

Planning Committee Report	
Planning Ref:	FUL/2022/0561 & LB/2022/0544
Site:	Former Woodlands School, Broad Lane
Ward:	Woodlands
Proposal:	Planning and Listed building consent applications for the reconfiguration and refurbishment including partial demolition of the former Woodlands Academy School site to provide a new Special Educational Needs and Disability (SEND) School, together with associated hard and soft landscaping, artificial playing pitch and engineering works
Case Officer:	Daniel Taylor

SUMMARY

The applications are for full Planning and Listed Building Consent for the reconfiguration and refurbishment including partial demolition of the former Woodlands School site to provide a new Special Educational Needs and Disability (SEND) School, together with associated hard and soft landscaping and a new artificial 3G playing pitch. This would be a new flagship school to meet the growing demand for places for children with special educational needs and disabilities (SEND).

BACKGROUND

The funding of the new SEND school will come from the redevelopment of the two Woodfield School sites for housing – the Primary School on Stoneleigh Road and the Secondary School on Hawthorn Lane. The Woodlands SEND School will combine the facilities of the Woodfield Primary School and Woodfield Secondary School, which will be surplus to requirements as part of the proposals and outline planning applications have been submitted for both sites for residential development. The former Woodlands School site allows for the additional capacity required within the special school system that the current Woodfield primary and secondary school sites cannot provide and ensures benefits in terms of shared working practices, provision of more efficient and improved facilities and reduced revenue pressure from a site no longer being split over two school sites. The capital land receipts from the two Woodfield School sites will be used to fund the Woodlands SEND School.

The total application submitted for approval are as follows:

1. FUL/2022/0561 – Woodlands SEND School development
2. LB/2022/0544 – Woodlands SEND School development Listed Building Consent
3. OUT/2022/0552 – Woodfield Primary School Outline residential development
4. OUT/2022/0548 – Woodfield Secondary School Outline residential development

KEY FACTS

Reason for report to committee:	Representations have been received from statutory consultees raising objections
Current use of site:	Vacant former comprehensive secondary school
Proposed use of site:	SEND primary and secondary school

RECOMMENDATION

Planning Committee are recommended to delegate the grant of planning permission for FUL/2022/0561 to the Strategic Lead for Planning subject to the Secretary of State not

wishing to intervene and subject to conditions and the completion of a s106 Legal Agreement to secure the contributions summarised in this report.

Planning committee are recommended to delegate the grant of listed building consent for application LB/2022/0544 to the Strategic Lead for Planning subject to the Secretary of State not wishing to intervene and subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle as the substantial harm arising from the total loss of four of the 13 listed buildings; as well as some harm due to the loss of playing field, is outweighed by substantial public benefits.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with the Coventry Local Plan 2016, together with the aims of the NPPF.

SITE DESCRIPTION

The site comprises former school buildings located in the centre of the wider school site measuring 4.27ha. The site was the former Woodlands comprehensive school, which is surrounded by the school playing fields, however the site is now vacant and is not used for educational purposes. Various sports clubs use the playing fields and the former school gymnasiums on the site and the Powerleague sports centre and football pitches are adjacent to the north-east of the site.

The site contains 13 buildings, categorised as 10 separate Grade II listed buildings. Construction of the first phase of buildings began in 1952, with the doors opening to students in September 1954. The second phase of buildings were constructed in 1957. The listed buildings are recognised for their architectural merit, due to their Hills 3'4" construction and planned design, and due to their history alone as one of the first purpose-built comprehensive schools in the country. The Hills system comprises a steel frame with pre-cast concrete panels bolted into place. Phase 1 was built using the Hills system with small cast concrete panels. Phase 2 was similar except the panel system consisted of much longer horizontal concrete panels with reinforcement. The relatively thin concrete of Phase 2 has begun to spall due to the rusting of the reinforcement. The buildings are also known for their considerable glazing, projecting flat roofs and joining services. A key part of the way in which the school was designed was that it was intended to have a house system, which led to the layout with a number of individual buildings rather than one large block. The siting of the buildings was carefully considered and the landscaping is now mature.

The site is bound by Broad Lane to the north, Banner Lane to the west, Woodfield Secondary School to the east and Tile Hill Wood SSSI and LNR to the south. Other designated sites include Pigwood (0.7km to the southeast), Limbrick Wood (0.7km to the south), Plants Hill Wood (1km to the south), and Park Wood (1.9km to the south). There are no environmental designations that cover the site and no trees protected by Tree Preservation Orders within the site boundary. The Site is located within Flood Zone 1 and is at low risk of flooding. Pedestrian and vehicle access is from Broad Lane

APPLICATION PROPOSAL

The proposed development seeks to accommodate a new school on the former Woodlands Academy site to meet the growing demand for places for children with special educational needs and disabilities. It will combine the facilities of the Woodfield Special School, which provision is split across the Woodfield Primary School located on Stoneleigh Road, and Woodfield Secondary School located on Hawthorn Lane.

The proposed works will include the remodelling and refurbishment of the existing buildings on site as well as a comprehensive hard and soft landscaping scheme to ensure that the scheme meets the requirements of the SEND school. The proposals will also involve the development of a new 3G playing pitch to the south of the main block.

To bring forward the scheme four of the listed buildings on site are proposed for demolition, this includes three buildings built using the Hills Mark 3 system – Kent Block, Gibraltar Block and the Administration Block, and one building using the Hills Mark 2 system - the Malins & Perrins House block. The buildings to be demolished would make way to provide ancillary facilities for the new school, which includes playground / all-weather pitches, car parking, entrance drive and drop off point with landscaping, as well as making the site easier to secure removing the hazard of abandoned buildings to safeguard pupils.

