

Planning Committee Report	
Planning Ref:	PL/2024/0002270/FULM
Site:	Allesley Hotel Birmingham Road, Allesley, CV5 9GT
Ward:	Bablake
Proposal:	Demolition of the former Allesley Hotel and the construction of 55 residential dwellings, with access sought from Birmingham Road; and the erection of a double garage to the rear of No. 85 Birmingham Road; and associated works.
Case Officer:	Ayesha Saleem

INTRODUCTION

This application proposes the demolition of the existing Allesley Hotel and erection of 55 new residential dwellings with access from Birmingham Road and the erection of a double garage to the rear of No. 85 Birmingham Road. This is an allocated housing site in the emerging Local Plan and the proposals are considered to be acceptable in principle.

The site extends to approximately 1.9ha and currently comprises a vacant hotel building, a disused car park and existing vegetation. The site lies within the Allesley Village Conservation Area.

The application has been referred to planning committee as more than 5 letters of objections have been received.

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 proposed development is considered to be acceptable in principle for 55 open market dwellings on a brownfield site and will not result in any significant impact upon the Conservation Area, listed heritage assets, 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, H9, GE1, GE3, GE4, DE1, HE2, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5 and EM7 of the Coventry Local Plan 2017, together with the aims of the NPPF.

SITE DESCRIPTION

The site was formerly the Allesley Hotel, a 90-bed hotel and conferencing facility with extensive grounds and car parking.

The application site is located in Allesley Village, northwest of Coventry City Centre. The site itself measures 1.9ha and currently comprises a now disused hotel with associated parking and gardens. The topography of the site slopes from northeast to southwest.

To the north of the site is Birmingham Road being the main thoroughfare through the village, which accommodates predominantly residential properties mixed with business outlets. South of the site is the A4114 Pickford Way connecting the west of Coventry to the A45. Just south of the A4114 is Allesley Park and play area with a bridged pedestrian access over the A4114 accessible just east of the site entrance. The east and west are both bound by existing residential properties.

The application site contains a number of TPO trees and is located within Allesley Village Conservation Area. Birmingham Road is north of the site has a number of Listed buildings.

APPLICATION PROPOSAL

The proposed layout comprises of 55 dwellings in the form of one 3 storey apartment block and 2/ 2.5 storey dwellings. The mix for the site is as follows:

- 1 bed- 9 dwellings
- 2 beds- 20 dwellings
- 3 beds- 19 dwellings
- 4 beds- 6 dwellings
- 5 beds- 1 dwelling

The layout provides a three-storey apartment block fronting Birmingham Road. The dwellings vary in width and are configured in a range of typologies. These vary from detached and semi-detached houses to short terrace runs.

Car and cycle parking and bin storage areas have been proposed for each of the units.

A double garage is proposed to the rear of No 85 Birmingham Road measuring circa 6.07 metres by 6.08 metres and a height of 5.09 metres designed in a gable roof.

A new vehicular and pedestrian access will be provided off Birmingham Road. To the southern boundary fronting Pickford Way is to be a proposed 2.4-metre-high acoustic barrier.

The remainder of the site will be in the form of green infrastructure comprising a mixture of existing grassland, tree belts and hedgerows, but also now incorporating drainage attenuation basin and local area of play. There will be a loss of protected trees on the site to facilitate the development, which will be discussed in further detail below.

RELEVANT PLANNING HISTORY

There is extensive planning history relating the former hotel use, which is not relevant to these proposals.

With regards to planning enforcement history the Council served a stop notice on the use of the hotel as a hostel.

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 DS4: (Part A) – General Masterplan Principles
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 DE1 Ensuring High Quality Design
Policy HE1 Conservation Areas
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
Policy EM3: Renewable Energy Generation Policy
Policy EM4: Flood Risk Management Policy
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM6: Redevelopment of Previously Developed Land
Policy EM7: Air Quality
Policy IM1: Developer Contributions for Infrastructure

Emerging Local Policy Guidance – Local Plan Review submitted to Planning Inspectorate for examination on 9th September 2025.

