

Planning Committee Report	
Planning Ref:	FUL/2021/3317
Site:	Paragon Park, Foleshill Road
Ward:	Foleshill
Proposal:	Erection of 44 apartments and associated infrastructure (Paragon Park Phase 7)
Case Officer:	Emma Spandley

SUMMARY

The application seeks full planning permission for the erection of three blocks of flats, two blocks are to be four storeys along the Stoney Stanton Road frontage and within the site and a three-storey block along Paragon Way, located off Stoney Stanton Road.

The application proposes 44 no flats all of which will be two bedroomed.

The accommodation is set out as follows: -

SCHEDULE - PARAGON PARK				
OPEN MARKET				
TYPE	BEDS	NO.	SQ FT	TOTAL
APARTMENT A2	2	21	599	12579
APARTMENT A7	2	6	599	3594
APARTMENT A8	2	6	633	3798
	TOTAL	33		19971
AFFORDABLE TENURE - SOCIAL RENT				
TYPE	BEDS	NO.	SQ FT	TOTAL
APARTMENT A2	2	5	599	2995
APARTMENT A7	2	0	599	0
APARTMENT A8	2	0	633	0
	TOTAL	5		2995
AFFORDABLE TENURE - DOMV				
TYPE	BEDS	NO.	SQ FT	TOTAL
APARTMENT A2	2	4	599	2396
APARTMENT A7	2	1	599	599
APARTMENT A8	2	1	633	633
	TOTAL	6		3628
OVERALL TOTAL		44		26594

The site is providing 44no units, of which 25% is required to be affordable. The site requires 11no affordable housing units. The tenure and mix of the affordable housing units is in line with the latest SHMA guidance as follows:

- i. 12.5% as social rented
- ii. 12.5% as intermediate housing units (including shared ownership, low-cost homes for sale and intermediate rent).

The affordable housing requirement for this application proposal is as below:

BACKGROUND

The application forms part of the Paragon Park development which was originally approved under R/2006/1034 and extended to 22.7ha.

In 2015, under OUT/2014/2538, a further application was granted for outline planning for the erection of up to 700 dwellings including retention of the Courtaulds factory facade,

provision of up to 3500 sq.m of employment floorspace (B1, B2, B8) and full planning permission for Phase 1, the erection of 113 dwellings and associated infrastructure.

However, the site has never come forward for employment uses, the new Coventry Local Plan has been adopted and now has allocated the entire Paragon Park site, approved under OUT/2014/2538 as a housing allocation for 700 dwellings.

The current application relates to Phase 7.

KEY FACTS

Reason for report to committee:	Over 5 objections contrary to the officer recommendation.
Current use of site:	Allocated Housing Site H2:5
Proposed use of site:	Residential

RECOMMENDATION

Planning committee are recommended to delegate the grant of planning permission to the Strategic Lead for Planning subject to conditions and subject to the completion of a S106 Agreement to secure the contributions listed and the affordable housing provision.

REASON FOR DECISION

- iii. The proposal is acceptable in principle.
- iv. The proposal will not adversely impact upon highway safety.
- v. The proposal will not adversely impact upon the amenity of neighbours.
- vi. The proposal makes provision for necessary developer contributions.
- vii. The proposal accords with Policies: DS1, DS3, DS4(a), H1, H2, H4, H6, H9, GE1, GE2, GE3, GE4, JE7, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application seeks planning permission for the erection of 44no. dwellings on a site which was granted planning permission for its complete redevelopment following the closure of the Courtaulds site for 700 dwellings and employment uses.

The current application site relates to the former, earmarked area for the employment uses. However, since the adoption of the Coventry Local Plan in 2017, the entire site is now allocated for housing with no employment uses required.

The existing accesses off Stoney Stanton Road, onto the new estate road called Paragon Way will be utilised.

The proposal provides for the full contribution requests and 25% of the properties being affordable.

The site is providing 44no units, of which 25% is required to be affordable. The site requires 11no affordable housing units. The tenure and mix of the affordable housing units is in line with the latest SHMA guidance as follows:

- viii. 12.5% as social rented
- ix. 12.5% as intermediate housing units (including shared ownership, low-cost homes for sale and intermediate rent).

The affordable housing requirement for this application proposal is as below:

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SITE DESCRIPTION

Paragon Park lies approximately 1 mile northeast of the City Centre occupying 22 ha of brownfield land. The site is situated between Foleshill Road and Stoney Stanton Road and has common boundaries to the north with the industrial estate at 280 Foleshill Road, the rear of residential properties in St. Paul's Road, the Broad Heath Community Primary School, and the Industrial Estate at Hanford Close. The Coventry Canal (which is a

designated Conservation Area) forms part of the west and southwest boundaries, and the site abuts the waste recycling plant to the southeast (EMR)

The application site under consideration, is located to the south-eastern portion of the site. The site has Paragon Way to the north, Stoney Stanton Road to the east; EMR to the south and southwestern boundary, which includes the 11.5m high acoustic bund and fencing; to the west the remaining Paragon Park development.

The site originally was earmarked for the approved employment uses on the site.

PLANNING HISTORY

Outline planning permission (R/2006/1034) was granted on 20/12/2007 (resubmitted proposals) for the Demolition of existing buildings and redevelopment of 5 Ha of land for employment (Use Class B1/B2), residential dwellings (950 residential units (500 high-density apartment-style dwellings and 450 dwelling houses), a 4.5 Ha of mixed development in a 'central core' area incorporating retailing (Use Classes A1-A5), leisure (Use Classes D1, D2), business (Use Class B1) and live work, the creation of a Community Park, a spine road between the Stoney Stanton Road and Foleshill Road junctions, formation of new and amended vehicular accesses to include a gyratory system on Foleshill Road, pedestrian and cycle routes, creation of open spaces, landscaping, a canal-like water feature and associated vehicle parking and servicing.

