

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	OUT/2022/0548
<b>Site:</b>	Woodfield School, Hawthorne Lane
<b>Ward:</b>	Woodlands
<b>Proposal:</b>	Outline planning application with all matters reserved except for access for the demolition of all school buildings and construction of up to 129 residential dwellings, together with associated landscaping and infrastructure works
<b>Case Officer:</b>	Daniel Taylor

## SUMMARY

The application seeks outline planning permission for redevelopment of the Woodfield Secondary School Site and part of the former Woodlands School playing field land for housing for up to 129 dwellings. The application seeks access in detail with all other matters reserved for future approval. However, an indicative layout is provided to demonstrate that 129 dwellings can be accommodated satisfactorily on site.

## BACKGROUND

The application is linked to the proposal to redevelop the former Woodlands School site on Broad Lane as a new flagship school to meet the growing demand for places for children with special educational needs and disabilities (SEND). A full planning application and Listed Building Consent has been submitted to the Council for these works. The Woodlands SEND School will combine the facilities of the Woodfield Primary School located on Stoneleigh Road, and Woodfield Secondary School located on Hawthorn Lane. These sites 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

<b>Reason for report to committee:</b>	Representations have been received from statutory consultees raising objections and it is considered prudent to present these matters to Planning Committee before referring the application to the Secretary of State.
<b>Current use of site:</b>	School buildings and grounds / playing fields
<b>Proposed use of site:</b>	Residential development
<b>Proposed no of units</b>	Up to 129 (indicative layout submitted to show 127)

## **RECOMMENDATION**

Planning Committee are recommended to delegate the grant of planning permission 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.

## **REASON FOR DECISION**

- The proposal is acceptable in principle as very special circumstances have been demonstrated to justify the loss of Local Green Space and the benefits of the scheme outweigh the harm which would be caused by the loss of playing pitches and to the setting of Grade II listed buildings.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal makes provision for necessary developer contributions.
- The proposal accords with the Coventry Local Plan 2016, together with the aims of the NPPF.

## **SITE DESCRIPTION**

The site is roughly rectangular in shape and measures approximately 4.3 hectares in area. The Site is bound by Hawthorn Lane to the east; Rosemary Close and part of the Woodlands Academy Grounds to the north; and Tile Hill Wood to the South. To the west of the Site lies the former Woodlands Academy's main area of open space and playing pitches, beyond a mature hedgerow.

The Site remains used as an educational facility and provides support particularly to those with social, behavioural and emotional difficulties. The main point of access to the Site is taken from Hawthorn Lane to the east, with no further points of vehicle access being found around the Site's boundary. A sports centre northwest of the application site sits between the Woodfield Secondary School and former Woodlands Academy and comprises football pitches and an indoor gym which are operated by Powerleague. The secondary school's playing pitches are located to the rear of the school building at the western edge of the Site, whilst the former Academy's associated playing pitches are located around its western and southern edges.

The site is designated as Local Green Space in the Local Plan and Tile Hill Wood is an ancient woodland; Site of Special Scientific interest (SSSI); and local wildlife site. Furthermore, a number of existing school buildings at the former Woodlands site to the north west of the application site, are Grade II listed.

## **APPLICATION PROPOSAL**

The application seeks outline planning permission for redevelopment of the Woodfield Secondary School Site and part of the former Woodlands School playing field land for housing for up to 129 dwellings. The application seeks only access in detail with all other matters reserved for future approval. The dwellings will be served from two accesses from Hawthorn Lane which will extend through the site. A 15m buffer of no development will run along the south of the site to ensure Tile Hill Wood as an ancient woodland and SSSI is protected.

## **PLANNING HISTORY**

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

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
2001/3522	Extension to form main entrance lobby	Approved 29/06/2001
2001/5279	Change of use from Caretakers House to Educational Behavioural Unit Office	Approved 31/01/2002
1998/1121	Single storey extension to provide new science room	Approved 25/09/1998
1972/0941	Erection of 50 place residential special school	Approved 05/04/1972

## **POLICY**

## **National Policy Guidance**

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

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

## **Local Policy Guidance**

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6<sup>th</sup> December 2017. Relevant 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 received from:

- Highways but additional information has been requested in respect of trip generation.

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

- Lead Local Flood Authority.

Objections have been received from:

- Sport England and Natural England

### **Non-statutory**

No Objections received from:

- Urban Design

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

- Ecology
- Economic Development
- Education
- Energy and Sustainability
- Green Spaces who require a LEAP on site and an off-site contribution.
- NHS CCG
- Public Health Coventry
- West Midlands Fire Service – advice on Approved Document B (Building Regs)
- West Midlands Police – advice on Secured by Design
- Environmental Protection – but have requested further information regarding noise from Powerleague

### **Neighbour consultation**

Two rounds of public consultation were carried out following amendments made to the layout of the proposed houses. Notification letters were sent to immediate neighbours on 21/04/2022 and on 30/06/2022. A site notice was put up outside the site on 04/05/2022. A press notice was displayed in the Coventry Telegraph.

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

- Impact on the environment, particularly the woodland the site backs onto.
- Increased noise, traffic and pollution from an increase in cars.
- Noise and pollution from the construction.
- The submitted environmental noise report is flawed as it does not appear to consider the effect of the outdoor 5-a-side pitches at Powerleague on the local noise environment and the fixed and spot positions where measurements have been taken are nowhere near where the nearest proposed property will be to the Powerleague pitches. There is a lot of history of noise nuisance at the Powerleague site and given the close distance of the proposed houses and with no change in operations or noise mitigation at the Powerleague site proposed, it is almost certain that the new residents will suffer from a statutory noise nuisance,

which might impact on Powerleague's operations, which is against the policy in the NPPF that protects the operations of existing businesses not having unreasonable restrictions placed on them as a result of development permitted after they were established. The current acoustic barrier is not fit for purpose and a more robust barrier should be considered.