The Local Plan review is currently at Examination. Relevant emerging policy relating to this application is:

Policy DS3: Sustainable Development Policy
Policy DS4: (Part A) – General Masterplan Principles
Policy H1: Housing Land Requirements
Policy H2: Housing Allocations (H2:33)
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 and Landscape Conservation
Policy GE4: Tree Protection
Policy DE1: Ensuring High Quality Design
Policy DE2: Delivering High Quality Places
Policy HE1 Conservation Areas
Policy HE2: Conservation and Heritage Assets
Policy HE4: Archaeology
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Active Transport Provision including Walking, Cycling and Micro Mobility
Policy AC5: Bus, Demand Response Transit and Rapid Transit
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM6: Redevelopment of Previously Developed Land
Policy EM7: Air Quality
Policy EM11: Energy Infrastructure
Policy EM13: Overheating in new buildings
Policy EM15: Noise
Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City
SPD Coventry Connected
SPD Air Quality
SPD Energy
SPD Trees and Development Guidance

CONSULTATION

Objections received from:

- Urban Design
- Conservation
- Highways
- Trees

No objections subject to conditions and informatives received from: -

- Affordable Housing
- Archaeology
- Ecology
- Environmental Protection
- The Local Lead Flood Authority

- NHS ICB
- NHS Trust
- Education
- Streetscene & Greenspace
- Sport
- Economic Development Services
- West Midlands Fire Service
- West Midlands Police

Neighbour consultation

Notification letters were initially sent out to neighbouring houses, and two site notices were displayed on the 11th of December 2025, and a press notice was posted.

In total we have received 8 comments of which 6 are objections, 1 letter of support and 1 comment.

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

- a) Plots 1-9, will significantly impact on privacy & harmful overlooking
- b) The access via Pickford way previously refused should be reviewed- This would drastically reduce the impact of additional traffic on the neighbourhood
- c) Concerns regarding the design of the dwellings within the Conservation Area
- d) 25% affordable should be provided on site
- e) The buildings to front of Birmingham Road should be retained.
- f) Impact upon traffic and congestion
- g) Insufficient parking provided
- h) Highways safety concerns
- i) Traffic pollution will be detrimental to the health of residents.
- j) Existing infrastructure not able to cope with more housing
- k) Measures to ensure that the existing Swift nests on site remain available to these threatened birds

The non-material planning consideration raised is as follows, these cannot be given due consideration in the planning process:

- l) This is an ideal site for a new medical centre

One letter of support was received regarding the redevelopment of the Allesley hotel site.

Following amendments that were submitted residents were consulted a further 14 days, 4 objections were received, raising the following material planning considerations:

- m) Direct overlooking and loss of privacy from top floor flats on Birmingham Road
- n) The noise impact assessment does not adequately consider the nature of the surrounding properties, which are listed and more fragile than normal properties
- o) Concern regarding the design of the frontage of the building facing onto the Birmingham Road
- p) Loss of Trees
- q) Housing mix not acceptable
- r) Not a suitable residential environment for future occupiers

s) Highway safety concerns

One letter of support has been received by the Allesley and Coundon Wedge Conservation Society regarding the redevelopment of the Allesley hotel site and bringing it back into meaningful use, removing an eyesore and a health and safety hazard, is more favourable than the preservation of Allesley House.

A further 45 letters of support have been received raising the following:

- t) Existing buildings are getting vandalised/ fires
- u) Redevelopment is needed
- v) The proposals are in keeping with Conservation Area

With regards to these support representations, 14 of these representations were received from addresses within 1.8 miles of the application site.

APPRAISAL

The main issues in determining this application are principle of development, housing mix and density, affordable housing, the impact upon the character of the area and heritage assets, archaeology, the impact upon neighbouring amenity, highway considerations, ecology and biodiversity, trees, drainage and flood risk, air quality, noise, contaminated land, infrastructure requirements and developer contributions, viability and equality implications.

Principle of development

Based on the provisions of the December 2024 NPPF the Council is able to demonstrate a 5.91 year housing land supply as of 31st March 2025. Whilst the Council is able to demonstrate a healthy supply of homes, the overarching aims to of the NPPF and indeed the adopted Local Plan is to deliver additional dwellings, indeed windfall sites within the housing trajectory are key to maintaining an adequate supply of homes.