All matters were reserved, and the permission was subject to conditions, an indicative master-plan, and a planning obligation to secure a number of provisions that included contributions for Leisure, Education and job creation; 20% affordable housing provision; transfer of land to Broad Heath School; offsite highway works to include the creation of a gyratory in Foleshill Road; a link road between Foleshill Road and Stoney Road; the relocation of the existing Hindu Temple in Stoney Stanton Road to a new site adjacent to the Community Park. The application site included that land occupied by EMR, the relocation of which formed one of the section 106 obligations.

An application under section 73 of the Town and Country Planning Act (S73/2009/1566) to vary the outline planning permission was submitted in October 2009 to vary conditions imposed on the outline permission to alter the masterplan layout of the site to exclude the EMR land from the development (no alternative site could be found for their relocation) effectively reducing site area from 22.7 Ha to 18.2 Ha; reduce the amount of land for employment from 5.4 Ha to 2.95 Ha; provide 11.5 Ha for residential development (up to 450 dwellings); realign the spine road between the Stoney Stanton Road and Foleshill Road junctions; reduce the extent of open space from 4ha to 3.8 hectares; and incorporate a simplified left in / left out T-junction access from Foleshill Road rather than the approved traffic gyratory, given the significantly reduced level of housing now proposed. The application was reported to Planning Committee on 14/01/2010. Members resolved to delegate approval of the application to Officers subject to completion of an appropriate Section 106 agreement and safeguarding conditions, and the requirement for the reserved matters in respect of the measures to mitigate noise from EMR to be reported Planning Committee.

EMR, who had objected to the proposals, submitted notice of their intention to seek a judicial review of any permission issued. Prior to the issuing of a decision notice on this Section 73 application a further report was presented to Planning Committee on 06/01/2011 proposing further revisions to the S73 Masterplan to accommodate noise mitigation measures as recommended in an independent noise report commissioned by the Local Planning

Authority. Members resolved to grant planning permission for the revised masterplan layout, subject to conditions and a Supplementary Section 106 Agreement to secure contributions for job training (£25,000) and Leisure / Education (contribution and £2M).

EMR lodged a formal claim for judicial review in the event of permission being issued. Counsel's Opinion was sought by the LPA as regards its legal position / liability for costs should permission be issued. Counsel's Opinion was that the S73 application to vary the outline permission exceeded the legal scope of Section 73 provisions, because the application was fundamentally different to the earlier outline permission, and accordingly a new planning application should have been submitted. The S73 Application was consequently deemed invalid.

A screening request was received from Alliance Planning on 10th February 2014 in respect of the mixed-use redevelopment of the site for up to 600 dwellings and 7,000 sq. m. of employment land. A screening opinion was adopted by the local planning authority on 12th March 2014 indicating that an Environmental Statement (ES) would be required.

A scoping opinion for the ES was subsequently adopted on 13th June 2014, following the receipt on 5th June 2014 of a Scoping request from Persimmon Homes in respect of an increased housing proposal for up to 700 dwellings.

Outline application OUT/2014/2538 was granted by planning committee on 2nd March 2015. The application approved: Up to 700 dwellings; 3500 sq. m. (0.45 Ha) of B1, B2 and B8 employment floorspace (accessed from Stoney Stanton Road); Remodelling of Webster's Park (to include the creation of a new playing field for transfer to Broad Heath Community Primary School) and creation of other areas of publicly accessible open space; The creation of flood attenuation measures in the form of two storage ponds (each with associated underground storage) one of which is to be located adjacent to the Canal basin close to Foleshill Road (within phase 1 of the development) and the other one (as indicated on the indicative masterplan) is to be sited at the rear of the existing dwellings at 304 – 314 Stoney Stanton Road; Creation of pedestrian and cycle routes including a canal side footpath; Creation of noise barrier along the northern and western boundaries of the existing metal recycling plant (EMR); Associated land remediation works and landscaping; Retention of the Former Courtaulds building façade in Foleshill Road. The application whilst in outline included full details of Phase 1, comprising: 113 dwellings (3, x 1 bed, 30 x 2 bed, 53 x 3 bed and 27 x 4 bed dwellings); New access in Foleshill Road (with estate roads for Phase 1) leading through to a new access in Stoney Stanton Road (in the form of a skeletal road network beyond Phase 1); Flood attenuation measures (attenuation pond and underground storage adjacent to Canal basin); Associated access roads, pedestrian linkages and associated works and the creation of a new playing field to be transferred to Broad Heath School.

The application also included a condition for a noise barrier to be constructed between the development and the EMR site to comprise of a 7.2m high earth bund with a 4.3m high acoustic fence on top (11.5m overall height), which spans the length of the common boundary between EMR and the development site (r/o the existing employment use in Stoney Stanton Road).

The outline application approved the scale of the dwellings to comprise a mix of; 2, 2.5 and 3 storey dwellings along with 3-storey apartment buildings.

The development was programmed to be undertaken in 6 phases over a 10-year period.

Two variation of condition applications were submitted which allowed a certain number of houses to be occupied on the site prior to the acoustic bund being completed.

There have been a number of Reserved Matters applications submitted which have approved the details for the previous phases of development.

They are set out in the table below.

Application Number	Description of Development	Decision and Date
R/2006/1034 (Cov Ref:51610/A	Demolition of existing buildings and redevelopment of land for employment (Use Class B1/B2), residential dwellings and a central core area incorporating retailing (Use Classes A1-A5), leisure (Use Classes D1, D2), business (Use Class B1) and live work. Creation of a Community Park, formation of new and amended vehicular accesses to include a gyratory system on Foleshill Road, pedestrian and cycle routes, creation of open spaces, landscaping, a canal-like water feature and associated vehicle parking and servicing (Outline, all matters reserved).	Approved 20 th December 2007
OUT/2014/2538	Hybrid Planning Application for the erection of up to 700 dwellings including retention of the Courtaulds factory facade, provision of up to 3500 sq.m of employment floorspace (B1, B2, B8), remodelled public park, new playing field for primary school, public open space, attenuation areas, pedestrian routes including canalside path, means of access to Foleshill Road and Stoney Stanton Road and creation of noise barriers adjacent to the EMR premises, all associated works including remediation - outline application with the exception of Phase 1 for which full details are provided for 113 dwellings, including the means of access to Foleshill Road and Stoney Stanton Road, and flood attenuation measures (including addendum to chapter 11 [Noise and Vibration] of Environmental Statement and revisions to Indicative Masterplan, proposed noise bund/fence, and detailed layout of Phase 1).	Approved 2 nd March 2015
S73/2017/1890	Variation of Condition 5 - drawing numbers to allow minor material amendment relating to levels to planning permission reference RMM/2015/2577 granted on 3.12.2015 for the submission of details of reserved matters (appearance, landscaping, layout and scale) under Condition No. 1, as they relate to dwellings within Phase 2 imposed on planning	Approved 25 th October 2017

