

Planning Committee Report	
Planning Ref:	FMP/2021/3789
Site:	Coundon Court School, Northbrook Road, Coventry
Ward:	Bablake
Proposal:	Demolition of six existing school buildings and erection of three new buildings for teaching and educational purposes (Use Class F1); changes to internal circulation routes, site drainage, landscaping and parking provisions together with a temporary haul road, sports and temporary classrooms for use over the construction period.
Case Officer:	Emma Spandley

SUMMARY

The application site comprises the existing Coundon Court Secondary School, which is located off Northbrook Road, the school also has an access from Holly Fast Lane.

The site is located within the Green Belt.

The application proposes the demolition of six existing school buildings and erection of three new buildings for teaching and educational purposes (Use Class F1); changes to internal circulation routes, site drainage, landscaping and parking provisions together with a temporary haul road, temporary sports pitches and temporary classrooms for use over the construction period.

The application contains details about the road the contractors will use to enter the site, referred to as the 'Haul' road, and the location of the contractors' compound.

However, the haul road has been given temporary permission under the previous consent. This application seeks to reuse the existing haul road.

The contractor's compound does not require planning permission. It can be installed under Permitted Development.

BACKGROUND

Coundon Court School is mixed secondary school, including sixth form. It is one of the largest schools of its kind in the country, with a current enrolment of 1734 pupils and capacity to increase to 2025, within five years' time. The school currently has a mixed academic and vocational curriculum with a strong focus on community, with elements of the school site being in use out of hours.

The site extends to 15.5 ha with a series of buildings focussed within the northern portion of the site, with the associated playing fields to the south and southwestern portion of the site.

The site is located within the Green Belt and contains a number of existing buildings, including two locally listed buildings, known as Coundon Court School 'Old House' and Coundon Court Lodge (also known as Holly Lodge); the recently completed New Teaching Building, Performing Arts Centre, sports hall building, and Business and Information Technology block, which will remain unchanged under the current proposals.

The original school block buildings were constructed from building systems known as Intergrid and Laingspan, in the post war period, are now in a poor condition and no longer fit for purpose. As such, Coundon Court School is receiving investment through the School Rebuilding Programme (SRP) to replace and redevelop these elements, which are reaching the end of their design life and have potential structural weaknesses that mean they should not be retained

beyond that.

The school will remain in operation throughout the construction of the new buildings, with a reliance on some temporary accommodation to ensure continuity in provision.

As new buildings are completed and become ready for occupation, the school will decant into the new facilities and the existing buildings will be demolished. Land which is not being built on will be restored for the purposes of landscaping, outdoor play space and parking.

The proposals cater for the existing pupil numbers on the current PAN and the size of the school in terms of pupil numbers will not change because of the proposals.

Subject to planning permission being granted, a start on site is scheduled for June 2022. There will be a phased programme of completion with final handover due to occur in August 2025.

KEY FACTS

Reason for report to committee:	Over 5 objections against the location of the contractor's compound
Current use of site:	School
Proposed use of site:	School

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions listed within the report and the completion of a Unilateral Undertaking (UU) to secure the Travel Plan and its monitoring.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety, heritage assets, ecology, trees, playing fields and play pitches or residential amenity.
- The proposal accords with Policies: DS3, DS4, GB1, GE3, GE4, JE7, DE1, HE2, AC2, AC3, AC4, EM2, EM3, EM4, EM5 and EM7 of the Coventry Local Plan 2016, together with the aims of the NPPF.

APPLICATION PROPOSAL

The application proposes the demolition of six existing school buildings and erection of three new buildings for teaching and educational purposes (Use Class F1); changes to internal circulation routes, site drainage, landscaping and parking provisions together with a temporary haul road, temporary sports pitches and temporary classrooms for use over the construction period.

The site currently benefits from nine school buildings or 'Blocks' and two locally listed buildings. The two locally listed buildings are to be retained, with the removal of six original school buildings.

The existing trees on the site are not protected by a Tree Preservation Order (TPO) nor is the site located within a Conservation Area, however the site does contain TPO quality trees.

The application has been supported by an Arboricultural Impact Assessment (AIA) and a subsequent Arboricultural Method Statement (AMS) that shows supervised trenching works to facilitate the new substation and amended location; no significant pruning works being required to the existing trees; further information about the location and construction requirements for the temporary classrooms and the retention of all Category A trees.

The proposed development requires the removal of 12no. trees and one group within the site boundary. Of these, six trees and the one group are categorised as 'moderate quality' and the remaining six trees as 'low quality'.

The application contains details about the road the contractors will use to enter the site, referred to as the 'Haul' road, and the location of the contractors' compound.

It is the relocation of the contractor's compound, in accordance with Sport England's objection that has caused the objections resulting in the application being heard by Planning Committee.

However, as mentioned above the haul road already benefits from temporary planning permission and the contractor's compound can be installed utilising Permitted Development. Specifically, Part 4 *Temporary buildings and structures* Class A which states: -

"The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land."

SITE DESCRIPTION

The site is a secondary school located on Northbrook Road in Coundon. The site is located in the Green Belt and there is open countryside to the north and west whilst there are houses on Rosslyn Avenue to the south and Hollyfast Road and Hollyfast primary school to the east. The school buildings are located to the north of the site with playing fields to the south. A fenced off public right of way bisects the northern and southern sections. The site contains two locally listed buildings, known as Holly Lodge and The Old House. The lodge is located adjacent to the vehicular access to the school on Northbrook Road, whilst The Old House is more centrally located and is used as a functional part of the school. Existing buildings vary in height between one and three storeys and are mainly flat roofed with a mix of brick, concrete and cladding walls.

