

Planning Committee Report	
Planning Ref:	OUT/2021/2639
Site:	Henley College, Henley Road, Coventry
Ward:	Henley
Proposal:	Outline application for the erection of up to 112 residential dwellings with all matters reserved except for access and associated works including the demolition of the existing college buildings and structures.
Case Officer:	Richard Edgington

SUMMARY

The scheme seeks outline planning consent for the erection of up to 112 residential units together with associated works. This application seeks permission for outline consent only, with all matters reserved, with the exception of the access and any associated parameters, inclusive of the S106 contributions.

The indicative layout demonstrates that the site is capable of accommodating a residential development of up to 112 dwellings with areas of public open space. The proposed access points are considered acceptable from a highway safety point of view. The site is in a sustainable location with good access to facilities and the proposals in respect of the outline are considered acceptable.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee as more than five objections have been received.
Current use of site:	Former College Campus and associated playing fields
Proposed use of site:	Residential with a provision of associated open space, SUDs and Landscaping

RECOMMENDATION

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

REASON FOR DECISION

- The proposal is acceptable in principle.
- 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 Policies: DS3, H1, H2, H3, H4, H6, H9, DE1, AC1, AC2, AC3, AC4, GE1, GE2, GE3, HE2, EM1, EM2, EM3 and EM7 of the Coventry Local Plan 2016, together with the aims of the NPPF.

APPLICATION PROPOSAL

The application as proposed seeks outline planning consent for the erection of up to 112 dwellings, and associated works. The only matter which is not reserved is for the accesses into the proposed site.

SITE DESCRIPTION

The application site lies to the northeast of the City. The site is approximately 3.79 hectares and comprises a range of college buildings including a four-storey block to the Henley Road, the college buildings are understood to have recently been vacated by the College. There are a number of sports pitches within the site and an area of hard standing to the south.

The western boundary of the site contains a number of established trees and hedgerows, beyond the site lies areas of grassland which lies directly adjacent to the River Sowe. To the east of the site lies a number of residential dwellings along Henley Mill Lane, with Kennet Close also being located immediately to the east of the site. To the south lies Henley Mill Farm and a number of allotments which are all served by Henley Mill Road. The existing college site has a small parking area which has access of Henley Mill Lane, adjacent to the access to Kennet Close junction, there is also a service area access opposite No's. 11 and 13 Henley Mill Lane, with the primary access to the car park located opposite No. 33 Henley Mill Lane, approximately 176m south of the Henley Road junction.

The western boundary of the site lies within Flood Zones 2 and 3, also to the west lies a band of made-up ground. With these exceptions there are no overarching site constraints which are relevant in the determination of this application.

PLANNING HISTORY

SCR/2021/0162 - Environmental Impact assessment (EIA) Screening Opinion for residential development. EIA Not Required 11.02.2021

FM/2012/1283 - Redevelopment of Henley College to include demolition of existing engineering block, classrooms and student services and erection of new engineering block, four storey teaching block with student services, new atrium and main entrance (Revisions to planning application FUL/2011/2115). Approved 22.10.2012

FUL/2011/2115 - Redevelopment of Henley College to include demolition of existing engineering block, classrooms and student services and erection of new engineering block, four storey teaching block with student services, new atrium and main entrance, external alterations. Approved 26.03.2012

FUL/2010/1700 - First floor extension, elevational alterations and ramped access. Approved 30.12.2010

R/2004/0947 - Single storey extension to provide additional changing facilities and offices. Approved 25.05.2004

R/2002/0098 - Single storey extension to existing fitness centre and new external staircase with associated footpath access and landscaping. Approved 14.03.2002

R/2001/4155 - Erection of single or two storey classroom block, access ramp and associated landscaping works. Approved 26.02.2002

R/2001/5309 - Erection of single storey building to form nursery with associated access ramps. Approved 05.03.2002

R/2001/5255 - Erection of two storey classroom block, access ramp and associated landscaping. To Henley Road frontage of site. Withdrawn 04.02.2002

R/2000/0936 - Flat roof extension to classroom. Approved 28.06.2000

L/1999/0690 - Single storey extension to provide two new classroom areas and office. Approved 07.07.1999

L/1996/1517 - Replace 2 No. existing floodlights, external tennis courts with 4 No. netball pitches with associated floodlighting and 3m high mesh fence. Approved 08.05.1997

L/1996/0524 - Single storey extension (to infill existing tarmacked area adjacent to catering block) to create media studies facilities. Approved 04.07.1996

L/1995/0676 - New entrance canopy to southern end of existing catering building. Approved 25.07.1995

L/1994/1093 - Alterations to entrance foyer. Approved 23.12.1994

L/1993/0524 - Erection of replacement external staircase (fire escape). Approved 17.05.1993

L/1989/1949 - Modifications to main entrance. Approved 23.11.1989

S/1979/1844 - Permanent retention of temporary access granted for building extension. Approved 17.09.1979

