 Elevations
20-034 Block 11 Plans
20-035 Block 11 Plans
20-036 Block 11 Sections
20-037 Block 11 Elevations
The following are the Site Sections
20-038; 20-039; 20-040; 20-041; 20-042; 20-043
20-044; 20-045; 20-046

Landscape Layout 2044/01 Rev C
Drainage Layout D1 Rev F
Tree Protection Plan 5155453-ATK-BHM-ARB001 Rev P2

Reports

Transport & Accessibility Statement - September 2017
Noise Assessment
M & E Strategy and Energy Statement
Drainage Feasibility Report
Drainage Layout
Ecological Impact Assessment
Planning Statement
Design & Access Statement
Arboricultural Impact Assessment - September 2017
Site Investigation Summary
Phase 1 Desk Study
External Lighting Installation Report Rev 02
Assessment and Chemical Classification Report

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

3. The development shall proceed in full accordance with details of facing and roofing materials which shall first be submitted to and approved in writing by the local planning authority.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy BE2 of the Coventry Development Plan 2001.*

4. No part of the residential development hereby permitted shall be occupied unless and until the bin storage and cycle storage areas have been laid out and provided in full accordance with the approved details and thereafter these facilities shall remain available for use at all times.

Reason: *In the interests of the amenities of the future occupants of the residential*

accommodation and 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 BE2, OS4 & AM12 of the Coventry Development Plan 2001.

5. The areas indicated on the approved drawings for parking and vehicular manoeuvring space shall at all times be kept free of obstruction and be available for those purposes.

Reason: *To ensure that a satisfactory provision of off-street car parking is maintained at all times in the interests of the free flow of traffic and highway safety in accordance with Policy AM22 of the Coventry Development Plan 2001.*

6. The development shall not commence unless and until details for a package of measures to minimise the impact of the development upon local air quality have been submitted to and approved in writing by the local planning authority. Those measures shall have consideration of the following:-
 - any gas boilers must meet a dry NOx emission rate of <40mg/kWh.
 - 10% of parking spaces should be provided with electric vehicle recharging provisions.

A method statement detailing the control of emissions to air during the construction phase should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Such a method statement should be in-line with the Best Practice Guidance entitled 'The control of dust and emissions from construction and demolition' produced by the Greater London Authority and London Councils. Details of the proposed hours of works should also be included.

Reason: *To mitigate the impacts of development on air quality in accordance with Policy EM2 of the Coventry Development Plan 2001.*

7. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwater's and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

8. 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 must be prepared, and is subject to the approval in writing of 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 ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

9. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 8, which is subject to the approval in writing of 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 9.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

11. Prior to occupation of any residential unit hereby permitted noise mitigation shall be in place in full accordance with the recommendations of the noise report by Bureau Veritas reference 6420745/01 dated 4th September 2017.

Reason: *In the interests of the amenities of the future occupiers of the development in accordance with Policies EM5, H5 and H9 of the Coventry Development Plan 2001.*

12. Prior to occupation of any residential unit hereby permitted safety and security measures shall be in place in accordance with details which shall be submitted to and approved in writing by the local planning authority. The measures shall be in accordance with the guidance set out in Secure by Design 2016 and shall remain in place in accordance with the approved details.

Reason: *In the interests of the safety and security of future occupiers in accordance with Policy BE21 of the Coventry Development Plan 2001 and DE1 of the emerging Local Plan.*

13. No part of the development hereby permitted shall be occupied until such time as the new access has been constructed to the satisfaction of the local planning authority.

Reason: *In the interests of highway safety in accordance with Policy AM22 of the Coventry Development Plan 2001.*

14. The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which shall be submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works, unless otherwise agreed in writing by the local planning authority.

Reason: *In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies AM1, EM5 and BE2 of the Coventry Development Plan 2001.*

15. Prior to commencement of development a drainage details shall be submitted to and approved in writing by the local planning authority and shall incorporate the following:
- i. A scheme for the provision of surface water drainage, including open air SuDS with particular emphasis on attenuation techniques. There must be consideration of features such as conveyance swales, for the management of surface water peak flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
 - ii. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
 - iii. Development discharge rates to be managed to Qbar Greenfield rates minus 20%. The discharge rates for brownfield sites shall be considered as Greenfield in accordance with the SFRA.
 - iv. Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase.
 - v. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
 - vi. Single discharge points will be discouraged on larger sites, as discharge points are to be located to best mimic the natural discharge condition. Multiple discharge points to watercourses are preferred.
 - vii. Information held by Coventry City Council indicates that the site and site entrance may be subject to surface water flooding during a 1:100 year event. The development must not exacerbate this flood risk and where possible reduce this. On this basis, a site specific flood risk assessment considering surface water and appropriate mitigation measures to manage down this risk will be required.
 - viii. 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.
 - ix. Evidence of the 1 in 100 year plus climate change events will be held within the site boundaries.
 - x. An intrusive ground investigation report to establish the depth and type of strata, including percolation results in accordance with BRE 365 and the presence and risk associated with migrant contaminants. Provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design.
 - xi. All 'within building plot' drainage must be considered for the incorporation of water re-use systems, such as grey water harvesting, to manage down both peak and total rainfall runoff discharging to sewer systems, watercourses and groundwater.
 - xii. The development must be considered for the implementation of permeable paving outside proposed public highway for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.

- xiii. The development shall not be commenced until such time as a scheme to install trapped gullies serving the vehicular car access and parking facilities, together with a periodic maintenance plan, has been submitted to, and approved by, the Local Planning Authority.
- xiv. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- xv. Foul drainage plans.
- xvi. Where new or redevelopment site levels result in the severance, diversion or the reception of natural land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.

Thereafter the development shall proceed in full accordance with the approved details.

Reason: *To provide a satisfactory drainage scheme and to reduce the risk of flooding in accordance with Policy EM4 of the Coventry Development Plan 2001.*

[Site Plan](#)

[Location Plan](#)

[Recreation Suite Plans](#)

[Recreation Suite Elevations](#)

[Blocks 1-4 Typical Elevations](#)

[Block 5 Elevations](#)

[Block 6 Elevations](#)

[Blocks 7 + 8 Typical Elevations](#)

[Block 9 Elevations](#)

[Block 10 Elevations](#)

[Block 11 Elevations](#)

[Landscape Layout](#)