

Planning Committee Report	
Planning Ref:	FUL/2022/1877
Site:	Paragon Park, Stoney Stanton Road
Ward:	Foleshill
Proposal:	Erection of 44no. apartments and associated infrastructure (Paragon Park Phase 7) (Resubmission FUL/2021/3317)
Case Officer:	Emma Spandley

## **SUMMARY**

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

A previous application was heard by Planning Committee on 26<sup>th</sup> May 2022, which proposed 44no flats all of which were to be two bedroomed, this application was recommended for approval by Officers however, Planning Committee refused the application for the following grounds: -

*‘The proposed development would result in an over-intensive use of the site which, by virtue of its scale, massing and siting: - fails to demonstrate sufficient provision for the parking of vehicles within the application site contrary to the Council's Appendix 5 parking Standards. Given the scale of the scheme there is high potential for visits to the site by car and the proposal would therefore result in the intensification in demand for on road parking provision in an already heavily parked area where on road parking is limited, which would be to the detriment of the amenities of the occupiers of adjacent dwellings. Furthermore the shortfall in parking would displace vehicles within the vicinity leading to inconsiderate and indiscriminate parking hindering the use of pavements and roads; - would create a poor residential environment and sense of place with no private dedicated communal outside amenity space; - fails to meet the minimum separation distances to the detriment of the amenities of future occupiers. The proposals are therefore considered to be contrary to Policies AC3, DS3, H3 and DE1 of the Coventry Local Plan 2016 and the overriding principles of the NPPF.’*

This current application still seeks permission for 44no flats, however, the number of two bedroomed properties have been reduced. The application now proposes 20no. one bedroomed flats and 24no. two bedroomed flats. The orientation of one block has been amended to meet the minimum separation distances and the car parking provision now accords with Policy AC3 of the Coventry Local Plan and Coventry Connected SPD.

## **BACKGROUND**

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

In 2015, under OUT/2014/2538, a further application was granted for outline planning for the erection of up to 700 dwellings including retention of the Courtaulds factory facade, provision of up to 3500 sq.m of employment floorspace (B1, B2, B8) and full planning permission for Phase 1, the erection of 113 dwellings and associated infrastructure.

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

The current application relates to Phase 7 and seeks to overcome the previous reasons for refusal.

#### **KEY FACTS**

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

#### **RECOMMENDATION**

Planning committee are recommended to grant planning permission, subject to the conditions listed in the report and the completion of the S106 legal agreement to secure the contributions listed within the report; and

Delegate authority to the Strategic Lead Planning (following consultation with the Chair of Planning Committee) to agree any amendments to these conditions and any S106 triggers/contributions set out within the report, which are considered necessary.

#### **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: DS1, DS3, DS4(a), H1, H2, H4, H6, H9, GE1, GE2, GE3, GE4, JE7, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## **BACKGROUND**

### **APPLICATION PROPOSAL**

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

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

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

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

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

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

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

The accommodation is set out as follows: -

SCHEDULE - PARAGON PARK				
OPEN MARKET				
TYPE	BEDS	NO.	SQ FT	TOTAL
APARTMENT AA2	1	13	599	7787
APARTMENT AA7	1	4	633	2532
APARTMENT A2	2	8	599	4792
APARTMENT A7	2	2	599	1198
APARTMENT A8	2	6	633	3798
	TOTAL	33		20107
AFFORDABLE				
TYPE	BEDS	NO.	SQ FT	TOTAL
APARTMENT AA2	1	3	599	1797
APARTMENT A2	2	6	599	3594
APARTMENT A7	2	1	599	599
APARTMENT A8	2	1	633	633
	TOTAL	11		6623
OVERALL TOTAL		44		26730

## **SITE DESCRIPTION**

Paragon Park lies approximately 1 mile northeast of the City Centre occupying 22 ha of brownfield land. The site is situated between Foleshill Road and Stoney Stanton Road

and has common boundaries to the north with the industrial estate at 280 Foleshill Road, the rear of residential properties in St. Paul's Road, the Broad Heath Community Primary School, and the Industrial Estate at Hanford Close. The Coventry Canal (which is a designated Conservation Area) forms part of the west and southwest boundaries, and the site abuts the waste recycling plant to the southeast (EMR)

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

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

### **PLANNING HISTORY**

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

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

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

EMR, who had objected to the proposals, submitted notice of their intention to seek a judicial review of any permission issued. Prior to the issuing of a decision notice on this Section 73 application a further report was presented to Planning Committee on 06/01/2011 proposing further revisions to the S73 Masterplan to accommodate noise mitigation measures as recommended in an independent noise report commissioned by the Local Planning Authority. Members resolved to grant planning permission for the revised masterplan layout, subject to conditions and a Supplementary Section 106 Agreement to secure contributions for job training £25,000) and Leisure / Education (contribution and £2M).

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

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

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

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

The application also included a condition for a noise barrier to be constructed between the development and the EMR site to comprise of a 7.2m high earth bund with a 4.3m

high acoustic fence on top (11.5m overall height), which spans the length of the common boundary between EMR and the development site (r/o the existing employment use in Stoney Stanton Road).

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

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

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

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

They are set out in the table below.