S/1977/1155 - 1) Extension to existing catering block. 2) Two additional tennis courts. 3) Additional car parking spaces. 4) Temporary access to site for duration of building contract. Approved 06.05.1977

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. The latest framework came into effect on 20th July 2021. The NPPF 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:

DS1: Overall Development Needs
DS3: Sustainable Development Policy
DS4: General Masterplan Principles
HW1: Health Impact Assessments
H1: Housing Land Requirements
H2: Housing Allocations
H3: Provision of New Housing
H4: Securing a Mix of Housing
H5: Managing Existing Housing Stock
H6: Affordable Housing
H9: Residential Density
CO1: New or Improved Social Community and Leisure Premises
CO2: Re-Use of Re-development of Facilities
GE1: Green Infrastructure
GE2: Green Space
GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
GE4: Tree Protection
DE1: Ensuring High-Quality Design
AC1: Accessible Transport Network
AC2: Road Network
AC3: Demand Management
AC4: Walking and Cycling
EM1: Planning for Climate Change Adaptation
EM2: Building Standards
EM4: Flood Risk Management
EM5: Sustainable Drainage Systems (SUDS)
EM6: Redevelopment of Previously Developed Land
EM7: Air Quality
EM8: Waste Management
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
SPD Air Quality
SPD Open Space

CONSULTATION

No Objections received from:

- **Planning Policy:** No objection.
- **Natural England:** No comments to make.
- **Urban Design:** No objection in principle, further details are required at Reserved Matters stage.
- **Housing:** No objection, subject to the provision of appropriate affordable housing being provided.
- **Canal and River Trust:** No comments to make.

- **Environment Agency:** No comments received.

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

- **Highways England:** No objection.
- **Highways:** No objections, subject to additional details and amendments being submitted within the reserved matters, together with the associated Section 106 contributions.
- **Ecology:** No objection, subject to conditions.
- **Lead Local Flood Authority:** No objections, subject to a full drainage strategy being secured via condition, inclusive of SUDs.
- **Streetscene and Greenspaces:** An on-site leap should be provided; additional detail is also required as to how the retained spots pitches will be managed.
- **West Midlands Fire Service:** Comments have been received to request confirmation that dead ends within the site will be no more than 180m from Henley Mill Lane.
- **Economic Development:** No objection, subject to a local employment condition being appended to the decision.
- **West Midlands Police:** Whilst no objection has been raised, suggestions and recommendations have been made relating to boundary treatments. Secured by Design measures should also be incorporated to the design of the dwellings at reserved matters stage.
- **Sustainability (Energy):** No objection, subject to a revised statement being provided as part of the reserved matters.
- **Environmental Protection:** No objections, subject to a condition securing a detailed noise assessment being submitted within the reserved matters application, along with a CEMP, Air Quality Mitigation Strategy, Contaminated Land and UXO Strategy.
- **Archaeology:** No objection, subject to conditions.
- **NHS:** No objection, subject to contributions of £181,945 being secured.
- **NHS CCG:** No objection, subject to S106 contributions totally £73,365 being secured.
- **Education:** No objection, subject to S106 contributions totalling £734,326 being secured.

Objections to the proposed application have been received from:

- **Sports England:** Due to the loss of sports facilities within the site.

Neighbour, Third Party and Councillor Representations

Immediate neighbours and local councillors have been notified via the display of a site notice alongside a press notice in the Coventry Telegraph, letters were also sent to adjoining neighbours;

8 representations have been received, 1 of which supporting the application, 1 of which neither supporting nor objecting and 6 objections. A summary of the responses are provided as follows;

Support:

- The proposed development will improve open space and the provision of play facilities

Neither Support nor Object:

- The development should be tree lined

- Further opportunities for ingresses and egresses should be considered

Objection:

- Increase in traffic and congestion
- Access points will undermine highway safety
- College use should be retained
- Poor relationship with surrounding uses, in particular the adjacent farm
- Lack of infrastructure within the area

Any further comments received following the publication of this report will be reported within late representations.

APPRAISAL

The main issues in determining this application are the principle of development, highway considerations, flood risk, noise, contaminated land, air quality, ecology and S106 contributions.

Principle of Development

The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development, this is consistent with Policy DS3 of the adopted Local Plan. Policy H1 sets out the requirement for a minimum of 24,600 new residential dwellings to be delivered over the current plan period. In this case it is noted that the application site does not form an allocated housing site within the adopted Local Plan, it should be noted however that the Local Plan sets out a minimum number of units to be delivered over the plan period.

In addition, it should also be noted that Policy H3 'Provision of New Housing' states that new residential development 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. A suitable residential environment will include a sustainable location, 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.