Any further comments received will be reported within late representations.

## **APPRAISAL**

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

### **Principle of development**

#### Loss of Educational / Community facilities

In establishing the principle of development, the first consideration is the existing use of the site and the corresponding implications of the loss of an existing educational facility. Policy CO2 states that the re-use or redevelopment of facilities will not be acceptable where there is an outstanding local need which could reasonably be met at that location, the site remains viable for existing uses or the proposal is not compatible with nearby uses. Where replacement facilities are intended, they should continue to serve the community, be of an appropriate scale and character and be of high-quality design. The proposals will result in the loss of the former school and grounds to housing.

The accompanying text to policy CO2 states that proposals involving the loss of land in use, or previously in use, by an education facility will only be supported, if it is clearly demonstrated to be surplus to educational requirements and its development for other uses would contribute to improvements in the delivery of school places in the city.

By virtue of this application being linked to delivering improved and increase SEND school places on the former Woodlands School site through the release of the application site for housing means the proposal would comply with policy CO2.

Coventry City Council has a statutory duty to secure a sufficient supply of education places for children and young people with special educational needs. The inclusion strategy for the Council is built on the principle of equality of opportunity, with an expectation that children will be able to attend a school in their community and have equal access to the same range of curriculum and social experiences as their mainstream peers.

The applicant's case states that there is an evidenced growth in need, specifically in complex communication (autism spectrum conditions) and social, emotional and mental health, which has placed a level of demand on the special school system that exceeds supply. This includes an overall growth of 26% across a 5-year period, with school age education, health and care plans having increased from 2145 in January 2020 to 2344 in January 2021.

The only provision in the city offering SEND provision in a school-based setting is Woodfield Special School, which is split across the Woodfield Primary School located on Stoneleigh Road, and Woodfield Secondary School located on Hawthorn Lane. The option to retain this provision has been explored by the applicant, however; the current two sites are unable to expand to meet the additional capacity required, and the corresponding investment would not address the ongoing revenue pressure experienced by a split school site.

Following the closure of the former Woodlands School in 2016, the site has remained vacant, except for community sporting activities that take place at the Powerleague site and in the former school gymnasiums, which means re-purposing it for SEND provision ensures the site can continue to be used for educational purposes. The majority of the former school buildings, which are all Grade II listed, would also be saved and refurbished and brought back into educational use. The capital land receipts following disposal of the two Woodfield School sites will be used to fund the Woodlands SEND School and is the only way the Council is able to deliver the new school. This would improve the delivery of school places in the city and demonstrate that the Woodfield Secondary School site would be surplus to requirements and therefore would comply with policy CO2.

The applicant carried out detailed survey work and a feasibility study that has confirmed it is possible to integrate the primary and secondary school SEND provision onto the former Woodlands School site. The integration onto one site, allows both the primary and secondary school elements to benefit from shared working practices and provision of more efficient and improved facilities. It will also bring a historic, vacant and derelict site back into educational use, while still allowing a continuation and expansion of current community sporting provision that has been successfully provided at the site for a number of years. The applicant is committed to these activities continuing on the site following the site being repurposed as the new SEND school.

The loss of the existing Woodfield Secondary School is in accordance with Policy CO2 on the basis that it is surplus to requirements, and no longer required for educational purposes, with its disposal for residential development key to help fund the improved educational facilities to be provided on the former Woodlands Academy site, which is subject to a separate planning application, and to deliver the wider community benefit.

#### Loss of Local Green Space – Very Special Circumstances

The other existing use on the site is the open space and playing fields of both the Woodfield School and former Woodlands School sites. Policy GB1 identifies areas as Green Belt and Local Green Space. The site is classified as Local Green Space. Within areas designated as Local Green Space, the erection of small buildings and structures which are ancillary to the primary use of the land may be acceptable. Other development will not be permitted unless very special circumstances are demonstrated. The site is categorised as Local Green Space within the Local Plan and therefore any redevelopment of this site needs to be demonstrated by very special circumstances.

Although classified as Local Green Space, part of the site (the eastern section) contained the school buildings and as such is considered to be previously developed land.

However, the land to the west formed the grounds to the school and provided open space, albeit within the private grounds of the school. Whilst it is considered that a case could be made to provide buildings within the area that was previously developed, development of the remainder of the site needs to be demonstrated by very special circumstances. In that regard the applicants have set out their justification for the proposals, which is summarised below.

The proposed development is intrinsically linked to the delivery of the Woodlands SEND School, which is subject of a separate planning application. Without the release of this land for housing the fund to redevelop the former Woodlands School site would not be available. The very special circumstances for the release of the land for residential development is principally focussed on the need to generate capital receipts to fund the development of the Woodlands SEND School, which would then release a series of educational, heritage and community benefits, along with boosting the supply of housing and contributing to Coventry's housing requirement.

The site along with the Woodfield Primary School site would be surplus to requirements following the Woodlands SEND School development. A detailed analysis has been undertaken to retain the existing Woodfield Special School provision on their existing sites. The applicant has stated within their submission that there is an evidenced growth in need, specifically in the area of complex communication (autism spectrum conditions) and social, emotional and mental health, which has placed a level of demand on the special school system that exceeds supply. This includes an overall growth of 26% across a 5-year period, with school age education, health and care plans having increased from 2145 in January 2020 to 2344 in January 2021.

