

Planning Committee Report	
Planning Ref:	PL/2024/0002356/FULM
Site:	Land at Faseman Avenue, Coventry, CV4 9RB
Ward:	Woodlands
Proposal:	Erection of 50 apartments over 3 stories for supported housing with the creation of access, landscaping, retention of existing car park and the creation of a new 6-space car park and associated works
Case Officer:	Richard Edgington

SUMMARY

The application seeks consent for the erection of 50 purpose-built apartments which are sought for use as supported accommodation with all associated works including access, car parking and landscaping. The application is sought for the re-development of a vacant brownfield site which formerly contained Faseman House which was demolished in 2019. The site extends to approximately 0.65 hectares and lies to the south of Faseman Avenue. Established trees and landscaping are present around the site boundary, whilst much of the site is laid to hardstanding in locations of the former building and associated parking.

It is understood that the site is coming forward to deliver a joint project by Citizen and the City Council to provide the units due to the existing supported housing facility at Frank Walsh House nearing the end of its usable life. The applicants have indicated that the purpose-built accommodation will provide a combination of flat types from 1-3 bedroom units with shared amenity spaces and facilities to the ground floor which will expand on the existing provision delivered at Frank Walsh House through the creation of larger, more suitable units to provide the services required for occupiers.

During the course of the application, minor amendments have been agreed to incorporate grasscrete to the east of the site along Gibbons Close for additional parking provision for existing residents, and to also amend the access arrangement.

BACKGROUND

The application is understood to have been subject to pre-application engagement with local residents during the summer of 2024, in response to the consultation event whereby the plans were presented, two multi-signature letters/ petitions, of which are not sponsored have been received by the Council. The content of the petitions has duly been considered in the assessment of this application, and the application is referred to planning committee due to the number of signatures on the letters, the online petition has 65 signatures whilst the paper petition has 322 signatures.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee due to the number of objections received
Current use of site:	Vacant
Proposed use of site:	Residential
Proposed no of units	50
Housing mix	32x 1-Bed; 10x 2-Bed; 8x 3-Bed
Parking provision	28 spaces
Open space provision	0.57 ha

RECOMMENDATION

Planning Committee are recommended to delegate the grant of planning permission to the Strategic Lead for Planning subject to conditions and the completion of a s106 Legal Agreement to secure the contributions summarised in this report and for the Strategic Lead for Planning to agree any necessary amendments to the s106 Legal Agreement and Planning Conditions in consultation with the Chair.

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, H1, H3, H4, H6, H9, GE1, GE3, GE4, JE7, DE1, HE2, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2017, and Policies DS1, DS3, H1, H3, H4, H6, H9, GE1, GE3, GE4, JE7, DE1, HE2, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5, EM7 and IM1 of the emerging Local Plan, together with the aims of the NPPF.

SITE DESCRIPTION

The application site lies within the Tile Hill area of the city, approximately 3.4 miles from the city centre. The locality is primarily residential in nature with a range of both two storey family dwellings and flatted accommodation within the immediate vicinity of the site. To the south lies a church and community centre, medical centre and just over to the south east lies the Jardine Crescent Local Centre providing a number of shops and local conveniences. To the east of the site lies a public house and an area of open space with playground equipment. A MUGA also lies immediately to the south which is understood to be in the ownership of a local charity organisation, although is being considered for transfer back to the Council. The site is also well served by a number of local schools and transport links.

The application site comprises land that contained Faseman House, which was demolished in 2019. The site has an area of 0.65ha and contains a number of trees and landscape features and is currently bound by secure boundary treatments. Due to the passage of time since the demolition a number of self-set trees and scrub are now present within areas which formerly accommodated the building and car park. Two accesses off Faseman Avenue at the north served the site previously as an in/out arrangement, a secondary access to the southern part of the site was previously situated within Gibbons Close to the west, which has been closed off, with the rest of the site and not used since the building was demolished and site vacated.

The site lies within flood zone 1 and is therefore deemed to be at the lowest risk of flooding. There is a very slight level change across the site from north east to south west. Within the vicinity of the site lies two heritage assets, St. Oswald's Church of which is 100m to the south of the site, whilst Limbrick Wood School lies approximately 200m to the north.

APPLICATION PROPOSAL

The application seeks consent for the erection of 50 apartments over 3 stories for supported housing with the creation of access, landscaping, car parking and other associated works.

The site seeks to replace and expand on the provision of supported accommodation currently provided within Frank Walsh House which is understood to be nearing the end of its usable life, and primarily contains one bedroom units. The applicants have indicated that the intention of the proposed development is to provide supported living for residents for an interim period until permanent accommodation becomes available. As part of the supported living, the site is to be staffed 24 hours per day, with two staff on site between 0800 - 2000 and one member of staff available on the reception desk overnight. Part time employees will also be on site during the day providing support for residents.