In this instance it is considered that the application site is situated within a sustainable location, which contains a number of public transport links together with pedestrian and cycling connectivity to the wider area. There are also noted to be associated amenities within the area which are required for residential development. When considering the surrounding land uses it is acknowledged that whilst there is a small farm to the south, there is an established residential environment immediately to the north, east and west of the site. The majority of the development proposed is located on previously developed land. The application proposes the demolition of the existing college buildings to accommodate the new residential development. At this stage the application is for outline consent only, with access. All other matters inclusive of the scale, layout and appearance are reserved and would therefore be considered at such time a reserved matters application is submitted. In this instance it is acknowledged that there will be a loss of education land within the city. During the course of the application the LPA requested additional information from the applicants to demonstrate that options for the retention of the educational use was explored. A number of education providers were contacted and invited to register interest in the site. However, such interest was not forthcoming. Indeed education providers within the city are

seeking to rationalise estates as opposed to expanding. This is demonstrated within recent application in the city centre for the former James Starley and Alan Berry buildings, formerly occupied by Coventry University. The case submitted by the applicants is therefore accepted by the LPA.

Whilst the majority of the site constitutes previously developed land, there is an allocation over part of the site, to the west which identifies the land as local green space. Policies GB1 (Green Belt and Local Green Space), GE1 (Green Infrastructure) and GE2 (Green Space) all apply. Whilst a proportion of the application site is allocated as local green space, it is not designated as green belt and as such does not carry the same weight as green belt land when considering the requirements of the NPPF. It should however be noted that GB1 (2B) does state that development in areas of local green space will only be allowed where either, development is ancillary, or where very special circumstances exists. In addition, GE1 (2) also applies and states that new development proposals should make provision for green infrastructure to ensure that such development is integrated into the landscape and contributes to improvements in connectivity and public access, biodiversity, landscape conservation, design, archaeology and recreation. In addition, GE1 (4) also states that where the quantity of green space is not retained, enhancement to quality is expected. This is consistent with Policy GE2 also, Part C (1) which highlights that any 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.

In this instance there is noted to be a minor intrusion of the green space allocation. However there will be a retained area of open space within the site. In addition, the proposed development will also have the opportunity to make enhancements to the existing area, some of which is not publicly accessible, together with the provision of a LEAP. The applicants have submitted a parameters plan, which is in part influenced by the proximity of the flood zone to the west of the site. This parameters plan forms part of the approved plans, as such any forthcoming development will be expected to take place outside of this area of public open space within the site. Overall, therefore, taking a balanced approach the application is deemed acceptable in principle for these reasons, whilst acceptable in principle, this is subject to the material planning considerations which are set out in the succeeding sections of this report.

Dwelling Mix

Policy H4 of the adopted Local Plan seeks to ensure that developments seek to deliver an appropriate mix of housing. As submitted the applicants, based on the illustrative layout, are proposing;

- 32x 1-Bed Units
- 46x 2-Bed Units
- 34x 3-Bed Units
- 0x 4-Bed Houses

It is acknowledged that in this case the proposed dwelling mix does deviate from the Strategic Housing Market Assessment (SHMA), this is set out in the table below;

	Proposed on Site		SHMA	Difference
	No. of Units	Proportion by Percentage	Proportion suggested by SHMA	Percentage (+/-)
1 Bed	32	29%	13%	+16%

2 Bed	46	41%	25%	+16%
3 Bed	34	30%	53%	-23%
4+ Bed	0	0%	8%	-8%

Whilst it is acknowledged that there is a higher proportion of smaller units within the site, it is considered that on balance the relatively small developable area of the site, when considered with the mix required, the achieved density would be low. As such in this case the applicants have sought to increase the density within the site to allow for a more appropriate density to be achieved. It should be noted that the SHMA covers the administrative area and is therefore considered a guide for new development proposals, with each site and application proposal considered on its own merits.

Planning Policy and Housing have raised no objections to the dwelling mix as proposed in principle, the final mix will be considered at reserved matters stage once the final design and layout is brought forward. Whilst it is acknowledged that the gross density is relatively low at 29.5 dwellings per ha over the average area of the site, given the site constraints, including the made ground and requirement for public open space, this quantum of development as proposed is considered to be of an appropriate density.

Affordable Housing

Policy H6 of the adopted Local Plan relates to the provision of affordable housing. H6 requires a minimum of 25% of new dwellings to be defined as affordable units. The required split in this location is 10% social/affordable rent and 15% intermediate. There is therefore a total requirement for 28 units to be affordable; 11 of which for social/affordable rent and 17 for intermediate.

As originally submitted the applicants sought to apply Vacant Building Credit (VBC), as per Paragraph 64 of the NPPF which states that; 'To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount'. It should be noted that VBC should only be used in certain cases and does not apply to buildings which have been abandoned or vacated for the sole purposes of re-development.

In this case the LPA disputed the interpretation and application of VBC, the case submitted has therefore not been agreed. However, the applicants subsequently submitted a viability assessment to demonstrate that the quantum of affordable units required by policy would deem the development proposals unviable. The viability assessment suggests that the development, with the Section 106 contributions of circa £1m (which are outlined in the Developer Contributions section of this report) can only provide 8.9% affordable housing, which equates to 10 units in total. The applicants are proposing within the viability that this to be delivered on a 50:50 split of intermediate and rented.