The only provision in the city offering SEND provision in a school-based setting is Woodfield Special School, which is split across the Woodfield Primary School located on Stoneleigh Road, and Woodfield Secondary School located on Hawthorn Lane. The option to retain this provision has been explored, however; they are unable to expand to meet the additional capacity required, and the corresponding investment would not address the ongoing revenue pressure experienced by a split school site.

The integration onto one site, allows both the primary and secondary school elements to benefit from shared working practices and the provision of more efficient and improved facilities. It will also bring the vacant and derelict former Woodlands School site back into educational use and refurbish the Grade II listed buildings. It would also allow a continuation and expansion of community sporting provision that has been successfully provided at the site within the existing school gymnasiums and sports fields for a number of years.

It is the series of collective benefits associated with the Woodlands SEND School, along with the necessary funding to be generated from the disposal of the site for residential development, that provides the 'very special circumstances' in accordance with the requirements of Policy GB1 of the Local Plan.

#### *Educational need and benefits*

Coventry City Council has a statutory duty to secure a sufficient supply of education places for children and young people with special educational needs. The inclusion



strategy for the Council is built on the principle of equality of opportunity, with an expectation that children will be able to attend a school in their community and have equal access to the same range of curriculum and social experiences as their mainstream peers.

The Education Act 1996 provides a statutory duty for Coventry City Council to ensure sufficient school places and fair, appropriate access to education. It is the Council's role to plan, commission and organise school places in a way that raises standards, manages supply and demand, and creates a mixed economy of infrastructure.

In practice, this means that Local Authorities have to provide a continuum of provision to meet a continuum of need. Coventry currently has relatively few specialist provisions delivered in the form of resourced centres / units in mainstream schools, though it does have a good range of special school provision. This means that very few children in Coventry have to attend schools outside of the administrative area, which is a position that needs to be maintained.

The children and young people that access SEND provision within Coventry are some of the most vulnerable, and Coventry City Council are committed to expanding the provision to ensure that the students are provided with the best support possible within Coventry. This avoids the need to send them to out of city provision that is often sub-standard to the quality that could be offered within Coventry.

The only provision in the city offering SEND provision in a school-based setting is Woodfield Special School, which is split across the Woodfield Primary School located on Stoneleigh Road, and Woodfield Secondary School located on Hawthorn Lane. Woodfield Special School is in the process of academy conversion and will convert to a local multi-academy trust that already has outstanding special school provision.

The option to retain this provision has been explored, however; they are unable to expand to meet the additional capacity required, and the corresponding investment would not address the ongoing revenue pressure experienced by a split school site. There are also significant condition issues associated with both school sites meaning that they are not fit-for-purpose for the required provision. Woodfield Secondary School cannot be re-configured as it was designed and built for the purpose of residential and, therefore; is not suitable for education and cannot be used at full capacity. Woodfield Primary School is not large enough to house both phases of education and it is necessary to amalgamate the phases in order to support the ongoing revenue challenges the schools are facing.

The former Woodlands Academy site presents an opportunity to re-purpose the site for SEND provision. This has been confirmed through detailed survey work and a feasibility study that has confirmed it is possible to integrate the primary and secondary school SEND provision onto the former Woodlands Academy site.

### *Heritage benefits*

The Woodlands Academy site was constructed in 1954 and all the buildings are now Grade II listed. Woodlands Academy previously occupied the site until it was relocated in 2016, and the Department for Education transferred the site to Coventry City Council in September 2017. The Council has maintained community access to the site since taking it over, but the educational use has since ceased and most of the buildings are now

vacant. The site also contains a significant area of open space which includes the provision of sports pitches that remain available for community use.

By releasing both the Woodfield primary and secondary school sites for housing and being able to use the capital land receipts from the housing development means the majority of the existing Grade II listed buildings can be refurbished and remodelled to accommodate the new school as well as a comprehensive hard and soft landscaping scheme to ensure that the redevelopment meets the requirements of the SEND school. The submitted Heritage Impact Assessment sets out that retaining the former Woodlands school site for education use and the restoration of its buildings, landscaping and outdoor sports facilities, along with preservation of the site for future appreciation is a heritage benefit. Whilst the redevelopment would result in some heritage harm by virtue of four of the listed buildings needing to be demolished and some of the other buildings being remodelled, the benefits of bring the historic site back into use for educational purposes and restoring elements of the landscape integral to the significance assets as a whole is a benefit to be factored into the case for very special circumstances and the release of the land.

### *Community and leisure benefits*

The adjacent Woodlands Academy site is an important community hub for sport in the local area, offering a specialist gymnastics facility, four-court sports hall and changing block, along with a mixture of natural turf and artificial pitches of various sizes (operated by Powerleague). A range of clubs utilise the facilities on site associated with basketball, wheelchair basketball, badminton, gymnastics and football. The site generates significant footfall (156,000 visitors) throughout the year and is open over 50 hours per week, however; without the investment in the education facilities on site, there is a risk that the site may not be able to continue operating as a community facility. There is therefore a mutual benefit from the proposals associated with education provision and community-based sports provision, which won't be feasible without the funding to be generated from the disposal of the land associated with this planning application.

This community hub would also be enhanced by the funding generated by the housing development through the introduction of a new artificial playing pitch on site in the location of the former, unused Redgra sports pitch. Subject to funding the provision will be a full size 3G pitch, as recommended within the recommendations in Coventry's Local Football Facility Plan and forms part of the mitigation for the loss of the youth 11v11 pitch (local green space) that will be lost as part of the residential proposals at the Woodfield Secondary School site.