PLANNING HISTORY

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

Application Reference	Description of Development	Decision and Date
FUL/2020/0889	Erection of a new teaching block, hall extension, canopy, car parking and temporary construction access road (resubmission of 2019/2501 with amended alignment of temporary construction access road) 07/07/2020	Approved 07/07/2020
NMA/2020/0615	Non-material amendment to FUL/2019/2501 to amend footprint of hall design and cladding alterations	Approved 03/04/2020
FUL/2019/2501	Erection of a new teaching block, hall extension, canopy, car parking and temporary construction access road	Approved 20/12/2019
FUL/2015/3207	Demolition of existing houses and erection of building for use as sports hall and changing rooms	Approved 2015

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 GB1:	Green Belt and Local Green Space
Policy GE1:	Green Infrastructure
Policy GE3:	Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4:	Tree Protection
Policy JE7:	Accessibility to Employment Opportunities
Policy DE1:	Ensuring High Quality Design
Policy HE2:	Conservation and Heritage Assets
Policy AC1:	Accessible Transport Network
Policy AC2:	Road Network
Policy AC3:	Demand Management
Policy AC4:	Walking and Cycling
Policy AC5:	Bus and Rapid Transit
Policy EM1:	Planning for Climate Change Adaptation
Policy EM2:	Building Standards
Policy EM3:	Renewable Energy Generation
Policy EM4:	Flood Risk Management
Policy EM5:	Sustainable Drainage Systems (SuDS)
Policy EM7:	Air Quality
Policy IM1:	Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Delivering a More Sustainable City

SPD Coventry Connected

CONSULTATION

No Objections received from:

- Cadent (Gas)
- Education
- West Midlands Fire Service

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

- Archaeology
- Ecology
- Economic Development
- Environmental Protection
- Highways
- Sport England
- Tree Officer

Further Information requests have been received from:

- Conservation

Immediate neighbours and local councillors have been notified on 23rd December 2021; a site notice was posted on 13th January 2022. A press notice was displayed in the Coventry Telegraph on 13th January 2022 on the original submission which included the contractors compound sited on playing pitches.

Four letters of objection were received, on the original submission, raising the following material planning considerations:

- a) Impact of the existing Haul Road usage and whether the surface can be tarmac to help alleviate the issues with dust.
- b) Impact of the contractors' compound on residential amenity.
- c) Loss of hedgerow
- d) Impact of Block One on the adjoining residential properties through increased visual intrusion and loss of light
- e) Parking
- f) Impact of construction on residents.

One letter of support has been received

One letter commenting on the application has been received, on the original submission, raising the following considerations:

- g) Can reversing beeper alarms be prohibited from use
- h) Security outside of school areas.

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

- i) The existing impact of construction projects.
- j) The existing illegal parking occurring.

On submission of amended plans, which were submitted in response to Sport England's consultation response requiring the temporary accommodation and contractors' compound to be re-sited off existing playing pitches, the application attracted five objections which solely

relate to the positioning of the contractor's compound. All consultations were re done on 9th March 2022.

The objections raised the following material planning considerations:

- k) increased noise and disturbance, overlooking and loss of privacy especially over the summer months.
- l) Security of haul road and compound when not in use.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are:

- Principle of development
 - Green Belt
- Highways, Access and Parking
- Impact on Heritage Assets
 - Archaeology
- Impact on the Provision of Sports Pitches
- Ecology Biodiversity and Trees
 - Trees
 - Hedgerow
- Impact on Existing Neighbouring Amenity
 - Buildings
 - Construction Period
- Noise
- Air Quality

Principal Of Development

NPPF paragraph No.7 states 'the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 10 & 11).

Green Belt

Green Belt

Section 13 of the NPPF is concerned with protecting green belt land, paragraph 137 of the NPPF states the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

The NPPF states, inappropriate development in the Green Belt is, by definition, harmful to the Green Belt and should not be approved except in VSC. (Para 147.) Paragraph 148 states when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'VSC' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 of the NPPF states that there are exceptions to inappropriate development in the Green Belt. These are below:

- a. buildings for agriculture and forestry;

- b. the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e. limited infilling in villages;
- f. limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g. limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Paragraph 150 of the NPPF sets out other forms of development are that also not classed as inappropriate development within the Green Belt. These further exceptions are:

- a. mineral extraction;
- b. engineering operations;
- c. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d. the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f. development brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Policy GB1 of the Coventry Local Plan 2016 states that inappropriate development will not be permitted in the Coventry Green Belt unless VSG exist. Development proposals, including those involving previously developed land and buildings, in the Green Belt will be assessed in relation to the relevant national planning policy. The Coventry Local Plan 2016 has been adopted on 5th December 2017. In the new Local Plan, some of Coventry's Green Belt land has been released for future development; however, this site has not been released from Green Belt land and therefore still remain part of the wider Green Belt land.

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

The application site is part of the wider green belt, the western boundary abuts Coundon Wedge, with the school buildings being concentrated towards the northern part of the site with playing fields to the south.

In this instance it is considered that the section where the school buildings and associated courtyards are considered to be located within Previously Developed Land (PDL) in accordance

with Paragraph 149(g) of the NPPF, which sets out what is considered appropriate development within the Green Belt.

Paragraph 149(g) states:-

'Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: not have a greater impact on the openness of the Green Belt than the existing development.'

The proposed school buildings will be located within the existing footprint of previously developed land as they are concentrated on the main school site. The remainder of the site is open playing fields associated with the site, which will be untouched as part of the development. Notwithstanding the above, the proposal includes the removal of six existing buildings, to be replaced with three buildings. Taking all of the above into account, the proposals are not considered to be inappropriate development within the Green Belt and due to the siting and the demolition of existing buildings on site, the proposed buildings will not have a greater impact on the openness of the Green Belt.

The application is in accordance with Paragraph 149 of the NPPF and Policy GB1 and DE1 of the Coventry Local Plan.

Highways, Access and Parking

Policy AC1 of the CLP 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 CLP acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

Policy AC4 of the CLP states Development proposals should incorporate appropriate safe and convenient access to walking and cycling routes. Where these links do not exist, new and upgraded routes will be required and these must appropriately link into established networks to ensure that routes are continuous.

The proposed changes to the school do not materially impact on traffic levels beyond those considered for the changes which were approved under FUL/2019/2501.

The car parking, cycle parking and EV charging points provisions also remain unchanged, as approved under FUL/2019/2501.