Policy H6 does allow for the provision of affordable housing to be reduced, Part 5 states that; Where the specified level of affordable housing cannot be provided, including for reasons of viability, robust evidence must be presented to justify a reduced or alternative form of contribution. In this case the applicants have set out a viability appraisal which has been independently examined. The surveyor who examined the assessment broadly agreed with the figures within the appraisal and it is therefore considered, that whilst this does provide a shortfall of affordable units, given the evidence provided the application is deemed acceptable in terms of affordable housing. The Affordable Housing Officer has also accepted

the viability case but has advocated that the affordable units should all be delivered in the form of dwelling houses as opposed to a mix of both flats and dwelling houses, this is due to the need for affordable homes, and also potential difficulties in securing a registered provider for affordable flats, which make up only a small number of units of a block.

The Case Officer suggested to the applicants that this be considered and secured within the outline application, this was on the advice of the Affordable Housing Officer. However, this has not been agreed by the applicants as the final mix of dwellings has not been confirmed within the outline. In order for the development to be acceptable, officer's consider it necessary to include a condition within this outline application to require the applicants to submit an affordable housing schedule of no less than 8.9% of the total number of units to minimise the likelihood that smaller unit apartments are delivered as affordable units rather than a wider mix. With this condition attached the application is deemed on balance acceptable in this regard.

Highways and Parking

Policies AC1 and AC2 of the adopted Local Plan seeks to ensure that development proposals do not have an adverse impact on the surrounding highway network, and where any harm is caused should be adequately mitigated. Policy AC3 of the adopted Local Plan seeks to ensure that developments provide sufficient car parking provision in accordance with Appendix 5 of the Coventry Connected SPD. Whilst Policy AC4 seeks to ensure that developments make adequate provision for all users including pedestrians and cyclists, without prejudice.

As originally proposed the applicants were proposing a total of three entrance points into the site. The Highway Authority raised objections to the proposed development due to the potential conflict arising with the number of junctions in close proximity of one another. The Highway Officer therefore recommended that the number of access points be reduced, which is deemed to be more proportionate to the quantum of development proposed. This has duly been amended by the applicants, there are now two proposed accesses into the main site, and one to the parking area to the south of the site which will provide access to the sports fields. Within the latest consultation response, the Highway Officer requested that an additional cycle route be installed through the site to allow for a permeable development, this has not been requested at the outline stage, as the layout is not an outline matter and will therefore be considered as part of any reserved matters application. A condition has however been appended to the decision, requiring any forthcoming reserved matters application to make provisions of the cycle route as recommended by highways.

It is noted there were also concerns raised within the consultation in relation to traffic and congestion around the Henley Mill Lane/Henley Road junction. The applicants have submitted a transport statement with the application, within the statement a comparison of trips were included. Tables of the existing and projected trips per day are set out as follows;

	AM PEAK (0800 – 0900)		PM PEAK (1700 – 1800)		DAILY (0700 – 1900)	
	<u>Arrivals</u>	<u>Departures</u>	<u>Arrivals</u>	<u>Departures</u>	<u>Arrivals</u>	<u>Departures</u>
Trip Rates for College	0.069	0.027	0.023	0.032	0.275	0.275
No. Trips (2500 pupils)	173	68	58	80	688	688
Total for period	241 trips in AM PEAK		138 trips in PM PEAK		1376 trips Daily Total	

Table 5: Proposed Residential Trips

	AM PEAK (0800 – 0900)		PM PEAK (1700 – 1800)		DAILY (0700 – 1900)	
	<u>Arrivals</u>	<u>Departures</u>	<u>Arrivals</u>	<u>Departures</u>	<u>Arrivals</u>	<u>Departures</u>
Trip Rates for Houses	0.145	0.369	0.340	0.162	2.342	2.388
No. Trips (68 Houses)	10	25	23	11	159	162
Trip rates Apartments	0.068	0.158	0.226	0.116	1.255	1.280
No. Trips (44 apartments)	3	7	10	5	55	56
Total for period	45 trips in AM PEAK		49 trips in PM PEAK		432 trips Daily Total	

The transport statement assesses that there will be a significant reduction of trips generated by the site per day, from 1,376 with the college use to 432 for the proposed residential use. This represents a shortfall of 68.6% in trips to the site with the proposed use. It is therefore deemed that the impact to the junction, and indeed the wider road network to be a significant improvement on the college use. Highways have accepted the details of the transport assessment as submitted. Notwithstanding the assessment, the applicants have also agreed to a sustainable travel plan which is to be monitored over a ten-year period. Within the travel plan there are a range of measures to promote the use of sustainable transport, financial contributions have also been agreed as part of the Section 106 agreement, to include; the offer of bus passes to all residents at a value of up to £70,560.00, a cycle hire docking station with bundle packs provided, at a cost of up to £89,370.00 in total and car club membership at a cost of £33,600. With the suite of measures secured within the legal agreement it is considered that the application for the new residential development is acceptable in this respect. Other matters relating to the layout and quantum of parking will be considered within the reserved matters stage of the application.