The provision of an artificial playing pitch at the site would provide benefits through accommodating match play demand and reducing the existing shortfall of training venues. It would enable the pitches on the Woodlands Academy site to be re-configured to better accommodate specific types of football where presence is highest, or even other sports, such as rugby union and cricket where there are known shortfalls. This highlights the better balance of provision at the Woodlands SEND School site following implementation of the proposals, providing additional capacity and flexibility for a range of different sports.

### *Residential development and funding gap*

The proposed development will provide a residential development of up to 129 dwellings. It will make an important contribution to Coventry's housing requirement and it will fully meet the affordable housing requirements of the Local Plan in accordance with Policy H6 and is considered a suitable site for residential development.

### *Conclusion*

Very special circumstances have been demonstrated to justify the loss of this area of Local Green Space, in accordance with Policy GB1 of the Local Plan.

### Suitability of the Site for Residential Development

Policy H3 of the Local Plan relates to the provision of new housing. The policy confirms that when considering the suitability of a site for housing development that is not already allocated, Policy H3 must be considered to ensure it is situated in a sustainable location will ensure the creation of an appropriate and acceptable residential environment.

The policy confirms that new residential development, including opportunities for self-build homes and starter homes, must provide a high-quality residential environment which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment. It adds that a suitable residential environment will include safe and appropriate access, have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues. Furthermore, sustainable transport provision and the infrastructure required to support housing development must be considered from the onset, to ensure all sites have easy access to high quality public transport and walking and cycling routes.

The location for the proposed development is in a sustainable location, located within an already residential area and near to primary and secondary schools, health facilities including dentists, local and convenience shops and a district centre, sport and leisure provisions including public open space and bus services on Broad Lane serving the city centre. The proposal shows a mix of housing types that can be delivered on the site in accordance with Policy H4 of the Local Plan.

Through the detailed design stage, the scheme will provide the necessary on site infrastructure, including open space, hard and soft landscaping, sustainable drainage ecological mitigation to deliver biodiversity net gain and the required highway infrastructure, including access details for pedestrians and cyclists.

The proposal would also make a positive contribution to the Council's housing requirement in accordance with policies DS1 and H1 of the Local Plan and the NPPF, which states that local planning authorities should support the development of windfall sites like this that provide benefits of using suitable sites within existing settlements for homes.

In principle, the proposed development site is suitable for residential development in accordance with Policies DS3 and H3 of the Local Plan.

## Loss of playing pitches

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.

The proposal will result in the loss of playing field that forms part of the former Woodlands School site in the western part of the site. Sport England object to the loss of the sports pitches and indicate the application does not accord with any of the exceptions to Sport England's Playing Fields Policy or with paragraph 99 of the NPPF.

Following the objection received from Sport England the applicant undertook and submitted a Playing Pitch Impact Assessment and Mitigation (PPIAM) Report, which sought to address Sport England's concerns.

The PPIAM shows the western part of the application site laid out with an 11v11 youth grass football pitch, which the applicant states is not operational, and a larger grass area not marked out as playing pitches, which the applicant says is due to the poor quality of the ground/surface and drainage. In the eastern part of the site where the Woodfield Secondary School buildings are is a grassed area of the school grounds that the applicant states is not a usable playing surface due to quality issues associated with the surface and drainage. The PPIAM report sets out that the 11v11 youth football pitch has a poor surface and drainage and is no longer in use as part of the existing arrangements at the former Woodlands School Site; however, the report also recognises that there will be an impact on the supply and demand of an 11v11 youth football pitch as a result of its loss and will result in an undersupply of youth 11v11 provision at the former Woodlands School site (with no other youth 11v11 pitches provided). It will also result in an undersupply of youth 11v11 provision in the Woodlands Parish area and within a 2km radius. The modelling report identifies that this may result in other youth 11v11 pitches becoming overplayed as a result, or demand having to transfer further afield to other sites in Coventry.

The report states that overall, the existing grass football pitch provision in Coventry is relatively positive, with no current existing shortfalls and future shortfalls being evident aside from the youth 11v11, youth 9v9 and mini 5v5 pitches. Additionally, there are no capacity issues at the former Woodlands School site or within the immediate area. The applicant's report concludes that the proposals will therefore only have a minimal impact on provision insofar as they relate to the loss of a single youth 11v11 pitch currently associated with the Woodlands Academy site.

Notwithstanding the position evidenced in the applicant's Scenario Modelling Report, the PPIAM recognises that some form of mitigation will be required given the general playing

pitch shortfalls identified in the Coventry Playing Pitch Strategy (PPS) and due to the shortfall of youth 11v11 pitches that will be a direct consequence of the development proposals.

Firstly, in terms of mitigation for the loss of the identified 11v11 youth football pitch, the applicant has set out in their submitted Playing Pitch Impact Assessment and Mitigation (PPIAM) Report that they, through consultation with the Sports and Arts Team at Coventry City Council, have put together a package of measures to mitigate the corresponding impacts associated with the inter-connected proposals related to all four linked applications for the reconfiguration, and refurbishment of the former Woodlands School site. The measures proposed are also seeking to improve the overall quality of provision and enhance community use across the former Woodlands Academy site, providing a better balance of playing pitch provision, ancillary facilities, and access arrangements. The applicant considers there is also the potential for the creation of a 'football hub' in line with the Local Football Facility Plan in partnership with the Football Association. The applicant has identified three areas on the former Woodlands School site for improvement that would provide the conditions to achieve the above aims. These inter-connected proposals are:

1. Quality improvements to the playing pitches on the athletics field at the Woodlands SEND School site

The works comprise drainage improvements and will include the installation of drains and agronomic works, and through the quality improvements, usage rates would increase to between 3 – 6 hours of use per pitch per week, around 156 – 312 hours a year per pitch.