The proposal places the Primary School classrooms in the single storey House Blocks to the east of the site and the two-storey York block. The Secondary School is housed in the Canterbury block Leonardo Da Vinci block and the Main Halls block. The two schools would be separated by a new wall construction either side of Canterbury block and York block. Space in the Halls Block has also been allocated for out of hours activities such as gymnastics and cheerleading, which are able to access the building by the proposed access road.

The scheme would also comprise the construction of a glazed link corridor between three of the listed buildings in the primary school part of the site to provide a safe, indoor link for the pupils.

The proposed scheme aims to provide 120 secondary places and 104 primary places for children with specialist educational needs. It also aims to provide 16 spaces at the 'Spinney' for pupils with special educational needs and disabilities (SEND) and 8 spaces at 'Rosewood' for pupils with significant difficulties associated with autism (ASD). This preferred option for the number of spaces to be provided ('option 5') has resulted from a feasibility study undertaken by Seymour Harris Architects (SHA) for Coventry City Council, (2020, 19.002)

PLANNING HISTORY

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

Application Number	Description of Development	Decision and Date
LB/2013/1472	Replacement of roofing, rainwater goods, windows and external doors, concrete repairs, making good external paving. New suspended ceilings internally, renewal of floor covers, new internal doors and decoration throughout.	Approved 24/09/2013
LB/2012/2019	Internal and external minor alterations to Canterbury House	Approved 14/12/2012
FUL/2012/1935	Internal and external minor alterations to Canterbury House.	Approved 14/12/2012
REN/2011/2124	Renewal of planning permission reference 54803, granted on 22nd December 2008, for the redevelopment of Woodlands School, including demolition of 4 existing buildings, refurbishment of remaining 7 school buildings, erection of new school building to provide classrooms, science labs, kitchen and dining hall, administration department and staff facilities together with landscaping, parking and associated works.	Approved 17/01/2012
LB/2011/2167	Renewal of planning permission reference L/54804, granted on 31st December 2008, for the redevelopment of Woodlands School, including demolition of 4 existing buildings, refurbishment of remaining 7 school buildings, erection of new school building to provide classrooms, science labs, kitchen and dining hall, administration department and staff	Approved 16/01/2012

	facilities together with landscaping, parking and associated works.	
R/2008/2021	Redevelopment of Woodlands School including demolition of 4 existing buildings, erection of new building with links to existing buildings, refurbishment of remaining 7 school buildings including internal and external alterations and removal of single storey wing to Leonardo Block.	Approved 31/12/2008
R/2008/2018	The redevelopment of Woodlands School, including demolition of 4 existing buildings, refurbishment of remaining 7 school buildings, erection of new school building to provide classrooms, science labs, kitchen and dining hall, administration department and staff facilities together with landscaping, parking and associated works.	Approved 22/12/2008

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 H3: Provision of New Housing
- Policy H4: Securing a Mix of Housing
- Policy H6: Affordable Housing
- Policy H9: Residential Density
- 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):

SPG Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City
SPD Coventry Connected
SPG Extending your home – a design guide

CONSULTATION

Statutory

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

- Historic England

Objections have been received from:

- Sport England, 20th Century Society

Non-statutory

No Objections received from:

- Education, West Midlands Fire Service

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

- Ecology, Economic Development, Environmental Protection, Highway Authority, LLFA, Sustainability, Urban Design, Conservation.

Neighbour consultation

Notification letters were sent to immediate neighbours on 19/04/2022 and site notices were put up outside and around the site on 04/05/2022. A press notice was displayed in the Coventry Telegraph.

One letter of objection has been received, on the grounds that the Environmental Noise Assessment (Mach Acoustics 28/08/2019) used in support of the application is incomplete and should not be relied upon as it does not consider the noise generated by the Powerleague 5-a-side pitches. These have a history of noise impacts on surrounding residents and with the closest classrooms to the pitches being closer and pupils with special needs can generally be even more sensitive to specific types of noise. Noise mitigation in the form of a substantial acoustic fence around the entire boundary of the Powerleague pitches should be installed and then the new school and existing residents would benefit and it will improve the surrounding area. Without this consideration it is unlikely that the application would meet the minimum standards in Building Regulations E4 as detailed in BB93 and therefore should be rejected.

One comment received in relation to viewing the required documents on the website.

APPRAISAL

The main issues in determining this application are principle of development, the impact upon the character of the area and heritage assets, the impact upon neighbouring amenity, highway considerations, flood risk, noise, contaminated land, air quality, ecology and infrastructure.

Principle of development

Proposals for social, community and leisure facilities are considered through a sequential approach that considers designated centres and sites adjacent to other associated facilities, including existing school and educational facilities. As this is an existing school site, the improvement of these facilities are supported by Policy CO1.

Policy GE2 states that development involving the loss of green space that is of value for amenity, recreational, outdoor sports and/or community use will not be permitted unless specifically identified as part of a strategic land use allocation, or it can be demonstrated that:

- a. An assessment showing there is no longer a demand, or prospect of demand, for the recreational use of the site or any other green space use;
- b. A deficiency would not be created through its loss, measured against the most up-to-date Coventry Green Space standards; or
- c. The loss resulting from any proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location of the city.

New artificial 3G pitch

The applicant has submitted a Playing Pitch Impact Assessment and Mitigation (PPIAM) and a Plan displaying the location of the 3G pitch. The PPIAM states that there will be a minor loss of some natural turf to be displaced by the associated run-off areas for the artificial playing pitch, but it will not impinge on any existing playing pitch.