It should also be noted that, in addition to these works some improvements and other highway works are proposed as part of the development, including the provision of an access point to the retained green space to the south of the site, and the provision of a new footpath to the western side of Henley Mill Lane which will enhance pedestrian safety in accordance with Policy AC4 of the Local Plan. Conditions have duly been appended to the decision to ensure these accesses are delivered prior to first occupation of the development hereby permitted, as well as suitable visibility splays for the accesses.

Design, Character and Landscaping

Paragraph 126 of the NPPF places high regard on good design, and attributes good design to the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 126 attributes high-quality design to being a key aspect of making a development sustainable, this is consistent with Policy DE1 of the adopted Local Plan.

The illustrative layout shows that to accommodate the quantum of development within the site there is likely to be a provision of apartment blocks, within the outline 44 are proposed, with 68 dwelling houses. It is considered that in principle the provision of flats from a design perspective is not objected to in this location given the presence of nearby blocks of flats, particularly to the west of the site. In addition, the existing massing of the college building demonstrates that the site is capable of containing units up to four storeys, as this is part of the established character of the area.

When considering the layout of the wider site the existing landscaping to the western boundary is to be retained and has been secured by condition. Urban Design Officers have raised no in principle objections to residential development within the site, and notes that the illustrative layout appears acceptable in principle also, although have made suggestions that routes within the site enhance permeability and circulation within the site. A condition has also been appended to ensure that a comprehensive landscaping scheme is brought forward with the reserved matters to ensure that the development exhibits a high-quality design in accordance with the aforementioned policies. With this condition attached the application is deemed acceptable at this stage.

Residential 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. Policy H5 seeks to protect the amenity of existing residential occupiers and the existing housing stock within the city. This is consistent with Paragraph 130 of the NPPF which states that planning decisions;

- 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 users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience

A key consideration as part of the outline is the noise impacts upon any future occupier of the application site. It is acknowledged that the site lies adjacent to the Henley Road which has traffic and other background noise. The NPPF and adopted Local Plan seek to ensure that future occupiers of development sites have a suitable residential living environment. The Environmental Protection Officer has been consulted and raises no objections to the proposed development but has requested that a detailed noise survey be submitted and approved as part of the Reserved Matters application to ensure that suitable noise levels are achieved for future occupiers. This condition also requires details of any associated mitigation, for example the provision of mechanical ventilation or similar, should it be required.

In this case, as the application is for outline only there is limited scope to fully assess the amenity impacts of the proposed development. As part of any forthcoming application, consideration will duly be given to the matters set out above. With regards other issues relating to residential amenity, West Midlands Police have been consulted and made comments based on the current layout in terms of boundary treatments and have advised that crime prevention measures should be incorporated into the design of any dwelling, alongside the adoption of a layout which allows for active surveillance. An informative has been appended to the decision strongly advising the applicants to consider crime prevention measures within the design stage.

Archaeology

Policy HE2 of the adopted Local Plan states that development proposals must have regard for the importance of heritage assets. Part 2 of HE2 states that any potential impacts are to be assessed based on current evidence.

To the east of Henley Mill Lane lies a modestly proportioned archaeological constraint area, totally 0.96 hectares, with a further constraint area to the north west. The site has no known evidence of archaeological remains within the history. The Archaeological Officer has suggested that a Written Scheme of Investigation be secured via condition. The WSI is required to demonstrate that there would be no adverse impacts upon any archaeology within the site. This has duly been secured via a condition appended to the decision.

Environment

The NPPF sets out the three key aspects to achieving sustainable development; Social, Economic and Environmental. Paragraph 8 of the NPPF states that the environmental objective seeks to 'contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy'.

The adopted Local Plan requires development proposals to have regard to environmental considerations. Policy EM2 requires new 'major' developments to submit a Sustainable Building Statement to demonstrate how the development will incorporate climate change mitigation and adaptation strategies. The outline consent has included a basic statement which includes general principles, and also gives reference to the outline. However, it is considered that additional detailing is required in order for the proposal to accord with EM2. A condition has therefore been appended to the decision securing a statement to be submitted prior to the commencement of works above slab level.

Open Space/Loss of Sports Facilities

Policy GE3 of the adopted Local Plan requires new development proposals to make provision for green infrastructure and public open space. As previously indicated within the principle of development section of this report, Policies GE1 and GE2 require the retention of open space, and enhancements to such facilities where there may be a loss in area.