It is intended that vulnerable residents will stay on site for up to 18 months, though this is dependent on availability of other suitable accommodation as and when it becomes available. The larger 2-3 bedroom family units are envisaged, based on current wait times to occupy the units for a longer period.

The accommodation as proposed will be accommodated over three levels, with a number of the ground floor units benefitting from private amenity space, albeit with shared access to a purpose-built shared amenity space area to the rear of the site. The ground floor will also provide a reception area, meeting rooms and communal areas for future occupiers. Parking areas will be provided to the north and south of the site, the northern car park with access off Faseman Avenue will provide 6 spaces, whilst 22 further spaces will be provided to the rear off Gibbons Close. As part of the re-development improvements are being sought for pedestrian movements along Gibbons Close through the existing landscaping, much of the landscaping is to be retained around

the boundaries of the site, with enhanced landscaping provided through the re-design of the site, purpose designed and built refuse and cycle storage is also to be provided.

PLANNING HISTORY

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

Application Number	Description of Development	Decision and Date
FUL/2018/1908	Erection of temporary 2m high steel palisade fence and gates to secure the site following the demolition of the building	Granted 15.10.2018
DEM/2018/0938	Prior Approval for demolition	Prior approval required and approved 11.06.2018
R/2007/0322	Formation of car park and erection of fencing and gates	Refused 23.04.2007
S/1971/0620	Erection of day care centre	Granted 19.05.1971

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. 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 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy

Policy H1: Housing Land Requirements

Policy H3: Provision of New Housing

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 JE7: Accessibility to Employment Opportunities

Policy DE1 Ensuring High Quality Design

Policy HE2: Conservation and Heritage Assets

Policy AC1: Accessible Transport Network

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

Policy AC5: Bus and Rapid Transit
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM3 Renewable Energy Generation
Policy EM4 Flood Risk Management
Policy EM5 Sustainable Drainage Systems (SuDS)
Policy EM7 Air Quality
Policy IM1: Developer Contributions for Infrastructure

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation

Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:

Policy DS1: Overall Development Needs
Policy DS3: Sustainable Development Policy
Policy DS4: (Part A) – General Masterplan Principles
Policy H1: Housing Land Requirements
Policy H2: Housing Allocations
Policy H3: Provision of New Housing
Policy H4: Securing a Mix of Housing
Policy H6: Affordable Housing
Policy H9: Residential Density
Policy GE1 Green Infrastructure
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy JE7: Accessibility to Employment Opportunities
Policy DE1 Ensuring High Quality Design
Policy HE2: Conservation and Heritage Assets
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy AC5: Bus and Rapid Transit
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM3 Renewable Energy Generation
Policy EM4 Flood Risk Management
Policy EM5 Sustainable Drainage Systems (SuDS)
Policy EM7 Air Quality
Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City
SPD Coventry Connected

CONSULTATION

CCC Property: No objection.

Ecology: No objection, subject to conditions.

Economic Development: No objection, subject to condition securing local employment strategy.

Environmental Protection: No objection, subject to conditions.

Highways: No objection, subject to conditions.

Housing: No objection, housing supports the redevelopment of the site to deliver much needed temporary accommodation.

Lead Local Flood Authority: No objection, subject to conditions.

NHS – CCG: No comments received.

NHS – UHCW: No comments received.

Public Health: No objection.

Streetscene and Greenspaces: No objection, subject to £76,341.09 being secured for off-site improvements to parks and open spaces.

Sustainability – Energy: No comments received.

Tree Officer: No objection, subject to receiving a TPP showing RPA distances from retained trunks to Tree Protection Barriers/ Ground Protection Measures, plus a CAVAT assessment for the trees shown for removal to inform towards replacement planting.

Urban Design & Landscape: Whilst no objections are raised to the general layout arrangement of the site, it is objected to that the units do not meet the Nationally Described Space Standards.

WM Fire Service: General comments received.

WM Police: General comments received.

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 20th December 2024. A press notice was displayed in the Coventry Telegraph on 2nd January 2025.