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
R/2006/1034 (Cov Ref:51610/A	Demolition of existing buildings and redevelopment of land for employment (Use Class B1/B2), residential dwellings and a central core area incorporating retailing (Use Classes A1-A5), leisure (Use Classes D1, D2), business (Use Class B1) and live work. Creation of a Community Park, formation of new and amended vehicular accesses to include a gyratory system on Foleshill Road, pedestrian and cycle routes, creation of open spaces, landscaping, a canal-like water feature and associated vehicle parking and servicing (Outline, all matters reserved).	Approved 20 <sup>th</sup> December 2007
OUT/2014/2538	Hybrid Planning Application for the erection of up to 700 dwellings including retention of the Courtaulds factory facade, provision of up to 3500 sq.m of employment floorspace (B1, B2, B8), remodelled public park, new playing field for primary school, public open space, attenuation areas, pedestrian routes including canalside path, means of access to Foleshill Road and Stoney Stanton Road and creation of noise barriers adjacent to the EMR premises, all associated works including remediation - outline application with the exception of Phase 1 for which full details are provided for 113 dwellings, including the means of access to Foleshill Road and Stoney Stanton Road, and flood attenuation measures (including addendum to chapter 11 [Noise and Vibration] of Environmental	Approved 2 <sup>nd</sup> March 2015

	Statement and revisions to Indicative Masterplan, proposed noise bund/fence, and detailed layout of Phase 1).	
S73/2017/1890	Variation of Condition 5 - drawing numbers to allow minor material amendment relating to levels to planning permission reference RMM/2015/2577 granted on 3.12.2015 for the submission of details of reserved matters (appearance, landscaping, layout and scale) under Condition No. 1, as they relate to dwellings within Phase 2 imposed on planning permission OUT/2014/2538 granted on 2 March 2015	Approved 25 <sup>th</sup> October 2017
S73/2018/2999	Variation of conditions 5, 7, 33 and 39 (to amend details of acoustic bund and alignment of spine road) imposed on planning permission S73/2015/3068 for submission of details to vary condition 7 (to allow occupation of dwellings within Phase 1 prior to the acoustic bund being installed) imposed upon planning permission OUT/2014/2538 granted on 2nd March 2015 for Hybrid Planning Application for the erection of up to 700 dwellings and provision of up to 3500 sq.m of employment floorspace (B1, B2, B8), remodelled public park, new playing field for primary school, public open space, attenuation areas, pedestrian routes including canalside path, means of access to Foleshill Road and Stoney Stanton Road and creation of noise barriers adjacent to the EMR premises.	Approved 17 <sup>th</sup> April 2019
RMM/2015/2577	Submission of details of reserved matters (appearance, landscaping, layout and scale) under Condition No. 1, as they relate to dwellings within Phase 2 imposed on planning permission OUT/2014/2538 granted on 2 March 2015 for a hybrid planning application for the erection of up to 700 dwellings including retention of the Courtaulds factory facade, provision of up to 3500 sq.m of employment floorspace (B1, B2, B8), remodelled public park, new playing field for primary school, public open space, attenuation areas, pedestrian routes including canalside path, means of access to Foleshill Road and Stoney Stanton Road and creation of noise barriers adjacent to the EMR premises, all associated works including remediation - outline application with	Approved 3 <sup>rd</sup> December 2015

	the exception of <b>Phase 1</b> for which full details are provided for 113 dwellings, including the means of access to Foleshill Road and Stoney Stanton Road, and flood attenuation measures (including addendum to chapter 11 [Noise and Vibration] of Environmental Statement and revisions to Indicative Masterplan, proposed noise bund/fence, and detailed layout of Phase 1).	
S73/2015/3068	Submission of details to vary condition 7 (to allow occupation of dwellings within Phase 1 prior to the acoustic bund being installed) imposed upon planning permission OUT/2014/2538 granted on 2nd March 2015 for Hybrid Planning Application for the erection of up to 700 dwellings including retention of the Courtaulds factory facade, provision of up to 3500 sq.m of employment floorspace (B1, B2, B8), remodelled public park, new playing field for primary school, public open space, attenuation areas, pedestrian routes including canalside path, means of access to Foleshill Road and Stoney Stanton Road and creation of noise barriers adjacent to the EMR premises, all associated works including remediation - outline application with the exception of Phase 1 for which full details are provided for 113 dwellings, including the means of access to Foleshill Road and Stoney Stanton Road, and flood attenuation measures (including addendum to chapter 11 [Noise and Vibration] of Environmental Statement and revisions to Indicative Masterplan, proposed noise bund/fence, and detailed layout of Phase 1).	Approved 15 <sup>th</sup> December 2015
RMM/2016/1517	Submission of details of Reserved Matters under Condition 1 and 2 (in part) as they relate to an evaluation for the retention of the Hoffman Kiln and Chimney within <b>Phase 4</b> of the development; imposed on outline planning permission S73/2015/3068 approved on 15.12.2015 for Submission of details to vary condition 7 (to allow occupation of dwellings within Phase 1 prior to the acoustic bund being installed) imposed upon planning permission OUT/2014/2538 granted on 2nd March 2015 for Hybrid Planning Application for the erection of up to 700 dwellings including retention of the	Approved 14 <sup>th</sup> September 2016