Considering the illustrative masterplan, the proposed development would likely only result in a minor reduction of open space to the west of the site, although an additional area of open space will be created to the south of the site. Streetscene and Green Spaces have been consulted on the proposals and initially raised an objection to the proposed development. Within the consultation response it is noted that there is a shortfall of open space within Henley Ward, as such as mitigation the provision of a LEAP should be provided within the site. A condition has been attached to the outline consent requiring full details of the proposed LEAP to be submitted and approved in writing by the LPA, the condition also requires details of the management proposals for the open space going forwards. An informative has been appended to the decision strongly encouraging the applicants to engage with Streetscene and Greenspace Officers as to the scope, layout and open space strategy for the site during the design process of the reserved matters.

To the south of the red line boundary lies two sports pitches, which remain within the applicant's ownership (as indicated by the blue line plan submitted with the application). At present these facilities are ancillary to the existing building although it is assumed that the existing college buildings and facilities are made available for when the pitches are in use. In any case the applicants have indicated, when the site is fully vacated the sports provision will be surplus to the college's requirements, as the sports courses and programmes operated by the college will be re-sited to the Alan Higgs Centre on Allard Way. The retained sports facilities within this site will therefore be left as recreational grounds. The application does make provision for a new access to be created to the existing area of hardstanding but does not explicitly set out the proposals for the land. Whilst an outline/indicative proposal has been set out, there are no comprehensive details provided within the submission as to how the site will be operated, inclusive of any transfer of land. Although through correspondence it is understood that the college are exploring potential tenants in the form of local sports clubs on a peppercorn rent basis.

Sports England and Streetscene and Greenspaces have raised an objection, and concerns, around the uncertainty with the provision. This in turn does create some concern around the principle for development on the site, as whilst acceptable, as previously discussed, this is on the basis that this land is not lost as sports facilities. At the time of writing this report, mechanisms to secure this area of land are being considered by officers, it is likely to form part of the legal agreement attached to the outline application. An update will be provided to committee as part of the late items.

Subject to the conditions indicated above, together with confirmation that the sports fields will be retained, in an appropriate manner accepted by Sports England, it is considered that on balance, the proposed development would be acceptable in this regard. In the event that Sport England do not remove their objection then the application will have to be referred to the Secretary of State.

Drainage and Flood Risk

Paragraph 167 of the NPPF requires Local Planning Authorities to have consideration to the increased flood risk and ensure that development proposals would not increase the likelihood of flooding either within the site or elsewhere. In this case the developable area of the site lies within Flood Zone 1 and is therefore considered to be at low risk of flooding. It is however noted that the site does contain a number of unnamed watercourses, and the western boundary of the site lies within flood zone 3. In accordance with the adopted Local Plan and NPPF, residential development would be highly likely to be unacceptable along this boundary as the NPPF requires a sequential approach to developing in flood zones.

This does however support the parameters plan, which allows for the provision of landscaping within this area. This is considered to be a low-risk use, as defined in the PPG and is therefore acceptable. The LLFA have been consulted and raise no objections to the proposed development in principle, taking into account the submitted Flood Risk Assessment (FRA) and illustrative drainage layout. Within the consultation response the LLF have made a number of recommendations to the applicants when bringing forward the detailed design, suggestions include the use of SUDS, and rainwater harvesting techniques.

It should be noted that in order to accord with Policy EM5, which requires new major developments to incorporate suitable SUDs, a condition has also been appended to the decision to require a detailed drainage scheme, inclusive of SUDs to be submitted within any forthcoming reserved matters application. It is considered that with the condition appended the application accords with the aforementioned policies and is therefore acceptable in this regard.

Contaminated land

As part of the application submission the applicants have submitted a Preliminary Ground Conditions Report which covers contamination issues within the site. It is noted that the report sets out that there may be a potential for some light contamination within the site, and should any contamination be identified, this would be required to be remediated.

Environmental Protection have recommended, as has the applicant's report, that an intrusive investigation relating to contamination be undertaken in order to fully assess any contaminants and associated remediation within the site. Suitably worded conditions have duly been appended to the decision to ensure that this takes place in full prior to the first occupation of any dwellings being occupied within the development.

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. In this case a condition has been appended to the outline consent securing a minimum of one electric vehicle charging space in order to meet the requirements of Policy EM7.

In addition to Electric Vehicle Charging Points, a condition has also been secured to ensure that a Sustainable Construction and Energy Statement is submitted prior to the commencement of development so as to minimise the impact upon air quality. Such measures which are anticipated to be included within the strategy are low emission boilers and relevant construction methods and material details. The inclusion of the feasibility towards electrification of heat away from fossil fuels has also been secured via condition.

Ecology

The NPPF and Policy GE3 seek to ensure that development proposals will not have an adverse impact upon biodiversity. The application site is not a statutory or non-statutory wildlife site as identified in the adopted Local Plan or associated SPD's.

To assess the impact of the development upon the site, the applicants have submitted an Ecological Appraisal based on the illustrative masterplan. The masterplan shows that the existing buildings are removed, with the established landscaping to the west retained, together with an illustrative landscape and are of public open space. From the submitted reports there is little evidence of any statutorily protected species being present within the site.