Two petitions were received by the Council prior to the submission of the application objecting to the redevelopment proposals, the petitions received 65 and 322 signatories respectively and are not sponsored by a Councillor, a summary of the objections set out in the petition are as follows:

- Use incompatible with surrounding neighbours
- Lack of suitable infrastructure
- Development would fail to make a positive contribution to the area
- Development fails to make efficient use of the land
- Significant increase in traffic and parking requirements
- Development would impede access for emergency vehicles
- Increase in crime and anti-social behaviour
- Increase in noise pollution
- No smoking shelter provided within the proposed plans
- Disturbance to local residents during the construction phase

One letter of objection have been received as part of the application consultation, raising the following material planning considerations:

a) Scale of the development too intensive

- b) Loss of privacy and resultant overlooking
- c) Gibbons Close access unacceptable
- d) Lack of infrastructure improvements

1 letter was also received neither objecting nor supporting the application but has recommended that Swift Boxes should be installed as part of any redevelopment of the site.

Any further comments received will be reported within late representations.

APPRAISAL

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

Principle of development

The National Planning Policy Framework, paragraph 11, states that “Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means:-

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Footnote 8 to paragraph 11 confirms that this includes situations where the local authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer set out in paragraph 78). Based on the provisions of the December 2024 NPPF the Council is able to demonstrate a 5.6-year housing land supply as of 31st December 2024.

Whilst the ‘tilted balance’ is not engaged, significant weight is afforded to paragraph 11 and the delivery of homes. In this case the development seeks consent for the erection of 50 residential dwellings which are to be delivered as supported accommodation, as set out within the development proposal, the site is to be managed 24 hours a day and will seek to provide purpose built accommodation for residents in need of urgent accommodation as well as being able to access on-site living support facilities ahead of moving to permanent accommodation. The model of accommodation will seek to meet the urgent needs of the most vulnerable and will replace the existing facility at Frank Walsh House, whilst expanding on the number of units, from 44 to 50, and increase the mix of units which would include two and three bedroomed flats which would be more suitable for family accommodation for those in need.

It should be noted that within the petitions, concern is raised as to the nature of the accommodation being proposed, and from representations received it appears that there is uncertainty to the nature of the accommodation being proposed. For clarity, temporary accommodation is a broad term that describes temporary housing for people who are homeless. Anyone can be placed in temporary accommodation by local authorities under the Housing Act 1996, providing they fit the criteria of being in ‘priority need’. This is often families with children, pregnant women, elderly people and individuals who are deemed as being vulnerable, at the present time there are approximately 940 family households living in temporary accommodation

within the city. The development seeks to contribute to the housing stock suitable for meeting this requirement.

The City Council has a duty to provide temporary or interim accommodation to people who:

- appear to be homeless and in priority need, and
- passed all four homelessness tests and are waiting for an offer of social housing.

Despite improving local housing systems and the expansion of uses through recent planning permissions, such as the Ribbon Court change of use approved by planning committee in December 2024, the city still has high levels of homelessness, highlighting a need to work together with partners to improve the use of existing homes and empty dwellings.

The brownfield site which has been vacant for in excess of six years, with the former uses having been re-located in the vicinity of the site, thereby according with Policy CO2, as it is clearly demonstrated that there is not an outstanding need which can be reasonably met on-site or that the site is capable of being made viable given the vacant nature and passage of time.

Provision of New Housing

In considering the relevant factors, Policy H3 of the adopted Local Plan relates to the provision of new housing and requires sites and developments to provide a quality living environment for future occupiers which does not have contaminants, noise and air quality issues. H3 also sets out a criterion that developments should wherever possible be located;

- a. within 2km radius of local medical services;
- b. within 1.5km of a designated centre within the city hierarchy (policy R3);
- c. within 1km radius of a primary school;
- d. within 1km of indoor and outdoor sports facilities;
- e. within 400m of a bus stop; and
- f. within 400m of publicly accessible green space.

The application site is in a sustainable location, set within an established residential area well served by local amenities inclusive of a local centre being situated within the immediate vicinity, the application therefore accords with the criterion's requirements as set out.

Housing Mix

Policy H4 requires a suitable mix of homes to be delivered within sites, which should accord with the latest SHMA. In this case the SHMA has been replaced by the Coventry and Warwickshire Housing and Economic Development Needs Assessment (November 2022), HEDNA herein, within the HEDNA it identifies that a mix of dwellings within Coventry should generally aspire to a mix of 40% of 2-Bed and 40% 3-Beds, together with 10% respectively for 1-Bed and 4-Bed units across sites delivering typical housing accommodation, which is regularly referenced.

However, as identified within the HEDNA, there is also a need to meet the needs of residents within the city who are not housed within the general housing stock. Aspiring to such a mix in the same way as market schemes across the city are not therefore necessarily appropriate. The HEDNA does make reference to temporary housing need and does not seek to recommend a general mix due to the fluid nature of supply and demand and the temporary nature of the accommodation. Instead, it states that annual reviews of such demand for accommodation should be undertaken. The applicants, in consultation with housing colleagues within the Council have given due consideration to the mix of dwellings being provided within the site, which are for vulnerable residents who could otherwise be in alternative temporary accommodation such as hotels and B&B's.