	permission OUT/2014/2538 granted on 2 March 2015	
S73/2018/2999	Variation of conditions 5, 7, 33 and 39 (to amend details of acoustic bund and alignment of spine road) imposed on planning permission S73/2015/3068 for submission of details to vary condition 7 (to allow occupation of dwellings within Phase 1 prior to the acoustic bund being installed) imposed upon planning permission OUT/2014/2538 granted on 2nd March 2015 for Hybrid Planning Application for the erection of up to 700 dwellings and provision of up to 3500 sq.m of employment floorspace (B1, B2, B8), remodelled public park, new playing field for primary school, public open space, attenuation areas, pedestrian routes including canalside path, means of access to Foleshill Road and Stoney Stanton Road and creation of noise barriers adjacent to the EMR premises.	Approved 17 th April 2019
RMM/2015/2577	Submission of details of reserved matters (appearance, landscaping, layout and scale) under Condition No. 1, as they relate to dwellings within Phase 2 imposed on planning permission OUT/2014/2538 granted on 2 March 2015 for a hybrid planning application for the erection of up to 700 dwellings including retention of the Courtaulds factory facade, provision of up to 3500 sq.m of employment floorspace (B1, B2, B8), remodelled public park, new playing field for primary school, public open space, attenuation areas, pedestrian routes including canalside path, means of access to Foleshill Road and Stoney Stanton Road and creation of noise barriers adjacent to the EMR premises, all associated works including remediation - outline application with the exception of Phase 1 for which full details are provided for 113 dwellings, including the means of access to Foleshill Road and Stoney Stanton Road, and flood attenuation measures (including addendum to chapter 11 [Noise and Vibration] of Environmental Statement and revisions to Indicative Masterplan, proposed noise bund/fence, and detailed layout of Phase 1).	Approved 3 rd December 2015
S73/2015/3068	Submission of details to vary condition 7 (to allow occupation of dwellings within Phase 1 prior to the acoustic bund being installed) imposed upon planning permission	Approved 15 th December 2015

	<p>OUT/2014/2538 granted on 2nd March 2015 for Hybrid Planning Application for the erection of up to 700 dwellings including retention of the Courtaulds factory facade, provision of up to 3500 sq.m of employment floorspace (B1, B2, B8), remodelled public park, new playing field for primary school, public open space, attenuation areas, pedestrian routes including canalside path, means of access to Foleshill Road and Stoney Stanton Road and creation of noise barriers adjacent to the EMR premises, all associated works including remediation - outline application with the exception of Phase 1 for which full details are provided for 113 dwellings, including the means of access to Foleshill Road and Stoney Stanton Road, and flood attenuation measures (including addendum to chapter 11 [Noise and Vibration] of Environmental Statement and revisions to Indicative Masterplan, proposed noise bund/fence, and detailed layout of Phase 1).</p>	
RMM/2016/1517	<p>Submission of details of Reserved Matters under Condition 1 and 2 (in part) as they relate to an evaluation for the retention of the Hoffman Kiln and Chimney within Phase 4 of the development; imposed on outline planning permission S73/2015/3068 approved on 15.12.2015 for Submission of details to vary condition 7 (to allow occupation of dwellings within Phase 1 prior to the acoustic bund being installed) imposed upon planning permission OUT/2014/2538 granted on 2nd March 2015 for Hybrid Planning Application for the erection of up to 700 dwellings including retention of the Courtaulds factory facade, provision of up to 3500 sq.m of employment floorspace (B1, B2, B8), remodelled public park, new playing field for primary school, public open space, attenuation areas, pedestrian routes including canalside path, means of access to Foleshill Road and Stoney Stanton Road and creation of noise barriers adjacent to the EMR premises, all associated works including remediation - outline application with the exception of Phase 1 for which full details are provided for 113 dwellings.</p>	Approved 14 th September 2016
RMM/2016/2632	<p>Submission of details of Reserved Matters under Condition 1 (in part) as they relate to the appearance, landscaping, layout and scale in respect of the Courtaulds Building only(phase 2); imposed on outline planning permission S73/2015/3068 approved on 15.12.2015 for</p>	Approved 25 th January 2017

	<p>Submission of details to vary condition 7 (to allow occupation of dwellings within Phase 1 prior to the acoustic bund being installed) imposed upon planning permission</p> <p>OUT/2014/2538 granted on 2nd March 2015 for Hybrid Planning Application for the erection of up to 700 dwellings including retention of the Courtaulds factory facade, provision of up to 3500 sq.m of employment floorspace (B1, B2, B8), remodelled public park, new playing field for primary school, public open space, attenuation areas, pedestrian routes including canalside path, means of access to Foleshill Road and Stoney Stanton Road and creation of noise barriers adjacent to the EMR premises, all associated works including remediation - outline application with the exception of Phase 1 for which full details are provided for 113 dwellings.</p>	
RMM/2018/0519	<p>Submission of details of Reserved Matters under Condition 1 (in part) as they relate to the appearance, landscaping, layout and scale in respect of PHASE 6 of the development only; imposed on outline planning permission</p> <p>S73/2015/3068 approved on 15/12/2015 for Submission of details to vary condition 7 (to allow occupation of dwellings within Phase 1 prior to the acoustic bund being installed) imposed upon planning permission</p> <p>OUT/2014/2538 granted on 2nd March 2015 for Hybrid Planning Application for the erection of up to 700 dwellings including retention of the Courtaulds factory facade, provision of up to 3500 sq.m of employment floorspace (B1, B2, B8), remodelled public park, new playing field for primary school, public open space, attenuation areas, pedestrian routes including canalside path, means of access to Foleshill Road and Stoney Stanton Road and creation of noise barriers adjacent to the EMR premises, all associated works including remediation - outline application with the exception of Phase 1 for which full details are provided for 113 dwellings.</p>	Approved 31 st August 2018
RM/2019/1252	<p>Reserved matters approval of appearance, landscaping, layout and scale in respect of Phase 5 pursuant to condition 1 imposed on permission S73/2018/2999, which varied conditions imposed upon OUT/2014/2538 granted on 2nd March 2015 for erection of up to 700 dwellings and provision of up to 3500 sq m employment floorspace, remodelled public park,</p>	Approved 4 th October 2019