As per adopted policy, the applicants have submitted a Biodiversity Metric Calculation which gives the ecological value of site. The NPPF sets out that development proposals should achieve a net gain in biodiversity. As submitted the masterplan appears to be capable of delivering a net gain (+3.96 habitat units) in biodiversity within the site. The Ecological Officer has been consulted and has raised no objections to the development and has not requested any other ecological information reports at this stage. However, as the masterplan is illustrative and any final design must re-calculate the Biodiversity Metric Calculation to ensure that a net gain remains achievable within the application site, this has duly been secured via condition, together with a biodiversity enhancement plan.

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; and b) Physical, social and green infrastructure to support the needs associated with the development.

The development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement. The heads of terms are as follows, these are in addition to 8.9% affordable housing provision and measures as set out within the Sustainable Travel Plan:

Consultee	Amount	Towards
Education	£578,510.00	Towards the expansion (which may include the purchasing of land or buildings at Woodfield School, Cardinal Wiseman, Lyng Hall, or Foxford Secondary Schools)
NHS	£181,945.00	For additional capacity within local healthcare services.
NHS CCG	£73,365.00	For additional capacity within local Clinical Commissioning Group services.
Highways	£49,050.00	For a WM Cycle Hire docking station
	£40,320.00	For the provision of cycle hire bundles for each dwelling

	£70,560.00	For bus passes within resident travel packs up to the cost of £630 per dwelling
	£33,600.00	For six months car club membership (£300 per dwelling)
	£6,800.00	For travel plan monitoring over a period of ten years
Total	Max. £1,034,150.00	

The developer has agreed to the requested contributions.

Equality Implications

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

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

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

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

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H1, H2, H3, H4, H6, H9, DE1, AC1, AC2, AC3, AC4, HE2, GE1, GE2, GE3, GE4, EM1, EM2, EM3 and EM7 of 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:

Proposed Site Plan (Zoom). Drawing: CRWM-BBA-ZZ-XX-DR-A-1006. Revision P04. Dated 15.03.2022

Transport Statement. Reference: 26365-08-TS-01 REV A. Dated November 2021

Phase I Desk Study. Reference: 252525-01 (01). Dated March 2021

Flood Risk Assessment. Reference: 26365-01-FRA-01. Dated August 2021

Utilities Assessment. Reference: 26365-07-UR-01. Dated June 2021

Travel Plan. Reference: 26365-08-TP-01. Dated August 2021

Arboricultural Assessment (Final). Dated 09.08.2021

Badger Survey Report and Mitigation Strategy (Final). Dated 06.08.2021

Ecological Appraisal (Draft). Dated 06.08.2021

Biodiversity Impact Assessment Metric Calculation. Dated 19.08.2021

Archaeological Desk Based Assessment. Reference: AAL 2021034. Dated March 2021

Air Quality Assessment. Reference: C10569/210212/I1. Dated May 2021

Sustainable Building Statement. Dated July 2021

Site Location Plan. Drawing: CRVM-BBA-ZZ-XX-DR-A-1001. Revision P03. Dated 10.08.2021

Parameters Site Plan. Drawing: CRWM-BBA-ZZ-XX-DR-A-1003. Revision P02. Dated 10/08/2021

Planning Parameters Plan. Drawing: CRWM-BBA-ZZ-XX-DR-A-1004. Revision P03. Dated 11.08.2021

Green Space Assessment. Dated July 2021

Health Impact Assessment. Dated July 2021

Topographical Survey. Reference: 3800. Dated 22nd February 2021

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

5. Prior to the first occupation of the development hereby permitted, the access points onto Henley Mill Lane, together with other associated highway improvements as approved on the submitted plans, inclusive of the proposed pavements, shall be carried out in full and be retained thereafter.

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

6. Prior to the first occupation of the development hereby permitted, the approved Travel Plan shall be implemented in full, and duly monitored thereafter. No alterations shall be made to said plan, without consent otherwise being obtained in writing by the Local

Planning Authority.

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.*

7. The reserved matters to be submitted in accordance with Condition 1 shall include details of Electric Vehicle Charging Points within the site, in accordance with the requirements as set out within Appendix 5 of the Coventry Connected SPD (Parking Standards). Such details shall include the quantum of spaces to be provided across the site, and management of shared/public spaces. These details shall be implemented prior to first occupation of the development hereby permitted and retained thereafter.

Reason: *To incorporate sustainable travel sources in accordance with Policy EM7 of the adopted Local Plan (2016).*

8. 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 dwellings 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.*

9. Prior to the first occupation of the development hereby permitted details of ecological enhancements, inclusive of any bat and bird boxes, or similar features shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully installed in strict accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason: *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018.*

10. No development (including any demolition or preparatory works) shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the

following:

- (a) a risk assessment of potentially damaging construction activities;
- (b) identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat);
- (c) practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within canopy and root protection areas for hedgerows or protected trees);
- (d) the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular);
- (e) the times during construction when specialist ecologists need to be present on site to oversee works (as required);
- (f) responsible persons and lines of communication; and
- (g) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary).