At present, there are approximately 940 families within the city living in temporary accommodation. The size of families vary, however it is understood that the development has been designed to meet the needs of the most vulnerable. Given these factors and the requirements of both Policy H4 and the HEDNA the application accords with the relevant policy in this respect.

Affordable Housing

Policy H6 relates to the delivery of affordable housing provision, and on sites containing 25 dwellings or more, 25% is expected to be of affordable tenure. As set out within the preceding sections of this report, the nature of the accommodation as temporary residences are entirely social rent and this is to be secured within the S106 agreement.

Whilst concern has been raised within the petitions as to the quantum of affordable tenure within a site, this is not deemed unacceptable, indeed Paragraph 71 of the NPPF (2024) specifically sets out the benefits of mixed use living but clarifies that this should not preclude development proposals which are mainly or entirely made up of social rented tenures of which the Council also supports. Taking into account the relevant principle policies the proposal is deemed to accord with the relevant principle policies, subject to the relevant material planning considerations which are set out in the succeeding sections of this report.

Impact on visual amenity

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

Paragraph 131 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.

The National Planning Policy Framework, paragraph 135 states that “Planning policies and decisions should ensure that developments:

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

The NPPF further states (at paragraph 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on

design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

Within the petitions submitted and the representation received it is noted that there are concerns raised with the scale, massing and general arrangement of the site and design relative to the wider character and appearance of the area.

The development is three storeys in height with a pitched roof, which maintains the eaves line with the adjacent flats within Gibbons Close. There is a step up in height with the ridge lines on the roof relative to adjacent buildings however this is not deemed inappropriate. The applicants have sought to add visual interest using varying roof heights, particularly to the front by installing a split pitched roof which activates the public areas to the front elevation and assists in creating an entrance to the reception/shared area of the building, the remainder of the roof has a lower ridge height. The elevational details are also deemed to be positive with varying brick pattern designs under windows to provide interest. There is also a muted palate of materials comprising a light brick finish with the use of different light shades of render with a tile finish roof. Urban Design raise no objections to the design of the building and note that the design takes into account the surrounding built form, the three-storey height is also deemed acceptable given the varying heights within the immediate vicinity of the site.

Considering the layout within the site, the building adopts a ‘U’ shape which provides two wings of residential accommodation with a landscaped courtyard area in the centre. The front elevation full height windows at ground floor which is continued to the rear elevation. The general arrangement also formalises an informal walking route to the side of Gibbons Close as well as providing layby parking within what is a relatively narrow street. The use of grasscrete allows for the retention of the large trees in this area, and whilst areas of planting and trees (x14) are being removed from the site to facilitate the development, a detailed planting scheme for replacement planting has duly been secured via condition to allow for a 3:1 re-planting ratio across the site.

The shared areas also make provisions for refuse and cycle storage within purpose-built storage facilities, the ground floor units also benefit from small areas of private amenity space in the form of courtyards, separated through the use of hedged boundary treatments to the shared area.

Impact on residential amenity

Further to the design and general arrangement discussed in the preceding section of this report, Policy DE1 and Paragraph 135 of the NPPF have also been considered alongside the New Residential Design Guide SPD as to the living conditions of future occupiers and impact upon surrounding residents and uses. As indicated within the consultation section of this report, there are concerns raised by residents as to the impact of the development upon residential amenity, particularly through the loss of privacy and visual intrusion caused by the development, noise and disruption arising from the site and the disruption caused during the construction phase.

Considering the latter concern, a Construction and Environmental Management Plan has duly been secured via condition to manage the impact of the development during the construction phase as would be expected of a development of this size. Within the CEMP a range of factors are required to be considered including, but not limited to, hours of works and deliveries to the site, wheel washing, communication with residents, noise management and dust mitigation. Whilst there will inevitably be a level of disruption as there would with any development, the purpose of the CEMP is to ensure that a balanced solution and site operation is achieved to minimise the risks upon residents within the area and avoid any disruption at unsociable hours.

With regards the impact upon privacy and visual intrusion, as has been indicated within the submissions, the principle of a three storey building within the site is not deemed unacceptable,

in assessing the application due regard has been given to the separation distances and sightlines to adjacent buildings. The block of flats within Gibbons Close to the east of the site is three storeys in height, the separation distance at the closest point window to window is 22.5m, whilst the separation distance to the first floor side facing window of the owners accommodation within the Black Prince Public House is 23.1m, finally with the flats off Jardine Crescent to the south the separation distance is 9.7m, this relationship has no habitable room windows facing one another which does not impact the privacy of existing or future occupiers. There is not therefore considered to be an unacceptable impact upon the surrounding occupiers through visual intrusion or loss of privacy.

