

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	FM/2021/1555
<b>Site:</b>	Nutbrook Avenue, Coventry
<b>Ward:</b>	Woodlands
<b>Proposal:</b>	Full planning application for the demolition of the existing school buildings (with the exception of the Caretaker's House) and construction of a replacement secondary school comprising a three-storey teaching block with linked single-storey double height sports building, the construction of a new access off Tile Hill Lane, and associated parking, external landscaping works, outdoor sports facilities, and infrastructure
<b>Case Officer:</b>	Darren Henry

## **SUMMARY**

The Site comprises approximately 13 hectares and is located north of the Tile Hill Lane (B4101), west of Nutbrook Avenue. To the north and north-east of the school land is the Tile Hill Wood Nature Reserve which comprises a wooded area of mature trees. Tile Hill Wood is also designated as a Site of Special Scientific Interest (SSSI), Local Wildlife Site (LWS), Local Green Space (LGS). South-east of the school land is Pig Wood, a wooded area of mature trees, and to the south of the school land is Till Hill Lane (B4101). Beyond that to the south is Plants Hill Wood. Pig Wood and Plants Hill Wood are designated as LWS, LGS and LNR.

The Proposed Development will be built out with the existing school in situ. The new development will include a three-storey teaching block with linked single-storey double-height community sports hall. Once built out, the existing school buildings will be demolished to ensure continuity regarding the education for the pupils.

## **BACKGROUND**

The proposed new school building and sports centre will replace the existing school buildings which are coming toward the end of their life and there is a need to provide better quality teaching environments in line with modern standards. To minimise impact on teaching, the existing staff and pupils will occupy the proposed new school building once constructed, allowing for the subsequent demolition of the existing school buildings in a phased manner.

West Coventry Academy is a mainstream, state funded, mixed gender, secondary school. It is a fully inclusive comprehensive school on a 34-acre site and was formed following the amalgamation of Woodlands Academy and Tile Hill Wood School and Language College in 2016.

The age range of the pupils is 11-18 with a Pupil Advisory Number (PAN) of 1,485 including a 6<sup>th</sup> form. The school run a typical curriculum, with additional vocational courses of which some are run in-house.

West Coventry Academy was selected as part of the Department for Education's "School

Rebuilding Programme” as one of the first 50 schools prioritised for redevelopment due to the buildings requiring replacement based on the poor condition of buildings and need.

### **KEY FACTS**

<b>Reason for report to committee:</b>	16 letters of objection have been received as well as a petition with 33 signatories objecting to the proposal.
<b>Current use of site:</b>	Secondary Academy School
<b>Proposed use of site:</b>	Secondary Academy School

### **RECOMMENDATION**

Planning committee are recommended to grant planning permission subject to the conditions listed within the report.

### **REASON FOR DECISION**

- a) The proposal is acceptable in principle.
- b) The proposal will not result in a net loss of community facilities, playing fields or sports facilities
- c) The proposal will not adversely impact upon residential amenity
- d) The proposal will have a satisfactory design and appearance
- e) The proposal will not result in an unacceptable loss of biodiversity or ecology
- f) The proposal will result in enhanced access to the site and satisfactory levels of car parking and highway safety.
- g) Together with the aims of the NPPF, the proposal accords with Coventry Local Plan Policies set out below.

### **APPLICATION PROPOSAL**

that the proposal for the demolition of all buildings on site (with the exception of the Caretaker's House) and new build school with new vehicular access from Tile Hill Lane.

In summary the proposal is to:

- Relocate the swimming pool/sports centre next to the main school building, enabling larger areas of the site to be landscaped.
- Relocate the MUGAs further south, away from Till Hill Wood.
- Create a stronger landscape buffer between the site and the adjacent Pig Wood than the present arrangement on site.
- Ensure the fields to the north will remain undeveloped, allowing opportunities to increase the buffer between the woodland.
- Make slight amendments at the Tile Hill Lane access so there is minimal disruption to mature vegetation.
- Create an improved buffer between the school and the ancient woodlands located to the north, including the proposed removal of the service road which links the existing buildings.
- Create a pedestrian and cycle access points from both Tile Hill Lane to the south and from Nutbrook Avenue from the north east.

- Create a new main vehicular access for all drop off and pick-up activities with access and egress onto. This entrance/egress point will serve a 70-place car park and a one-way turning circle drop off and pick up point for the private bus services that currently serve the school. In total secure parking will be provided for 157no vehicles, including 7no accessible bays

## **SITE DESCRIPTION**

The site is occupied by West Coventry Academy. The school site currently comprises a centrally located collection of 12 buildings that range in height up to 4 storeys. The buildings comprise general teaching facilities, a sports block with a swimming pool, a library, and a gym. The site also contains a substation and the Caretaker's house which will remain unaffected by the proposals.

There are several ponds on the site. Three of which are located to the north of the playing fields within the site boundary, two on either side of the all-weather pitch to the west and one sits central to the existing buildings and is surrounded by existing trees.

Four Multi Use Games Areas (MUGAs) on site located to the south of the existing school building as well as a 9-a-side Football pitch and an all-weather pitch located to the west of the existing school buildings. The school also has a running track situated to the north east of the site between the most northern school buildings and the playing fields.

Car parking is spread across the site, with vehicular access from Nutbrook Avenue to the east of the site and a secondary pedestrian access via Tile Hill Lane to the south. The school currently has 152 car parking spaces for staff and students and visitors as well as 6 pick-up and drop-off spaces to accommodate the double-decker buses that pull into the site.

Along the western boundary are numerous Tree Protection Orders. Beyond the site boundary are several wildlife sites, with Tile Hill Wood ancient woodland (designated a Special Scientific Site of Interest, Local Nature Reserve, Local Wildlife Site and LGS) to the north and north-east. South-east of the school land is Pig Wood ancient woodland (designated a LWS and LNR. To the south of Tile Hill Road is Plants Hill ancient woodland (designated a LWS and LNR).

## **PLANNING HISTORY**

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
FUL/2018/1646	Retrospective planning application for the erection of fencing around the sports field.	Approved in August 2018.
FUL/2013/0021	The replacement of the existing sports changing facility.	Approved in February 2013
R/2008/2007	The redevelopment of Tile Hill Wood Secondary School, including demolition of the existing school and erection of	Approved February 2009

	two storey development and sports hall. (Outline application with means of access being discharged)	
R/2008/1275	An application for the siting of mobile units; installation of a bus queue shelter; and an installation of air conditioning units.	Approved in November 2008
R/2006/2510	An application for the erection of a portacabin.	Approved in April 2007.

## **POLICY**

### **National Policy Guidance**

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

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

### **Local Policy Guidance**

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

Policy AC1: Accessible Transport Network

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

AC5: Bus and Rapid Transit

Policy CO1: New or improved social community and leisure premises

Policy CO2: Re-use of or Redevelopment of Facilities

Policy DE1: Ensuring High Quality Design

Policy DS3: Sustainable Development

Policy DS4 (a): General Masterplan Principles

Policy EM1: Planning for Climate Change Adaption

Policy EM2: Building Standards

Policy EM3: Renewable Energy Generation

Policy EM4: Flood Risk Management

Policy EM5: Sustainable Drainage Systems (SuDS)

Policy EM7: Air Quality

EM8 Waste Management

GB1: Green Belt and Local Green Space

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection  
Policy HW1: Health Impact Assessments (HIA)  
JE7: Accessibility to Employment Opportunities

### **SPD/ SPG**

Appendix 5 car park and cycle parking standards  
Draft highways design guidance  
Delivering a More Sustainable City SPD  
Health Impact Assessment SPD  
Coventry Connected SPD  
Air Quality Supplementary Planning Document (SPD)

### **CONSULTATION**

*No Objections received from:*

Education  
Coventry City Council Planning Policy  
Coventry City Council Public Health  
Coventry City Council Street Lighting  
Coventry City Council Sustainable Energy  
Coventry City Council Urban Design & Landscape  
West Midlands Fire Services

*No objection subject to conditions received from*

Coventry City Council Archaeology  
Coventry City Council Ecology  
Coventry City Council Environmental Protection  
Coventry City Council Highways  
Coventry City Council Lead Local Flood Authority  
Sport England  
Coventry City Council Trees  
West Midlands Police

*Objection received from:*

Coventry City Council Conservation

*No Comments received from:*

Historic England  
Natural England

16 letters of objection have been received, along with a petition with 33 signatories objecting to the proposal, stating the following material planning considerations:

One letter of support has also been received, stating:

### **APPRAISAL**

The main issues in determining this application are: principle of development (demonstrating very special circumstances), provision of community and sports

facilities, the impact upon residential amenity (noise, air quality and contamination), design, visual appearance and sustainability, transportation and highway safety, ecology and trees, flood risk and drainage, landscape, and heritage.