	<p>new playing field for school, public open space, attenuation areas, pedestrian routes, access to Foleshill Road and Stoney Stanton Road and creation of noise barrier adjacent to EMR premises. The outline application was an EIA application and an ES was submitted.</p>	
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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 6th December 2017. Relevant policy relating to this application is:

Policy DS1:	Overall Development Needs
Policy DS3:	Sustainable Development Policy
Policy DS4:	(Part A) – General Masterplan Principles
Policy H1	Housing Land Requirements
Policy H2	Housing Allocations
Policy H4:	Securing a Mix of Housing
Policy H6:	Affordable Housing
Policy H9:	Residential Density
Policy GE1:	Green Infrastructure
Policy GE3:	Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4:	Tree Protection
Policy DE1:	Ensuring High Quality Design
Policy AC1:	Accessible Transport Network
Policy AC2:	Road Network
Policy AC3:	Demand Management
Policy AC4:	Walking and Cycling
Policy EM1:	Planning for Climate Change Adaptation
Policy EM2:	Building Standards
Policy EM4:	Flood Risk Management
Policy EM5:	Sustainable Drainage Systems (SuDS)
Policy EM7:	Air Quality
Policy JE7:	Accessibility to Employment Opportunities
Policy IM1:	Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development
 SPD Energy
 SPD Coventry Connected

SPD Air Quality

CONSULTATION

No Objections received from:

- x. Canal and Rivers Trust
- xi. Conservation
- xii. West Midlands Fire Service
- xiii. West Midlands Police

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

- xiv. Archaeology
- xv. Drainage (LLFA)
- xvi. Ecology
- xvii. Economic Development
- xviii. Education – Financial contribution of £254,619.20
- xix. Environmental Protection
- xx. Highways – Conditions and a financial contribution of £49,050 towards cycle hire; bus passes and Travel Plan and monitoring.
- xxi. Housing Policy – 25% affordable is required, equating to 11 units of which 12.5% Social Rent and 12.5% Intermediate tenure.
- xxii. Planning Policy
- xxiii. Streetscene and Parks – Contribution towards Red House Park for the enhancement and improvement of the existing facilities of £52,000.

Immediate neighbours and local councillors have been notified on 1st December ; a site notice was posted, and a press notice was displayed in the Coventry Telegraph on 9th December 2021.

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

- a) Increase in traffic within the Paragon Park development already too congested.
- b) Lack of car parking for the existing residents
- c) Impact on Air Pollution

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

- d) The existing issues associated with Websters Park
- e) The existing issues associated with the past build works
- f) Quality of building works
- g) Lack of existing street lighting

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are: -

- xxiv. Principle of development;
- xxv. Principle of residential.
- xxvi. Density.
- xxvii. Highway considerations;
- xxviii. Access.
- xxix. Parking
- xxx. Walking and Cycling.
- xxxi. The impact upon residential amenity;
- xxxii. Design and Visual;
- xxxiii. Open Space and Parks;

- xxxiv. Ecology, Biodiversity and Trees;
- xxxv. Flood Risk and Drainage;
- xxxvi. Air quality;
- xxxvii. Noise;
- xxxviii. Affordable Housing
- xxxix. Other issues
 - xl. Archaeology
 - xli. Equality issues;
 - xlii. Conclusion.

Principle of Development

The Council is required to make decisions in accordance with the statutory development plan unless material considerations indicate otherwise. (Section 38(6) PCPA 2004 and Section 70(2) TCPA 1990). The statutory development plan is the Coventry Local Plan adopted in December 2017. The National Planning Policy Framework (NPPF) is a key material planning consideration.

Principle of Residential

Paragraph 119 of the NPPF seeks to ensure planning policies are promoting an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 185 states new development should be appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site.

Policy H1 of the Coventry Local Plan sets out the future housing sites for the city that will support the principles of sustainable development. Table 4.2 identifies the site allocations for housing.

H2:5	Paragon Park	Foleshill	700	PDL	Retention of building facing Foleshill Road. Remodelling of Webster Park to include a new area of playing fields adjacent to the existing primary school.
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As the site is an allocated housing site the principal of residential on the site previously approved for employment use is acceptable.

The approved employment use has been superseded by the allocation of the entire Paragon Park site for residential development and the employment use is not considered part of the employment land requirements for the city.

The application is therefore acceptable in principle.

Density

Policy H9 of the Coventry Local Plan is concerned with housing density and states in order to promote sustainable urban regeneration, new residential developments must promote the most efficient and effective use of land. The assessment of recent developments has shown that the density and mix of residential development largely reflects local density patterns, and this should continue. In order to support urban regeneration and high-quality design, development must ensure that land is used as intensively as possible whilst remaining compatible with the quality, character and amenity of the surrounding area.

Therefore, outside of the Ring Road (The A4053) a minimum of 35 dwellings per hectare (net) should be provided on Previously Developed Land.

When considering density, it is also important to ensure it is considered alongside other essential onsite provisions such as appropriate levels of amenity space, landscaping and any appropriate onsite infrastructure.

As such, the Council's policy is set in the context of net densities that seek to maintain:

- at least 20% of gross site area to remain undeveloped on sites in excess of 2ha, and
- at least 15% of gross site area to remain undeveloped on sites below 2ha.