Despite this Sport England are still objecting to the proposal on the grounds that insufficient information has been provided in order to assess the proposal against Sport England's exceptions test. The information required is as follows:

- The 3G plan does not provide a detailed design and layout of the facility i.e. surface type, containment measures for microplastics, fencing heights and pitch construction details.
- Clarity has not been provided as to whether the artificial pitch will benefit from sports lights and if so whether it has been factored into the respective light, ecology and noise assessments.
- The Plan fails to display the existing and proposed playing field pitch layouts.
- clarification is sought as to when the pitch would be delivered.

Sport England consider the above details are essential to demonstrate that the 3G pitch is deliverable and of appropriate design, particularly as the PPIAM states that it will form part of the mitigation for the loss of playing field land for planning application reference OUT/2022/0548 (the Woodfield Secondary School site on Hawthorn Lane).

Sport England also raise the point that the details relating to light, ecology and noise assessment will also assist in addressing concerns raised within the PPIAM that there is a disadvantage of siting the 3G pitch in its proposed location due to its proximity to the woodland, which could restrict use of floodlights to avoid impacting local bat species. Sport

England state that if there was a restriction in the hours of use this would reduce the sporting benefit of the facility.

Therefore, the partial loss of playing pitch on the site weighs against the proposal.

Impact on visual amenity

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

The National Planning Policy Framework, paragraph 127 states that “Planning policies and decisions should ensure that developments:

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

The NPPF further states (at paragraph 130) “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

The site is well screened from the road by a significant landscaped buffer with very limited views into the site on offer from the public realm. This is also helped by the fact that the former school buildings are in the centre of the site, set significantly back from the road that surround it via a long main drive and sports fields.

The buildings to be demolished would be replaced by surface level car parking and a new outdoor sports court, increasing the openness of the site, but also the amount of hard landscape upon arrival into the site, and whilst not objected to give the concealed nature of the site from public view, the role of soft landscaping in this area will be critical in ensuring the proposals deliver a quality sense of arrival.

The proposal would reuse the existing buildings with the refurbishment largely re-using existing materiality, which would be acceptable. The proposal for the new build link is to be a contemporarily styled addition, utilising glass and concrete to try and reflect the existing buildings, which is an acceptable approach.

Conditions will be attached requiring full details of landscaping and a landscape management scheme, and external material palette including window and door details.

Heritage character of the area and Heritage Assets

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 places a duty on a local planning authority, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses. A number of recent court cases have considered the importance of the impact on heritage assets and how the matter should be dealt with as part of the decision-making process. Importantly, the Court of Appeal has held that in enacting section 66(1), Parliament intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration but “considerable importance and weight” when carrying out the balancing exercise. This gives rise to a strong statutory presumption against granting planning permission for development which would cause harm to the settings of listed buildings. Even where the harm would be “less than substantial” in NPPF terms the balancing exercise cannot ignore the overarching statutory duty imposed by section 66(1).

Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

Woodlands School has not been in full use as a school since 2016, and in the intervening years has only partially been in use, with buildings occasionally used for adult learning and a small sports hall in use for local children. The remainder of the site has been secured but is prone to vandalism and general deterioration as a result of sitting empty.

A site visit with the Council’s conservation officer and the applicant, occurred on the 27th of May, where all buildings including those proposed for demolition were viewed and a rationale for the proposals was discussed. General observations were that in principle the application for demolition of the three blocks comprising the later Mark 3 buildings and one original Mark 2 building is generally acceptable, as the benefits associated to bringing the buildings back into their former use, and ensuring their continued use into the future, and the associated public benefit far outweigh the loss of the deteriorating 3 x Mark 3, and 1 x Mark 2 building.

The Mark 3 buildings chosen for demolition are considered life expired. The later Mark 3 buildings were not built using as high-quality materials or design as the original Mark 2 buildings, and in many instances because of their lower quality construction, repair and maintenance of these buildings has proven expensive and less effective due to the ongoing deterioration of the buildings.

The removal of the buildings from site will allow aspects of the site to be redesigned and new facilities added so that the remaining buildings on site can be successfully repurposed

for use as a SEND school, which has a very specific set of requirements for the wellbeing and increased security of the pupils.

In December 2008 consent was granted for the demolition of the same Mark 3 buildings, which was renewed in 2011. The justification was that buildings were in a poor state. This was supported by a structural report which strongly argued that major reconstruction and/or demolition was required.

The applicant engaged with Historic England as well as with the council's planners in pre-application discussions. Historic England have provided comments on the proposal, which sets out that the complete removal of listed buildings results in substantial harm in heritage terms and therefore it is up to the local planning authority to weigh the public benefits that the scheme provides. The tests to be applied for substantial harm are more onerous than in the case of more modest changes. They are set out at paragraphs 199 to 204 of the NPPF.

In terms of the Mark 3 buildings which will be lost, Historic England recognise and state in their comments that these are of lesser significance and in poorer condition due to the construction system used. They also recognise the need of funding to carry out repair works and the benefits offered by the scheme in heritage terms for the buildings which will remain. In terms of the new build elements, Historic England recognise that the wall to separate the secondary and primary school elements and the new corridors linking the independent blocks are an unavoidable functional requirement of the new use and are required in order to provide for the special needs of the two linked schools that will occupy the site.

Historic England welcomes the approach for the new link corridors to be low rise and considers they can have an acceptable design approach in the context of the historic architecture. An important part of the overall appearance for the listed building is the glazing system, which Historic England will require full details of, and will be secured by condition.