Within the current Local Plan the application site is not allocated, however under the emerging Local Plan Policy H2:33, this site is an allocated housing site for 48 dwellings. Policy H2:33, states that any application should take into account retention and enhancement of adjacent listed buildings and heritage assets and the Allesley Village Conservation Area that the site is within. Consideration is needed of the Allesley Bypass dual carriageway that runs along the south of the site. The fact the site is due to be allocated soon can be afforded weight.

As the site is not currently allocated for housing, Policy H3 of the adopted Local Plan is relevant as it relates to the provision of new housing and requires sites and developments to have safe and appropriate access and provide a quality living environment for future occupiers which does not have contaminants, noise and air quality issues.

The site meets the criterion set out in H3 given that the site is in a highly sustainable location well served by transport links to the city centre, Birmingham Road District Centre and surrounding amenities. Therefore, the principle of residential development of the site is accepted. The issues relating highway safety concerns, loss of trees and quality of living environment of future occupiers will be dealt with later in the report.

Housing mix and density

The Coventry and Warwickshire Housing & Economic Development Needs Assessment 2022 (HEDNA) provides the latest housing figures. The HEDNA suggests that the mix of market housing that should be provided in Coventry is 10% 1-beds, 40% 2-beds, 40% 3-beds and 10% 4-beds. These figures are intended to be used as a monitoring tool across the city rather than to be applied rigidly to all individual development sites. The figures should also be applied considering the existing housing mix in the locality and gaps within this; the site location and characteristics; and the local need. The application overprovides for 1-bedroom flats and provides fewer 2 and 3-bedroom houses than recommended by the HEDNA. The breakdown is as follows:

- 1 bed- 9 dwellings (16%)
- 2 beds- 20 dwellings (36%)
- 3 beds- 19 dwellings (34%)
- 4 beds- 6 dwellings (12%)
- 5 beds- 1 dwelling (2%)

The applicant has now amended the scheme to replace the 9-unit southern apartment block with 4, 3-bedroom, 2.5 storey houses. This is an improvement to the initial scheme where there was a high proportion of 1 bed units. Furthermore, the replacement of the southern apartment block with the four houses would not adversely impact the viability of the scheme. It is accepted that the northern apartment block is essential on the frontage of Birmingham Road. Therefore, officers are of the view that the proposed mix set out within the information provided is now deemed to be acceptable and has positive weight within the planning balance complying to Policy H4 of the Coventry Local Plan.

Adopted Local Plan Policy H9 (Residential Density) states a minimum net density is required of 35 dwellings per hectare, which would equate to 56 dwellings for the 1.9ha area if one excludes the required 15% open space. The proposed 55 dwellings provide a density of 34 dwellings per hectare. The draft allocation for this site in the emerging local plan is 48 dwellings; the proposed number of dwellings is a marginal increase from the draft allocation. Therefore, it is considered that the proposed housing mix is acceptable and compliant with Policy H9 of the Coventry Local Plan 2017.

Affordable Housing

In terms of affordable housing provision, the applicant indicates that this application is exempt through the vacant building credit given the proposed floorspace of the 55 houses is less than the existing hotel building. The floorspace of the existing building is 8395m² and officers have calculated the proposed floorspace of the 55 residential dwellings equates to 5139m². The Planning Practice Guidance and paragraph 65 of the NPPF provide an incentive for brownfield development on sites containing vacant buildings and says where a vacant building is brought back into any lawful use or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when any affordable housing contribution is calculated. This is subject to it having been demonstrated that the buildings have been vacant for more than 12 months but that they have not been abandoned. Local Plan Policy H6 and the Affordable Housing SPD support this.

The PPG states that when LPAs are deciding whether a use has been abandoned, they should account for the condition of the property, the period of non-use, whether there is an intervening use, and any evidence regarding the owner's intention. The PPG goes on to say that LPAs should also have regard to the intention of national policy, which is to incentivise brownfield development and therefore it may be appropriate for authorities to consider whether the building has been made vacant for the sole purposes of re-development or whether the building is covered by an extant or recently expired planning permission for the same or substantially the same development.