	Courtaulds factory facade, provision of up to 3500 sq.m of employment floorspace (B1, B2, B8), remodelled public park, new playing field for primary school, public open space, attenuation areas, pedestrian routes including canalside path, means of access to Foleshill Road and Stoney Stanton Road and creation of noise barriers adjacent to the EMR premises, all associated works including remediation - outline application with the exception of Phase 1 for which full details are provided for 113 dwellings.	
RMM/2016/2632	Submission of details of Reserved Matters under Condition 1 (in part) as they relate to the appearance, landscaping, layout and scale in respect of the Courtaulds Building only( <b>phase 2</b> ); imposed on outline planning permission S73/2015/3068 approved on 15.12.2015 for Submission of details to vary condition 7 (to allow occupation of dwellings within Phase 1 prior to the acoustic bund being installed) imposed upon planning permission OUT/2014/2538 granted on 2nd March 2015 for Hybrid Planning Application for the erection of up to 700 dwellings including retention of the Courtaulds factory facade, provision of up to 3500 sq.m of employment floorspace (B1, B2, B8), remodelled public park, new playing field for primary school, public open space, attenuation areas, pedestrian routes including canalside path, means of access to Foleshill Road and Stoney Stanton Road and creation of noise barriers adjacent to the EMR premises, all associated works including remediation - outline application with the exception of Phase 1 for which full details are provided for 113 dwellings.	Approved 25 <sup>th</sup> January 2017
RMM/2018/0519	Submission of details of Reserved Matters under Condition 1 (in part) as they relate to the appearance, landscaping, layout and scale in respect of <b>PHASE 6</b> of the development only; imposed on outline planning permission S73/2015/3068 approved on 15/12/2015 for Submission of details to vary condition 7 (to allow occupation of dwellings within Phase 1 prior to the acoustic bund being installed) imposed upon planning permission OUT/2014/2538 granted on 2nd March 2015 for Hybrid Planning Application for the erection of up to 700 dwellings including retention of the	Approved 31 <sup>st</sup> August 2018

	Courtaulds factory facade, provision of up to 3500 sq.m of employment floorspace (B1, B2, B8), remodelled public park, new playing field for primary school, public open space, attenuation areas, pedestrian routes including canalside path, means of access to Foleshill Road and Stoney Stanton Road and creation of noise barriers adjacent to the EMR premises, all associated works including remediation - outline application with the exception of Phase 1 for which full details are provided for 113 dwellings.	
RM/2019/1252	Reserved matters approval of appearance, landscaping, layout and scale in respect of <b>Phase 5</b> pursuant to condition 1 imposed on permission S73/2018/2999, which varied conditions imposed upon OUT/2014/2538 granted on 2nd March 2015 for erection of up to 700 dwellings and provision of up to 3500 sq m employment floorspace, remodelled public park, new playing field for school, public open space, attenuation areas, pedestrian routes, access to Foleshill Road and Stoney Stanton Road and creation of noise barrier adjacent to EMR premises. The outline application was an EIA application and an ES was submitted.	Approved 4 <sup>th</sup> October 2019

The most relevant history relates to application FUL/2021/3317 which proposed the erection of 44no.1 two-bedroomed flats which was heard and refused by Planning Committee at the meeting dated 26<sup>th</sup> May 2022.

The application was refused for the following **Reason:** -

*'The proposed development would result in an over-intensive use of the site which, by virtue of its scale, massing and siting: - fails to demonstrate sufficient provision for the parking of vehicles within the application site contrary to the Council's Appendix 5 parking Standards. Given the scale of the scheme there is high potential for visits to the site by car and the proposal would therefore result in the intensification in demand for on road parking provision in an already heavily parked area where on road parking is limited, which would be to the detriment of the amenities of the occupiers of adjacent dwellings. Furthermore, the shortfall in parking would displace vehicles within the vicinity leading to inconsiderate and indiscriminate parking hindering the use of pavements and roads; - would create a poor residential environment and sense of place with no private dedicated communal outside amenity space; - fails to meet the minimum separation distances to the detriment of the amenities of future occupiers. The proposals are therefore considered to be contrary to Policies AC3, DS3, H3 and DE1 of the Coventry Local Plan 2016 and the overriding principles of the NPPF.'*

## **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 H4:	Securing a Mix of Housing
Policy H6:	Affordable Housing
Policy H9:	Residential Density
Policy GE1:	Green Infrastructure
Policy GE3:	Biodiversity, Geological, Landscape and Archaeological
Conservation	
Policy GE4:	Tree Protection
Policy DE1:	Ensuring High Quality Design
Policy AC1:	Accessible Transport Network
Policy AC2:	Road Network
Policy AC3:	Demand Management
Policy AC4:	Walking and Cycling
Policy EM1:	Planning for Climate Change Adaptation
Policy EM2:	Building Standards
Policy EM4:	Flood Risk Management
Policy EM5:	Sustainable Drainage Systems (SuDS)
Policy EM7:	Air Quality
Policy JE7:	Accessibility to Employment Opportunities
Policy IM1:	Developer Contributions for Infrastructure

### **Supplementary Planning Guidance/ Documents (SPG/ SPD):**

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

## **CONSULTATION**

No Objections received from:

- Canal and Rivers Trust
- Conservation
- Tree Officer
- West Midlands Fire Service
- West Midlands Police

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

- Archaeology
- Drainage (LLFA)
- Ecology
- Economic Development
- Education
- Environmental Protection
- Highways
- Housing Policy
- Streetscene and Parks

Immediate neighbours and local councillors have been notified on 15<sup>th</sup> July 2022; a site notice was posted, and a press notice was displayed in the Coventry Telegraph on 21<sup>st</sup> July 2022.

17no. letters of objection have been received, raising the following material planning considerations:

- a) Increase in traffic within the Paragon Park development already too congested.
- b) Lack of car parking for the existing residents
- c) Impact on congestion
- d) Overdevelopment
- e) Visual Impact and out of character with the area
- f) Loss of light and overshadowing to properties on the other side of Stoney Stanton Road
- g) Air Quality
- h) Impact on services, e.g. doctors.