Once occupied, there will be increased activity within the site from that of the current vacant use, however this would be applicable for any development on the site. The site is residential in nature and being set within a residential location will not be incompatible. Whilst there will be some staff movements through car usage, this is not considered to be of a scale of frequency which would impact traffic within the area or give rise to associated noise issues which would be of detriment to nearby residential occupiers.

As part of the consideration of the application regard has been given to the Nationally Prescribed Space Standards for new residential accommodation. Whilst this is not within local policy at the present time, consideration is given when considering whether accommodation would provide a quality living environment for future occupiers. In this case the Urban Design Officer has objected as the units do fall under the recommended internal space standards, for completeness the following table sets out the proposed unit areas compared to the recommendation within the Nationally Described Space Standards;

Unit Size	NDSS Recommendation	Proposed	+/-
1 Bed – 2 Person (A)	50 sq. m	43 sq. m	- 7 sq. m
1 Bed – 2 Person (B)	50 sq. m	50.9 sq. m	+ 0.9 sq. m
2 Bed – 4 Person (A)	70 sq. m	60.5 sq. m	- 9.5 sq. m
2 Bed – 4 Person (B)	70 sq. m	66.1 sq. m	- 3.9 sq. m
2 Bed – 3 Person (C)	61 sq. m	55.8 sq. m	- 5.2 sq. m
2 Bed – 4 Person (D)	70 sq. m	77.4 sq. m	+ 7.4 sq. m
3 Bed – 5 Person (A)	86 sq. m	73.1 sq. m	- 12.9 sq. m
3 Bed – 5 Person (B)	86 sq. m	78.3 sq. m	- 7.7 sq. m

As is shown, a number of the units to fall short of the recommended area, however as indicated these are guidance and weight is given to the benefits of the development and the fact that the units are temporary accommodation meeting a demonstrated demand. There are also shared areas to the ground floor and outdoor space associated with the units which residents can access. Also, when considering the extent of the shortfall they are not deemed significant overall and as is shown on the floor plans do allow for a reasonable level of space for each rooms within the respective flats. Taking into account the relevant factors and the wider benefits of the delivery of the accommodation, which is also a significant improvement on the existing facilities in which this development is seeking to replace the application is deemed acceptable and will provide a quality living environment for future occupiers.

Heritage character of the area and Heritage Assets

Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail. The Local Planning Authority in the determination of applications which impact heritage assets, in particular listed buildings are required under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings. In this case the site itself

does not contain any heritage assets, although there are two listed buildings, both of which Grade II Listed in the vicinity of the site, St Oswald's Church (and Bell Tower) to the south and Limbrick Wood School to the north. In both cases there is a separation between the site through built form forming a physical distinction between the site and heritage assets.

In accordance with Policy HE2 the applicants have duly provided a heritage assessment which identifies that the proposed development has a less than substantial level of harm to heritage assets. The assessment notes that the historic fabric of the buildings are largely seen in isolation, with the wider context being of typical largely rendered post-war construction. The re-development of the site is not deemed to cause any direct harm to the heritage assets which would need to be demonstrably off-set with public benefit. However, in this case weight can be afforded to the re-development of the vacant site to bring forward a purpose built and designed development, together with fifty affordable housing units which would be of benefit in any case. When weighing the impact of the development upon heritage assets the Council has undertaken its statutory duty under the aforementioned legislation and policy and the impact is deemed acceptable.

Highway considerations

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

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

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

In this case the application seeks consent for 50 residential units, based on the number of units, made up of 32x 1-Bed; 10x 2-Bed; 8x 3-Bed units there would be a total requirement of 60 spaces to be provided, made up of 52 allocated spaces plus 8 spaces for visitors. As proposed the applicants are proposing 28 spaces, inclusive of 6 EV charging spaces, over the two parking areas (to the front and rear), with bays being formalised within Gibbons Close for existing residents. Whilst there is a shortfall of parking against the adopted standards given the nature of the accommodation it is deemed highly unlikely that there would be a comparable ownership of car level amongst perspective occupiers. Weight is also afforded to the sustainable location of the site and proximity to nearby services and shops within the local centre, together with the frequent level of public transport. The site layout also makes provisions for two purpose-built cycle storage areas providing in excess of 50 spaces to allow for both resident and staff use.