This current application seeks to close one the access off Northbrook Road to motor vehicles and have it as a dedicated foot/cycle access which is seen as a positive step in safety and accessibility terms.

On this basis, Highways have raised no objections to the application as it will not increase the pupil numbers, subject to a Unilateral Undertaking being secured for the Monitoring of the Travel Plan submitted.

Impact On Heritage Assets

“Section 66 of the Planning (Listed Buildings and Conservation Areas) 1990 imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

The National Planning Policy Framework (NPPF), paragraph 195 of the NPPF states local planning authorities (LPA) should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 197 states the LPA should take into account 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.

Policy HE2 ‘Conservation and Heritage Assets’ which is relevant to listed buildings, states that in order to help sustain the historic character, sense of place, environmental quality and local distinctiveness of Coventry, development proposals will be supported where they conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or townscape significance. Proposals likely to affect the significance of a heritage asset or its setting should demonstrate an understanding of such significance using currently available evidence. Development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

Whilst the Conservation Officers comments are noted; Officers consider the proposal would have a positive impact on the setting of the locally listed ‘Old House’ and therefore, it is considered that the benefits of the scheme in the planning balance outweighs the harm.

The buildings the subject of the application are locally listed. The Old House is a large and high-quality Edwardian building, with repetitive built elements throughout. The two primary elements are the gables and window surrounds. There are several symmetrical and repetitive gables which occur on each elevation, the Conservation Officer requested amendments which used the existing buildings style, with gabled roofs and pallet of materials existing design style and pallet. This would create a successful juxtaposition between old and new, because the Conservation Officer considered the relationship between the Old House and Block two is more sensitive and should more clearly draw out historic elements within the contemporary design.

The existing situation on site currently involves an old 1960/70’s building within extremely close proximity to the rear (east) elevation of the locally listed ‘Old House’, the proposals will remove this element, create a courtyard and move Block Two further away. The proposals will therefore create breathing space around the locally listed building so it can be appreciated fully

On this basis, the application is considered to have a neutral impact on the setting of the locally listed building called 'Old House' and is in accordance with Policy HE2 of the Coventry Local Plan.

Notwithstanding the above, even if Members consider that some harm to the setting of the heritage asset would occur, the pressing need for the replacement of the existing buildings to cater for one of the largest secondary schools in the city and the city's population outweighs any harm identified.

Archaeology

Paragraph No.205 of the NPPF states Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. Policy HE2 of the Coventry Local Plan states 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 Coundon Court School was in use from at least the end of the 14th century, with the site of a croft that is mentioned in documents ranging from 1393 to 1766 and which belonged to Holy Trinity Church and a dwelling, field and croft mentioned at the northern part of the site in the 1410-11 St. Mary's Priory Cartulary. The site saw subsequent use as a farm, known as Coundon Court Farm. As set out in the accompanying archaeological desk-based assessment.

Dugdale, writing in the mid-17th century, speculates that the site of Coundon Court and Coundon Court Farm may have been the site of one of the two hamlets surveyed for Domesday and McGrory, contemplating the location of the medieval chapel of Coundon, describes pieces of stonework in the grounds of Coundon Court School as definitely the remains of an ecclesiastical building of 14th century date (although theoretically could have been associated with the medieval chapel of St Chads to the southeast of Coundon Court School but partially within its playing fields).

Also within the school complex are two locally listed buildings, both of which are outside the physical development. The significance and impacts on these buildings have been assessed separately.

Within the surrounding area, a potential Iron Age site is located to the west and the site of the medieval chapel of St Chad is thought to have been located to the south. Both of these sites are designated by Coventry City Council as Archaeological Constraint Areas.

Recent archaeological monitoring in 2020 on previous school improvements did not observe any medieval (or other) archaeological remains and it may be that school development and landscaping may have truncated earlier remains.

The proposed development at the school proposed the demolition of six buildings (none locally listed), the construction of three new teaching blocks and associated landscaping and drainage. Some elements of the new developments will sit within the footprint of existing buildings.

Archaeology has no objection to the proposed development of the site. However, given the potential for the site to once have been a medieval hamlet and the conjectured presence of a medieval chapel, it is deemed prudent to have further archaeological monitoring during the construction and drainage works, although the demolition of the existing buildings down to slab level can be undertaken without monitoring. This work should be undertaken in accordance with Chartered Institute for Archaeologists standards and guidance. Please see condition No.4.

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.

The buildings the subject of the application are locally listed. The Old House is a large and high-quality Edwardian building, with repetitive built elements throughout. The existing situation on site currently involves old 1960/70's building.

The original school block buildings were constructed from building systems known as Intergrid and Laingspan, in the post war period, are now in a poor condition and no longer fit for purpose. As such, Coundon Court School is receiving investment through the School Rebuilding Programme (SRP) to replace and redevelop these elements, which are reaching the end of their design life and have potential structural weaknesses that mean they should not be retained beyond that.

The proposal is for the addition of three new teaching blocks to be placed on site, replacing existing blocks and being partially placed on the previous footprints. The proposal also includes the provision of enhanced landscaping, consideration of palette with a transition being supplied through the blocks materials is also proposed.

Block One, adjacent to the Old House will be mainly red brick with grey roofing to mimic the redbrick of the façade of the Old House and the grey slate tiles used in the roof covering; Block two will replace the old swimming pool block and will be half red with half grey and then Block Three which will be predominately grey with red banding. Block three is located further away from the locally listed buildings.

The proposed three blocks siting will allow for a permeable pedestrian movement network across the site with the provision of greenspaces dotted throughout the blocks allowing for well surveilled outdoor provisions. Notably this has been beneficial in allowing the creation of a landscaped approach from Hollyfast road towards the Old House (Block D) which is currently blocked by the existing school buildings on site.

The current massing on the site steps up from one storey blocks on the edges of the site to limited use of three stories present within the centre of the site with the locally listed buildings retaining their primary status. The proposals retain this hierarchy on site

Taking all of the above into consideration the proposals are considered to provide to an acceptable design solution to the replacement buildings, whilst still retaining the visual prominence of the local listed Old House. The application is in accordance with Policy DE1 of the Coventry Local Plan and the aforementioned policies of the NPPF.