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

- i) The existing issues associated with Websters Park
- j) The existing issues associated with the past build works
- k) Quality of building works
- l) Lack of existing street lighting
- m) The existing maintenance of the internal road network

Any further comments received will be reported within late representations.

## **APPRAISAL**

The main issues in determining this application are: -

- Principle of development:
- Principle of residential.

- Density.
- Mix
- Highway considerations:
- Access.
- Parking.
- Cycling.
- The impact upon residential amenity.
- Outside Amenity Space.
- Open Space and Parks;
- Design and Visual;
- Ecology, Biodiversity and Trees;
- Flood Risk and Drainage;
- Air quality;
- Noise;
- Affordable Housing
- Other issues
- Archaeology
- Equality issues;
- Conclusion.

### **Principle of Development**

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

### **Principle of Residential**

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

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

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

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

The application is therefore acceptable in principle.

### **Density**

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

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

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

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

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

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

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

These areas are discussed in more detail below.

### **Mix**

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

It is noted that the application now proposes 20no. one bedroomed and 24no two bedroomed flats.

However, the site is located within the major regeneration site. Overall, the entire Paragon Park development has provided the following housing mix.

<b><u>No. of Beds</u></b>	<b><u>Number</u></b>	<b><u>%</u></b>	<b><u>This application</u></b>	<b><u>Total</u></b>	<b><u>%</u></b>
<b>One Bed</b>	37	6%	+ 20	57	9%
<b>Two Bed</b>	282	46%	+ 24	306	46%
<b>Three Bed</b>	197	32%	0	197	30%
<b>Four Bed</b>	101	16%	0	101	15%
<b>Total</b>	<b>617</b>	<b>100%</b>	<b>44</b>	<b>661</b>	<b>100%</b>

On this basis the application is still in accordance with Policy H4 of the Coventry Local Plan and did not form a reason for refusal against the previous application.

### **Highway Considerations**

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

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

### **Access**

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

As originally submitted the proposed site plan had two vehicle accesses via Paragon Way. Highways concluded that the second vehicular access was not required. Amended plans were submitted on 2<sup>nd</sup> August 2022 which now only show one vehicular access and changed the former vehicular access to a pedestrian / cycle access only. On this basis Highways raise no objection to the application.

### **Parking**

This current application proposes 44no flats, of which 20no. will be one bedroomed and 24no. two bedroomed flats.

The parking requirement as set out in the Coventry Local Plan Policy AC3 is as follows:-

Use Class	Outer City Car Parking spaces	Inner and Outer City Cycle Parking spaces
<b>C3- Residential Dwellings (per unit)</b> 1 bedroom house/flat	1 per dwelling + 1 unallocated space per 5 dwellings for visitors (See note 3 above)	1 per dwelling (See notes 11&12 above)
<b>C3- Residential Dwellings (per unit)</b> 2 bedroom house/flat	2 per dwelling + 1 unallocated space per 10 dwellings for visitors (See note 3 above)	1 per dwelling (See notes 11&12 above)
<b>C3- Residential Dwellings</b>		

Number of Bedrooms	Number of flats	Flat Parking requirement	Visitor Parking Requirement	Total number of spaces
One bedroom	20no.	20no	4no.	24no.
Two bedroom	24no.	48no.	2no.	50no.
<b>Total</b>	<b>44no.</b>	<b>68no.</b>	<b>6no.</b>	<b>74no.</b>

The amended drawing submitted, titled Car Park Strategy - Drawing No.21031 - 103 Rev A show the required amount of car parking.

The previous reason for refusal on parking grounds stated:

*‘.....fails to demonstrate sufficient provision for the parking of vehicles within the application site contrary to the Council's Appendix 5 parking Standards. Given the scale of the scheme there is high potential for visits to the site by car and the proposal would therefore result in the intensification in demand for on road parking provision in an already heavily parked area where on road parking is limited, which would be to the detriment of the amenities of the occupiers of adjacent dwellings. Furthermore, the shortfall in parking would displace vehicles within the vicinity leading to inconsiderate and indiscriminate parking hindering the use of pavements and roads..’*

The parking provision has been increased since the previous application. Each one bedroomed flat has one car parking space and each two bedroomed flat has two car parking space, plus the required six visitor spaces. The application now provides the full quantum of policy complaint parking and therefore Officers consider that the reason for refusal has been met.

Notwithstanding the application meeting the off-road parking requirements in full, the entire redevelopment site called Paragon are bound by a S106 which contained a travel plan. The approved Travel Plan provides for the appointment of a travel plan coordinator (TPC) prior to occupation, welcome packs for new residents, personalised travel planning initiatives as well as free introductory bus passes and cycle purchase vouchers. Surveys are to be carried out after 6 months and annually thereafter, and the Travel Plan will be funded by the developer.

The current Travel Plan will need updating to take into account the current application and the requirements of the Highways Authority. The monies required for the monitoring of the Travel Plan and the Travel Plan itself will be secured via S106.

The proposed application provides the full quantum of policy complaint parking, it is considered the application will result in a high-quality residential environment which



would provide safe and appropriate access and therefore the proposals would contribute to a sustainable community in accordance with Policy AC3 and H3 of the Coventry Local Plan.

### Cycling

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

The Coventry Connect SPD states all new developments are required to incorporate cycle parking within the development site.

Appendix 5 of the Coventry Local Plan states that one and two bedroomed properties require one cycle parking space each.

The proposed development therefore requires 44no cycle parking spaces, one for each flat. The application proposes the required number of cycle parking spaces in secure, accessible and naturally overlooked locations.