### **Principle of the Development**

The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools – which include Academies and free schools, as well as local authority-maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards.

It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations.

The Government believes that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools, and that the following principles should apply with immediate effect:

- There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.
- Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions. The Secretary of State will attach significant weight to the need to establish and develop state-funded schools when determining applications and appeals that come before him for decision.
- Local authorities should make full use of their planning powers to support state-funded schools' applications. This should include engaging in preapplication discussions with promoters to foster a collaborative approach to applications and, where necessary, the use of planning obligations to help to mitigate adverse impacts and help deliver development that has a positive impact on the community.

The NPPF states that *"It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
- b) work with schools' promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted"* (95).

In addition to the above, the site is an established school and therefore its extension and expansion should be acceptable in principle and would be in accordance with Policy CO2.

The current proposal is to erect a two-storey teaching block to be located on land currently used for cricket nets. The proposed building is also adjacent to a local wildlife site. Therefore, subject to a satisfactory replacement arrangement of cricket facilities and compliance with the relevant local and national planning policies, the principle of the proposed development is acceptable.

### **Provision of Community and Sports Facilities**

With regards to community and social cohesion, the NPPF states that *“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*  
*a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*

*b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and*

*c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.* (NPPF 92).

*“To provide the social, recreational and cultural facilities and services the community needs”, paragraph 93 states, “planning policies and decisions should:*

*a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*

*b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*

*c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*

*d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*

*e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services”.*

With reference to schools, paragraph 99 states *“It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

*a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*

*b) work with schools' promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted".*

Paragraph 99 of the NPPF states that *"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use".*

Policy CO2 relates to the re-use of or redevelopment of community facilities, such as schools. The most relevant part to this application is criterion 3, which states that *"Where replacement facilities are intended, they should:*

- a. continue to serve the community;*
- b. be of appropriate scale and character; and*
- c. be of high-quality design".*

It is expected that where proposals involve the loss of land related to an education facility, it is clearly demonstrated that the facility is surplus to educational requirements and its development for other uses would contribute to improvements in the delivery of school places in the city. Where replacement facilities are intended, they should be located in accessible locations and the quality of new provision is, at a minimum, equivalent to the existing facility, but in most cases the replacement facility should exceed what was previously in use.

From its inception in 1957, the school was designed to be developed in phases. The initial phase consisted of four buildings and two courts, known as Court Block; the Gym, Theatre and Admin building; Four Storey; and Maths and courts 2 and 3. In the late-1960s, the school was expanded, with four new buildings constructed to the north of the existing buildings, known as Gate Block 1, Gate Block 2, English & Art, and the Swimming Pool. As with the original part of the school, these new buildings were constructed using the Intergrid system. This system of building is composed of reinforced concrete beams, pillars and panels. By today's standards the Intergrid System is not fit for purpose, as over approximately 50 years the Intergrid structure suffers from water damage and from internal corrosion to the reinforcement caused by the chemicals in the concrete.

In 1971, further buildings were added to the school, namely those now known as the Languages & Library building and Performing Arts, as well as a Sports Hall and additional changing facilities extending from the west side of the Swimming Pool. Unlike earlier buildings these were composed from a more traditional construction comprising load-bearing masonry and steel supporting timber roofs (Arup, 2020), reflective of the times whereupon concrete systems fell out of favour. No major re-development has occurred since, other than the replacement of single glazed windows with modern PVCu units. In more recent years, several semi-permanent portacabin structures have been introduced to the school site.

Whilst the Condition Survey (CS) states that the Intergrid System structures are in good condition, except for the swimming pool, considering their age, it does also state that the buildings are approaching the end of their serviceable life. Consequently, the applicant considers that since the existing school buildings are coming toward the end of their life and there is a need to provide better quality teaching environments in line with modern standards. The proposed new school buildings will consist of a teaching block and sports hall with a link building in between. This will result in a smaller overall footprint than that of the existing buildings and reduce the overall visual whereby the buildings can be absorbed into the local environment, in accordance with Policy DE1 of Coventry Local Plan.

Further, to reduce any unsettlement to the pupils and staff, the development is designed in order that it can be built in a single phase and with the sports block being linked to the teaching block walking distances are thereby reduced, creating a more convenient layout. The compact layout allows space to relocate the MUGAs on the free area of land to the north of the proposed building and allowing for continued use throughout the construction period.

Moreover, the proposed football pitch has been configured to ensure sizing is the same as the current pitch it is replacing, and the proposed community use of the MUGAs and Sports Hall can be easily managed separately from the main school facilities via a Community Use Agreement which can be conditioned as part of the planning permission, if granted.

Beyond the school campus, the area is covered by Policy GB1: Green Belt and Local Green Space, much of which is in use largely as playing fields and existing hard standing comprising the existing car parking areas and MUGAs associated with the existing school. Regardless of the Government's support for the School Rebuilding Programme, as part of Policy GB1, the applicant is required to demonstrate Very Special Circumstances for development on this land.

Generally, Very Special Circumstances would have beneficial impact at a strategic level, such as at a county or regional level. This could relate to jobs, economic benefits, provision of sustainable sources of energy, affordable housing, amongst other factors. Having said that, at the site level, if the design of the buildings were to be of such exceptional quality, it may also be considered as a very special circumstance or it could be a combination of several elements that together constitute Very Special Circumstances.

Within the Planning Statement, the applicant has set out a case for the proposal demonstrating Very Special Circumstances, as set out below:

1. The school is part of the Government's first 50 schools to be prioritised for rebuilding.
2. The development will not interrupt the pupil's learning experience as continuity will be maintained as the pupils will remain in the existing teaching blocks until the new buildings are completed.
3. The footprint of the proposed development is much smaller than the footprint of the existing school buildings, down to 3,544 sqm from 8,401 sqm, thereby creating a net gain in open space, thereby enhancing the sense of openness.

4. The new school will incorporate several low energy features that will allow the school to operate at net zero carbon whilst also provide pupils and staff with an excellent learning environment that is fit for purpose now and long into the future.
5. The provision of a new vehicular access of Tile Hill Lane will ease the existing traffic issues faced by the residents along Nutbrook Avenue.

For the reasons set out above we are firmly of the view that Very Special Circumstances to justify the Proposed Development within the Local Green Space designation exist.

### ***Sport England***

It is considered that the proposal will lead to the loss of a playing field that has been used as a playing field in the last five years. Consequently, Sport England have been consulted.

Sport England has considered the application in light of the National Planning Policy Framework (NPPF) (in particular Para. 99), and against its own playing fields policy, which states '*Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:*

- *all or any part of a playing field, or*
- *land which has been used as a playing field and remains undeveloped, or*
- *land allocated for use as a playing field*

unless, in the judgement of Sport England, the development as a whole meets with one or more of its five specific exceptions.'

The proposed building and its associated development areas are to be sited on playing field land which contains an u11/12s football pitch and a number of MUGAs. The proposal seeks to replace 6no netball courts of which 3no courts will be provided within the earlier phase of the build. Whilst the remaining courts and replacement playing field land will be delivered at the latter stage of the development following the demolition of the existing school buildings.