Impact On the Provision of Sports Pitches

Paragraph 98 of the NPPF states access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

Paragraph 99 of the NPPF states existing open space, sports and recreational buildings and land, including playing fields, should not be built unless they are surplus to requirements; mitigation provision is provided or is for new provision.

Sport England are the Statutory Consultee on applications that may have an impact on Playing fields.

The proposal entails the demolition of six existing buildings at Coundon Court School and replacing them with three new buildings. The new buildings will not be sited on playing field land though during the construction period temporary buildings (sports hall, fitness studio, changing rooms and classrooms) are proposed to be located on playing field land marked out for 1no. football pitch overmarked with three rounders pitches. It is understood that the temporary accommodation will be required for a period of just over three years. A temporary construction access road is also proposed which will result in the temporary loss of two netball/two tennis courts and encroachment onto playing field land marked out for football pitch.

The proposal will replace an existing two court sports hall, fitness studio and associated changing rooms within building Block Three. A redundant swimming pool at the site is not proposed to be replaced as part of the development.

Following the development, the existing soft outdoor PE and hard outdoor PE floorspace areas will remain the same.

There were three adult, one youth 11v11 and one youth 9v9 football pitches which are all of standard quality.

The youth pitches were identified as being played to capacity at peak times with some spare capacity on the adult pitches. The Playing Pitch Strategy (PPS) work highlighted that the site is

utilised by Coundon Court FC (CCFC) though this was not on a secure tenure basis.

The submitted Planning Statement states that some of the school's playing pitches, at the lower end of the site are currently made available to CCFC and are used for training sessions on weekdays and for matches, at weekends. It is stated that the proposal does not impact on CCFC use or access to the sports facilities, and community access to the site outside school hours will continue to be sustained throughout the construction and operational periods.

Dialogue with the applicant highlighted that the northern most football pitches, where the proposed temporary accommodation blocks are to be sited, are sometimes used for training by CCFC though the Club prefer pitches lower down as they are better quality (as the top pitch tends to be used as informal play by school pupils during breaks as it is closest to the buildings). It was also stated that the school had spoken to the CCFC regards the top pitch possibly not being available and it has confirmed that it is able to work around this, as there are other areas of playing field where they can do training during the week.

In relation to the temporary access road, it is understood that this is already in place following a recently granted planning permission on the site. As such the road has not unduly impacted CCFC with the Club continuing with matches and training.

To demonstrate that the temporary loss of playing field will not impact on the quality of the wider playing field site the applicant has submitted a feasibility report for the Coundon Court Sports Pitches. The report contains an assessment of the existing playing pitches by an agronomist and assesses the capacity of the existing facilities for increased use as result of one of pitches not being in use during the development. The report indicates that the entire site provides some excellent playing surfaces and unless the intensity of use is increased significantly for any reason, the normal use of the site could be continued without any significant changes to the maintenance regime having to be imposed. The report also indicates that there is 7m between the pitch adjacent to the haul road, this is above and beyond the 3m run off area required albeit the pitch is identified as being the minimum pitch dimension for an u15/16s football pitch. The report continues to set out the reinstatement procedures for the playing pitch following the removal of the temporary buildings and haul road.

On the basis of the above, Sport England considers that whilst there will be some disruption as to how the site is currently utilised (curricular and community) the resultant temporary increased usage of the wider playing field site, could be absorbed and that the pitch adjacent to the haul road will retain the required minimum safety run off area. Sport England notes that the submitted Planning Statement sets out planning conditions relating to community use and restoration of the playing field site would be required, both are which are supported to ensure that the existing and future use of the site is not impacted by the development. Sport England also considers that a restoration scheme for the hard courts will also be required due to haul road cutting through the courts.

On this basis, Sport England have not objected to the application subject to conditions requiring the reinstatement of the facilities and a community use agreement being secured. Please see conditions No.6, No.7 and No.8.

Ecology, Biodiversity and Trees

Paragraph 174 of the NPPF states Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from

natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

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.

Paragraph 179 of the NPPF states To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Paragraph 180 of the NPPF states: “When determining planning applications, 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; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

Paragraph 182 of the NPPF states “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.”

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

Policy GE3 establishes that developments should provide a net gain and where this is not possible provide some form of offsetting.

The proposal would not have any direct impact on any statutory or non-statutory wildlife site. It is adjacent to North Brook Road (Local Wildlife Site) and there are a number of other LWS in the local area. There are records of bats, hedgehogs and amphibians from the site.

The site forms part of the Coundon Wedge and important area of Green Belt which provides a link from the open countryside in towards the city centre.

The application was supported by a Preliminary Ecological Appraisal dated, December 2021) which provides background information and an assessment of habitats on site and presence of wildlife. The report includes a number of recommendations including the requirement for further surveys (bats and great crested newt) due to the potential for the impact of the development. In general the report recognises the importance of the habitats on the site and the opportunities for wildlife but that overall the scheme can provide a net gain through including the recommended enhancements.

The Landscape Management and Maintenance Plan dated 7th December 2021 - Report Ref:SRP1018-ALA-00-XX-RP-L-0001 provides outline details of management for the soft and hard landscaping. The plan does not mention wildlife or biodiversity; the schedules are broadly appropriate but require modification if benefits for biodiversity are to be achieved.

Details of the soft landscaping are provided in the Planting Plan Drawings which includes location and mixes for trees, shrubs and grass areas.

- Amended Drawing No.SRP1018-ALA-00-XX-DR-L-0026 S2 P11 ;
- Amended DRAWING - Planting Plan 2 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0027 S2 P12 ;
- Amended DRAWING - Planting Plan 3 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0028 S3 P10;
- Amended DRAWING - Planting Plan 4 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0029 S3 P12.

There is no objection to the proposal on ecology grounds subject to conditions ensuring that wildlife is safeguarded, and biodiversity enhanced. Please see condition No.3.