The site plan as amended also shows two pedestrian and cycle routes into the site. One via Paragon Way and one via Stoney Stanton Road.

The development is just on the periphery of the current provision for the West Midlands Cycle Hire station; therefore, an additional station is needed to expand this network. The cost of an additional hire station is £49,050 plus associated costs will be secured via a S106 agreement.

New residents will be given an initial bundle of minutes (on top of any sign-up bonus) so they can take advantage of some initial free bike hires. This will also be secured via a S106 agreement.

The application provides cycle parking in accordance with Policy AC4 and Appendix 5 of the Coventry Local Plan.

The application proposes the full quantum of off road parking for the proposed development; Officer consider that the previous reason for refusal has been overcome and the application accords with Policy H3 thus far; AC3 and appendix 5 of the Coventry Local Plan and the Coventry Connected SPD.

Policy H3 of the Coventry Local Plan requires, aside from adequate parking provision, adequate amenity space for each dwelling in order to create a suitable residential environment also. This element is discussed in more detail below.

### **Impact on Residential Amenity**

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

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

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

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

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

This remains unchanged from the previous application. The reason for refusal related to the proposed three storey block (Block 33-44) fronting onto Paragon Way which was sited 15m from the frontage of another block of flats that had previously been approved, plots No.502- No.511 and are now under construction.

Members refused the previous application for the following **Reason: -**

*‘....fails to meet the minimum separation distances to the detriment of the amenities of future occupiers.’*

This current application has flipped the three-storey block along Paragon Way, pulling it away from the approved block of flats opposite, mentioned above.

The windows within the end gable projection of Block 33no. – 44no. are bathroom windows which will be obscured and non-opening, as there are no habitable room windows within these elevations, there will be no overlooking or loss of privacy. There is a 15m separation distance retained, whereas, a two storey to two storey relationship only requires 12m, it follows that a 15m separation distance between three storey relationship is acceptable.

As amended, the application is considered to have overcome Planning Committees concerns with regards to overlooking to the opposite properties and the impact this would have had on the proposed occupiers of the proposed flats.

The application will provide a satisfactory residential environment for existing neighbouring properties and future occupiers of the proposed flats and is in accordance with Policy DS3 and H3 of the Coventry Local Plan.

### Outside Amenity Space

The previous application did not propose any formal, private outside amenity space for the proposed residents of the proposed.

Planning Committee refused the previous application on the following grounds: -

*‘....would create a poor residential environment and sense of place with no private dedicated communal outside amenity space.’*

This revised application now provides a balcony area for each flat, which measures 3m<sup>2</sup>.

This should be looked at in tandem with the exiting provision of public open space located within the development and outside the development.

The quality of the existing open space provision is discussed in more detail below.

The revised application includes a balcony for each flat and on this basis, officers consider that the reason for refusal has been overcome and the application is now in accordance with Policy DS3, H3 and DE1 of the Coventry Local Plan.

### Open Space and Parks

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

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

The comments of the residents are noted, however, the existing provision, quality, security etc of Websters Park cannot be taken into account as part of this application.

However, Websters Park has not been finished. The landscape proposals for Websters Park have been recently approved under DC/2021/2864, which shows how the developer will be investing into the park and contributing to the local green space provision.

The 'Webster's Park South details, contained within DC/2021/2864, show the Southern part of Websters Park, with plans showing a mixture of spring wildflower meadow, grassland meadow mixture, specimen field maples, basin grassland mixture, specimen oak and specimen cherry trees along the eastern and western boundary being proposed.

There are also a number of retained species on site, including the Woodland Spinney and woodland scrub towards the western part of the site and retained trees towards the eastern part of the site.

The 'Websters Park North details, contained within DC/2021/2864, refer to the Northern part of Websters Park, where Broad Heath Primary School playing field sits on the boundary. On this boundary, mixed scrub woodland will be planted. The mixed scrub woodland will be planted in a random mix (including a range of species). It is also noted that towards the western part of the park rare bee orchids have been found and raised by the residents, to which the developer employed an Ecologist to oversee their protection for the future.

Overall, the two plans detail the proposed measures which are in place to enhance Paragon Park's local green space, which will be of less than 5-minute walk from the application site.

It is worth noting that the final instalment of landscaping will be undertaken in the next planting season.

The previous application did not propose any public open space due to its distance from Websters Park and the requirements of the previous outline applications.

There is also Red House Park a short walk from the application site and across Stoney Stanton Road, directly opposite the proposed development is Aintree Close Open Space. Red House Park is in the control of the City Council and on that basis, the application would attract a financial contribution of £43,983.00 which would to the enhancement and improvement of Public Open Space within the vicinity. The contribution has been agreed and accepted. This will be secured via the S106 agreement.

It is considered with the provision of individual balconies and the distance to Websters Park, Red House Park and Aintree Close Open Space, the application will provide a satisfactory residential environment and is in accordance with Policy DS3, H3 and GE2 of the Coventry Local Plan.

### **Design and Visual**

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

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

Paragraph 130 of the NPPF states planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a

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

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

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

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

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

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

Officers consider the application will provide a well-designed provision of apartments which are provided within a series of flat roof blocks and are further reflective of that form used across the wider Paragon Park site forming a sense of continuity and a clear sense of legibility.

Committee heard the views of the speaker in regard to the visual impact of the proposal on properties on the opposite side of Stoney Stanton Road, and whilst sympathised with the objector, concurred with officers that the harm would not be harmful enough to

warrant a refusal. Committee did not refuse the application for design reasons, therefore this element is still considered acceptable and in accordance with Policy DS3, H3 and DE1 of the Coventry Local Plan.