The relevant SE Exception Policy is E4, which states that "*The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:*

- *of equivalent or better quality, and*
- *of equivalent or greater quantity, and*
- *in a suitable location, and*
- *subject to equivalent or better accessibility and management arrangements"*

Whilst the proposal includes replacement playing field land, court provision and indoor sports facilities incorporated into the scheme, the proposal will result in the loss of circa 0.79ha of usable playing field land. The proposed replacement playing field land circa 0.81ha will be sited on the demolished school buildings adjacent to the existing Artificial Grass Pitch and therefore it will not be delivered until the end of the project. The replacement playing field will be capable of accommodating an u11/12s football pitch to the recommended pitch dimensions (79\*52m) as per the submitted Landscape Illustrative Masterplan and there be land adjacent to the pitch capable of use as training grids and rounders, as per the land proposed to be lost.

It should also be noted that the remaining playing pitches and artificial grass pitch will still be available for use.

In relation to the MUGAs, it is noted that there are currently 7 netball courts at the site and the application proposed to re-provide six courts with the provision located with the other sports facilities at the site unlike the existing arrangements which are dispersed. Whilst there is a reduction of MUGA provision of one court, SE consider the School will still have sufficient provision to meet its curricular. Moreover, the loss should be balanced with the new provision of sport facilities and the availability of these to the wider community.

With regard to the sports hall and swimming pool the existing provision will be retained until the new sports block is constructed and available for use, ensuring that community use of the sports facilities is retained at the site. The submitted additional information shows that both the indoor sports facilities and swimming pool will be enlarged in comparison with the existing facilities. Indoor facilities will go from 31.8m by 17.25m to 33m by 18m to 26m by 14.3m, an increase of , an increase of 45.45sqm, whilst the swimming pool will go from 21.19m by 12m to 26m by 14.13m, an increase of 113.1m.

The sports hall will also include a studio and changing rooms along with a separate community entrance to the east elevation, which allows for community access out of hours without opening up the main school building.

In assessing the proposal against Exception Policy 4, SE consider that its exception policy has been broadly met, subject to conditions relating to replacement playing field provision, a schedule of playing field maintenance, and a community use agreement.

### **Impact on Residential Amenity**

The way buildings relate to each other must provide and protect acceptable levels of amenity for both existing and future residents. Therefore, the orientation and separation distance must be holistically thought out, taking into account of front, rear and side facing windows to habitable rooms, as these will be protected from significant overlooking and overshadowing where such windows are the primary source of light.

The nearest building to the residents is the sports hall, to be located to the west of the site, facing the residents along Ashfield Avenue. When measured from the bottom of the stairs, the maximum height of the main roof is approximately 9.7 metres, whereas when measured from the top of the stairs the height is circa 6.2 metres. The length and width of the building is approximately 63 metres and the width is 32.1 metres.

With regards to the main teaching block the height is 12.4 metres plus a with further 1.7 metres for roofing equipment. The length and width of the building is approximately 87 metres and 47 metres, respectively. However, since this building is considerably

set away from any residential dwellings it is considered that no impact will arise from its development.

With regards to the sports hall, however, officers have negotiated with the Application Team to reduce the impact on the neighbours by requesting the new buildings to be moved away from the residents towards the east side of the application site. As measured from three points, referred to as Sections A-A, B-B and C-C the distance from the rear elevations of the nearest residents, Nos 27, 39 and 41 Ashfield Avenue, was 23.7 metres, 29.9 metres and 24 metres, respectively. As a result of the discussions, the distances from Nos 27, 39 and 41 have now increased to 31.3, 36.6 and 29.6 metres, respectively. This is considered to be adequate, particularly as the Council does not have any separation distance standards with regards to schools and residential dwellings. Furthermore, Officers also requested that cladding should be lighter, so as to blend into the skyline and that landscaping should be carried out in front of the western elevation to the sports hall, all of which considerably contributes to reducing the visual impact on the neighbours. In addition, the sports hall has been sunk into the ground, giving the impression that the height has reduced by almost four metres.

Despite the changes, residents have objected to the proposal and still consider the proposal will significantly affect their visual amenity due to the size and proximity of what is considered by the objectors as a very large building and that even with the planting of trees, the building will not be sufficiently screened. Furthermore, some objections stated that the proposed building will also completely cancel out their outlook across the field.

#### *Noise Disturbance*

Paragraph 133 of the NPPF also seeks to prevent new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

The applicant has provided a Noise Impact Assessment to support the application. The purpose of which was to assess the two noise surveys undertaken by Hepworth Acoustics. Analysis of the ambient and background noise levels has been carried out and used within this assessment across the proposed development. The calculations are based upon a 3D computer noise model which was calibrated to the noise levels measured on-site. Results from the NIA show that acceptable internal ambient noise levels can be achieved with standard double-glazed systems.

Outdoor sporting facilities (MUGA pitches and playing) have been studied and assessed for noise impact on existing noise sensitive receptors (such as people living in nearby houses). The noise model demonstrates that the levels generated are expected to have a negligible significance of effect on local residents, particularly when compared to the noise generated by the existing MUGA pitches and playing fields. The NIA concludes that the proposed development is therefore considered suitable in terms of noise and planning, and acoustic concerns are not considered to represent any barrier to development.

With regards to noise, several objections have been received. Neighbours state that the proximity of the MUGAs will cause significant and intolerable noise levels. The

MUGA will be 3 metres above the rear garden and approximately only 25 metres away, and they will be used until dark. The out-of-school hours for community use of the sports facilities could result in significant noise disturbance carrying on into the weekends as well as the evenings. This will significantly impact the ability to spend time in the garden and overall quality of life.

Environmental Protection were consulted and have stated that the applicant should confirm the hours of operation outside of school hours of the MUGAs and to provide further assessment of the impact of the MUGAs, including the difference in noise levels generated by adult use which will be unsupervised.

Officers also had concerns about the MUGA closest to the western boundary and to move it further east. However, it was agreed between the Planning Officers and the Application Team that a Community Agreement restricting the use of the western three MUGAs to school hours only for the sole use of the school pupils and staff. In response to this, Environmental Protection have stated that the proposed operating conditions detailed in the community use agreement are acceptable and that no further assessment is required.

#### *Air Quality*

The NPPF states the planning system should “*contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*” (paragraph 8c). Furthermore, to prevent unacceptable risks from air pollution, Paragraph 174 of the NPPF states that: “*Planning policies and decisions should contribute to and enhance the natural and local environment by...preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution. Development should, wherever possible, help to improve local environmental conditions such as air quality*”.

In aiming to improve air quality, “*Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan*” (paragraph 185).

The whole of Coventry has been declared an Air Quality Management Area (AQMA) in respect of annual mean nitrogen dioxide concentrations. The site is bounded by Nutbrook Road and Pigs Wood to the east, Tile Hill Road to the south, with a residential estate to the west and Tile Hill Wood to the north, with Tile Hill Road being

a significant cause of vehicular noise and traffic-related pollutants in the vicinity of the site.

Policy EM7: Air Quality states that where damage to air quality cannot be satisfactorily mitigated, development will not be permitted. Paragraph 126 of the NPPF also seeks to ensure that development within Air Quality Management Areas is not harmful to air quality.

The Air Quality Mitigation Statement sets out the proposed measures to minimise air quality impacts associated with the redevelopment of the school the mitigation measures should include one Electric Vehicle Charging point per ten parking spaces, a School Travel Plan and low carbon heat and power systems.

Environmental Protection Officers (EPO) were consulted and have no objections and are in general agreement with the AQA, and have proposed that, if approved, the recommendations in AQA be imposed as a condition, along with a condition relating to mechanical or filtration ventilation.