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: *In order to safeguard protected and/or priority species from undue disturbance and impacts, noting that initial preparatory works could have unacceptable impacts; and in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016.*

11. Prior to the first occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed;
 - b) Ecological trends and constraints on site that might influence management;
 - c) Aims and objectives of management, including mitigation and enhancement for species identified on site;
 - d) Appropriate management option for achieving aims and objectives;
 - e) Prescriptions for management actions;
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period);
 - g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation;
 - h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met.

The LEMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.

Reason: *In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016*

12. The reserved matters to be submitted in accordance with Condition 1 shall include full details of the proposed LEAP, inclusive of the location, specification, equipment/facilities and a maintenance plan. These details shall be carried out in full and retained thereafter.

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

13. The reserved matters to be submitted in accordance with Condition 1 shall include full details of any noise attenuation and mitigation features. These details shall be informed by an acoustic assessment demonstrating compliance with BS8233:2014, and shall address traffic noise alongside adjacent land uses. Such mitigation measures shall be implemented prior to the first occupation of the dwellings hereby permitted and shall be retained thereafter.

Reason: *To protect the amenities of future occupiers of the site in accordance with Policies HS3, HW1, and DS3 of the adopted Local Plan (2016).*

14. The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; 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 construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works, unless otherwise agreed in writing by the local planning authority.

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.*

15. A scheme for the provision of sustainable surface water drainage with consideration to open air SuDS and particular emphasis on attenuation techniques. There must be consideration of features such as green roofs, rain gardens and swales, for the management of all surface water, peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.

II. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.

III. Development discharge rates to be managed to Qbar greenfield rates or 5 l/s, whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.

IV. Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase.

V. An appropriately scaled intrusive ground investigation report to establish the depth and type of strata, including percolation results in accordance with BRE 365 and the presence and risk associated with migrant contaminants. Provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design.

VI. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.

VII. Prior to the occupation of development (including demolition works), a survey to determine the location of the existing (Watercourse Name) culvert, its relationship to the proposed development and whether it will be affected by the proposed development shall be submitted to and approved in writing by the local planning authority and Lead Local Flood Authority. Where an existing culvert will be affected by the proposed development, a detailed strategy shall be submitted prior to the commencement of development for the protection of the culvert and approved in writing by the local planning authority and the Lead Local Flood Authority. The development shall thereafter proceed only in accordance with the approved strategy.

VIII. A 5m way leave must be provided from the top bank of any ordinary watercourse to the building line.

IX. All 'within building plot' drainage must be considered for the incorporation of water re-use systems/ water butts, such as grey water harvesting, and consideration must also be given to features such as green roof technology to manage down both peak and total rainfall runoff discharging to sewer systems, watercourses and groundwater.

X. The development must be considered for the implementation of permeable paving or similar permeable material for the partial reduction of flow and the improvement of water quality in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.

XI. Evidence 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 will be protected in such an event.

XII. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.

XIII. Where new or redevelopment site levels result in the severance, diversion or the reception of natural or engineered 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.

XIV. Foul drainage plans.

Reasons: To provide a satisfactory drainage system and reduce the risk of flooding in accordance with Policies EM4, EM5 and EM6 of the Coventry Local Plan 2016.

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

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

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

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

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

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

19. Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 18, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing.

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

20. 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 17, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 18, which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 19.

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.

21. No building works shall commence (including any demolition or preparatory works) unless and until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- (i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 20% of housing units to lifetime home standards;
 - (ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - (iii) the arrangements for the transfer of the affordable housing provider;
 - (iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - (v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: *To ensure the provision of adequate affordable housing in accordance with Policies H1 and H6 of the Coventry Local Plan 2016.*

22. Notwithstanding the approved details, 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.*

23. No development (including any demolition or preparatory works) shall take place unless and until a written scheme of archaeological investigation, which shall include a detailed programme of archaeological works, has been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in full accordance with these approved details.

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

24. The following information shall be submitted with layout and scale reserved matters application: Details of bin storage areas. The bin storage areas shall be provided in full accordance with the approved details prior to first occupation of the development and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.

Reason: *In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policy DE1 of the Coventry*

Local Plan 2016.

25. The following information shall be submitted with layout and scale reserved matters application: Details of cycle parking facilities. 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.*

26. The following details shall be submitted to and approved in writing as part of the reserved matters;
- 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
- 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*

27. As part of any forthcoming reserved matters application, provisions shall be made for a new peripheral cycle route within the site to Henley Mill Lane, the cycle route shall be a minimum of 3m in width.

Reason: *To ensure that the development provides safe, suitable and convenient routes and permeability for cycle users in accordance with Policy AC4 of the adopted Local Plan 2016.*