### **Ecology, Biodiversity and Trees**

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

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

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

The application includes an Ecology Appraisal, titled REPORT - Ecological Appraisal, dated 12th October 2021 - Report Ref:1369.03\_02\_rpt\_dg.docx which states that the development will not have any adverse impacts on any notable habitats or wildlife and includes potential enhancements.

The Landscape Master Plan, DRAWING - Landscape Master Plan - Drawing No.21031 – 107 shows details of the layout and maintenance of the soft landscaping. The planting includes native species nearer the canal and overall, the landscaping will provide an overall net gain in biodiversity.

There is no objection to the development on ecology grounds, and this was not a previous reason for refusal, therefore subject to a condition requiring the landscaping planting the application is still in accordance with Policy GE3 of the Coventry Local Plan.

### **Impact on Trees**

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

There are no trees on the site.

There will be no impact and the application is still in accordance with Policy GE4 of the Coventry Local Plan.

### **Flood Risk and Drainage**

Policy EM4 of the Coventry Local Plan states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met.

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

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

These mitigation measures will be secured via suitably worded condition.

### **Air Quality**

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

The application was supported by an Air Quality Assessment, titled REPORT - Air Quality Assessment, dated July 2022 - Report Ref:410.07485.00013 Version 2.0 (pages 1-8). Environmental Protection have raised no objections to the application on Air Quality grounds subject to a condition requiring a site-specific Construction Environmental Plan is submitted prior to works commencing on site to show how dust will be minimised during the construction period.

The Air Quality report submitted also recommends one charging point is supplied per dwelling and the use of ultra-low NOx boilers.

These elements have not changed between the two applications and the impact on Air Quality was not a reason for refusal previously.

The application is still in accordance with Policy DS3 and EM7 of the Coventry Local Plan and the Air Quality SPD.

### **Noise**

The application was supported by a noise assessment, titled REPORT - Acoustics - Report on existing Noise Climate, dated 7th July 2022 - Report Ref: Paragon Park Phase 7 REP-1013586-AM-20211027-Existing Noise Climate-Rev 3.docx

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

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

Environmental Protection require the details of the specification for the proposed fence prior to occupation of the flats. This can be controlled by a suitably worded condition.

It is also recommended that habitable rooms across the development be fitted with windows with a minimum manufacturer's rating of Rw 33. It is recommended that habitable rooms which overlook Stoney Stanton Road and Paragon Way and also windows on the western elevation of the apartment block nearest to EMR be provided with alternative means of ventilation in accordance with Building Regulations requirements.

Full details of the alternative background and purge ventilation will be required. These mitigation measures will be secured via suitably worded condition.

Further to the above measures which are required to ensure a satisfactory residential environment can be developed, with the concerns of the local resident's noted, noise mitigation measures from the construction will be required to be submitted within the Construction Environmental Management Plan (CEMP).

The application will provide a satisfactory form of residential accommodation for the proposed occupiers of the flats, this was not a reason for refusal before and is considered to still comply with Policy DS3 and H3 of the Coventry Local Plan.

### **Affordable Housing**

The scheme is for 44 units, which is above the threshold for affordable housing in accordance with Policy H6 of CLP. Therefore, 25% of the units are required to be affordable.

The site requires 11no affordable housing units. The tenure and mix of the affordable housing units is in line with the latest SHMA guidance as follows:

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

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



AFFORDABLE				
TYPE	BEDS	NO.	SQ FT	TOTAL
APARTMENT AA2	1	3	599	1797
APARTMENT A2	2	6	599	3594
APARTMENT A7	2	1	599	599
APARTMENT A8	2	1	633	633
	TOTAL	11		6623

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

## **Other Matters**

### **Archaeology**

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

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

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

### **Developer Contributions**

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

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

The tests are:

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

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

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

**Paragraph 56.** Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

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

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

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

- Affordable Housing 25% = 11 units
- Education –

Provision stage	Number of children generated	Provision	Contribution requested
Secondary	7	Towards the expansion (which may include the purchasing of land or buildings at Stoke Park, Blue Coat, Barr's Hill, Lyng Hall, or Foxford Secondary Schools.	<b>£131,054</b>
Post 16	1	Towards the expansion (which may include the purchasing of land or buildings at Stoke Park, Blue Coat, Barr's Hill, Lyng Hall, or Foxford Secondary Schools.	<b>£24,339</b>

<b>Total Contribution</b>	<b>£155,392.60</b>
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- Highways

Item	Cost
Travel Plan Monitoring by CCC (5 x £6,800)	£34,000
Bus travel vouchers (44 x £630) (12 months bus pass)	£27,720
Cycle hire minutes bundles (5 x 600 minutes per dwelling @ £30 each)	£6,600
West Midlands Cycle Hire docking station	£49,050

- Open Space – £43,983.00 towards enhancement / improvement of existing play facilities within the vicinity of the development.

The comments are noted with regards to the impact on local services especially GP surgeries. The CCG who are responsible with requesting monies from developers to mitigate the impacts on services will only request a contribution on schemes that propose 50no. or more dwellings.

In this instance the application is proposing 44no dwellings, which is below the threshold for CCG contributions.