2. Increasing community use at the Woodlands SEND School site and securing the long-term future of the site

The site is currently underutilised and the applicant seeks to ensure sufficient capacity is provided to meet demand without the increase in the use of the site having an adverse effect on the site or the pitches. It is considered more people will be attracted to the site following the enhancements in pitch quality and the wider improvements to the site such as returning it to full time educational use and landscaping enhancements.

The applicant's Scenario Modelling Report identifies that the corresponding increase in capacity due to quality improvements may also provide an opportunity to re-configure the pitches around the site in a way that accommodates a youth 11v11 pitch.

The Applicant will be entering into a Community Use Agreement for the site to ensure that the benefits are retained and enhanced, securing the long-term access for the local community.

3. Provision of a full size artificial 3G playing pitch (subject to funding)

This would mitigate for the loss of the youth 11v11 pitch and would be a benefit to the site as currently the only all-weather pitches on the former Woodlands School site are those operated by the Powerleague business. The new 3G pitch would be in the location of the former, unused and overgrown Redgra sports pitch and therefore would not replace / result in the loss of a grass pitch. The applicant's Scenario Modelling Report has produced a potential programme of use for the artificial pitch based on demand currently attracted to the site. The programme developed would be sufficient to accommodate all

the existing demand using the grass pitches at Woodlands Academy to accommodate any increases in demand and allowing them to be further protected to preserve quality.

The applicant considers that the addition of an artificial playing pitch also provides an opportunity for the pitches to be reconfigured to better accommodate specific types of football where presence is highest (i.e. youth 11v11 and youth 9v9), or even other sports, such as rugby union and cricket where there are known shortfalls. There is the potential for a better balance of provision at the Woodlands SEND School site following implementation of the proposals, providing additional capacity and flexibility for a range of different sports.

The new 3G pitch would also provide additional benefits through accommodating match play demand and reducing the existing shortfall of training venues. The PPS identifies a current shortfall of three full size 3G pitches for football training and future shortfall of six, both of which will reduce by one following the installation of the artificial playing pitch at the Woodlands SEND School site.

The applicant has carried out consultation with the Firefighters Junior Football Club and Sky Blues in the Community who regularly utilise the Woodlands Academy site, and both clubs have stated their support for the artificial playing pitch and noted that it would be hugely beneficial to their clubs. It has been confirmed that it would be beneficial to have multiple kick-off times to keep fixtured playing and would also be of benefit for meeting club training requirements.

Sport England have considered this additional information from the applicant; however, they do not consider that adequate mitigation has been provided for the lost playing field and therefore retain their objection.

Planning Officers consider, however, that the harm caused by the loss would be outweighed by the benefits of the development and it is this balancing exercise that has allowed officers to recommend approval of the application despite any objection from Sport England.

### *Conclusion*

While the proposal would result in the loss of playing fields with no replacement by equivalent or better provision in terms of quantity and quality and therefore would not comply with Local Plan policy GE2 and has resulted in a Sport England objection, the community, educational and heritage benefits the proposal will bring are considered to outweigh this harm. Given the size of the site, it is not used to its full potential, mainly due to much of the site not currently being occupied and the poor quality of the surface and drainage of many of the playing pitches.

Through the loss of some playing fields it allows for the remaining playing fields on the site to be improved as set out above and therefore better utilised. It also allows for the inclusion of new facilities such as the 3G pitch that would be well utilised by sporting clubs from a variety of sports for both training and matches and will ensure the continuation of sporting use at the site. These improvements are balanced against the assessment of the playing field area to be lost which is currently not operational due to the poor surface

and drainage and therefore the loss of this particular area would not have an impact on provision at the site or in the catchment area.

It is important to note the inter-related nature of the proposals and the dependency between the planning applications in the delivery of each individual project. Collectively the proposals will secure quantitative and qualitative improvements at the proposed Woodlands SEND School site that will increase quality and provision of playing pitch facilities, with corresponding enhancements to the community hub for sport and the retention and refurbishment of the Grade II listed buildings on the site, which house gymnasiums and changing rooms currently used by sports teams. The loss of the pitches would not be to the detriment of any sports club that currently use the former Woodlands School site, which includes basketball, wheelchair basketball, badminton, gymnastics and football, with the likely reality being that following the improvements to the remaining sport pitch provision on the site will actually increase the number of sports clubs using the site.

The site generates significant footfall (156k) throughout the year and is open over 50 hours per week, however; without the investment in the education facilities on site, the site's long-term future as a community facility is not certain. However, the inter-related proposals taken collectively provide sufficient benefit to the development of sport as to outweigh any detriment caused by the loss of playing pitches and would not prejudice the use of the site for community sport.

### **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).”

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

Whilst the proposal has been submitted in outline form, with all matters reserved except for access, a parameters plan has been submitted which would be conditioned in order to give some form and certainty as to how the site would be developed. An indicative masterplan has also been submitted to demonstrate how this may work in a layout, although that would not be an approved document. The purpose of the illustrative layout is simply to demonstrate that the number of dwellings may be provided on the site.

The submitted parameters plan splits the site into a series of development blocks whilst allowing for a buffer to the woodland to the south of the site. Aside from this buffer, an area of open space would also be provided more centrally, with a children’s play area located on it.

The submitted material clearly shows that it is possible to achieve a layout with good surveillance of open spaces. As well as the woodland, the parameters plan also allows for dwellings facing towards Hawthorn Lane. Dwellings would back onto the retained school playing fields to the north and west, and it is understood that the significant mature hedgerow and trees on the western boundary will be retained within the school site, so as to ensure consistent maintenance and retention.