The application site area measures 0.45ha with an undeveloped area, as amended of 0.1ha. This makes 22% will now remain as undeveloped. The application is in accordance with Policy H9 of the Coventry Local Plan.

As mentioned above sustainable developments requires the proposals to include safe and appropriate access and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

These areas are discussed in more detail below.

Highway Considerations

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

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

Access

The proposed access to the application site will be via Paragon Way. The vehicle trip generation and traffic impact numbers are agreed as they are within the original development area and do not result in an unacceptable residual impact on the local road network.

Parking

The application proposes 44no, two bedroomed flats. The application would require 88no spaces for the flats and five unallocated visitor parking spaces. A total of 93 car parking spaces.

The application proposes one car parking space per flat (44no.), with 30no visitor spaces. A total of 74no car parking spaces. A shortfall of 19no car parking spaces.

The site is located with Paragon Park, located off Stoney Stanton Road, the road network outside of the site benefits from double yellow lines and restricted on street parking.

The site is also located within close walking distance to the bus stops located on Stoney Stanton Road and the Travel Plan will include a bus pass provision for the occupants to encourage alternate modes of travel.

Other sustainable transport measures are being promoted within the site namely the West Midlands Cycle Hire Station, the cost of which will be secured via S106.

A Travel Plan has been submitted and will be monitored as part of the life of the development. The monies required for the monitoring of the Travel Plan will also be secured via S106.

Taking all of the above sustainable transport options and initiatives, which have been agreed to by the applicant, the lower ratio of parking is acceptable in this instance.

The proposal would result in a high-quality residential environment which would provide safe and appropriate access and therefore the proposals would contribute to a sustainable community in accordance with Policy H3.

Policy H3 requires adequate amenity space for each dwelling in order to create a suitable residential environment also. This element is discussed in more detail below.

Impact on Residential Amenity

Policy DS3 of the Coventry Local Plan is concerned with creating sustainable development, sustainable development is meeting the needs of the present without compromising the ability of future generations to meet their own needs, Policy H3 of the Coventry Local Plan states that new development must provide a high-quality residential environment. A suitable residential environment includes amongst other requirements, adequate amenity space

The Design Guide for New Residential Development (DGNRD) SPG sets out the layout requirements for new developments and states a minimum 20m window to window separation distances are required between habitable room windows. This distance will need to be increased where dwellings exceed two storeys in height and will have an impact on the daylighting and privacy of the adjoining gardens/dwellings. However, this distance, between the fronts of dwellings, can be relaxed depending on the street typology being developed, however consideration will need to be given to the placement of windows and the position of windows to ensure that no overlooking loss of privacy issues arise, this can be achieved by vertical planting.

A minimum of 12 metres is required between the rear of one property and the side, blank gable of another property. Furthermore, development cannot breach a 45-degree sightline taken from any habitable room window, whether outside or inside the site.

The corner block fronts onto Stoney Stanton Road and Paragon Way, near its junction with Red Lane. On the other side of Stoney Stanton Road and on the north-eastern corner with Red Lane, is a recent development of four storey with a pitched roof apartment development.

On the opposite of Paragon Way, is the side end gable of No.304 Stoney Stanton Road, a two-storey period property. There are no habitable room windows within this elevation therefore there will be no overlooking or loss of privacy.

The three-storey block fronting onto Paragon Way, is sited 16m from the frontage of another block of flats that has previously been approved, plots 502-511. Whilst the separation distance is lower than 20m as indicated in the SPG, the blocks are located on opposite side of a road. The windows located within this elevation serve lounges and kitchens with no bedroom window to living room window relationship. Therefore, it is considered in this instance that the lower separation distance is acceptable.

In the end gables of the proposed three storey block fronting onto Paragon Way and the central four storey block obscured and non-opening windows are located to serve bathrooms, as there are no habitable room windows within these elevations, there will be no overlooking or loss of privacy.

The application will provide a satisfactory residential environment for existing neighbouring properties and future occupiers of the proposed flats and is in accordance with Policy H3 of the Coventry Local Plan.

Design and Visual

Building beautiful and better designed homes in areas where they are need is at the centre of the NPPF 20211. It gives Local Planning Authority's the confidence to refuse permission for development that does not prioritise design quality and does not complement its surroundings.

Paragraph 126 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF states planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policy DE1 of the Coventry Local Plan 2016 states all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

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

Whilst the application site is not located within a Conservation area, nor are there any listed/locally listed buildings on the site. The site is in close proximity to the Coventry Canal Conservation Area.

The application proposes three blocks; the first block is located on the corner of Stoney Stanton Road and Paragon Way and will be four storeys with a flat roof. This block will act as a nodal point for the development. The next block is located along Paragon Way and is separated by the corner four storey block by the access road into the site. This block will be three storeys in height to aid with the transition to the 2 1/2 and 2 storey dwellings located to the east.

The third block is located within the site, adjacent to the earth bund to the adjacent site EMR recycling, which is also acts an acoustic barrier.

This block will sit behind the four-storey block on the corner. The block has been positioned within the frontage gap between the earth bund and the corner, four storey block. The central block is set beyond the proposed car parking court for the flats and is bounded by landscaping to the eastern boundary with the street and the south and southwestern boundary by the earth bund. The application has been amended and now includes a pedestrian access from Stoney Stanton Road; car parking spaces have been positioned to increase the landscaping to the roadside frontage, adjacent to the corner block. Furthermore, a Streetscene has been submitted which shows how the central block would be read in conjunction with the corner block, which is also proposed to be four storeys.

Taking everything into account, it is considered that due to the amendments included, e.g., increased landscaping and amenity space, the central blocks massing will be read against the earth bund and the landscape planting and the proposed corner block and Officer's consider the application will provide a well-designed provision of apartments which are provided within a series of flat roof blocks and are further reflective of that form used across the wider Paragon Park site forming a sense of continuity and a clear sense of legibility.