### **Equality Implications**

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

### **CONCLUSION**

The previous application FUL/2021/3317, which proposed the erection of three blocks of flats, similar to the current application, was heard and refused by Planning Committee for the following reasons: -

*'The proposed development would result in an over-intensive use of the site which, by virtue of its scale, massing and siting: - fails to demonstrate sufficient provision for the parking of vehicles within the application site contrary to the Council's Appendix 5 parking Standards. Given the scale of the scheme there is high potential for visits to the site by car and the proposal would therefore result in the intensification in demand for on road parking provision in an already heavily parked area where on road parking is limited, which would be to the detriment of the amenities of the occupiers of adjacent dwellings. Furthermore, the shortfall in parking would displace vehicles within the vicinity leading to inconsiderate and indiscriminate parking hindering the use of pavements and roads; - would create a poor residential environment and sense of place with no private dedicated communal outside amenity space; - fails to meet the minimum separation distances to the detriment of the amenities of future occupiers. The proposals are therefore considered to be contrary to Policies AC3, DS3, H3 and DE1 of the Coventry Local Plan 2016 and the overriding principles of the NPPF.'*

Therefore, the principle of developing the site for flats is accepted. The proposed development now provides the full required parking provision as contained within Appendix 5 of the Coventry Local Plan, this includes parking for the proposed residents and parking for their visitors. This has overcome that reason for refusal.

The previous application proposed no outside, communal, dedicated, amenity space for the proposed flats, Members felt this was not conducive in creating sustainable residential environment for the proposed occupiers. The current application has provided each flat with their own private balcony. Officer considered that the balconies and the short walk distance to the existing areas of public open space have overcome Members concerns and the reason for refusal.

The block which fronts onto Paragon Way, proposed to be three storeys has been realigned so as to now only provide bathroom (non-habitable rooms) windows. This end gable is now treated as a blank gable, where the separation distance is less than a window-to-window relationship. However, the separation distance is now 15.2m between Plots No.502 – No.511 and this proposed block.

Officers consider that the separation distance is now acceptable, and the realignment of the offending block has overcome this reason for refusal also.

Taking the application as a whole, the application is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The

reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, DS4(a), H1, H2, H4, H6, H9, GE1, GE3, GE4, JE7, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

### **CONDITIONS:/REASON**

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.

**REASON:** *To conform with Section 91 of the Town and Country Planning Act 1990 (as amended).*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
  - DRAWING - Site Plan Extract - Drawing No.21031 – 1000.
  - DRAWING - Location Plan - Drawing No.2103.
  - DRAWING - Landscape Master Plan - Drawing No.21031 – 107.
  - DRAWING - Apartment Block 33-34 - Side Elevation proposal - Drawing No.21031 – 131.
  - REPORT - Air Quality Assessment, dated July 2022 - Report Ref:410.07485.00013 Version 2.0 (pages 1-8).
  - REPORT - Design and Access Statement, dated July 2022 - Report Ref:21031\_110 DAS - V1 (pages 1-8).
  - REPORT - Design and Access Statement, dated July 2022 - Report Ref:21031\_110 DAS - V1 (pages 9-16).
  - REPORT - Design and Access Statement, dated July 2022 - Report Ref:21031\_110 DAS - V1 (pages 17- end).
  - REPORT - Ecological Appraisal, dated 12th October 2021 - Report Ref:1369.03\_02\_rpt\_dg.docx.
  - REPORT - Health Impact Assessment Report, dated October.
  - REPORT - Acoustics - Report on existing Noise Climate, dated 7th July 2022 - Report Ref:Paragon Park Phase 7 REP-1013586-AM-20211027-Existing Noise Climate-Rev 3.docx.
  - REPORT - Flood Risk Assessment and Drainage Strategy, dated November 2021 - Version 0.
  - REPORT - Sustainability Statement, dated July 2022.
  - REPORT - Planning Statement, as submitted 8th July 2022.
  - REPORT - Site Waste Management Plan, dated 18th October 2021
  - AMENDED DRAWING - Site Plan - Drawing No.21031 - 100 Rev G.
  - AMENDED DRAWING - Car Park Strategy - Drawing No.21031 - 103 Rev A.
  - AMENDED DRAWING - Storey Heights Plan - Drawing No.21031 - 104 Rev A.
  - AMENDED DRAWING - Proposed Street Scene - Drawing No.21031 - 105 Rev A.
  - AMENDED DRAWING - Materials Plan - Drawing No.21031 - 106 Rev A.

- AMENDED DRAWING - Apartment Block 01-08 - Proposed Floor Plans - Drawing No.21031 - 120 Rev B .
- AMENDED DRAWING - Apartment Block 01-08 - Proposed Elevations - Drawing No.21031 - 121 Rev A..
- AMENDED DRAWING - Apartment Block 09-32 - Proposed Ground Floor Plans - Drawing No.21031 - 122 Rev B.
- AMENDED DRAWING - Apartment Block 09-32 - Proposed First Floor Plans - Drawing No.21031 - 123 Rev B.
- AMENDED DRAWING - Apartment Block 09-32 - Proposed Second Floor Plans - Drawing No.21031 - 124 Rev B.
- AMENDED DRAWING - Apartment Block 09-32 - Proposed Third Floor Plans - Drawing No.21031 - 125 Rev B.
- AMENDED DRAWING - Apartment Block 09-32 - Proposed Elevations (A-B) - Drawing No.21031 - 126 Rev A.
- AMENDED DRAWING - Apartment Block 09-32 - Proposed Elevations (C-D) - Drawing No.21031 - 127 Rev A.
- AMENDED DRAWING - Apartment Block 33-34 - Proposed Floor Plans (Ground and First) - Drawing No.21031 - 128 Rev A.
- AMENDED DRAWING - Apartment Block 33-34 - Proposed Floor Plans (Second) - Drawing No.21031 - 129 Rev A.
- AMENDED DRAWING - Apartment Block 33-34 - Proposed Elevations - Drawing No.21031 - 130 Rev A.
- AMENDED REPORT - Transport Statement, dated 8th July 2022 - Report Ref:GB01T21E03-R01.
- AMENDED Cover letter, dated 8th July 2022 - Responding to Planning Committee's concerns.
- DRAWING - Paragon Park - Housing Mix - Drawing No.302-001.
- DRAWING - Site Plan Extract (Showing Separation distances) - Drawing No.1000.
- DRAWING - Webster Park South - Landscape Softworks - Drawing No.1201 204 D (DC/2021/2864).
- DRAWING - Webster Park North - Landscape Softworks - Drawing No.1201 205 D (DC/2021/2864).