### *Sustainability*

Along with providing the above air quality mitigation measures the applicant aims to ensure the development is carbon neutral by incorporating a number of environmentally sustainable energy and climate change measures into the buildings' as set out in the Sustainability Statement, integrating passive design measures and energy efficient systems, with potential to connect to a district heating network or host a combined heat and power unit and the inclusion of low and zero carbon technologies.

Through the combination of the above measures, the development achieves a potential 41% reduction in carbon dioxide emissions

The Sustainable Energy Officer has made comments and commends the applicant's aim to move further towards Passivhaus standards above Part L standard requirements. It is also positively noted that renewables, specifically solar PV and ASHPs are being included in the design. Wider sustainability issues have also been considered in detail, including things like water conservation and sustainable materials, amongst others.

It is therefore considered that Policy EM3, which relates to sustainable energy sources and renewable energy, would be supportive of these measures.

### **Design, Visual Appearance**

Section 12 of the National Planning Policy Framework 2021 (NPPF) outlines the Government's commitment to good design and attaches great importance to the design of the built environment, highlighting it as a key aspect of sustainable development. Consequently, decisions should aim to ensure that developments are visually attractive as a result of good architecture and appropriate landscaping.

The NPPF further states that "where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a

valid reason to object to development". However, "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents" (134).

The central pivot of planning is to achieve sustainable development, a concept that aims to meet the needs of the present without compromising future generations in meeting their own needs. Consequently, planning is not just driven by the economy but by three equally important elements that aims to balance the economy with environmental and social considerations. These three dimensions underline the presumption in favour of sustainable development, as set out in paragraph 11 of the NPPF. Furthermore, *"In determining applications"*, the NPPF states that *"great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings"* (134) and that *"New development should be planned for in ways that (b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design"* (154).

Furthermore, Policy DE1: Ensuring High Quality Design, states: "All development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area". In reference to new housing Policy H3 states that "new residential development must provide a high-quality residential environment to help urban regeneration and create sustainable communities with adequate amenity space and car parking provision and be safe from environmental pollutants, excessive noise and air quality issues".

As previously stated, the proposal suggests the demolition of all buildings on site, apart from that of the Caretakers house located on the east boundary of the site and the further introduction of a new vehicle access route from Tile Hill Lane. The proposal includes two new blocks being introduced comprising of a three-storey main school building on the South of the Site and a Two-Storey Sports Hall/Swimming Pool to the West of the site.

The massing within the locality comprises predominantly of two and two and half storey developments with notable exceptions within the current school development and the neighbouring Telephone exchange to the South of the site, which stand at four and three stories. The Urban Design Officer was consulted and considers the redevelopment of the school, particularly with regards to its massing, as it reduces the developments maximum height, thus providing benefits with regards to minimising wider visual intrusion, notably along the street scene of Nutbrook Avenue. Furthermore, the Urban Design Officer notes that the retention of the mature landscaping along the site boundaries is positive in providing screening benefits to further reduce visual intrusion of the proposal. This is further enhanced by the revised plans to introduce landscaping in front of the western elevation of the sports hall, as well as the inclusion of a softer more neutral palette along the western elevation of the sports hall together with the use of a buff brick base, providing continuity with the main teaching block and link block.

The Urban Design Officer also welcomes the choice of colour palette to the main teaching block, as it recognises the heritage of the school through the use of the school's current and former colours with the use of muted grey, gold, green and blue.

It is further noted that careful consideration has gone into minimising the visual intrusion from Tile Hill Lane through the retention of mature vegetation, which effectively shields the development while retaining the existing street scene.

It is therefore considered that the design and appearance of the proposed new buildings and proposed landscaping will enhance the site in comparison with the existing layout and appearance and accords with Policy DE1.

### **Transportation, Parking and Highway Safety**

*"In assessing sites that may be allocated for development in plans, or specific applications for development", paragraph 110 states "it should be ensured that:*  
*a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*  
*b) safe and suitable access to the site can be achieved for all users; and*  
*c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree".*

Paragraph 111 makes it clear that *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".* Nonetheless, *"Within this context, applications for development should:*  
*a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*  
*b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*  
*c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*  
*d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and*  
*e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations".*

Lastly, paragraph 113 states *"All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed".*

The Coventry Local Plan transport policies all aim to ensure that all users have safe and suitable access to the development site, and that there are opportunities to maximise travel to the site by sustainable modes. In consideration of the relevant

transport policies to this development, the Travel Plan aims to meet the standards set out in the relevant transport policies.

The Local Plan identifies the important role Coventry's local transport system has in terms of supporting future housing and job growth within the city. Policy AC1 outlines the need for an accessible transport network and stipulates:

*"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 choice of transport modes*
- b) Consider the transport and accessibility needs of everyone living, working or visiting the city. Special attention should be paid to the needs of disabled people, young children, and people with special needs. Special attention should be paid to the needs of an aging population to make Coventry an Age Friendly City.*
- c) Support the delivery of new and improved high-quality local transport networks which are closely integrated into the built form. This includes network which support access to strategic growth corridors. The scale of measures required should be appropriate to the scale and impact of the proposed development.*
- d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure, including electric vehicle charging points, Car Club schemes and bicycle hire."*

Policy AC2 states that new developments which are predicted to have a negative impact on the capacity and/or safety of the highway network must do the following:

- Mitigate and manage the predicted traffic growth to prevent issues relating to unacceptable levels of congestion, highway safety issues and poor air quality.*
- Where appropriate, developments must seek to implement measures that enhance the wider transport network including those set out in the infrastructure delivery plan.*

The Local Plan identifies the important role Travel Plans have for promoting sustainable transport, as well as supporting the management and generation of traffic associated with trip attractors, including schools.

In relation to Travel Plans, policy AC3 focuses on demand management and states the following:

*"Travel Plans will be required for new developments which generate significant additional travel movements."*

Additionally, the following steps are required to be submitted to Coventry City Council for approval:

- Measures introduced and actions taken to promote the TP; A statistical summary of the modal split of employees/residents/users disclosed by the monitoring surveys;
- The progress of the TP in achieving targets and identifying any amendments to be agreed in writing by the council in the event that targets are not achieved; and
- A plan for future actions to be implemented.

Policy AC4 states that development proposals should facilitate appropriate safe and convenient access to walking and cycling routes. It also states that high quality cycle parking and associated facilities should also be provided as part of new development proposals.

Policy AC5 depicts the importance of developments having safe and convenient access to the existing bus network.

The Council has also produced a transport Supplementary Planning Document, entitled Coventry Connected, adopted in January 2019, which provides more detailed and prescriptive guidance on the accessibility policies in the Local Plan as well as providing advice on their implementation

The applicant has submitted a revised Transport Assessment (TA), 25<sup>th</sup> May 2021. The TA considers the development proposals and their potential impact on the surrounding area from a traffic and transportation perspective. It has been developed in response to the pre-application engagement undertaken with Highways Officers from Coventry City Council (CCC) and also been used to inform the highway related design aspects of the associated proposals. The TA also identifies the expected highways impact of the scheme within the local transport network and considers both local and national policy to ensure that the development adheres to relevant transport policies.

The current access into the site is off Nutbrook Avenue. The site currently includes marked car parking spaces for up to 150 vehicles and cycle storage shelters with capacity for up to 50 cycles. The new access is proposed off Tile Hill Lane. This will be used for staff, buses and service/refuse vehicles only. Whilst the existing vehicular access shall be retained from Nutbrook Avenue, the new vehicular access will have direct links to car park. The proposed new access is better suited to provide the principal site access given the absence of residential dwellings within the immediate vicinity and reduce congestion along Nutbrook Avenue.

Of the 157 spaces proposed, 7 shall be for blue badge holders with the further 16 spaces provided with electric vehicle charge posts (active spaces) and an additional 16 spaces provided with the ducting required to retrofit electric vehicle charge posts at a later date (passive spaces). Therefore, at some point in the future, there will be car parking provision for 182 cars. The development also proposals to include 60 secure and sheltered cycle parking spaces. This figure is deemed an appropriate level of parking to accommodate staff and visitor parking demands given the current levels of demand and minimises the need for site users to park on the surrounding highway network.