In conclusion, Historic England states that from a heritage perspective there will be loss, but the scheme offers the prospect of the long-term retention of the historic elements of Woodlands as a school, retaining the historic use as a school and sets out that it is for the local planning authority to weigh the public benefits that the scheme provides against the harm caused from the loss of the listed buildings.

The Twentieth Century Society have also commented on the application. They welcome the proposal to bring the site back into educational use, however, believe the Grade II listed Malins and Perrens block built in phase 1 and the Arts and Crafts block, Gibraltar House and Admin block built in phase 2 are integral to the Woodlands complex and have serious heritage concerns over their loss. The need for the land for a secure drop-off and additional car parking is not considered a convincing justification to lose the buildings by the Society and they consider that as the concrete is repairable then only irremediable structural faults should be accepted as justification for demolition. The Society considers their demolition (particularly the demolition of the phase 1 block) would result in the loss of important designated heritage assets, which would harm the significance of the group of remaining listed buildings and would cause substantial heritage harm.

The Society is also concerned about the proposal to replace the existing largely original windows with double-glazed units with restricted openings. The Society states the removal of these windows would result in the loss of a considerable amount of original historic fabric and would inevitably change the appearance and character of the elevations. The Society

is seriously concerned that alternatives to full replacement do not appear to have been thoroughly considered and that all the options need to be assessed and weighed up.

The Society concludes that Woodlands school is an important early example of a comprehensive school designed by leading architects in the field of post-war school design and built using sophisticated prefabricated building methods. The Society believes it is only one of two Ministry of Education designed prefabricated secondary schools of the period still in existence and given that many other pioneering prefabricated comprehensives in Coventry, such as Caludon Castle, Lyng Hall, Coundon Court and Whitley Abbey, have all been demolished, Woodlands is an important, rare survivor which ought to be conserved.

For these reasons outlined above, the Twentieth Century Society strongly objects to the application and urges the local planning authority to refuse the applications.

Officers acknowledge the substantial harm caused due to the total loss of the listed buildings. Paragraph 199 of the NPPF states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).” Paragraph 200 states “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings, should be exceptional”.

Paragraph 201 of the NPPF states “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use”.

Officers are satisfied that substantial public benefits would be achieved that would outweigh the harm caused by the loss of the four Grade II listed buildings. As already mentioned, the site has laid vacant since 2016 when the Woodlands School closed and was amalgamated with the former Tile Hill Wood School on that site. The Officer site visit confirmed that the site is deteriorating as a result of being vacant and all the listed buildings on the site are suffering from neglect. The proposal would restore the majority of the designated heritages on site for education use, which is considered a significant benefit that continues how the site has been used since 1954. The repairs to the remaining listed buildings will restore their external appearance and will include the restoration and creation of landscaping at the site, thereby safeguarding the designated heritage assets with the minimum of alterations carried out to them.

As part of the applicant’s submission, they state that it is important to reiterate the heritage justification for demolition of the Malins and Perrens house block. As described in the submitted Statement of Significance and Heritage Impact Assessment, this block is one of four house blocks present at the site. The applicant has said that it survives in significantly poorer condition than the three house blocks retained and to be re-used by the proposed scheme. The interior of the Malins and Perrens block has been heavily altered by its

conversion into a library and sixth form centre, amongst other uses. This has resulted in an erosion of its modular construction being legible and appreciated, and this design is much less prominent in its plan when compared to the other house blocks.

The Malins and Perrens block is separate from the three other house blocks in the east of the site and therefore you would still be able to understand the implementation of the house system on site. The design and layout of the house blocks and of Hills mark 2 construction on single-storey buildings would be retained in better surviving examples at the site.

The demolition of the Arts & Crafts block, Gibraltar House and Administration Block are required for the creation of a secure drop-off. This requires a large footprint for safety and security reasons, and to be linked to the vehicular access into the site from Broad Lane. The applicant states that the design for this part of the scheme has been informed by the poor condition of the existing buildings in this part of the site. The larger panels used in these mark 3 buildings are failing as a result of their internal reinforcements rusting and spalling the surrounding concrete. While patch repairs may be utilised, the applicant considers that it is the historic fabric itself which is flawed in design and this issue would re-occur continually as the reinforcement continues to fail and that the material is irreparable. Following a site visit, officers saw this deterioration and difference in build construction and consider that the benefits that can be achieved for the phase 1 buildings and restoring the site to an education use would outweigh the loss of the less significant buildings on the site. This is acknowledged by Historic England in their formal comments where they say: *“The phase 2 buildings which will be lost are of lesser significance and in poorer condition due to the construction system used”*.

The proposals will also allow the SEND provision in the city to be expanded and improved, which is needed in the city and following the site being occupied again, it will allow the Council to increase the community use on the site for indoor and outdoor sporting activities. The site is currently underutilised for such community activities and expanding this use on the site would also be a public benefit given the demand for grass pitches by various sports in the city.

In response to the replacement glazing that the Twentieth Society raise, the applicant has confirmed that the proposed replacement of the historic glazing in the listed buildings follows consultation with heritage stakeholders and careful consideration of the viability of other options. Alternatives to replacing the historic glazing have been explored during the design process and this is captured in the Design and Access Statement. The existing glazing is not considered suitable for a modern SEND school, as a result of offering unrestricted openings on all floors, some of which on second and third storeys of buildings. Furthermore, the single glazing has led to some areas experiencing extreme and fluctuating temperatures, worsened by damage to many windows as result of vandalism and deterioration of the frames. Secondary glazing is not considered a viable alternative due to the condition of the existing glazing, but primarily due to the requirements of a SEND school including windows with restricted openings.