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

3. The development shall proceed in accordance with details contained within the written scheme of investigation report approved under DC/2016/0500. For land that is included within the WSI, a further statement shall be submitted and approved in writing by the Local Planning Authority. The statement shall contain a statement of significance and research objectives; and
  - The programme and methodology of the site investigation and recording, and the nomination of a competent person(s) or organisation to undertake the agreed works;
  - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

The condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the approved WSI.

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

4. Prior to the commencement of development, a method statement detailing the control of emissions into the air during the demolition/construction phase should be submitted to and approved in writing by the Local Planning Authority. The method statement should accord with the Best Practice Guidance - 'The control of dust and emissions from construction and demolition' and include:-
  - a) proposed hours of work;
  - b) map with nearest receptors and distances for dust and noise;
  - c) noise impact on nearest neighbours and control measures as required;
  - d) monitoring methods and measurement locations for dust and noise recording details;
  - e) dust mitigation measures;
  - f) contact details for responsible persons and site personnel training; and
  - g) information provision and liaison with local residents. The development shall only proceed in full accordance with the approved details.

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

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

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

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

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

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

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

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

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

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

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

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

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

11. The development hereby approved shall be constructed from the approved facing materials as shown on drawing titled, 'DRAWING - Materials Plan - Drawing No.106 Rev A. These details shall be installed only in full accordance with the approved

details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

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

12. Prior to the commencement of the development hereby permitted the following drainage details shall be submitted to and approved in writing by the Local Planning Authority:
- i) A scheme shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) for the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance. The submission shall include all relevant details and calculations to enable a full evaluation to be undertaken, and clear and accountable consideration shall be given to the following features:-
    - General below ground attenuation, aimed solely at managing the quantity of water on site;
    - Water quality control mediums such as permeable paving aimed at improving the quality of water passing through the system.
  - ii) A detailed strategy document must be submitted to, and approved in writing by, the LPA for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on site. It should also mention any notable Health and Safety or specialist training, and special equipment required as part of the routine maintenance.
  - iii) A flow control mechanism (or mechanisms) limiting the total site discharge offsite to Qbar greenfield rates or 5 l/s, whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the CCC SFRA.
  - iv) Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase. This should be covered under environmental risks in the Site Specific CEMP.
  - v) Evidence must be provided to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the buildings will be protected in such an event.
  - vi) Provision must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway. This information should be included within the Site Specific CEMP.

Where new or redevelopment site levels result in the severance, diversion or reception of natural (or engineered) land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.



The drainage details shall be installed in full accordance with the approved documentation prior to occupation of the development and thereafter shall be maintained and shall not be removed or altered in any way.

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

13. Prior to the first occupation of the buildings hereby approved, the recommendations outline in Section No.8 of the approved noise report, titled 'REPORT - Acoustics - Report on existing Noise Climate, dated 7th July 2022 - Report Ref:Paragon Park Phase 7 REP-1013586-AM-20211027-Existing Noise Climate-Rev 3.docx, namely glazing with a minimum noise reduction of RW33dB, shall have been implemented in full accordance with the recommendations of the noise assessment and thereafter shall not be removed or altered in any way.

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

14. Prior to the first occupation of the hereby approved development full details of the specification for the proposed acoustic fence, as set out within section 8 of the approved noise report titled 'REPORT - Acoustics - Report on existing Noise Climate, dated 7th July 2022 - Report Ref:Paragon Park Phase 7 REP-1013586-AM-20211027-Existing Noise Climate-Rev 3.docx ' shall be submitted to and approved in writing by the Local Planning Authority. The acoustic fence shall be installed in full accordance with the approved details prior to the first occupation and thereafter shall not be removed or altered in any way.

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

15. Prior to first occupation of the development hereby approved, a maintenance management plan for the acoustic fence shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate the effectiveness of the noise mitigation measures, to prevent air gaps. Regular inspections of the acoustic fence are required. Thereafter the approved maintenance management plan and the mitigation measures shall remain in place at all times and shall not be removed or altered in any way.

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

16. Prior to the first occupation of the buildings hereby approved, full details of the alternative background and purge ventilation shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a cooling or an overheating assessment. The ventilation system shall be implemented in full accordance with the recommendations of the noise assessment and thereafter shall

not be removed or altered in any way.

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

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

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

18. 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, 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.*

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

**REASON:** *In the interests of the amenities of the future occupants of the Residential accommodation in accordance with Policy DS3, H3 and DE1 of the Coventry Local*

*Plan 2016.*

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

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

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

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

22. 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.*

23. Notwithstanding the details shown on the approved plans; prior to occupation of the development hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation 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.*

24. The development hereby permitted shall not be occupied unless and until the bin storage areas have been laid out and provided in full accordance with the approved details and thereafter those facilities shall remain available for use at all times. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days.

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

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

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