Open Space and Parks

Policy GE1 of the Coventry Local Plan states new development proposals should make provision for green infrastructure to ensure that such development is integrated into the landscape and contributes to improvements in connectivity and public access, biodiversity, landscape conservation, design, archaeology and recreation. The Design Guide for New Residential Developments sets a requirement for at least 30sq.m of private amenity space is provided per two bedrooomed dwellinghouse. There is no definitive guidance on how much communal amenity space is required for apartment blocks.

The original application, OUT/2014/2538 approved 700 dwellings in outline form with 113 approved in full relating to Phase 1. OUT/2014/2538 required Remodelling of Webster's Park (to include the creation of a new playing field for transfer to Broad Heath Community Primary School) and creation of other areas of publicly accessible open space;

The comments of the residents are noted, however, the existing provision, quality, security etc of Websters Park cannot be taken into account as part of this application. This current application before you, is a standalone application, as the site, the subject of this application, was originally earmarked for commercial uses relating to B2 and B8 uses.

The site has now been included in Policy H2 as a housing allocation site.

The application, since its original submission, has been amended to include more informal amenity areas and landscaped areas for the residents. Furthermore, as noted above, the entire site called Paragon Park is serviced by Websters Park, whilst not being in the control of the City Council, which is located to the north of the site, accessed via the new development and forms part of the wider development site. There is also Red House Park, across Stoney Stanton Road, directly opposite the proposed development. Red House Park is in the control of the City Council and on that basis, the application would attract a financial contribution of £52,000, which has been agreed and accepted. This will be secured via the S106 agreement.

Ecology, Biodiversity and Trees

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

The site is approx. 50m from Coventry Canal (potential Local Wildlife Site). There are no records of notable wildlife from the site, there are records of bats locally.

The site is brownfield and previously had industrial use. Buildings on the site have been demolished and the site currently appears to be hard standing/bare ground with limited biodiversity value.

The application includes an Ecology Appraisal, dated 12th October 2021 – Report Ref:1369.03_02_rpt_dg.docx, which states that the development will not have any adverse impacts on any notable habitats or wildlife and includes potential enhancements.

The Landscape Master Plan (Armstrong Burton, dwg o7, October 2021) shows details of the layout and maintenance of the soft landscaping. The planting includes native species nearer the canal and overall the landscaping will provide an overall net gain in biodiversity.

There is no objection to the development on ecology grounds, subject to a condition requiring the landscaping, please see condition No.17.

Impact on Trees

Policy GE4 states that trees make a valuable contribution to the city's green landscape. New developments should seek to retain existing trees and other landscape features, incorporating them into a high-quality design and landscape proposals where possible. Should loss be unavoidable, compensatory provision of new trees should be proposed as part of a well-designed landscape scheme.

There are no trees on the site.

Flood Risk and Drainage

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option

following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met.

The application is located within Flood Zone 1. The Local Lead Flood Authority has raised no objections to the application, subject to a conditions requiring the following:-

- xl.iii. A finished levels drawing showing how the external paving relates to the proposed finished floor levels, and an exceedance flow drawing indicating the direction of flow when rainfall exceeds design expectations. These can be combined into one.
- xliv. Sections through the cellular storage modules showing design top water levels, venting, methods of filling/draining and maintenance access if required.
- xlv. Sections through the flow control chambers showing flow control arrangements, free-discharging overflows to deal with exceedance and general chamber construction.
- xlvi. Construction details for the permeable paving showing any tanking and the method of collection/disposal of water into the main drainage system. The outlet arrangement should be accessible for the purposes of inspection and maintenance.
- xlvii. A suitable maintenance schedule for the drainage elements proposed for this development, showing frequency of inspections/ cleaning operations and any necessary means of access, and
- xlviii. A scheme shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) for the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance

Please see conditions No.12.

Air Quality

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality.

The application was supported by an Air Quality Assessment, dated October 2021 - Report Ref:410.07485.00013 Version 1.0. Environmental Protection have raised no objections subject to a condition requiring a site-specific Construction Environmental Plan based on section 7.1 of the report to show how dust will be minimised.

The Institute of Air Quality Management (IAQM) guidance outlines a number of Site-specific mitigation measures based on the assessed risk. The measures are grouped into those which are highly recommended and those which are desirable. A Construction Environmental Management Plan (CEMP) will be conditioned.

Predicted concentrations of NO₂, PM₁₀ and PM_{2.5} within the Site at new receptor locations are considered to be 'well below' both the long and short-term AQALs. Effects associated with likely exposure of future occupants are therefore considered to be 'not significant'.

Based on the above outcomes, long-term scheme-specific mitigation measures in relation to operational effects arising from road traffic emissions are therefore not considered to be necessary. However, in line with the Air Quality SPD for 'minor' developments Type 1 mitigation measures should be included as part of the development.

In addition, the application proposes: -

- xlix. 100% provision of passive EV infrastructure;
 - I. 10% provision of active charging EV points;
 - li. provision of a car share / car club scheme; and
 - lii. electric bicycle and/or scooter station.

Passive EV infrastructure is when the necessary underlying infrastructure (e.g. capacity in the connection to the local electricity distribution network and electricity distribution board, as well as cabling to parking spaces) is in place to ensure simple installation and activation of a charging point at a future date.

Please see condition No.4 to secure the CEMP and condition No.21 to secure the requirement as set out in section 7.2.

Noise

The application was supported by a noise assessment, titled Acoustics - Report on existing Noise Climate, dated 2nd November 2021 - Report Ref: Paragon Park Phase 7 REP-1013586-AM-20211027-Existing Noise Climate-Rev 2.docx.

Section 8 of the report sets out the requirements of the proposed flats are to achieve. Section 8 states: -

'It is recommended that a solid barrier fence of minimum height 2m be provided along the site boundary with the EMR site. The barrier should then extend along the earth bund and connect with the existing barrier fence atop the bund. The extent of this additional fence is marked blue on the plan submitted. The fence should be continuous to ground level with no significant gaps with a minimum mass of 10kg/m².