There is existing precedent for the replacement of windows within the site, which has been undertaken on the Canterbury House Block. Here, Historic England stated, *‘it was possible to for discrete double glazing into renewed frames which maintained as far as possible the aesthetics of the original glazing’*. The proposed scheme has considered the relevant guidance from Historic England (*Traditional Windows: Their Care, Repair and Upgrading*). This states that when replacing an original window, *‘The replacement window should match the form, detailing and operation of the window to be copied’*. The proposed windows would

match the fenestration and form, whilst ensuring that the buildings are safe and secure for pupils. Following the Officers site visit we were shown these modern replacement windows on Canterbury block and the finish of them matched the original and it was not obvious they were new double-glazed windows. A condition will be attached to the permission requiring details of the windows, but officers are satisfied that an appropriate heritage solution can be found to install double glazed windows on the listed building after seeing similar already installed at the site.

The applicant has also responded to the Twentieth Century Society statement that there are few examples of Ministry of Education designed prefabricated secondary schools in the country. The applicant state that in addition to the example cited by the Twentieth Century Society (St Crispin's, which is a slightly earlier example of a school with the same construction method and comparable history), the use of pre-cast concrete on a steel frame can be observed at Morgan's Junior School in Herefordshire, which is especially early (dating to 1948). Another early example of the Hills system can be seen at Danegrove School, (1949-50) which uses Hills 8' 3" concrete panels. The use of pre-fabricated modular architecture for school buildings can be seen at Tile Hill Wood School immediately south of Woodlands Academy; opened in 1957, this utilised the Intergrid system. Therefore, whilst it is a rare example of prefabricated schools of the period, the proposed scheme would see the retention of the best examples of the architecture across the site whilst restoring its educational use.

A Heritage Impact Assessment has been produced by the applicant to assess the potential impacts of the proposed development on the historic environment. The assessment concludes that overall, the proposed scheme would result in less than substantial harm to the former Woodlands Academy site, when all assets and the associated landscaping is considered as a group. Officers consider the scheme would achieve substantial public benefits and it is considered that these benefits would outweigh the harm associated with the proposals and will secure the long-term preservation of the historic site. The preservation of the site as a school and its restoration is an important heritage and public benefit that is considered to outweigh the loss of poorer surviving and less significant buildings within the site. It is considered that the proposed development is in accordance with Policy HE1, HE2 and DS1 of the Coventry Local Plan and Section 16 of the NPPF.

In terms of the buildings being retained and refurbished, no detail, including on the replacement windows, has yet been provided in terms of materiality or method of works, either internally or externally, therefore the following details will be conditioned to be submitted for approval along with internal elevations plan/sections (with material annotations), showing that the internal profile and general appearance of the buildings remain true to the original form:

- A frieze located within the performance hall proposed for restoration
- Several wall panels removed to create opening on the north face of main block and for link corridor
- Series of replacement windows and doors, internal walls.
- Replacement flooring
- Internal insulation to improve U-Values
- New walls to be built on site.
- Courtyards, pathways and ponds retained and restored.
- Reuse of existing materials from demolished buildings on site:
 - Corner panels from demolished buildings to be salvaged and reused.
 - Concrete wall panels to be salvaged for construction of new walls.

- High level internal classroom windows to be retained.
- Rainwater Goods (to be aluminium rather than plastic).

Highway considerations

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

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

Parking provision should accord with the maximum standard expressed in Appendix 5 unless it has been clearly demonstrated that the site is in a highly accessible location where transport, by means other than the private car is a realistic alternative. In that respect lower levels of provision may be considered acceptable where the site is in close proximity to the City Centre, a train station, a high-quality rapid transport route or other public transport interchange and where there is a package of measures (proportionate to the scale of development) to enable sustainable means of transport. Any variation from the maximum standard must be fully justified by proportionate evidence.

The Council's Highway officers raised no objection to the proposal subject to information being provided on the number of parking and cycle parking spaces to be provided on site. This information is being provided and an update will be provided on the late items sheet.

Impact on neighbour amenity

By virtue of the proposal only relating to the existing buildings on the site and as it would not expand beyond the current built form within the former Woodlands School site, the proposal is not considered to have a significant impact on the amenity of neighbouring properties.

Flood Risk

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. The site is not located within a flood risk zone and the Lead Local Flood Authority are satisfied with the submitted flood risk assessment and drainage report subject to conditions requiring details of SuDS and drainage from the site.

Noise

The Environmental Noise Assessment by Mach Acoustics establishes plant noise limits that are acceptable and will be conditioned alongside a requirement for the applicant to demonstrate that any new plant operates within these limits in-line with a BS4142:2014 assessment prior to installation when operating at 100% capacity.

Contaminated land

Policy EM6 seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means. A condition will be attached to the permission requiring a Site Investigation Report to be submitted for approval.

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. There is no objection to the proposal on air quality grounds subject to conditions requiring a minimum of 1 x electric vehicle charging point shall be provided per 10 spaces prior to occupation and be maintained and available for use at all times thereafter and gas boilers shall be ultra-low NOx emissions with a maximum dry NOx emissions rate of 40mg/kWh and a CEMP to be submitted for approval.

A CEMP shall also be conditioned to be submitted demonstrating how noise and dust emissions will be minimised during construction and site clearance, referring to good practice guidance such as BS5228 and the Mayor of London Guidance 'Controlling Dust and Emissions During Construction and Demolition'. It should also include the proposed hours of works.