Access to the site for pedestrians and cyclists shall remain largely unaltered in that they will continue to access the site from either Nutbrook Avenue and Tile Hill Lane. Whilst no changes are proposed to the Nutbrook Avenue pedestrian and cycle access arrangements, improved and segregated pedestrian and cycle access points shall be provided on either side of the new vehicular access on Tile Hill Lane.

Coventry City Council Highways Officers have been consulted and are largely satisfied in general, the Highway Authority is comfortable with the findings of the Transport

Assessment. The proposals are for essentially a like for like replacement of the existing school and therefore the overall traffic generation of the site will remain as existing, with the only concern for the Highway Authority being the presence of a new access junction off Tile Hill Lane and therefore the reassignment of traffic from using the existing access off Nutbrook Avenue to now using the new access off Tile Hill Lane. HO's also state that sufficient evidence has been provided in the form of staff and pupil postcode data to show likely travel routes for each to indicate that there would be little increased demand at the junction of Banner Lane/Tile Hill Lane.

With regards to the School Travel Plan, Highways Officers are satisfied with the proposals, stating that there is a good opportunity to impact upon unsustainable travel habits, of staff in particular. Given that there is a large cluster of staff living in close proximity within Coventry (based on postcode data) a good option for this would be car sharing where access to the Coventry and Warwickshire car share scheme is noted in the Transport Assessment. This could drastically reduce the current modal share for staff towards single car trips.

Despite the positive aspects of the relocation of the principal school access, Highways Officers have some minor concerns with regards to excessive car parking provision, stating that further information should be provided to justify this through a Parking Survey and to consider dedicating spaces for car sharing only.

Highways Officers have also requested confirmation with regards to whether the car parking provision to the south, near Tile Hill Lane, will remain during construction and if not, will temporary car parking be provided?

Whilst Highways have no issue with relocating the bus stop on Tile Hill Lane, agreement is required with Transport for West Midlands as the main public transport operator in the area. Agreement on the access proposals cannot be reached until this relocation is agreed.

The applicant is also requested to consider introducing parking restrictions 'School Keep Clear' on the opposite side of Tile Hill Lane to avoid pick-up/drop-offs in this area. This will also aid in reducing conflict at the proposed new access as well as conflict with bus services.

Other than these minor discrepancies being clarified Highways Officers would be supportive of the proposal subject to conditions.

### **Ecology and Trees**

Paragraph 174 of the NPPF makes it clear the Government's intent to protect biodiversity, stating that "*Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) protecting and enhancing valued landscapes, sites of biodiversity (in a manner commensurate with their statutory status);*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures".*

*“When determining planning applications”, paragraph 180 of the NPPF states, “local planning authorities should apply the following principles:*

*a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*

*b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*

*c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”.*

Paragraph 180 of the NPPF makes the point that *“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site”.*

Relevant local ecological policies include Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation, which refers to the protection and enhancements of designated sites, or sites with biodiversity or geological value, requiring development to avoid any negative impacts to species and their habitats and to have an overall biodiversity net gain.

Policy GE4 relates specifically to ensuring there is no unacceptable loss or damage to woodlands and individual trees, or where such loss is unavoidable, they are to be replaced with new trees. The policy further states that where protected trees are to be removed, the development will not be permitted, unless the removal is sufficiently justified.

The site is adjacent to two Ancient Woodlands: Tile Hill Wood (SSSI, Local Nature Reserve, Local Wildlife Site) and also Pig Wood (LNR, LWS). Plants Hill Wood ancient is south of Pig Wood, separated by Tile Hill Lane and is also a LNR a LWS.

The site has many records of amphibians and there are numerous ponds that support a metapopulation of great crested newts. Nearby areas include further records of amphibians, together with bats and hedgehogs. There is also a known badger sett nearby, with further setts likely to be present. Currently, the site includes a number of buildings, hard play surfaces and amenity grassland, whilst within the grounds there are several hedgerow/woodland/scrub belts and areas of semi-improved grassland. With the amount of buildings and hardstanding, there is minimal biodiversity value, whereas the woodland belts provide important habitats and connectivity and the rough grassland is an essential habitat for great crested newts. With regards ancient woodland, the less managed sites are essential for their maintenance. Indeed, evidence of the impact on the woodlands from recent developments can be observed

using aerial photography taken over recent years and this has had a detrimental impact on protected species.

Consequently, the woodlands are increasingly being fragmented, isolated and losing the surrounding habitats which are essential to their ecological health. The development, therefore, should not be considered in isolation. Consequently, the applicants have submitted several documents to demonstrate that the proposed development has been thought out holistically with the conservation of wildlife at the forefront.

Coventry City Council Ecology Officer has been consulted and have no objections to the proposal, stating that the Construction Ecology Management Plan (CEMP), (Delta-Simons, Project 21-0072.02. July 2021) has been revised to include an appropriate precautionary approach for great crested newt together with suitable safeguards for any badgers which are using the area for foraging, whilst the Construction Environmental Plan (Bowler+Kirkland, July 2021) includes appropriate methods for safeguarding protected species and other wildlife on the site during construction. The Ecology Officer also notes that the revised Biodiversity Impact Assessment shows a small gain in biodiversity of 0.18 units. The Ecology Officer concludes that the revised documents are acceptable and there is no objection to the proposal on ecology grounds, subject to conditions.

### **Flood Risk and Drainage**

The National Planning Policy Framework February 2021 (NPPF) states that *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere”* (paragraph 159). The Flood Risk Vulnerability Classification classes educational establishments as a More Vulnerable class and is considered a compatible use for Flood Zones 1 and 2 and therefore an Exception Test is not required.

The NPPF requires a site-specific Flood Risk Assessment (FRA) to be produced where development Sites are:

- Greater than one hectare in size;
- All proposals for new development (including minor development and change of use) in Flood Zones 2 and 3;
- Or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the EA); and
- Where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding (paragraph 163, footnote).

The Coventry Local Plan 2016 – 2031 (CLP) flood risk policy, EM4: Flood Risk Management, states that *“all major developments must be assessed in respect of the level of flood risk from all sources”* inter alia. The Policy further states that *“All opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage. In this instance reference should be made to the Councils IDP or Regulation 123 list. In order to achieve this:*

*finished floor levels must be set a minimum of 600mm above the 1% AEP (1 in 100 year) plus climate change flood level”.*

With regards to drainage, Policy EM5: Sustainable Drainage Systems (SuDS), states:

1. All development must apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.
2. SuDS are the preferred way of managing and conveying surface water. All developments will consider and demonstrate how the following hierarchy for the discharge of surface water from a site will be applied:
  - a) Discharge by infiltration and water reuse technologies
  - b) Discharge to a watercourse allied with water reuse technologies
  - c) Discharge to surface water sewer allied with water reuse technologies
3. All development should carry out infiltration tests and a ground water risk assessment, including seasonal groundwater monitoring, to demonstrate whether infiltration is possible and that ground water would not be polluted to Environment Agency and Lead Local Flood Authority requirements. Where it is proven that infiltration is not possible, allied with water reuse technologies, surface water should be discharged into a watercourse (in agreement with the Environment Agency and Lead Local Flood Authority) at a rate no greater than Qbar greenfield runoff, or an appropriate minimum rate for small sites, agreed by the Lead Local Flood Authority. If there is no watercourse available then, allied with water reuse technologies, surface water should be discharged to a surface water sewer at a rate no greater than Qbar greenfield runoff.
4. In exceptional circumstances, where a sustainable drainage system cannot be provided, it must be demonstrated that it is not possible to incorporate sustainable drainage systems, and an acceptable means of surface water disposal is provided at source which does not increase the risk of flooding or give rise to environmental problems and improves on the current situation with a reduction in peak and total discharge.
5. The long-term maintenance arrangements for all SuDS must be agreed with the relevant risk management authority. A separate SPD will be produced to detail how SuDS schemes will be designed in accordance with the technical standards set out by the Coventry Lead Local Flood Authority and by the relevant government body at the time.