Whilst the illustrative layout only indicates 127 dwellings, this is extremely close to the applied for 129 and no flats have been depicted. Therefore, it is possible to be content that up to 129 dwellings could be satisfactorily accommodated within the site, whilst providing for a range of housing sizes as per Policy H4.

### **Impact on residential amenity**

The concerns raised by local residents in respect to the impact on existing houses that surround the site are carefully noted above.

Paragraph 130 of the NPPF seeks to protect the amenities of all existing and future occupants of land and buildings. Policy H5 requires new development to be designed and positioned so it does not adversely affect the amenities of the occupiers of neighbouring properties.

The proposal would not harm the amenity of existing residential properties. The development would be two-storey houses that would be set back behind the existing



hedge and tree row along Hawthorn Lane in front of Woodfield School and therefore would be screened to a degree from the existing properties in the area. The surrounding area is residential and therefore the proposed use would be compatible with its context. The proposal would be a sufficient distance from neighbouring properties on Hawthorn Lane and Rosemary Close.

As a result of the above, the proposal will not have an adverse impact on the amenity levels of the existing adjacent properties through increased visual intrusion, loss of light or loss of privacy. It is considered that the proposal will accord with Residential Design Guide SPG in terms of distances and impact on directly facing windows and will be in accordance with Policy H5 and H11 of the Coventry Local Plan, and the paragraphs contained within the NPPF.

### **Heritage character of the area and Heritage Assets**

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.

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).

Paragraphs 199-200 of the NPPF state “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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. 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”.

Paragraph 202 states “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

There are no listed buildings on site and the site is not located within a conservation area, however the proposed new houses would be constructed adjacent to the most south eastern listed buildings of the former Woodlands School. Whilst no direct works are proposed to these buildings as a result of this planning application, it is possible that the development of dwellings at Woodfield Secondary School could impact on their setting. For this reason, due regard has been given to the applications impact on built heritage.

A Heritage Statement has been prepared by Mott MacDonald to accompany the outline planning application for the residential development at Woodfield Secondary School. The Heritage Statement assesses the potential impact the proposed scheme would have on the historic environment from the proposed development.

The Heritage Statement confirms that the proposed scheme is situated in close proximity to the former Woodlands Academy site. There are no other designated heritage assets within 500m. Within 250m, non designated assets relate to an 18th century road and former house and ridge and furrow from post-medieval agriculture. The assessment confirms that the proposed scheme is anticipated to result in less than substantial harm to the Woodlands Academy group of grade II listed buildings as there will be a negative change within their setting due to their close proximity. The buildings most likely to be adversely impacted is McLoughlin and Sparkes House Block, Thompson and Cresswell House Block and York House. The assessment concludes that these buildings will experience a small negative impact due to a change within their setting.

The Heritage Statement also notes that there is the potential for impact on ridge and furrow in the western part of the scheme area. This would be harmed by the redevelopment of this part of the scheme area which would remove all of the ridge and furrow in this location; however, these remains are of very low value. There are no other anticipated impacts to the historic environment from the proposed scheme based on the outline proposal and a series of recommendations are made to be addressed as part of any subsequent reserved matters planning application.

Overall, the Heritage Statement reports that the proposed scheme would result in a small negative impact on the historic environment, amounting to less than substantial harm in accordance with the NPPF. In accordance with paragraph 202 of the NPPF, development which lead to less than substantial harm to the significance of a designated asset should have their harm weighed against the public benefits of the scheme.

The proposed development would deliver several public benefits principally in relation to boosting the supply housing in Coventry, including the provision of affordable housing to meet an identified local need. It will provide a series of economic, social and environmental benefits through the proposals, and it is important to note the context of the scheme as part of the wider strategy for improving educational provision in the area associated with the Woodlands SEND School proposals. The proposal will also refurbish the listed buildings they would adjacent to and maintain their long-term future.

Overall, it is considered that the heritage harm associated with the scheme is clearly outweighed by the public benefits of the proposals, and is therefore in accordance with Policies HE1, HE2 and DS3 of the Local Plan and relevant policies contained in the NPPF.

## **Affordable Housing**

Policy H6 of the Coventry Local Plan states that new residential schemes of 25 dwellings or more, or more than 1ha, will be expected to provide 25% of dwellings as affordable homes. Policy H6 also confirms that proposals within areas of existing high concentration should make provision for 10% social/affordable rental provision and 15% intermediate provision.

The proposed development seeks outline planning permission for up to 129 dwellings and will provide affordable housing in accordance with Policy H6. Based on the policy and the current indicative masterplan, this would equate to 32 dwellings being made available for affordable (i.e. 25% provision), which will be secured as part of the Section 106 agreement.

Additional to this, it is considered appropriate to require a further 6 affordable dwellings to be provided on site, in lieu of those which would normally have to be provided at the Stoneleigh Road site, in the event that Members grant planning permission reference OUT/2022/0552. The reason for this is that the properties which would be erected at Stoneleigh Road would be extremely unlikely to be of interest to Registered Social Landlords due to their cost, and rather than take a commuted sum it is considered better to secure alternative provision at a specified site. Due to the location and likely large size of properties at Stoneleigh Road, it is recommended that the 6 additional dwellings to be provided at Hawthorn Lane should all have at least 4 bedrooms with four of the dwellings being allocated for social rent and two intermediate tenure.

## **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.

Two accesses are proposed off Hawthorn Lane, which are acceptable and the internal site layout is considered reasonable with houses having a positive relationships with the new roadways, providing good natural surveillance over the site that includes the neighbouring woodland and informal open space, which would be directly overlooked by the proposed housing. Proposals to do with final parking arrangements will be confirmed at reserved matters stage.