Ecology

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

The site is immediately adjacent to Tile Hill Wood (SSSI, LNR, Ancient Woodland). There are numerous records of amphibians from the site, including records of Great Crested Newts. Bats, hedgehogs and badgers are also recorded locally. The application includes a Preliminary Ecological Appraisal (Mott MacDonald, August 2019) which provides background and details of the potential ecology constraints on the site. This report is now out of date but much of the information and recommendations are still valid. Further information is required regarding the potential impact on protected wildlife arising from the project and a condition will be attached to the permission requiring additional ecology survey work to be undertaken. Subject to this information being provided, there would be no objection on ecological grounds.

The additional information shall include further bat Potential Roost Assessments on buildings to be demolished, how operations could impact on great crested newts. information on the current status and spread of Japanese Knotweed, and how the site will deliver Biodiversity Net Gain. A Biodiversity Net Gain analysis is not required, it is accepted that net gain could be provided on site with no requirement for any off-site contribution. A bespoke agreement is possible with the potential for a grant for any additional landscaping provided by the scheme.

Sustainability and Energy

The Sustainability (Energy) Officer in their consultation response has noted that further information is required in the form of an Energy and Sustainability Statement demonstrating how low carbon energy and renewables will be incorporated within the proposals.

The applicant advises that the sustainability and energy strategy is still being determined and will be the subject of further investigation as part of the design process, prior to being finalised. It is therefore considered that matters relating to energy and sustainability can be addressed through a suitably worded planning condition requiring the submission of a Sustainability and Energy Strategy for the site.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

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

Conclusion

In accordance with NPPF paragraphs 199-201, while substantial harm has been identified because of the total loss of four of the 13 listed buildings; as well as some harm due to the loss of playing field, substantial public benefits would be achieved to outweigh this harm and the statutory duty in Section 66 of the Act. The site would be brought back into education use, expanding, and improving the provision of SEND education in the city, that is desperately needed. The remaining listed buildings on the site, which are the most significant, would be restored with the existing educational use of the site retained. The new building elements in principle would be appropriate in scale and materiality to conserve the character and appearance of the listed buildings on the site, however, details of the final materials and appearance will be conditioned. The proposed development would be acceptable 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 the Coventry Local Plan 2016, together with the aims of the NPPF.

FUL 2022 0561 – 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:

19.002 - Existing Ground Floor Site Plan
19.002 - Existing First Floor Site Plan
19.002 - Existing Second Floor Site Plan
6703-P-001 - Site Location Plan
6703-P-110 - Proposed Site Plan
6703-P-205 - Site Plan Extent of Demolition
6703-P-210 - Proposed Site Layout Ground Floor Plan
6703-P-211 - Proposed Site Layout First Floor Plan
6703-P-212 - Proposed Site Layout Second Floor Plan
6703-P-600 - Key Plan to Site Sections
6703-P-601 - Existing and Proposed Site Sections A-A and B-B
6703-P-602 - Existing and Proposed Site Sections C-C and D-D
6703-P-603 - Existing and Proposed Site Sections E-E and F-F
6703-P-604 - Existing and Proposed Site Sections G-G and H-H
6703-P-605 - Existing and Proposed Site Sections J-J
6703-P-606 - Existing and Proposed Site Sections K-K and L-L
6703-P-607 - Existing and Proposed Site Sections M-M and N-N
6703-P-608 - Existing and Proposed Site Sections P-P and Q-Q
6703-P-609 - Proposed Site Long Section GG
6703-P-610 - Proposed Site Long Section D-D
6703-P-700 Rev. A - Leonardo Da Vinci Proposed Elevations
6703-P-701 - Main Block Proposed Elevations
6703-P-702 - Sports Hall Proposed Elevations
6703-P-703 - McLoughlin & Sparkes House Block Proposed Elevations
6703-P-704 - York House Proposed Elevations
6703-P-705 - Thompson & Creswell House Block Proposed Elevations
6703-P-706 - Canterbury House Proposed Elevations
6703-P-707 - Stringer & Ellis House Block Proposed Elevations
6703-P-708 - Gymnasium Proposed Elevations
27415cv-01 Rev. A - Topographical Survey Sheet 1
27415cv-02 Rev. A - Topographical Survey Sheet 2
27415cv-03 Rev. A - Topographical Survey Sheet 3
27415cv-04 Rev. A - Topographical Survey Sheet 4
27415cv-05 Rev. A - Topographical Survey Sheet 5
27415cv-06 Rev. A - Topographical Survey Sheet 6
27415cv-07 Rev. A - Topographical Survey Sheet 7
27415cv-08 Rev. A - Topographical Survey Sheet 8
27415cv-25 Rev. A - Topographical Survey Sheet 25
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Environmental Noise Assessment, dated 28/08/2019, prepared by MACH Acoustics
1024198-RPT-002 School Travel Plan, dated 23/04/2020, prepared by Cundall Johnston and Partners LLP
1024198 RPT-TC-001 Transport Assessment, dated 30/01/2020, prepared by

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

3. No development (including any demolition or preparatory works) shall commence unless and until further bat Potential Roost Assessments have been carried out by a qualified surveyor, and has been submitted to and approved in writing by the Local Planning Authority. Should the presence of bats be found then no demolition or preparatory works shall take place until full details of measures for bat mitigation and conservation in accordance with good practice guidelines have been submitted to and approved in writing by the Local Planning Authority. All works shall be implemented in strict accordance with the approved timings and details and once undertaken any mitigation works 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.*

4. No development (including any demolition or preparatory works) shall commence unless and until an assessment on the impact from the operations of the proposed development on great crested newts and the ponds on site have been carried out by a qualified surveyor, and has been submitted to and approved in writing by the Local Planning Authority. The assessment should also include full details of measures for mitigation and conservation in accordance with good practice guidelines. All works shall be implemented in strict accordance with the approved timings and details and once undertaken any mitigation works 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.*

5. No development (including any demolition or preparatory works) shall commence unless and until an Invasive Non-Native Species Protocol (INNSP) has been submitted to and approved in writing by the Local Planning Authority. The INNSP shall detail the timing and method of containment, control and removal of Japanese Knotweed from the site. The development shall only proceed only in full accordance with the measures identified in the approved INNSP.