Trees

Paragraph 131 of the NPPF states Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree lined (Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate), that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Paragraph 180 of the NPPF states 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 reasons⁶³ and a suitable compensation strategy exists.

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.

The existing trees on the proposed area of development are not protected by a Tree Preservation Order (TPO) nor is the site located within a Conservation Area, however the site does contain TPO quality trees.

The application has been supported by an Arboricultural Impact Assessment (AIA) and a subsequent Arboricultural Method Statement (AMS) and has been the subject of significant negotiations to the original proposals for the pruning works required to facilitate the development together with the siting of a substation and the temporary classroom accommodation.

On the submission of an amended Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) that shows supervised trenching works to facilitate the new substation and amended location; no significant pruning works being required to the existing trees; further information about the location and construction requirements for the temporary classrooms and the retention of all Category A trees the Tree Officer has raised no objections to the proposed application subject to conditions requiring the Tree Protection Measures to be in place prior to, and during the construction period.

The proposed development requires the removal of 11no. trees and one group within the site boundary. Of these, six trees and the one group are categorised as 'moderate quality' and the remaining five trees as 'low quality'

The trees identified to be removed are shown below.

Tree	Species	Category
T32	Hazel	C
T41	Cherry	C
T42	Holly	C
T43	Sycamore	B
T66	Lime	B
T67	Maple	B
T84	Cherry	B
T85	Birch	B
T86	Sycamore	B
T88	Holly	C
T189	Silver Birch	C
T194	Cherry	C
G40	Norway Spruce	B

Extensive negotiations have been undertaken with the applicants and the Tree Officer over the retention of as many of the category B trees as possible. Whilst it is unfortunate that category B trees have to be removed to facilitate the development, the expansion of the school and the education of our children, in the planning balance, takes priority. Replacement tree planting has been requested and agreed to by the applicant. An updated tree planting plan has been provided. On this basis, the Tree Officer has raised no objections to the application subject to replacement planting being provided to offset the loss of the trees proposed and all existing trees on site to be protected during the construction phase. Please see condition No.10.

Hedgerow

Under FUL/2020/0889 a hedgerow was allowed to be removed to facilitate the redevelopment of the school. Condition No.24, of FUL/2020/0889 required the hedgerow to be replanted.

This has subsequently been completed during the processing of this current application. An updated Arboricultural Impact Assessment and updated planting plans have been submitted

which reflect its existence. This application also includes the removal of the hedgerow and its reinstatement as part of the current application. The reinstatement of the hedgerow will be controlled by a suitably worded condition. Please see condition No.11.

Impact On Existing Neighbouring Amenity

Policy DS3 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.

Buildings

All buildings are assessed against Policy DE1 of the Coventry Local Plan and the SPG titled 'Extending Your Home'. The Extending Your Home (EYH) SPG.

The SPG sets out what is considered an acceptable level of harm and allows a two-storey house, with habitable windows facing directly onto another property at a distance of only 20m. This is to ensure there are no overlooking and loss of privacy issues. The minimum distance from the two-storey rear of one property to the blank two storey elevation (by blank elevation it is means with no habitable room windows located in it) is only 12 metres. This is to ensure oppressive developments are not built.

The concerns are noted with regards the siting, scale and massing of the proposed Block One, which will replace an existing Block that used to contain the swimming pool. Whilst it is also acknowledged the proposed replacement of Block One is higher than the existing building Block One, it is located over 32m away from the rear elevation of Nos. 242 and No.244 Hollyfast Road's rear elevations at a height of 10m, before the building increases in height to 12.2m as it projects further into the site. The distance from the 12m section is set over 77m away from the rear elevation of No.244 Hollyfast Road.

The elevational treatment comprises no classroom windows overlooking the properties locate in Hollyfast Road, the windows that are within the elevation serve stairwells. Notwithstanding this the two-storey element closes to the residential properties in Hollyfast Lane will serve as a two-storey height sports hall.

Due to the separation distances of 32m to the two-storey height of the west elevation of Block One at 10m in height is considered to comply with the adopted SPG, and whilst there will be some additional impact on the properties located in Hollyfast Road, the harm is not considered to be unacceptable and is in accordance with the Policy DS3 and DE1 of the Coventry Local Plan and the adopted SPG.

Construction Period

Concerns have also been raised by local residents regarding the noise and disturbance that they have already endured at the site and what they will be subjected to over the next 3 years of construction work that is proposed.

The concerns have been expressed in a manner where they support the school expansion, they have reservation over the impact of the construction works on their general amenity.

Historically, a different contractor was used for the previous building works, the concerns have been noted by the school regarding the temporary haul road and whether it can be tarmacked to help alleviate the dust issues that are caused by an unmade haul road. The school and the newly appointed contractor have confirmed that the temporary haul road will be tarmacked.

A Construction and Environmental Management Plan (CEMP) has been submitted which has set out the requirements the contractor has to adhere to, this is discussed in more detail below under *noise* section.

These include:

- construction programme,
- Scope/sequence of works
- Hours of work
- Dust and noise mitigation
- Trees and Habitat Protection
- Community Liaison
- Site Access & Security
- Waste Management
- Wheel Washing
- Contractor Parking Management – to include proposed surface treatment of compound, number of vehicles to be parked, measures to ensure responsible parking, including advisories to drivers re keeping engine/driver noise down & respect for neighbours, plus resident's liaison initiatives etc.

The extensions are considered acceptable and will not cause harm to the local residential properties through increased visual intrusion, loss of light, loss of privacy or overlooking and are considered in accordance with Policy DE1 of the Coventry Local Plan and the aforementioned paragraph of the NPPF.

Noise

Policy DS3 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.

A noise assessment has been submitted in support of the application. The report recommends glazing and façade construction to comply with the recommended levels contained within Section 5, and any external plant installed shall meet the limits set out in Table 2 of the noise assessment.

Table 2: BS 4142:2014 Provisional plant noise limits

Location	Period	Representative background noise level, L_{A90} (dB)	BS4142 Rating Level, $L_{A,T,r}$ (dB)
1 m from the façade of the nearest noise sensitive receptor	Daytime (07:00-23:00)	36	≤ 36
	Night (23:00-07:00)	34	≤ 34

The City Council, in the past, has received complaints from adjacent neighbouring properties due to the noise and disturbance they suffer on bin collection days. The applicant has taken this on board and has moved the location of the bin store away from residential properties.