The applicant has confirmed that the former hotel has been vacant for more than 12 months, the hotel was used as temporary accommodation for the homeless and asylum seekers between 2018 and 2022. The Allesley Hotel was closed in 2022 following enforcement action by the Council and has remained vacant since. It was not made vacant in order to facilitate redevelopment of the site. During this period, the building has fallen into a state of disrepair, with two large fires reported in February and May 2024, due to the extent of the damage to the building as a result of these fires the building is beyond repair and is not capable of redevelopment.

The applicant has also submitted a Structural survey and condition report. The report confirms that the condition of the building is such that it is beyond repair, and the most appropriate outcome would be to demolish.

In our view the Vacant Building Credit is accepted on balance and the applicant has provided sufficient information in support of this position, thus the proposal is compliant to Policy H6 of the Coventry Local Plan.

Impact upon the character of the area and heritage assets

The massing of the proposed development will predominantly be delivered with two storey and two and half storey dwellings which is reflective of the predominant scale found within the locality, with limited intervals of tall massing in the form of the three storey apartment blocks offered in response to the conservation area and frontage facing on to Birmingham Road which would be acceptable.

Initially the Conservation officer raised concerns in relation to the design of the apartment block (Plot 1-9) fronting Birmingham Road as the building has a Georgian style frontage rather than Tudorbethan, which the current building is.

The agent submitted amendments to the design of the three-storey apartment block (Plot 1-9) fronting Birmingham Road, in which the design of the proposed building now includes hung tiles, and oriel window, and mock tudor panelling, which is considered to be acceptable.

Notwithstanding the above changes the Conservation Officer has requested that the creating a separation between the buildings has somehow made the tudorbethan building unconvincing. The Conservation officer requested that instead the height of the building is increased and the gap between the two buildings is removed and also suggested projecting the building by a single or half brick, so that the building line is slightly staggered, this would add further articulation to the frontages.

The scheme has not been amended in line with the Conservation comments, however planning officers consider that the current proposals does not warrant a refusal. On balance the amended proposed design is considered to be an improvement on the existing, that recalls the history of the site, without being pastiche, and will result in an enhancement to the Allesley Village Conservation Area.

The design of the dwellings and proposed double garage has made positive reference to the forms found within the Ancient Arden Character Area offering simple gable forms. The proposed style and appearance of the properties to the southern half of the site are considered to be fairly standard for a housebuilder but on balance are considered acceptable.

The acoustic barrier fronting Pickford way is to be 2.4 metres high set back within the tree line, thus is not considered to be prominent to Pickford Way and is to have an acceptable impact upon the visual amenity of this streetscene.

Overall, in design terms it is considered that the design of the dwellings is considered to be acceptable and will complement the setting of the nearby listed buildings and Allesley Village Conservation Area, thus the proposals are compliant with policies DE1 and HE2 of the Coventry Local Plan 2017.

There is not considered to be harm caused to the heritage assets, and there are also public benefits of the scheme insofar as a high-quality scheme will be created to enhance the setting of the locally listed building. The scheme will also add 55 quality homes which will contribute to the city's housing stock.

Archaeology

The application is for the demolition of the post-medieval and early 20th century Allesley House Hotel and the development of a substantial part of the back plots of Allesley, which would have originally lay behind the medieval village frontage and Allesley Park, a medieval deer park, the boundary of which survived into the 19th century.

The proposed demolition is within Allesley Village Conservation Area and Allesley Village Historic Core Archaeological Constraint Area. The area for development is centred around the former Allesley hotel and encompasses the surrounding open areas to the east, west and rear up to Pickford Way. Along Birmingham Road to the east, west and north of the proposed development are several listed buildings and locally listed buildings, dating as early as 16th century.

Approximately circa 450m from the southern boundary of the area is also scheduled monument Motte Castel. This is slightly raised at 150m aOD compared to the site of the hotel at 103m aOD. As the area already contains the hotel, it is unlikely that the visual from the monument will be largely affected.

It should however be noted that there is currently a mature tree line bounding the south of the site along the A4114 Pickford way. This along with the land drop of the site helps shield the built-up area maintaining natural views. The plans suggest this will be maintained. It is advised for integrity of the views especially from the raised scheduled monument that this tree line is

maintained and even advance to include evergreen species so that the site is shielded year-round.

In respect of the hotel, parts date back to the early 19th century or earlier and are characterised by Tudor Revival style northern frontage thought to be part of the renovations made by William Iliffe during his ownership of the property. The frontage is considered to be an important part of the appearance of the Conservation area.