It is also recommended that habitable rooms across the development be fitted with windows with a minimum manufacturer's rating of Rw 33. It is recommended that habitable rooms which overlook Stoney Stanton Road and Paragon Way and also windows on the western elevation of the apartment block nearest to EMR be provided with alternative means of ventilation in accordance with Building Regulations requirements. Where this is achieved through vents within the window or external walls, all such vents should, when open, have a minimum manufacturer's rating of Dnew 38. The affected facades are marked green on the above plan. These mitigation measures will be secured via suitably worded condition. Please see conditions No.13, No.14 and No.15.

Further to the above measures which are required to ensure a satisfactory residential environment can be developed, with the concerns of the local resident's noted, noise mitigation measures from the construction will be required to be submitted within the Construction Environmental Management Plan (CEMP). This will be secured by condition No.4.

Affordable Housing

The scheme is for over 25 units, 44no, which is above the threshold for affordable housing in accordance with Policy H6 of CLP. Therefore, 25% of the units are required to be affordable.

The site is providing 44no units, of which 25% is required to be affordable. The site requires 11no affordable housing units. The tenure and mix of the affordable housing units is in line with the latest SHMA guidance as follows:

- liii. 12.5% as social rented

liv. 12.5% as intermediate housing units (including shared ownership, low-cost homes for sale and intermediate rent).

The affordable housing requirement for this application proposal is as below:

	Total Dwellings	Affordable Housing requirement
Phase 7	44	11
Social Rent @ 12.5%		5
Intermediate @ 12.5%		6

The affordable housing provision will be secured via the S106 which the applicant has agreed to.

Other Matters

Archaeology

In terms of archaeology, the site Paragon Park is within an Archaeological Constraint Area (ACA), with remains dating to the 19th and early 20th centuries.

However, not all of the plots within the overall site have the same level of significance and it is apparent that varying degrees of disturbance and truncation have occurred across the wider Paragon Park area.

The archaeologist considers that this area within which the Paragon Park development is located is unlikely to contain significant archaeological remains and therefore there are no objections to the proposed development with a suitable condition included to ensure archaeological remains are recorded adequately if encountered during the construction phase. The archaeological monitoring during construction should cover all sub surface works and ground preparation. Please see condition No.3.

Developer Contributions

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

The legal tests for when you can use a s106 agreement are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended.

The tests are:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and related in scale and kind to the development.

As well as the legal tests, the policy tests are contained in the National Planning Policy Framework (NPPF):

Paragraph 55. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 56. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is

beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided unless there is a clear justification.

Paragraph 57. Planning obligations must only be sought where they meet all of the tests mentioned above.

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

The development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement.

- lv. Affordable Housing 25% = 11 units
- lvi. Education - £254,619.20
- lvii. Highways
 - Travel Plan and its monitoring of £6,800 per year for 10 years to include bundles of minutes for the Cycle Hire Scheme and bus passes.
 - £49,050 for a West Midlands Cycle Hire Station
- lviii. Open Space – £52,000

Equality Implications

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

CONCLUSION

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, DS4(a), H1, H2, H4, H6, H9, GE1, GE3, GE4, JE7, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

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:
 - o DRAWING - Location Plan - Drawing No.21031 – 02
 - o DRAWING - Amended Site Plan - Drawing No.21031 - 01 Rev H
 - o DRAWING - Amended Storey Heights Plan - Drawing No.21031 - 04 Rev C
 - o DRAWING - Amended Materials Plan - Drawing No.21031 - 06 Rev B
 - o DRAWING - Apartment Block 01-08 - Proposed Elevations - Drawing No.21031 - 21 Rev A
 - o DRAWING - Apartment Block 01-08 - Proposed Floor Plans - Drawing No.21031 - 20 Rev A

- DRAWING - Apartment Block 09-32 - Proposed Ground Floor Plans - Drawing No.21031 - 22
- DRAWING - Apartment Block 09-32 - Proposed First Floor Plans - Drawing No.21031 - 23
- DRAWING - Apartment Block 09-32 - Proposed Second Floor Plans - Drawing No.21031 - 24
- DRAWING - Apartment Block 09-32 - Proposed Third Floor Plans - Drawing No.21031 - 25
- DRAWING - Apartment Block 09-32 - Proposed Elevations (A-B) - Drawing No.21031 - 26 Rev A
- DRAWING - Apartment Block 09-32 - Proposed Elevations (C-D) - Drawing No.21031 - 27 Rev A
- DRAWING - Apartment Block 33-34 - Proposed Elevations - Drawing No.21031 - 30 Rev A
- DRAWING - Apartment Block 33-34 - Proposed Floor Plans (Ground and First) - Drawing No.21031 - 28
- DRAWING - Apartment Block 33-34 - Proposed Floor Plans (Second) - Drawing No.21031 - 29
- DRAWING - Proposed Street Scene - Drawing No.21031 - 05 Rev A - 29.04.22

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

3. No development (including any demolition or preparatory works) shall take place unless and until a written scheme of archaeological investigation, which shall include a detailed programme of archaeological works, has been submitted to and approved in writing by the Local Planning Authority. For land that is included within the WSI, no demolition / development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:
- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the approved WSI.

Reason: *The submission of these details prior to the commencement of development is fundamental to mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for this and future generations in accordance with Policy HE2 of the Coventry Local Plan 2016.*

4. Prior to the commencement of development, a method statement detailing the control of emissions into the air during the demolition/construction phase should be submitted to and approved in writing by the Local Planning Authority. The method statement should accord with the Best Practice Guidance - 'The control of dust and emissions from construction and demolition' and include:-
- a) proposed hours of work;
 - b) map with nearest receptors and distances for dust and noise;

- c) noise impact on nearest neighbours and control measures as required;
- d) monitoring methods and measurement locations for dust and noise recording details;
- e) dust mitigation measures;
- f) contact details for responsible persons and site personnel training; and
- g) information provision and liaison with local residents. The development shall only proceed in full accordance with the approved details.

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

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

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

6. An investigation and risk assessment (in addition to any assessment provided with the planning application); must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site, and any report of the findings must be submitted to and approved in writing by the local planning authority. The report of the findings, to be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', must include; (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monument; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

7. The development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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.

8. Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No.7, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing.

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

9. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

10. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition No.6, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition No.7, which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition No.8.

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. Prior to their incorporation into the development hereby permitted, (i) sample details of all facing and roofing materials and (ii) details of fenestration shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

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

12. Prior to the occupation of the development hereby permitted the following drainage details shall be submitted to and approved in writing by the Local Planning Authority:
 - i. A scheme shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) for the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance. The submission shall include all relevant details and calculations to enable a full evaluation to be undertaken, and clear and accountable consideration shall be given to the following features:-

- General below ground attenuation, aimed solely at managing the quantity of water on site;
 - Water quality control mediums such as permeable paving aimed at improving the quality of water passing through the system.
- ii. A detailed strategy document must be submitted to, and approved in writing by, the LPA for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on site. It should also mention any notable Health and Safety or specialist training, and special equipment required as part of the routine maintenance.
 - iii. A flow control mechanism (or mechanisms) limiting the total site discharge offsite to Qbar greenfield rates or 5 l/s, whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the CCC SFRA.
 - iv. Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase. This should be covered under environmental risks in the Site Specific CEMP.
 - v. Evidence must be provided to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the buildings will be protected in such an event.
 - vi. Provision must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway. This information should be included within the Site Specific CEMP.
 - vii. Where new or redevelopment site levels result in the severance, diversion or reception of natural (or engineered) land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.
The drainage details shall be installed in full accordance with the approved documentation prior to occupation of the development and thereafter shall be maintained and shall not be removed or altered in any way.

Reason: *To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2016 and Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.*

13. Prior to the first occupation of the buildings hereby approved, the recommended mitigation measures outline in Section 8 of the approved noise report, titled 'REPORT - Acoustics - Report on existing Noise Climate, dated 2nd November 2021 - Report Ref: Paragon Park Phase 7 REP-1013586-AM-20211027-Existing Noise Climate-Rev 2.docx, relating to the glazing specifications, shall have been implemented in full accordance with the recommendations of the noise assessment and thereafter shall not be removed or altered in any way.

Reason: *To protect the amenities of future occupiers from road traffic noise and general disturbance in accordance with Policy H3 of the Coventry Local Plan 2016.*

14. Prior to first occupation of the development hereby approved, a maintenance management plan for the acoustic fence shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate the effectiveness of the noise mitigation measures, to prevent air gaps. Regular inspections of the acoustic fence are required. Thereafter the approved maintenance management plan and the

mitigation measures shall remain in place at all times and shall not be removed or altered in any way.

Reason: *To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DS3, H3 and DE1 of the Coventry Local Plan 2016.*

15. Prior to the first occupation of the buildings hereby approved, full details of the alternative background and purge ventilation shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a cooling or an overheating assessment. The ventilation system shall be implemented in full accordance with the approved details and thereafter shall not be removed or altered in any way.

Reason: *To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DS, H3 and DE1 of the Coventry Local Plan 2016.*

16. Prior to the first occupation of the hereby approved development full details of the specification for the proposed acoustic fence, as set out within section 8 of the approved noise report titled 'REPORT - Acoustics - Report on existing Noise Climate, dated 2nd November 2021 - Report Ref: Paragon Park Phase 7 REP-10 3586-AM-20211027-Existing Noise Climate-Rev 2.docx' shall be submitted to and approved in writing by the Local Planning Authority. The acoustic fence shall be installed in full accordance with the approved details prior to the first occupation and thereafter shall not be removed or altered in any way.

Reason: *To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DS3, H3 and DE1 of the Coventry Local Plan 2016.*

17. Prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

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.

18. No part of the residential accommodation hereby permitted shall be occupied unless and until the external amenity space has been laid out and provided in full accordance with the details shown on the approved site plan titled 'DRAWING - Amended Site Plan - Drawing No.21031 - 01 Rev H' and thereafter shall remain available for use at all times.

Reason: *In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DS3, H3 and DE1 of the Coventry Local Plan 2016.*

19. The development hereby permitted shall not be occupied unless and until the access to the site, manoeuvring space(s) and car parking area(s) indicated on the approved drawings have been provided in full accordance with those details and thereafter those areas shall be kept marked out and available for such use at all times.

Reason: *In the interests of highway safety in accordance with the aims and objectives of Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016.*

20. Prior to their incorporation into the development hereby permitted, the package of measures as set out within section 7.2 of the Air Quality Assessment titled 'REPORT - Air Quality Assessment, dated October 2021 - Report Ref:410.07485.00013 Version 1.0 shall be installed to minimise the impact of the development upon local air quality. These measures shall include the following: -
(i) Provision for electric vehicle recharging points;
(iii) Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh);
The measures shall be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

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

21. None of the dwellings hereby permitted shall be occupied unless and until the car parking provision for that dwelling has been constructed or laid out, and made available for use by the occupants and / or visitors to the dwellings and thereafter those spaces shall be retained for parking purposes at all time and shall not be removed or altered in any way.

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

22. Notwithstanding the details shown on the approved plans; prior to occupation of the Buildings 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 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.*

23. Prior to the first occupation of the development hereby permitted, details of bin storage areas shall be submitted to and approved in writing by the Local Planning Authority. The bin storage areas shall be provided in full accordance with the approved details prior to first occupation of the development and thereafter they shall remain available for use at all times and shall not be removed or altered in any way. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days.

Reason: *In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policy DS3, H3 and DE1 of the Coventry Local Plan 2016.*

24. The development hereby permitted shall only proceed in strict accordance with a scheme for targeting and utilising local people for construction and employment, which shall be submitted to and approved in writing by the Local Planning Authority.

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

25. None of the dwellings hereby permitted shall be occupied unless and until the pedestrian / cycle access, as shown on drawing titled 'Amended Site Plan - Drawing No.21031 - 01 Rev H' has been constructed or laid out and made available for use by the occupants and / or visitors to the dwellings and thereafter the access shall be retained at all time 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.*