A number of concerns have been raised with the impact on the relocated Contractors compound to the rear of the properties in Hollyfast Lane. Whilst it is regrettable that the compound had to be moved, this was on the advice of Sport England who are a statutory consultee. The concerns of the residents have been reported back to the applicant and they, together with the contractor have looked at alternative locations, but sadly, there is no alternative location.

Notwithstanding this, a Construction Management has been submitted which includes details of:-

- construction programme,

- Scope/sequence of works
- Hours of work
- Dust and noise mitigation
- Trees and Habitat Protection
- Community Liaison
- Site Access & Security
- Waste Management
- Wheel Washing
- Contractor Parking Management – to include proposed surface treatment of compound, number of vehicles to be parked, measures to ensure responsible parking, including advisories to drivers re keeping engine/driver noise down & respect for neighbours, plus resident's liaison initiatives etc.

This will also be secured via condition No.12.

Air Quality

The application site is located within our Air Quality Management Area (AQA) declared for NOx. In line with the NPPF paragraph 186, the Air Quality SPD and with Chapter 11 (on air quality) as well as policies H3, DS3, EM7 and EM2 of the Coventry Local Plan, the air quality impact of the development needs to be mitigated.

The application has been supported by an Air Quality Assessment and Environmental Protection raise no objection to the development subject to a condition requiring a Construction Management Plan to be submitted. Please see condition No.12.

Conclusion

The Department for Education is funding the redevelopment of the existing school site. The current enrolment is 1734 pupils with capacity to increase to 2025, within five years' time, therefore there is no increase in pupil numbers proposed in the current application then those that have been approved under FUL/2019/2501.

The existing school buildings were constructed from building systems known as Intergrid and Laingspan, in the post war period, and are now in a poor condition and no longer fit for purpose. As such, Coundon Court School is receiving investment through the School Rebuilding Programme (SRP) to replace and redevelop these elements, which are reaching the end of their design life and have potential structural weaknesses that mean they should not be retained beyond that. This is a material consideration that should be given significant weight within the planning balance.

It is considered that the proposal has a neutral impact upon heritage assets, however, the benefits of the scheme would outweigh any less than substantial harm to the setting of the Old House.

- The proposed development is considered to be appropriate development within the green belt and therefore is acceptable in principle. The proposals will not result in any significant impact upon neighbour amenity, highway safety, ecology, trees/hedgerow or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, DS4, GB1, GE3, GE4, JE7, DE1, HE2, AC2, AC3, AC4, EM2, EM3, EM4, EM5 and EM7 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:
DRAWING - Site Location Plan - Drawing No.SRP1018-ALA-00-XX-DR-L-0023 S2 P04;
DRAWING - Demolition Plan - Drawing No.SRP1018-ALA-00-XX-DR-L-0022 S2 P03;
DRAWING - Amended Landscape General Arrangement Plan - Drawing No.SRP1018-ALA-00-XX-DR-L-0002 S2 P12;
DRAWING - Amended Landscape Illustrative Masterplan - Drawing No.SRP1018-ALA-00-XX-DR-L-0001 S2 P11;
DRAWING - Amended Detailed General Arrangement 1 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0005 S2 P08;
DRAWING - Amended Detailed General Arrangement 2 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0006 S2 P09;
DRAWING - Amended Detailed General Arrangement 3 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0007 S2 P07;
DRAWING - Amended Detailed General Arrangement 4 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0008 S2 P08;
DRAWING - Existing and Proposed Circulation 1 of 2 - Drawing No.SRP1018-ALA-00-XX-DR-L-0049 S2 P01;
DRAWING - Existing and Proposed Circulation 2 of 2 - Drawing No.SRP1018-ALA-00-XX-DR-L-0050 S2 P01;
DRAWING - Block 1 Ground Floor Plan - Drawing No.SRP1018-JWA-B1-00-DR-A-1010 P01;
DRAWING - Block 1 First Floor Plan - Drawing No.SRP1018-JWA-B1-01-DR-A-1011 P01;
DRAWING - Amended Block 1 Proposed Elevations (North and South) - Drawing No.SRP1018-JWA-B1-ZZ-DR-A-3010 P02;
DRAWING - Amended Block 1 Proposed Elevations (East and West) - Drawing No.SRP1018-JWA-B1-ZZ-DR-A-3011 P02;
DRAWING - Block 2 Ground Floor Plan - Drawing No.SRP1018-JWA-B2-00-DR-A-1020 P01;
Amended DRAWING - Temporary Block Locations - Drawing No.SRP1018-ALA-00-XX-SK-L-0005 S2 P10;
Amended DRAWING - Tree Retention and Removal Plan - Drawing No.SRP1018-ALA-00-XX-DR-L-0024 S2 P13;
Amended DRAWING - Planting Plan 1 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0026 S2 P11;
Amended DRAWING - Planting Plan 2 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0027 S2 P12;
Amended DRAWING - Planting Plan 3 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0028 S3 P10;

Amended DRAWING - Planting Plan 4 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0029 S3 P12;
DRAWING - Amended Fencing General Arrangement - Drawing No.SRP1018-ALA-00-XX-DR-L-0003 S2 P08;
DRAWING - Old House - North and South Elevations - Drawing No.3130-JWA-ZZ-ZZ-DR-A-3040 P01;
DRAWING - Old House - East and West Elevations - Drawing No.3130-JWA-ZZ-ZZ-DR-A-3041 P01;
DRAWING - Site Security Plan - Drawing No.SRP1018-ALA-00-XX-DR-L-0031 S2 P05;
Amended DRAWING - Phasing Plan, as submitted 8th May 2022;
DRAWING - Temporary Sports Hall - Elevations and Floor Plans, as submitted 7th January 2022;
DRAWING - Phase 1, General Arrangement Modular Accommodation - Drawing No.33710-PML-B1-XX-DR-A-0001_P04;
DRAWING - Phase 2, General Arrangement Modular Accommodation - Drawing No.33710-PML-B1-XX-DR-A-0002_P02;
DRAWING - Phase 2, General Arrangement Modular Accommodation - Drawing No.33710-PML-B1-XX-DR-A-0003_P02;
DRAWING - Amended Detailed General Arrangement 1 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0005 S2 P08;
DRAWING - Amended Detailed General Arrangement 2 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0006 S2 P09;
DRAWING - Amended Detailed General Arrangement 3 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0007 S2 P07;
DRAWING - Amended Detailed General Arrangement 4 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0008 S2 P08;