A Desk-Based Assessment (DBA) for the Archaeology and Built Heritage by Pegasus Group was produced prior to this consultation. This included a Historic Environment Record (HER) search and details the historic background and risk to archaeology. The assessment confirms limited potential for Prehistoric and Roman remains although a single spot find of a Roman coin is noted.

There is significant potential for medieval and post-medieval archaeological remains that could inform the character of the medieval settlement and its settings. This could further inform research objectives as defined in the West Midlands Research Framework for the medieval period especially in relation to Urban settlements. Due to the archaeological potential and implications, further archaeological investigation is needed to assess the presence, nature, character and preservation of archaeological remains. A written scheme of investigation is required detailing a programme of archaeological evaluation which may be followed by further archaeological works dependent on the results. Archaeology officers have no objections subject to this being conditioned.

Impact upon neighbouring amenity

Whilst the visual appearance and impact of the development proposal is set out in the preceding section of this report, regard has also duly been given to the living environment for existing and future occupiers.

Considering the prospective occupiers of the dwellings, the Nationally Described Space Standards (NDSS) (2016), assists in providing an indication of the dimensions of dwellings. CCC's New Residential Design Guide SPD, adopted 2023, also sets out the expectation for amenity space for residential dwellings. In this case all eight units far exceed the internal dimensions for dwellings, the provision of amenity space also meets and exceeds the local requirements set out in the SPD. The quality of the development and the layout is also deemed conducive to providing quality living accommodation which will make a positive, and modest contribution to the city's market housing stock.

A number of objections have been received from surrounding residents indicating the development of the site will give rise to noise, overlooking and loss of privacy issues. The Council's adopted Residential Design Guide adopted a 12m separation distance (rear to side), and 20m (rear to rear) at first floor window level.

No 83 Birmingham Road is located west to the Proposed apartment block for Plots 1-9 at a separation distance of circa 6.4 metres. No 83 Birmingham Road have a number of windows to the side elevation that accommodate habitable rooms. On the side elevation of the apartment block fronting this dwelling there are two windows on the side elevation at first floor level and second floor level, these can be conditioned to be obscure glazed to avoid any

harmful overlooking as these are secondary windows to the living room/kitchen area to Plots 6 and 9. The proposed apartment block has a rear wing which accommodated Plots 1, 4 and 7, there are bathroom and kitchen windows on the side elevation of this rear wing at all three levels. This rear wing is to be located circa 20.3 metres from No 83 Birmingham Road; this is an acceptable relationship given the separation distance; thus, the proposed windows are not considered to cause harmful overlooking or loss of privacy.

Adjacent, North to the proposed apartment block for Plots 1-9 are dwellings No 64 Birmingham Road, No 72 Birmingham Road and No 1 Butchers Lane which are to be located at a minimum distance of circa 20.0 metres. This relationship is considered to be acceptable and there are no concerns in relation to loss of privacy or harmful overlooking given the separation distance.

No 79 Birmingham Road is located east to the proposed apartment block at a separation distance of circa 12.9 metres and the rear wing on No 79 Birmingham Road is at a distance of 25.8 metres. The current separation distance between No 79 Birmingham Road and Allesley Hotel is 5.2 metres. There are two windows at first floor level on the closest side wall on No 79 Birmingham Road, which both accommodate bedrooms and the window closest to the rear is a secondary window. A tree is to be planted to ensure that privacy and outlook is protected. The proposed windows on the side elevation are not considered to have a detrimental impact upon the amenity of this occupier with regards to harmful overlooking or loss of privacy. Plot 10 is to be located circa 8.03 metres away from rear wing, there are no windows within the rear wing, thus this distance is considered to be acceptable.

Proposed Plots 10 and 11 are located circa 20.0 metres from the rear end of No 77 Birmingham Road and are to have 10.9 metre rear garden depths. This relationship is considered to be acceptable.

Harry Caplan House is located west to the application site, Plots 22, 23 and 24 are proposed to be located to the rear of Harry Caplan House with a separation distance of circa 22.9 metres, which is considered to be an acceptable relationship.