## **Heritage**

The NPPF places great emphasis on the protection of heritage assets. These assets range from global significance to national, regional and local significance. Whilst the level of harm or loss of heritage asset or even its significance should be commensurate with its hierarchy of importance, lesser valued heritage assets shall be given due consideration and any harm or loss will need to be justified. Paragraph 194 of the NPPF states that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological*

*interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.*

*“In determining applications,” paragraph 200 of the NPPF indicates that “local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

*Where development may lead to any harm or loss of significance to a heritage asset, it will need to be demonstrated that such harm or loss will be outweighed by public benefits. With regards to non-designated heritage assets these will also need to be taken account of and balanced against the benefits of the proposal and any harm or loss of the asset (paragraphs 202 – 203).*

The most relevant local heritage policy is Policy HE2: Conservation and Heritage Assets. This policy aims to protect and conserve both designated and non-designated heritage assets. The most relevant parts of the policy in relation to the proposed development are:

- 6. Demolition or destruction of heritage assets will be resisted; proposals to demolish a heritage asset will therefore need substantial justification. The greater the damage to the significance of the asset, the greater the justification required and the public benefit needed to outweigh such damage.
- 7. All proposals should aim to sustain and reinforce the special character and conserve the following distinctive historic elements of Coventry:
  - g) The significant elements of Coventry’s ground-breaking post-war reconstruction including its plan, built form, public art works and public spaces; and
  - h) Archaeological remains of all periods from the earliest Prehistoric human habitation to the modern industrial period.
- 8. Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset’s archaeological, architectural or historic significance. The scope of the recording should be proportionate to the asset’s significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the Coventry Historic Environment Record.

The applicant has submitted several heritage reports to support the application. These include an Archaeological Desk Based Assessment (AA), Built Heritage Statement (BHS), a Historic Building Recording (HBS) and a Statement of Public Benefits (SPB) of the proposal.

The Archaeological Assessment assessed the significance of designated and non-designated heritage assets within the study site, assessed the potential for as yet to be discovered archaeological assets and enables potential impacts on assets to be identified, along with the need for design, civil engineering or archaeological solutions.

The AA concludes that the field boundaries on the site date back to at least 16th century and most likely have a Medieval or Post Medieval origin. South of the site, historic maps show a cluster of buildings that date back to at least 18th century. Any remains associated with these buildings would, at most, be considered of local interest, whereas the archaeological potential for significant settlement evidence pre-dating the Post Medieval period is considered to be low.

The BHS has assessed the potential impacts on the historic built environment arising from the proposed re-development of West Coventry Academy and identifies and assesses the significance of built heritage assets both within the Site and the surrounding area that have the potential to be affected by the proposals.

The BHS states that there is some architectural interest associated with the immediate post-war school buildings and possess a degree of rarity at a local level and some artistic interest on account of the Fred Millett mosaics murals to Court Block. Despite this the BHS states that the contribution of the mosaics to the overall aesthetic interest of the school is minimal, and the first structures built in the 1950s and 1960s are neither rare nor innovative examples of Intergrid structures.

With regards to the level of significance, the 1950s buildings are considered to possess a moderate degree of local historic interest, followed by the buildings built in the 1960s then by those built in the 1970s. However, the BHS considers that the level of significance has been compromised by successive alterations to the buildings over their lifetimes.

The BHS recommends a couple of mitigation measures to offset the loss of the non-designated heritage assets, specifically that the applicant submit a Level 3 Historic Building Recording and that the applicant install permanent interpretation display boards, or a suitable alternative, within the new school site or building, which can be used as a teaching tool for pupils to learn about the school's history and its context within Coventry's post-war redevelopment..

The applicant has since submitted a Historic Building Recording, the purpose of which is to investigate and provide a lasting record of the school buildings in their present condition prior to demolition, as well as to provide a better understanding of the history and development of these buildings.

The Archaeological Officer was consulted and states that there is no requirement for further archaeological works either during the demolition phase or the subsequent construction of the new school. Nonetheless, the Officer notes that the site contains two examples of public art created by Fred Millett in 1957. These are recorded on the Coventry HER (MCT16967) as undesignated heritage assets and recorded within the survey of public art in Coventry. Consequently, the Officer considers that the retention of the mosaics, albeit in a new location, is required to offset the loss of the rest of the school complex.

The Conservation Officer was also consulted has submitted an objection, stating It is undeniable that the buildings on site clearly possess a significant degree of heritage value, due to them having been designed by the City Architect's Department and built

in 1957 under either Arthur Ling or Terence Gregory. Coinciding with other large building projects within the city and broadly falling into the city's Post-war phase of development. Taking into consideration evidence provided by the Structural Condition Survey, the Officer states that the buildings are not unsafe nor unusable; instead, they could continue to be in use for a number of years and therefore demolition is not justified.

The Officer further states that building, particularly the 1950s structure, have architectural and aesthetic significance because of their appearance, their innovative structural design, their large group value and contribution to Coventry's architectural character. Furthermore, within the Court Block are two mosaic murals by Fred Millet that contribute to the artistic significance of Court Block. Therefore, rather than having 'some' architectural significance, as suggested in the Heritage Statement, the 1950s buildings instead have a medium level of architectural significance.

Consequently, the Officer concludes that only the highest level of harm can be attributed to this application, which is total loss of significance.

There may however be sufficient public benefit arising from the proposals which would outweigh heritage concerns, this though is not a consideration of this consultation response. Consequently, the applicant has provided a Public Benefits Statement (PBS) in response to the Conservation Officer's objection.

The PBS maintains that the proposals:

1. The proposals will deliver significant investment to improve the educational facilities at West Coventry Academy and will be of benefit to the wider community,
2. The proposed new access from Tile Hill Lane will remove buses and much of the school traffic (teachers and servicing) from Nutbrook Avenue which is a long-standing problem for those that live in and around Nutbrook Avenue. This will enhance quality of life for residents along Nutbrook Avenue in terms of reduced noise and air pollution and other associated problems arising with the impact on the local highway network.
3. The new buildings will be constructed away from the footprint of current buildings which will then be demolished and replaced with sports facilities. This enables the continuity of education with minimal disruption.
4. New sports facilities will be provided as part of the new development in the form of a better-quality replacement all-weather playing pitch which is of better quality than the existing pitch; new replacement swimming pool and sports centre linked to the new main school building; and 6 new Multi-Use Games Area (MUGA) courts. These facilities will serve pupils but also members of the public out of hours.
5. The new school building will be net zero carbon in operation. This is a requirement from the DfE as part of the School Rebuilding Programme and is over and above the standard Coventry City Council policy requirements.
6. The proposed school building is more compact than the existing collection of 12 school buildings, thereby reducing the total footprint and significant net gain in 'open space'.
7. The Proposed Development will create direct jobs through the construction process and the contractor will work with the Council to support local employment where possible. The Applicant has agreed a Social Value Action Plan with Coventry City

Council's Economic Development Service to maximise employment opportunities for local people.

Cumulatively, the above points create a strong case that the proposal will provide public benefits that go beyond the loss of the non-designated heritage assets. Furthermore, conditions will be attached to ensure that the Fred Millet mosaics will remain on-site as well as a form of a permanent learning opportunity for pupils of the school to understand about the history and architecture of the school and its special architectural significance for the benefit of the existing pupils and staff and the future generations of pupils and staff.

It is therefore considered that the loss of the non-heritage assets are considered acceptable when balanced with the public benefits and conditions attached to the planning permission, if granted.