The trip rates and mode share have been agreed previously with the Highway Authority and are acceptable, as is the method used for calculating the trip distribution. This analysis shows that the development will have a slight impact on the local highway network with the Broad Lane/Hawthorne Lane junction the only significantly affected junction in the area of impact.

The Highway Authority have asked questions on the predicted traffic flows for the movements to/from Broad Lane (East)/Hawthorne Lane and advised that the junction assessment of Broad Lane/Hawthorne Lane should be rerun with revised traffic movements. This information from the applicant is awaited and an update will be reported within late items.

### **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 quality of the living environment for future residents has been assessed with the Council's Environmental Protection Team requiring further information to be submitted regarding the assessment of noise from the Powerleague MUGA pitches by virtue of the site's proximity to them. An update on this will be reported on the late items sheet.

### **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.

There were no objections to the proposal from the Council's Environmental Protection team subject to conditions requiring a site investigation and remediation scheme 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 dwelling 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.

### **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, Local Wildlife Site, Ancient Woodland) and therefore Natural England have been consulted. There are no records of notable wildlife from the site, but amphibians (including great crested newt), bats, badgers and hedgehogs are recorded locally. The application includes a Preliminary Ecological Assessment (Mott MacDonald, August 2019) which finds that the buildings (except the garage) have negligible opportunity for roosting bat and confirms presence of great crested newts locally, however, no Biodiversity Impact Assessment is provided.

The proposal would involve the loss of biodiversity and a potential negative impact on Tile Hill Wood SSSI contrary to Local Plan policy GE3 and the Environment Act 2021.

Natural England have objected on the basis that the proposals would harm Tile Hill Wood, which is one of the largest areas of semi-natural woodland remaining in the country. The residential development as currently proposed is likely to impact on the woodland through increased recreational pressure, disturbance, and the loss of buffering habitat. They consider that there is limited potential for successful mitigation of a range of adverse impacts. An update on this will be provided on the late items sheet.

As a result, and in order to assess this potential impact further information is required at detailed design stage with the following requirements to be submitted at the Reserved Matters stage to be conditioned:

- An assessment of potential impact on great crested newts
- Updated arboricultural information including trees within Tile Hill Wood
- An assessment of the potential impact on Tile Hill SSSI, in particular the hydrology of the site (The submitted Flood Risk Assessment & Drainage Strategy Report does not consider this)
- Biodiversity Impact Assessment using accepted metric.

### **Coventry Public Health**

Coventry Public Health have requested that the Health Impact Toolkit should be completed in line with the Coventry Local Plan, which states that all developments (notwithstanding the thresholds identified for the HIA policy) will be encouraged and recommended to complete a Health Impacts Toolkit.

The proposed development is only in outline and therefore not required at this stage but maybe required at the reserved matters stage.

### **Parks and Green Space**

The Parks Development Officer objected to the development due to the under provision of formal green space proposed and the safety and security concerns of the informal green space with no natural surveillance onto it and lack of Locally Equipped Area of Play (LEAP) on site.

The Parameters Plan (Drawing No. CCC-CV4 101 Rev A) for the scheme has been amended following the comments received, and this has increased those areas of formal and informal open space, with the detailed layout to be fixed through subsequent reserved matters. The design now includes a LEAP to address the concerns raised by the Parks Development Officer, and subject to payment of a contribution towards off site formal open space, the proposal now accords with Policy.

### **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.

As the planning application is in outline with all matters reserved accept access matters relating to energy and sustainability can be addressed at the detailed design stage through the reserved matters.

### **Developer Contributions**

Policy IM1 'Developer Contributions for Infrastructure' states that development will be expected to provide or contribute towards provision of:

- a) Measures to directly mitigate its impact and make it acceptable in planning terms;
- b) Physical, social and green infrastructure to support the needs associated with the development.

The development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement. The heads of terms are as follows:

1. Education - A contribution of £496,133 is required to include £374,440 for secondary school provision and £121,693 for sixth form provision.
2. Green Spaces - The proposals require the provision of:
  - a. at least 0.287 ha formal greenspace and 0.725 ha informal greenspace on site.
  - b. a LEAP play facility on site
  - c. A contribution of £149,014 required to improve the formal green space at Jardine Crescent Sports Ground.
3. Biodiversity - off setting contribution per unit figure to be reported at late items

### **Equality Implications**

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

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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

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

### **Conclusion**

The proposed development is considered to be acceptable in principle as very special circumstances have been demonstrated to justify the loss of Local Green Space and the public, heritage and educational benefits of the scheme outweigh the harm which would be caused by the loss of playing pitches and to the setting of Grade II listed buildings. The parameter plans show that the proposal can be designed so as not to negatively impact on Tile Hill Wood SSSI with a buffer created separating the SSSI from any element of development on the application site, however, the objection from Natural England is taken seriously and will be further considered and discussed with both the applicant and Natural England and will be reported further in later items. The proposal 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.

### **CONDITIONS:/REASON**

1. Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced and the development shall be carried out in full accordance with those reserved matters as approved.

**Reason:** *To conform with Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015).*

2. Application for approval of the reserved matters listed at condition 1 shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

**Reason:** *To conform with Section 92 of the Town and Country Planning Act 1990 (as amended).*

3. The development hereby permitted shall begin within 3 years of the date of this permission or within 2 years of the final approval of the reserved matters, whichever is the later.