Block 1 - Proposed Roof Plan	JWA	SRP1018-JWA-B1-00-DR-A-1012	P01
Block 1 – Proposed Sections	JWA	SRP1018-JWA-B1-ZZ-DR-A-4011	P01
Block 2 - Proposed Second Floor	JWA	SRP1018-JWA-B2-02-DR-A-1022	P01
Block 2 - Proposed First Floor	JWA	SRP1018-JWA-B2-02-DR-A-1021	P01
Block 2 – Proposed Sections	JWA	SRP1018-JWA-B2-ZZ-DR-A-4021	P01
Block 2 - Proposed Roof Plan	JWA	SRP1018-JWA-B2-RF-DR-A-1023	P01
Block 3 - Proposed Second Floor	JWA	SRP1018-JWA-B3-00-DR-A-1032	P01
Block 3 - Proposed Roof Plan	JWA	SRP1018-JWA-B3-00-DR-A-3033	P01
Block 3 – Proposed Sections	JWA	SRP1018-JWA- B3-ZZ-DR-A-4031	P01
Proposed EV Charging	Ares	SRP1018-ALA-00-XX-DR-L-0048	P01
Proposed Outline Site Levels	Ares	SRP1018-ALA-00-XX-DR-L-0004	P05
Site Sections (1/4)	Ares	SRP1018-ALA-00-XX-DR-L-0012	P06
Site Sections (2/4)		SRP1018-ALA-00-XX-DR-L-0013	P07

Site Sections (3/4)		SRP1018-ALA-00-XX-DR-L-0014	P06
Site Sections (4/4)		SRP1018-ALA-00-XX-DR-L-0015	P06
Proposed Cycle Store	Ares	SRP1018-ALA-00-XX-DR-L-0047	P01
Site Security Plan	Ares	SRP1018-ALA-00-XX-DR-L-0031	P05
External Security Layout	CSD	SRP1018-CSD-EX-XX-DR-E-68100	CP1
External Lighting Layout	CSD	SRP1018-CSD-EX-XX-DR-E-63302	CP2

REPORT - Preliminary Ecological Appraisal, dated 17th December 2021 -
Report Ref:1620013309-001 Issue 1

REPORT - Construction Method Statement, dated May 2022

- The development shall be carried out in accordance with the recommendations set out in Table 5.1 page 23 of the approved Preliminary Ecological Appraisal - REPORT - Preliminary Ecological Appraisal, dated 17th December 2021 - Report Ref:1620013309-001 Issue 1. The measures shall be installed in full accordance with Table 5.1 of the approved report - REPORT - Preliminary Ecological Appraisal, dated 17th December 2021 - Report Ref:1620013309-001 Issue 1 and thereafter shall be maintained in strict accordance with the approved details.

Reason: To ensure that protect 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.

- No development (with the exception of any above ground demolition or preparatory works) shall take place unless and until the programme of works as detailed in the submitted written scheme of archaeological investigation (WSI) has been completed, including the programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: *The submission of these details 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.*

- Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials 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.*

6. Prior to the reinstatement of the land, further details beyond that relating to pitch F1 as set out within the submitted Coundon Court Feasibility V1 dated 29th September 2021 shall be submitted and agreed in writing by the Local Planning Authority, following consultation with Sport England, in relation to the restoration of the playing field site following the removal of the temporary buildings and haul road. The restoration works shall commence in accordance with the approved scheme within 3 months of the removal of the temporary buildings or haul road (whichever the latter)

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

7. Within three months of the first occupation of the development hereby permitted, details of a scheme and programme of works for the restoration of hard courts shall be submitted to and agreed in writing by the Local Planning Authority. The restoration works shall be fully implemented, within three months of the approval of this condition, in accordance with the approved scheme and shall thereafter they shall be retained and shall not be removed or altered in any way.

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*

8. Prior to occupation of Block Three a Community Use Agreement relating to the new indoor sports facilities approved under this permission and playing field land, changing facilities, toilets and car parking shall be submitted to and approved in writing by the Local Planning Authority. The agreement should include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and 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 facilities, to ensure sufficient benefit to the development of sport and to accord with Policy GE1 of the Coventry Local Plan 2016.*

9. 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 for the provision of sustainable surface water drainage with consideration to open air SuDS and particular emphasis on attenuation techniques. There must be consideration of features such as green roofs, rain gardens and swales, for the management of all surface water, peak and total flows, biodiversity and water filtering, in accordance with Coventry City
 - II. A detailed strategy must be provided for the long-term maintenance of the SuDS and other surface water drainage systems on site.
 - III. The development discharge rate must be managed to a limiting value of 5.0l/s/ha offsite”

- IV. Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase.
- V. water re-use systems as water butts and consideration must also be given to features to manage down both peak and total rainfall runoff discharging to sewer systems, watercourses and groundwater.
- VI. The development must be considered for the implementation of permeable paving or similar permeable material for the partial reduction of flow and the Evidence to show the management of overland flow routes in the event of exceedance or blockage to the drainage system. Details should include demonstration of how the building will be protected in such an event.
- 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'*

- 10. The existing hedges and trees indicated on the approved plan, Titled Amended DRAWING - Tree Retention and Removal Plan - Drawing No.SRP1018-ALA-00-XX-DR-L-0024 S2 P13, to be retained shall not be cut down, grubbed out or otherwise removed or topped or lopped. Any hedge(s) removed without consent or dying, or being severely damaged or diseased or becomes; in the opinion of the Local Planning Authority; seriously damaged or defective, shall be replaced within the next planting season with hedging, tree(s) and/or shrub(s) of such size and species details of which must be submitted to and approved by the Local Planning Authority. 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 (excluding hard surfaces).