### **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, visual intrusion, loss of biodiversity, loss of community facilities or result in severe highway safety issues. It is therefore recommended to Members to grant planning permission subject to relevant conditions. Together with the aims of the NPPF, the reason for Coventry City Council granting planning permission is because the development is in accordance with the following Coventry Local Plan 2016 Policies: Policy AC1, AC2, AC3, AC4, AC5, CO1, CO2, DE1, DS3, DS4, EM1, EM2, EM3, EM4, EM5, EM7, EM8, GB1, GE3, GE4, HW1 and JE7.

### **CONDITIONS:/REASON**

- 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:

AMS 8941-D-AMS; Arboricultural Method Statement & Tree Protection Plan – In Accordance with BS 5837:2012, 8941, 19<sup>th</sup> July 2021; Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement & Tree Protection Plan In Accordance with BS 5837:2012, 03<sup>rd</sup> May 2021; Parking Beat Survey, 07<sup>th</sup> July 2021; Tree Constraints Plan 8684-D-CP; AVR / VVM Report Camera Record Document July 2021; Biodiversity Impact Assessment; Construction Environmental Management Plan Rev E, 1<sup>st</sup> July 2021; Construction Ecological Management Plan Issue 2, 2<sup>nd</sup> July 2021; Preliminary Ecological Assessment Issue 3, 2<sup>nd</sup> July 2021; Landscape Ecological Management Plan Issue 1, 5<sup>th</sup> May 2021 Temporary Construction Access Swept Path Analysis 0101 Rev P01; Temporary Construction Access Swept Path Analysis 0102 Rev P01; Temporary Construction Access Swept Path Analysis 0103 Rev P01; Temporary Construction Access Swept Path Analysis 0104 Rev P01; Access Arrangement and Swept Path Analysis 0100 Rev P04; Visual Impact Analysis Doc nr 137209-ALA-00-XX-R-L-001 Revision B, 12<sup>th</sup> July 2021; Stride Treglown Virtual Material Samples PL P51 12.07.2021 Revised Elevations for Planning; Community Use Agreement 12<sup>th</sup> June 2021; Landscape Illustrative Masterplan 0001 Rev P08; Existing Site Masterplan 0002 Rev P05; Landscape General Arrangement 0003 Rev P11; Detailed Illustrative Masterplan Sheet 1 of 2 0004 Rev P07 Detailed Illustrative Masterplan Sheet 2 of 2 0005 Rev P07; Detailed Landscape General Arrangement 1 of 6 0006 Rev P09; Detailed Landscape General Arrangement 2 of 6 0007 Rev P09; Detailed Landscape General Arrangement 3 of 6 0008 Rev P09; Detailed Landscape General Arrangement 4 of 6 0009 Rev P09; Detailed Landscape General Arrangement 5 of 6 0010 Rev P09; Detailed Landscape General Arrangement 6 of 6 0011 Rev P09; Fencing General Arrangement 0012 Rev P06; Kerbs and Edges 0012 Rev P05 Secure Line 0014 Rev P06; Site Sections 1 of 2 0015 Rev P06; Site Sections 2 of 2 0016 Rev P06; Schedule of External Areas/Accommodation 0017 Rev P06; Access and Circulation 0018 Rev P05; Fire Evacuation Plan 0019 Rev P06; Outline Specification 0020 Rev P06; Planting Plan 1 of 6 0022 Rev P06; Planting Plan 2 of 6 0023 Rev P06; Planting Plan 3 of 6 0024 Rev P06; Planting Plan 4 of 6 0025 Rev P07; Planting Plan 5 of 6 0026 Rev P08; Planting Plan 6 of 6 0027 Rev P07; Planting Schedule 0028 Rev P07; Levels of Intervention 0029 Rev P05; Waste Management Strategy 0030 Rev P04; Site Waste management Plan, 01<sup>st</sup> April 2021; Proposed South Elevation 2021 Rev P51; Proposed North Elevation 2022 Rev P51; Proposed East and West Elevations—Sport Block 2025 P51; Proposed West Elevation 2023 Rev P36; Proposed East Elevation 2024 Rev P36; Construction Ecological Management Plan 21-00072.02, 2<sup>nd</sup> July 2021; Landscape Maintenance Plan 1100, 23<sup>rd</sup> June 2021; Archaeological Evaluation June 2021; Sunlight and Daylight Analysis Rev B, 23 June 2021; Interim Bat Survey June 2021; Design and Access Statement April 2021; Transport Assessment V03, 24<sup>th</sup> May 2021;

School Travel Plan 23<sup>rd</sup> April 2021; Phase I Geo-Environmental Desk Study 01<sup>st</sup> October 2020; Phase II Geo-Environmental Report, 27<sup>th</sup> November 2020; Proposed Sections 1 2120 Rev P36; Proposed sections 2 2121 Rev P36; Proposed Site Plan 9003 Rev P36; Historic Buildings Record PCA REPORT NO: R14581, July 2021; Flood Risk Assessment and Outline Drainage Strategy Rev: 01, 23<sup>rd</sup> April 2021; Drainage Statement Rev P04, 26 April 2021; Surface Water Drainage Layout Sheet 1 of 3 9030 Rev P08; Surface Water Drainage Layout Sheet 2 of 3 9031 Rev P08; Surface Water Drainage Layout Sheet 3 of 3 9032 Rev P08; Foul Water Drainage Layout 9040 Rev P04; Ground Floor General Arrangement - Main Block 2000 Rev P36; First Floor General Arrangement – Main Block 2001 Rev P36; Second Floor General Arrangement – Main Block 2002 Rev P36; Ground Floor General Arrangement – Sports and Swimming Block 2006 Rev P36; First Floor General Arrangement – Sports and Swimming Block 2007 Rev P36; Lower Ground Floor General Arrangement – Sports and Swimming Block 2008 Rev P36; Roof General Arrangement – Sports Centre and Link 2700 Rev P36; Roof general Arrangement – Main Block 2701 Rev P36; Roof Services Strategy 1201; General Infrastructure Notes 0100 P01; Site Location Plan 9000 Rev 24 Existing Block Plan 9001 Rev P24; Remediation Strategy and Piling Risk Assessment, April 2021; Noise Impact Assessment Rev P01, 07<sup>th</sup> April 2021; Built Heritage Statement, April 2021; Detailed Unexploded Ordnance (UXO) Risk Assessment 18<sup>th</sup> September 2020; Air Quality Mitigation Strategy, April 2021; Archaeological Desk Based Assessment; March 2021; External Lighting Lux Plot 0001; A feasibility Study for the Construction of a Natural Turf Winter Sports Pitch at West Coventry Academy, 01<sup>st</sup> March 2021; Sustainability Report Rev B, 23<sup>rd</sup> April 2021; Written Scheme of Investigation for Historic Building Recording, April 2021

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

- 3: No demolition within the application site shall take place unless and until the applicant has submitted a written method statement detailing the relocation of the two abstract mosaics created by Fred Millett in 1957 (MCT16967), currently located within the Court Block identified for demolition. The details of how and where the existing non-designated heritage assets shall be relocated shall be submitted to and approved in writing by the Local Planning Authority. All details shall be carried out as per the approved method statement

**Reason:** *To ensure that all appropriate opportunities have been taken to conserve and protect these heritage assets and offset the loss of the 1950s school complex and to ensure their suitable re-siting in accordance with Policy HE2 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

- 4: In the interest of conserving ecological benefits the recommendations and enhancements set out in the Preliminary Ecological Assessment undertaken by Delta-Simons, Project Number 21-0072.01, 02<sup>nd</sup> July 2021 and the Construction Ecological Management Plan, Project Number 21-0072.02 02<sup>nd</sup> July 2021 shall be carried accordingly.

**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 2018 and 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*

- 5: Prior to the first occupation of the development hereby permitted, a combined ecological and landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all aspects of landscaping including details of any compensation for biodiversity loss, including the erection of bat boxes and/or bird nesting boxes (to include box type, numbers, location and timing of works). The approved scheme shall be fully implemented 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 2018.*

- 6: With regards to the employment of local residents, the development hereby approved shall be carried out in accordance with Social Value Performance Delivery Targets submitted to and approved by the Council's Social Value Officer. The Strategy shall be implemented in accordance with the approved details throughout the lifetime of the development or as and when agreed by the Social Value Officer at any future meetings with the developer.