**Reason:** *To conform with Section 92 of the Town and Country Planning Act 1990 (as amended).*

4. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:  
Location plan dated 28/02/2022  
CCC-CV4-101 Rev. A - Parameters Plan

24717cv-02 - Topographical Survey, dated 24/07/2019  
1273-D-001 - Tree Constraints Plan  
TWC1273-S-001 - Tree Survey Schedule  
100108111-MMD-01-XX-PL-REP-0001-A - Playing Pitch Impact Assessment and Mitigation Report, dated 27.06.22, prepared by Mott MacDonald  
220426 Environmental Noise Assessment, dated 26/04/2022, prepared by MACH Group  
1024198 RPT-TC-001 Transport Assessment, dated 30/01/2020, prepared by Cundall Johnston and Partners LLP  
1024198 RPT-TC-001 Travel Plan, dated 23/04/2020, prepared by Cundall Johnston and Partners LLP  
C14856 - Site Investigation Report, November 2019, prepared by Ground Engineering Limited  
411033EC01 | 001 | A - Preliminary Ecological Appraisal Report, dated 14.08.2019, prepared by Mott MacDonald  
14973/AP-MD-FRA-01 - Flood Risk Assessment and Drainage Strategy Report, dated 30/09/2019, prepared by ABA Consulting  
P3914-R1-V1 - Air Quality Assessment, dated 24/04/2020, prepared by Noise Air Limited  
409566-MMD-XX-XX-RP-HE-0004 Rev. 03 - Heritage Statement, dated 02/03/22, Prepared by Mott MacDonald

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

5. The reserved matters shall be in accordance with the approved parameters plan and shall include the following specific requirements and/or be supported by the following documents in so far as relevant to that matter:
- i) No buildings, roads or other structures or hard standing shall be placed within 15m of Tile Hill Wood SSSI as measured from the southern boundary of the application site.
  - ii) a Local Equipped Area of Play (LEAP) for children
  - iii) the retained hedgerow to the west of the site to be retained outside of the curtilage of any individual property.

**Reason:** *In the interests of achieving sustainable development, having particular regard to the potential impact of the development in accordance with Policy DS3 of the Coventry Local Plan 2016.*

6. 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).*



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

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

8. Prior to commencement of development a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Thereafter the approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

9. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any dwellings hereby permitted.

**Reason:** *To safeguard health, safety and the environment in accordance with Policy*

*EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

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

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

11. Any gas boilers installed on site shall have a dry NO<sub>x</sub> emission rate of no more than 40mg/kWh. One electric vehicle recharging point per dwelling shall be provided prior to occupation and shall not be removed or altered in any way and shall be kept available for such use by residents at all times.

**Reason:** *To mitigate the impacts of development on air quality in accordance with Policy DS3 of the Coventry Local Plan 2016 and the aims and the objectives of the NPPF.*

12. No development hereby approved shall take place until full engineering details of the proposed accesses have been submitted to and approved in writing by the local planning authority and no part of the development hereby approved shall be brought into use or occupied until the approved details have been completed to the satisfaction of the local planning authority. The approved details shall be retained thereafter.

**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.

13. Together with each reserved matters application, drainage details shall be submitted to and approved in writing by the local planning authority and shall include:-
- i) 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) The stormwater discharge rates from the development shall be managed in order to reduce flood risk to surrounding sites, downstream areas or the wider environment by means of a flow control mechanism (or mechanisms) limiting the total site discharge offsite to  $Q_{bar}$  greenfield rates or 5 l/s, whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the CCC SFRA.
- iv) Prior to the commencement of any works on site, 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, 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
- v) Evidence must be provided to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the building(s) will be protected in such an event.
- vi) Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- 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.
- viii) Foul drainage plans.
- ix) Demolitions should not increase sediment loading on the water environment.
- x) 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.

**Reason:** *To provide a satisfactory drainage system 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.*

14. No development shall commence unless and until a Sustainable Building Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the requirements of Local Plan Policy EM2 (Building Standards) have been met. The development shall not be occupied unless and until all the works within the approved scheme have been

completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall not be removed or altered in any way.

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

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

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

16. Any landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths referred to in condition one shall be completed in all respects, within three months of the first use of first occupation of the first dwelling and all tree(s) and shrub(s) shall be planted within the first planting season following that first use. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, 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.*

17. Prior to the first occupation of the development hereby permitted, a landscape management plan, including long term design objectives, long term management responsibilities and maintenance schedules for all landscape areas (other than domestic gardens within the curtilage of a single dwellinghouse), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented as soon as the approved landscaping is carried out and shall not be withdrawn or altered in any way.

**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.*

18. 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.*

19. Together with any reserved matters application, the following shall be submitted (and shall include trees within Tile Hill Wood):
- a) a Tree Constraints Plan (5.1-5.3);
  - b) Arboricultural Impact Assessment (5.4) to assess the direct and indirect implications of trees upon the proposal and visa-versa, including locations for under-ground/ over-ground services, level changes within RPA's etc.;
  - c) Arboricultural Method Statement (6.1); and
  - d) a Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works.
- The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work.

**Reason:** *To protect those trees which are of significant amenity value to the Conservation Area 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.

20. Together with any reserved matters application, a survey for the presence of bats, which has been carried out by a qualified surveyor, shall be submitted. 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.*

21. Together with any reserved matters application, a survey of the ponds on site for the presence of Great Crested Newts shall be carried out by a qualified surveyor, and shall be submitted. Should the presence of Great Crested Newts be found then no demolition or preparatory works shall take place until full details of measures for newt mitigation and conservation in accordance with Natural England requirements and 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.*

22. The following ecology requirements shall be submitted with the landscaping and layout reserved matters application and be approved in writing by the Local Planning Authority:
- An assessment of the potential impact on Tile Hill SSSI, in particular the hydrology of the site; and
  - A Biodiversity Impact Assessment.

**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.*