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

6. Prior to commencement of the development hereby permitted, a biodiversity impact assessment calculation shall be submitted to and approved in writing by the Local Planning Authority. The calculation will demonstrate how Biodiversity Net Gain shall be delivered on site. The approved scheme shall be fully implemented in strict accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

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

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

Reason: *In order to contribute to the local economy and local residents in need of employment and in accordance with the principles within policy JE7 of the Coventry Local Plan (2016).*

8. Notwithstanding the submitted air quality assessment, prior to the commencement of development an Air Quality Assessment shall be submitted to and approved by the Local Planning Authority. The assessment shall include mitigation measures which shall be implemented 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.*

9. Prior to occupation of the development hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.

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

10. Prior to the commencement of the development hereby permitted, drainage details shall be submitted to and approved in writing by the local planning authority and shall include:-

- i) A scheme 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:-
 - a) Open Air storage or attenuation in the form of a wet pond, dry basin, swale or other similar surface feature, aimed at managing water quantity, quality and introducing biodiversity at the ground surface.
 - b) Water quality control medium(s) such as permeable paving, filter drains, rain gardens, ponds or swales aimed at improving the quality of water passing through the system either above or below ground.

- 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) Provisions for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase, particularly with respect to the planned demolition/construction works and the deposition of silts and cementitious materials. This should be covered under environmental risks in the Site Specific CEMP.
- iv) A CCTV survey covering the existing site drainage regime including the point of discharge. The survey should record the size and current condition of all relevant pipework and the location of all chambers. This should be supplied to the LPA as part of the detailed planning application.
- v) The Demolition Management Plan should identify the risks to underground drainage and other buried services and should provide a management strategy to reduce damage and prevent blockage.
- vi) Upon completion of demolition works, the buried drainage in the vicinity of the site should be inspected by CCTV to ensure that the services have not been damaged and that the drains are not blocked.

Reason: *To provide a satisfactory drainage scheme and to reduce the risk of flooding in accordance with Policies EM4 and EM5 of the Coventry Local Plan 2016 and the principles of the National Planning Policy Framework.*

11. Notwithstanding the submitted energy statement, prior to the commencement of development, an energy statement shall be submitted and approved in writing by the Local Planning Authority. The energy statement shall demonstrate more exploration of low carbon fuels, or create flexibility via the upgraded infrastructure, to allow for low carbon or renewable options, in future. The energy statement shall also confirm the renewable option for hot water production and for CHP, along with consideration for other renewable or low carbon technologies, for example solar PV. The energy and sustainability measures shall be implemented in full accordance with the approved details.

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

12. 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.*

13. Prior to their incorporation into the development, details of:
- window/ door frame colour and materials;
 - glazing details;
 - brick and mortar details;
 - cladding details including colour/finish and profile, fixing systems and joint details;
 - details of any rainwater goods;
 - details of any vents/grilles;
 - details of roof top safety rail systems; and
 - details of any plant enclosure or similar structures
- 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.*

14. The following information shall be submitted with any reserved matters application: A scheme which sets out where and how 'Secured by Design' standards will be incorporated into the development. These measures should be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way. The proposed development hereby approved should meet the design specifications and physical security measures that are outlined in SBD design guides for the following:
- SBD design guides for schools. This information can be found at <http://www.securedbydesign.com/pdfs/New-Schools-2014.pdf>

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

15. Notwithstanding the plans hereby permitted, prior to the construction of the wall / gates that will separate the primary school and the secondary school elements, details of the position, appearance and materials of the wall and gates shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in full accordance with the approved details before the

development is first occupied 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.*

16. Prior to commencement of the link corridors within the primary school element of the site hereby permitted, sample details of all facing, roofing and fenestration 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.*

17. No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of:
- hours of work;
 - hours of deliveries to the site;
 - the parking of vehicles of site operatives and visitors during the demolition/construction phase;
 - the delivery access point;
 - the loading and unloading of plant and materials;
 - anticipated size and frequency of vehicles moving to/from the site;
 - the storage of plant and materials used in constructing the development;
 - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate;
 - wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway;
 - measures to control the emission of dust and dirt during demolition and construction;
 - measures to control the presence of asbestos;
 - measures to minimise noise disturbance to neighbouring properties during demolition and construction;
 - details of any piling together with details of how any associated vibration will be monitored and controlled; and
 - a scheme for recycling / disposing of waste resulting from demolition and construction works.