**Reason:** *To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2016.*

- 7: To minimise the construction impact of the development, hereby permitted, the environmental mitigation measures and management controls shall be carried out in accordance with the approved Construction Environmental Management Plan (CEMP) Revision E, 01<sup>st</sup> July 2021.

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

- 8: For all intrusive works, the following risk mitigation measures shall be carried out in accordance with the recommendations set out in 20.1 of the Detailed Unexploded Ordnance (UXO) Risk Assessment, 18<sup>th</sup> September 2020, undertaken by First Line Defence:
- i. UXO Risk Management Plan
  - ii. Site Specific UXO Awareness Briefings to all personnel conducting intrusive 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.*

- 9: To mitigate against any detrimental impacts to air quality associated with the approved development, mitigations measures shall be carried out as set out in

section 3 of the Air Quality Mitigation Statement, April 2021, undertaken by Air Quality Consultants Ltd.

**Reason:** *To protect the amenity of the occupiers of the residential accommodation hereby approved in accordance with Policies DS3 [and EM7] of the Coventry Local Plan 2016.*

- 10: Following the completion of works, measures must proceed in accordance with section 11 of the Remediation Strategy and Piling Risk Assessment, April 2021, undertaken by Delta-Simmons, and a validation report demonstrating compliance must be submitted to and approved in writing by the LPA prior to use the development, hereby permitted.

**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.*

- 11: For potential plant noise emissions, the noise levels shall be limited to the plant rating noise levels set out in Table 6—1 of the Noise Impact Assessment P01, 7<sup>th</sup> April 2021, undertaken by Buro Happold. Full details of any proposed plant shall be submitted to and approved in writing by the LPA prior to installation.

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

- 12: The development hereby permitted shall be carried out in full accordance with the details contained in community use agreement.

**Reason:** *To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 and to provide access to facilities in accordance with Policies HS3, HW1 and DS3 of the Coventry Local Plan 2016.*

- 13: Prior to occupation of the development hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and 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 2016.*

- 14: No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of:

- hours of work;
- hours of deliveries to the site;
- the parking of vehicles of site operatives and visitors during the demolition/construction phase;

- the delivery access point;
- the loading and unloading of plant and materials;
- anticipated size and frequency of vehicles moving to/from the site;
- the storage of plant and materials used in constructing the development;
- the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate;
- wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway;
- measures to control the emission of dust and dirt during demolition and construction;
- measures to control the presence of asbestos;
- measures to minimise noise disturbance to neighbouring properties during demolition and construction;
- details of any piling together with details of how any associated vibration will be monitored and controlled; and
- a scheme for recycling / disposing of waste resulting from demolition and construction works.

Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.

**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 [EM7], AC1 and AC2 of the Coventry Local Plan 2016.*

- 15: The Travel Framework hereby approved shall be implemented in full accordance with the details specified therein. The Travel Framework, as approved shall be monitored and reviewed in accordance with the approved targets and shall not be amended 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 2016.*

- 16: No construction shall take place until full details of the proposed vehicular access onto Tile Hill Lane to include proposed parking restrictions and signage has been submitted to, and approved in writing by, the Local Planning Authority, and no part of the development hereby permitted shall be occupied until the approved details of the vehicular access have been completed to the satisfaction of the Local Planning Authority.

**Reason:** *In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2016.*

- 17: The drainage works shall be carried out in accordance with the design details provided within the approved recorded drawings and reports, as shown below. This shall form the basis of the approval and any amendment that seeks to downgrade or simplify the design shall be subject to a S73 variation application.

137209-CUR-00-XX-RP-C-9201-P05 Drainage Statement; 137209-CUR-00-XX-9290000-V02 SuDS Operation and Maintenance Manual; 137209-CUR-XX-ZZ-DR-C-9030-P11 – Drainage Layout (1 of 3); 137209-CUR-XX-ZZ-DR-C-9031-P11 - Drainage Layout (2 of 3); 137209-CUR-XX-ZZ-DR-C-9032-P11 – Drainage Layout (3 of 3); 137209-CUR-ZZ-ZZ-DR-C-9060-P01 – Surface Water Overland Flow Routes; 137209-CUR-ZZ-ZZ-DR-C-9050-P02 – Drainage Construction Details Sheet (1 of 2);  
137209-CUR-ZZ-ZZ-DR-C-9051-P04 – Drainage Construction Details Sheet (2 of 2); 137209-CUR-ZZ-ZZ-DR-C-9065\_P02 – External Works Construction Details;

**Reason:** *To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy [EM4 &] EM5 of the Coventry Local Plan 2016.*

- 18: 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.

**Reason:** *To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy [EM4 &] EM5 of the Coventry Local Plan 2016.*

- 19: Within 2 months of the occupation of the development hereby permitted a detailed scheme of specification for the replacement playing field land as identified within the submitted Plan titled “Landscape Illustrative Masterplan 137209-ALA-00-XX-DR-L-0001 Rev P07” shall be submitted to and approved in writing by the local planning authority. Based on the findings of the submitted details a feasibility study for the construction of a natural turf winter sports pitch at West Coventry Academy shall be carried out. This shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation. This shall also be submitted to and approved in writing by the local planning authority in consultation with Sport England. Thereafter the development shall be carried out in full accordance with the approved details and programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

**Reason:** *To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Policies GE1 and GE2 of the Coventry Local Plan 2016 and the principles of the NPPF.*

- 20: Within 2 months of the occupation of the school building hereby permitted, a schedule of playing field maintenance including a programme for

implementation for a minimum period of five years starting from the commencement of use of the playing field shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. Following the commencement of use of the playing field the approved schedule shall be complied with in full accordance with the approved details.

**Reason:** *To ensure that the playing field is first established as a functional playing field to an adequate standard and is fit for purpose and to accord with Policies GE1 and GE2 of the Coventry Local Plan 2016 and the principles of the NPPF.*

- 21: Prior to the occupation of the school building hereby permitted a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the school playing field land; artificial grass pitch; MUGAs; indoor sports provision including changing provision; and car parking provision, and include details of pricing policy, hours of use, access by non-[educational establishment] users [/non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

**Reason:** *To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policies GE1 and GE2 of the Coventry Local Plan 2016.*

- 22: The development hereby permitted shall not be occupied unless and until all of the works detailed within the approved Sustainable Building Statement have been completed in full and thereafter, they 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.*

- 23: To provide retained trees (and shrubs) with the highest level of protection during the process of demolition and construction, Mitigation measures shall be carried out with the recommendations set out in the approved Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan Report, undertaken by Hayden's Arboricultural Consultants, 03<sup>rd</sup> May 2021. Specifically:
- A detailed Arboricultural Method Statement & Tree Protection Plan should be provided. This will include the following: fencing type, ground protection measures, "no dig" surfacing, service drawings, access facilitation pruning specification, project phasing and an auditable monitoring schedule.
  - Tree work should be completed as detailed in the Schedule of Trees. Where this has been identified for reasons other than to permit development, this work should be completed within the advised timescales irrespective of any development proposals.

**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*

- 24: Any landscaping works (other than the planting of trees and shrubs) will be fully implemented during the first planting season following completion of the development, including site clearance/laying out of sports pitches, the erection of boundary treatment, and the installation of paving and footpaths. Any trees or shrubs removed, dying, or becoming (in the opinion of the Local Planning Authority) seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, trees and shrubs shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

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

- 25: Prior to the first occupation of the development hereby permitted, details of soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. All planting shall be carried out in strict accordance with the approved details within the first planting and seeding seasons following the first occupation of the West Coventry Academy's new teaching block and sports hall. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes (in the opinion of the Local Planning Authority) seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, trees and shrubs shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations

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