Further to the cycle storage, as part of the approval a detailed travel plan will be required which is to be monitored, the fee of which to monitor has duly been secured within the S106 agreement. A condition has also been appended to the decision for an operational management plan, similar to the arrangement of Ribbon Court which will include the use of license agreements to cover occupancy, parking and visitor policies. Considering the measures proposed, together with the nature of the accommodation the quantum of parking is deemed acceptable and has not been subject to an objection from the Highway Authority.

During the course of the application, concerns were also raised with the narrow nature of Gibbons Close, given this is the access route to the main car park, this concern was shared by Highways Officers as originally submitted, however a grasscrete solution has now been proposed which uses the eastern boundary of the site, which currently is used as informal half on, half off parking within the grass area. The installation of the grasscrete will create parking bays for existing Gibbons Close users which will provide up to 5 spaces for existing residents. The gates proposed on the access are to be gated and remotely controlled which will assist with the control of cars within the site.

The Highway Authority has also requested conditions be appended to any decision to ensure that existing access points are closed and pavements re-instated, together with a CEMP, these conditions are duly listed at the end of this report.

Flood Risk

Policy EM4 for the Local Plan states that all major developments must be assessed in respect of the level of flood risk from all sources and that all opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage. Furthermore, Policy EM5 states that all development must apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.

In this case the applicants have undertaken a flood risk assessment and prepared a draft drainage design. The design has not been updated to include the amendments to the east of the site in respect of the grasscrete, and whilst it will very unlikely impact the drainage design and layout it is deemed good practice to have this updated. Further to this, additional information is also required in the form of the details drainage design calculations, the falls and level tie-in to boundaries and exceedance flows during extreme rainfall. This information is required to ensure that the detailed design of the system installed on site has been designed to manage water suitably during peak flows and extreme weather. The wording of the conditions relating to drainage are appended as requested by the LLFA, with these details secured the application is considered to accord with Policies EM4 and EM5 of the Local Plan.

Contaminated land

Policy EM6 seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means.

As part of the application submission the applicants submitted a Ground Conditions Report which covers contamination issues within the site. The report did not flag any notable risks for ground contamination within the site from the initial survey. There are also no known uses on the land or areas adjacent which has history of posing a risk to ground pollution/contamination. For completeness and the avoidance of any doubt however, a condition for any unidentified contamination, if identified during the construction phase has therefore been recommended by the Environmental Protection Officer, as has sampling of any imported soils coming to site. The condition to capture this has duly been appended to the decision.

Air quality

Policy EM6 seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means. 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. Policy H3 of the Local Plan states that a suitable residential environment will be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

The applicants have submitted a comprehensive air quality assessment which identifies the impact of the proposed development over a period of five years in accordance with policy requirements and also considers the impact during the construction phase. In this case it is considered that direct mitigation can be achieved on site to minimise the impact upon air quality, the measures within the report include a travel plan, of which has been submitted and will be monitored for ten years, EV charging provision for 6 of the parking spaces, equating to 16.7%, secure cycle storage, a Construction and Environmental Management Plan during construction and all-electric energy strategy which will be supplemented with PV panels on site. Environmental Protection have been consulted and raise no objections to the details as submitted, subject to the measures being secured via condition.

Ecology

Paragraph 187 (d) of the NPPF (2024) states that planning decisions should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures within the site.

Policy GE1 of the adopted Local Plan expects new development proposals to 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. Whilst also maintaining the quality and quantity of existing green infrastructure, and where the quantity is not retained, enhancement to quality is expected.

Policy GE3 of the Local Plan states proposals for development will be permitted provided that they protect, enhance and/or restore habitat biodiversity. Development proposals will be expected to ensure that they:

- Lead to a net gain of biodiversity, where appropriate, by means of an approved ecological assessment of existing site features and development impacts.
- Protect or enhance biodiversity assets and secure their long-term management and maintenance.
- Avoid negative impacts on existing biodiversity; and
- Preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.

In this case the site is not located within, or in proximity of, a statutory or non-statutory wildlife site and is laid primarily to hardstanding with managed grassland to the east of the site along Gibbons Close, there are also noted to the mature trees within the site, primarily to the boundaries.

Within the ecological information provided it is noted that there is evidence of invasive species being present within the site, the reports also make recommendations for ecological enhancements across the site, of which are captured in the draft Landscape and Ecological Management Plan. It is acknowledged that much of the self-set scrub and small trees within the site between the areas of hardstanding will be required for removal to facilitate the development as will 14 trees, primarily of category C quality albeit with 4 category B trees.