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

Reason: *The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies [EM7], AC1 and AC2 of the Coventry Local Plan 2016.*

18. The development hereby approved shall not be occupied unless and until the car parking provision shown on the approve plans has been constructed or laid out, and made available for use by the employees and / or visitors to the site 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.*

19. Prior to occupation of the development hereby approved a community use agreement, detailing the areas of the site, the hours of use and the booking arrangements for use by the wider community to use the existing and proposed sporting facilities on the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *To safeguard the site for communtiy use in accordance with Policy DE1 of the Coventry Local Plan 2016.*

LB 2022 0544 - 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:

- 19.002 - Existing Ground Floor Site Plan
- 19.002 - Existing First Floor Site Plan
- 19.002 - Existing Second Floor Site Plan
- 6703-P-001 - Site Location Plan
- 6703-P-110 - Proposed Site Plan
- 6703-P-205 - Site Plan Extent of Demolition
- 6703-P-210 - Proposed Site Layout Ground Floor Plan
- 6703-P-211 - Proposed Site Layout First Floor Plan
- 6703-P-212 - Proposed Site Layout Second Floor Plan
- 6703-P-600 - Key Plan to Site Sections
- 6703-P-601 - Existing and Proposed Site Sections A-A and B-B
- 6703-P-602 - Existing and Proposed Site Sections C-C and D-D
- 6703-P-603 - Existing and Proposed Site Sections E-E and F-F
- 6703-P-604 - Existing and Proposed Site Sections G-G and H-H
- 6703-P-605 - Existing and Proposed Site Sections J-J
- 6703-P-606 - Existing and Proposed Site Sections K-K and L-L
- 6703-P-607 - Existing and Proposed Site Sections M-M and N-N
- 6703-P-608 - Existing and Proposed Site Sections P-P and Q-Q
- 6703-P-609 - Proposed Site Long Section GG
- 6703-P0610 - Proposed Site Long Section D-D
- 6703-P-700 Rev. A - Leonardo Da Vinci Proposed Elevations
- 6703-P-701 - Main Block Proposed Elevations

6703-P-702 - Sports Hall Proposed Elevations
 6703-P-703 - McLoughlin & Sparkes House Block Proposed Elevations
 6703-P-704 - York House Proposed Elevations
 6703-P-705 - Thompson & Creswell House Block Proposed Elevations
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 Environmental Noise Assessment, dated 28/08/2019, prepared by MACH Acoustics
 1024198-RPT-002 School Travel Plan, dated 23/04/2020, prepared by Cundall Johnston and Partners LLP
 1024198 RPT-TC-001 Transport Assessment, dated 30/01/2020, prepared by Cundall Johnston and Partners LLP 100108111-MMD-01-XX-PL-REP-0001-A - Playing Pitch Impact Assessment and Mitigation Report, dated 27.06.22, prepared by Mott MacDonald

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

3. The buildings shall not be demolished and no preparatory works shall be commenced unless and until evidence of a contract for the carrying out of the works of redevelopment of the site have been submitted to and approved in writing by the Local Planning Authority; and planning permission has been granted for the redevelopment for which this consent provides.

Reason: *To ensure that redevelopment of this site takes place immediately following demolition of the existing building, thereby ensuring that an unattractive gap does not exist in the street scene to the detriment of the character and appearance of the area in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.*

4. Prior to commencement of development, details and samples of all new external materials proposed shall be submitted to and approved in writing by the Local Planning Authority. Details to be submitted to include:
 - glass panelling / glazing details;
 - concrete panelling;

- drawn details (1:20) of doors and windows including frame colour and materials;
- brick and mortar details;
- cladding details including colour/finish and profile, fixing systems and joint details;
- Proposed external walls and internal fencing details to be provided at a scale of 1:20;
- Replacement external metal panels (to match the form of existing panels);
- details of any rainwater goods;
- details of any vents/grilles;
- details of any roof top structures / safety rail systems; and
- details of any plant enclosure or similar structures

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 in order to ensure the proposals, deliver an appropriately high quality and contextually responsive material palette to compliment the Grade II Listed buildings.

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.*

5. No development or any other works shall commence unless and until a written scheme of investigation for the carrying out of a level 2.5 building recording in accordance with Historic England's Understanding Historic Buildings (2016) for the 4 blocks proposed for demolition has been submitted to and approved in writing by the local planning authority. The level 2.5 building recording shall then be submitted to Coventry HER and also available for public viewing by uploading to the online OASIS system. The development shall only proceed in full accordance with the approved details.

Reason: *The submission of these details prior to the commencement of development is fundamental to ensure that an appropriate record is made of the historic building fabric that may be affected by the development 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.*

6. No development or any other works shall commence unless and until a method statement provided for the like for like repair of the frieze within the main hall, to show that that the frieze will be supported and there will be no harm caused to it during its repair has been submitted to and approved in writing by the local planning authority. The development shall only proceed in full accordance with the approved details.

Reason: *To ensure that the development has a satisfactory appearance and the heritage asset is protected in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.*

7. No development or any other works shall commence unless and until internal elevations of steel frame and wall panel treatment to include plan/section (at 1:50 scale) of profile and appearance of finishes, and method statement describing method of installation of insulation on internal walls, to ensure that the existing detail of the steel frame and detail of the layout of internal panelling is not lost is submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure that the development has a satisfactory appearance and protect This heritage asset in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.*

8. Prior to their incorporation into the development hereby permitted, details of any replacement windows or glazing system shall be submitted to and approved in writing by the local planning authority. The proposed new double-glazed windows and doors should match the profile, arrangement and material of existing windows and doors, and the spacers between the two window panels of the double glazing to be white coloured rather than black, to replicate as far as possible the appearance of the existing critical windows. The windows shall be constructed in full accordance with the approved drawings and thereafter shall be retained and shall not be removed or altered in any way.

Reason: *To ensure that the development has a satisfactory external appearance and protect this heritage asset in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.*

9. Prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works to the main hall atrium courtyard, including a plan showing planting at scale 1:50, shall be submitted to and approved in writing by the Local Planning Authority. The 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.*

10. No development or any other works shall commence unless and until a method statement providing details of the repair method for the concrete panels where there have been failures, has been submitted to and approved in writing by the local planning authority. The development shall only proceed in full accordance with the approved details.

Reason: *To ensure that the development has a satisfactory external appearance and protect this heritage asset in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.*