Reason: *To protect those landscape features which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policies GE3, GE4 and HE2 of the Coventry Local Plan 2016.*

- 11. Within the first planting season following the removal of the temporary construction road, the proposed replacement hedgerow and new tree planting (detailed on drawings: Amended DRAWING - Planting Plan 1 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0026 S2 P11 , Amended DRAWING - Planting Plan 2 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0027 S2 P12, Amended DRAWING -

Planting Plan 3 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0028 S3 P10 and Amended DRAWING - Planting Plan 4 of 4 - Drawing No.SRP1018-ALA-00-XX-DR-L-0029 S3 P12 shall be planted. Any tree(s), shrub(s) or hedgerow which, within a period of five years from the completion of development dies, is removed or becomes, in the opinion of the Local Planning Authority; seriously damaged or defective, shall be replaced within the next planting season with hedging, tree(s) and/or shrub(s) of such size and species details of which must be submitted to and approved by the Local Planning Authority. 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 (excluding hard surfaces).

Reason: *In the interests of the visual amenities and natural environment of the area in accordance with Policies GE3, GE4, EM1 and DS3 of the Coventry Local Plan 2016.*

12. Prior to the commencement of development, a Construction 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 development shall only proceed in full accordance with the approved details. 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. construction site layout
 - c. construction programme and development phasing
 - d. fencing, lighting and site security measures map with nearest residential receptors and distances for potential dust and noise emissions risk; noise and vibration management measures as required;
 - e. dust mitigation measures as required
 - f. monitoring methods and measurement locations for dust and noise recording
 - g. measures for the storage and management of waste
 - h. control measures to prevent construction impacting the retained habitats contact details for responsible persons and site personnel training; and
 - i. information provision and liaison with local residents.

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.*

13. Prior to the first occupation of the development hereby permitted, a combined ecological and landscaping management 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 mitigation for invertebrates in the form of bee boxes, deadwood piles and insect houses, the erection of bat boxes and/or bird nesting boxes (to include box type, numbers, location and timing of works) and any hedgehog mitigation including measures for the retention and management of boundary vegetation, and hedgehog friendly boundary fencing and gates. The approved scheme shall be fully implemented in strict accordance with the approved details within 3

months of the first occupation of block 3 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.*

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

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

15. The development shall be implemented in accordance with the good practice measures set out in section 6.2 of the approved Air Quality Assessment - REPORT - Air Quality Assessment, dated 20th December 2021 - Report Ref:15617-SRL-RP-YQ-03-S2-P3 and include:
- (ii) 10% of parking provision to be for EV re-charging on non-residential development
 - (iii) Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh);
- 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.*

16. Prior to their incorporation into the development, details of fume extraction and odour control equipment (including external ducting flues) shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall be fully installed in its entirety in full accordance with the approved details and inspected by the Local Authority before the use hereby permitted commences. Any external ducting shall be colour coated in full accordance with the approved details within one month of its installation. The equipment shall thereafter be permanently maintained in full accordance with the manufacturer's instructions and be operated at all times when cooking is carried out.

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

17. In the event that contamination or unusual ground conditions are encountered during the development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared for submission to and approval in writing of the Local Planning Authority. Following completion of the measures identified within the approved remediation scheme, a verification report must be prepared for submission to and approval of the Local Planning Authority.

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.*

18. Prior to their incorporation into the development hereby permitted, details of gas protection measures shall be submitted to and approved in writing by the local planning authority. The gas protection measures should be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and not be removed or altered in any way.

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.*

19. Before the development hereby permitted commences an, asbestos management plan for the buildings to be demolished shall be submitted to and approved in writing by the local planning authority. The plan shall be implemented in full accordance with the approved details.

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.*

20. The development shall proceed in strict accordance with the tree protection measures identified in the approved application documentation, titled Amended REPORT - Arboricultural Impact Assessment (AIA), dated 5th May 2022 - Report Ref:UG882 Rev 02 and and Amended DRAWING - Arboricultural Method Statement - Drawing _882_ARB_AMS_01 and Amended DRAWING - Arboricultural Method Statement - Drawing _882_ARB_AMS_02 shall remain in place during all construction work. In addition no excavations, site works, stock piling, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy or root protection area of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).

Reason: *To protect those trees which are of significant amenity value and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3, GE4 and HE2 of the Coventry Local Plan 2016*

21. The Travel Plan titled REPORT - School Travel Plan, dated 20th December 2021 - Report Ref:SKP/TM 21303-02a Updated School Travel Plan FINAL hereby approved shall be implemented in full accordance with the details specified therein.

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*

22. The cumulative noise rating from all external plant shall not exceed the limits set out in Table 2 of the approved Noise Impact Assessment - REPORT - Noise Assessment, dated 10th December 2021 - Report Ref:OPP-069742 AC 2v1.

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

23. The development hereby permitted shall not be occupied unless and until the bin storage areas have been provided in full accordance with the details shown on the approved plans and thereafter, they shall remain available for use at all times and shall not be removed or altered in any way.

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

24. No works to the footway shall be carried out until full engineering details have been submitted to and approved in writing by the Local Planning Authority. Before the development hereby permitted is first occupied the eastern vehicle access point onto Northbrook Road shall have been permanently closed to vehicle traffic and the footway reinstated and any associated footway works completed in full accordance with the details shown on the approved drawings and the approved engineering details.

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

25. The building hereby permitted shall not be occupied unless and until cycle parking facilities have been provided in full accordance with the approved details. Thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.

Reason: *In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016*

26. Within 3 months of the development being brought into use, the temporary access road shall be completely removed, and the playing field reinstated to a condition fit for use as a playing field.

Reason: *To prevent loss of playing field in accordance with Policy GE2 of the Coventry Local Plan 2016*