Ecology Officers raise no objections to the work as proposed inclusive of the removals of the areas of landscape and scrub identified within the submitted plans, although further clarification was requested to ensure that the required 10% biodiversity net gain as required by the Environment Act 2021, and Policy GE3 of the adopted Local Plan is met. Ecology within their response had initially queried as to whether it could be met in the site, or whether the adjacent space should also be included. However, utilising any land off-site would be required to be secured via a legal agreement and could not be implemented or reasonably secured via condition on a more informal basis as had been suggested.

However, in re-visiting the proposed landscaping scheme and layout it is considered that there are further opportunities to increase the biodiversity value within the site to meet or exceed the minimum 10% requirement through additional wildlife friendly planting and ecological enhancement. Officers are therefore satisfied that, subject to a pre-commencement condition a revised landscaping scheme and updated Landscape and Ecological Management Plan prior to the commencement of the development this can be adequately addressed. It is noted within the consultation also, that a member of the public recommended the incorporation of bird boxes into any planning approval, for the avoidance of doubt provisions for on-site habitats are also captured within this condition. Other conditions have duly been appended to ensure the treatment of invasive species within the site, and design features for other species be captured within the final landscape and ecological improvement plans.

Developer Contributions

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

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

Consultee	Contribution Figure	Towards
Highways	£6,800.00	The monitoring of the travel plan for a period of ten years.
Parks and Open Space	£76,341.09	Improvements to open space and park facilities within the Jardine Crescent Public Open Space and/or Sports Ground.
Total	£83,141.09	

The S106 agreement shall also make provisions to secure the tenure of the units and use class of the development for 100% social rented tenure.

The developer has agreed to the requested contributions/obligations.

Equality Implications

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

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

- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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

There are known equality implications in this case by virtue of the accommodation type/tenure of units. Some aspects or parts of the representations received may be interpreted as not aligning with the requirements of the Equality Act 2010. The assessment and conduct to which this application has been considered by the LPA is in full accordance with the Equality Act 2010 and has been considered based on material planning considerations.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, H1, H3, H4, H6, H9, GE1, GE3, GE4, JE7, DE1, HE2, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2017 and the emerging Local Plan Policies DS1, DS3, H1, H3, H4, H6, H9, GE1, GE3, GE4, JE7, DE1, HE2, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5, EM7 and IM1, together with the aims of the NPPF.

CONDITIONS / REASON FOR REFUSAL

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)*

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Air Quality Assessment Statement Planning Energy
- Arboricultural Report
- Courtyard East Elevation DWG D29-A
- Design and Access Statement
- Drainage Strategy Plan DWG ENG_010-A
- East Elevations DWG D25-C
- Engineering General Arrangement Plan DWG ENG_100
- Fire Strategy Comments and Plans
- Flat Types 1/3 Bed DWG D16-A
- Flat Types 2 Bed DWG D17
- Landscape and Ecological Enhancement Scheme
- Landscape-and-Biodiversity-Enhancement-and-Management-Plan
- 2. Location Plan DWG D01
- North Elevation DWG D26-C
- Overheating Risk in Residential Buildings Report
- Phase II Ground Investigation Detailed Unexploded Ordnance (UXO) Threat and Risk Assessment with Risk Mitigation Strategy
- Preliminary Ecological Appraisal
- Private Control Chamber Details DWG ENG_260
- Private Road Construction Details Sheet 1 DWG ENG_250
- Private Road Construction Details Sheet 2 DWG ENG_251
- Private-Drainage-Construction-Details-Sheet-1 DWG ENG-240
- Private-Drainage-Construction-Details-Sheet-2 DWG ENG-241
- Private-Drainage-Construction-Details-Sheet-3 DWG ENG-242
- Private-Drainage-Construction-Details-Sheet-4 DWG ENG-243
- Proposed First Floor Plan DWG D11-A
- Proposed Ground Floor Plan DWG D10-A

Proposed Roof Plan DWG D13
Proposed Second Floor Plan DWG D12
Residential Noise Assessment

Revised Site Layout Plan - 71809-D02G-Site-Plan
South Elevation DWG D27-B
Surface Water Area Plan DWG ENG_140
Sustainable Building Statement
Topographical Survey Plan
Topographical Survey Plan
Transport Statement
Travel Plan Statement
Tree Survey on Proposed Track Installation
Tree-Constraints-New-Layout-Plan DWG AEMG20-C2068A-B
Tree-Constraints-Plan DWG AEMG20-C2068A-A
Tree-Impact-Plan DWG AEMG20-C2068A-B
Tree-Protection-Plan DWG AEMG20-C2068A-B
Tree-Shadow-Plan DWG AEMG20-C2068A-B
Tree-Work-Plan DWG AEMG20-C2068A-B
West Elevation DWG D28-B

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

3. Prior to their incorporation into the development, details of: -window/ door frame colour and materials; -glazing details; -brick and mortar details; -cladding details including colour/finish and profile, fixing systems and joint details; -details of any rainwater goods; -details of any vents/grilles; -details of roof top safety rail systems; and -details of any plant enclosure or similar structures shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017.*

4. No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until the tree protection measures identified in the approved application documentation have been put into place in strict accordance with the approved details and thereafter they shall remain in place during all construction work. In addition no excavations, site works, stock piling, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy or root protection area of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).

Reason *To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2017.*

5. Notwithstanding the submitted details, prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first occupation of the

development hereby permitted; and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

Reason *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2017.*

Prior to the commencement of the development hereby permitted, 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:

- Open Air storage or attenuation in the form of a wet pond, dry basin, swale or other similar surface feature, aimed at managing water quantity, quality and introducing biodiversity at the ground surface.
- 6. - General below ground attenuation, aimed solely at managing the quantity of water on site (Note: preference should be given to localised cellular storage unless there is no possible mechanism for doing so).
- Water quality control medium(s) such as permeable paving, filter drains, rain gardens, ponds or swales aimed at improving the quality of water passing through the system either above or below ground.

All in accordance with Coventry City Council's Supplementary Planning Document "Delivering a more Sustainable City".

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 2017 and Coventry City Councils adopted Supplementary Planning Document for Delivering a More Sustainable City.*

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

Reason *In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2017.*

- 8. Notwithstanding the plans hereby permitted, prior to the construction of a boundary wall, fence or gate details of the position, appearance and materials of such boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in full accordance with the approved details before the respective building to which they serve is first occupied and thereafter shall be retained and shall not be removed or altered in any way.

Reason *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017.*

- 9. Prior to the first occupation of the development hereby permitted, details of general ecological habitat enhancement measures and hedgehog mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall include; retention and management of boundary vegetation, and hedgehog friendly boundary fencing and gates. The habitat enhancement measures

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

Reason *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017 and the advice contained within the NPPF.*

Notwithstanding the submitted details, prior to the first occupation of the development hereby permitted, a combined ecological and landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include an updated DEFRA metric calculation showing the total loss of biodiversity on-site, together with details of planting to achieve a minimum of 10% Biodiversity Net Gain.

10. The scheme shall include all aspects of landscaping including details of any compensation for biodiversity loss, including the erection of bat boxes and/or bird nesting boxes (to include box type, numbers, location and timing of works). The approved scheme shall be fully implemented in strict accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017 and the advice contained within the NPPF.*

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

Reason *In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2017.*

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

Reason *The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies EM7, AC1 and AC2 of the Coventry Local Plan 2017.*

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

measures identified within the approved remediation scheme, a verification report must be prepared for submission to and approval of the Local Planning Authority.

Reason *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017 and the aims and objectives of the NPPF*

14. The development hereby permitted shall incorporate the measures and recommendations of the approved air quality and energy assessments referenced Air Quality Assessment (2024) and 2129-ESC-00-ZZ-RP-Z-0016 6-Nov-24. 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 and EM7 of the Coventry Local Plan 2017.*

15. 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 neighbouring residential occupiers in accordance with Policy EM7 of the Coventry Local Plan 2017.*

16. The building shall be occupied for temporary accommodation only and for no other purpose.

Reason *To ensure that the development is compatible with nearby uses and so that it does not adversely impact upon the safe and free flow of traffic in the vicinity of the site or residential amenity in accordance with Policies AC1, AC2, AC3 and DE1 of the Coventry Local Plan 2016.*

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

Reason *To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2017.*

18. The building hereby permitted shall not be occupied unless and until the completion of the grasscrete parking bays shown on the approved plans. Thereafter those spaces shall be retained for parking purposes at all times 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 2017.*

19. The Travel Plan (ref. Draft Travel Plan) hereby approved shall be implemented in full accordance with the details specified therein. The Travel Plan, as approved shall be monitored and reviewed in accordance with the approved Travel Plan targets and shall not be amended 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 Plan 2017.*

20. No works to the footway shall be carried out until full engineering details have been

submitted to and approved in writing by the Local Planning Authority. Before the development hereby permitted is first occupied all redundant existing vehicular access points onto Faseman Avenue shall have been permanently closed and the footway reinstated and any associated footway works completed in full accordance with the details shown on the approved drawings and the approved engineering details.

Reason *In the interest of highway safety in accordance with the aims and objectives of Policies AC1 and AC2 of the Coventry Local Plan 2017*

21. The development hereby permitted shall not be occupied unless and until the access points 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 2017.*