The proposed garage is located to the rear of Nos 85 and 87 Birmingham Road at distance of circa 9.3 metres to the rear of these dwellings. Given the scale and position the garage it is not considered to overbear the amenity of these occupiers.

Not all the dwellings achieve at least 10 metres in rear garden depth, 12.0 metres side to rear relationship and 20 metres from habitable to habitable. However, a concerning relationship is between Plots 50 to 48 which have a separation distance of circa 8.1 metres; there are concerns with outlook of plot 48 and level changes. Looking at the finished floor levels plot 48 is circa 1.0 metre lower than Plot 50 so this would need a minimum separation distance of 14.0 metres to the blank two storey side rather than the standard 12.0 metres. On balance the relationship of the dwellings is considered to be satisfactory for future occupiers and gives neutral weight within the planning balance in compliance to Policy DE1 of the Coventry Local Plan.

Highways

The applicants, in support of the application, have undertaken a transport assessment. The development is anticipated to generate 28 two-way vehicle trips in the AM Peak and 27 in the PM peak. This equates to less than one trip every two minutes, which will have a negligible impact on the capacity of the local highway network. In comparison to the fallback position associated with the site's previous use as a hotel, the development is anticipated to generate five less trips in the AM peak and twelve less trips in the peak. A junction capacity assessment of the proposed site access junction has demonstrated that the junction operates well within capacity in the future year scenario.

The transport assessment has not been updated to reflect the updated layout and quantum of development. The Local Highway Authority have since raised this as a concern; however, the Local Planning Authority cannot request this so late in the process.

Vehicular access has been designed and is shown from Birmingham Road utilising a 5.5m wide carriageway. The access and visibility splays have been assessed, and Local Highway Authority officers have confirmed that they have no objection in relation to this and therefore the visibility splays are acceptable.

The Local Highway Authority initially had concerns with the layout, it was suggested that the layout is reconsidered with more use of shared spaces, variations in road geometry and many more ways at reducing traffic speeds down to 20mph or less. The proposed layout was amended, and the new layout is considered to be acceptable subject to any problems identified within the Road Safety Audit being addressed satisfactorily.

Two parking spaces per dwelling (2+ bedrooms) are proposed and 1 parking space per 1 bed dwelling. The proposed car parking is acceptable and complies with the Appendix 5 of the Coventry Connected SPD.

A Travel Plan was submitted and has been assessed. This would need to be updated and would be conditioned.

The Local Highway Authority have objected to the proposals as an acceptable refuse vehicle tracking, and a stage 1 Road Safety Audit have not been submitted in support of the application. The applicants are yet to submit this, and this will be reported in the late representations. This work is underway and until it is established that the internal layout, site access arrangement, proposed pedestrian crossing along Birmingham Road and vehicle tracking are safe and suitable, there remains a highway objection to the proposal.

Ecology and Biodiversity

An Ecological Impact Assessment was submitted in support of the application. The report states that Giant hogweed and yellow archangel is present on site, these are schedule 9 invasive species and therefore an INNS report is required. Furthermore, an updated survey to determine the spread of giant hogweed will be conducted prior to construction, given a significant period of time will have elapsed. This could be conditioned.

Clearance of vegetation and building demolition during the nesting bird season (taken to be March to August, though with some seasonal and species variations) would risk damaging or destroying active birds' nests. To prevent this, clearance of vegetation and building demolition

would be undertaken outside of the nesting bird season. If this isn't possible, a check of vegetation to be cleared would be undertaken within 24 hrs of the clearance taking place. If any active birds' nests were discovered, they would be left in place with a buffer of vegetation surrounding them until such time as the young had fledged or the nest was no longer active. This would be conditioned.

Proposals include the demolition, resulting in the loss of a bat roosting site. Bat roosts are legally protected and therefore a European Protected Species Licence (EPSL) from Natural England (NE) must be in place to legitimise the works to these buildings, prior to work commencing. A mitigation and compensation within the EPSL must be agreed with NE to minimise impacts to roosting bats under the Scheme. As per the bat mitigation guidelines, the timing and type of compensation is flexible due to the Site supporting a non-breeding day roost. Working methods are likely to include removal of the roof prior to work commencing to reduce the suitability for roosting bats due to the limitations of safe internal access. Compensation can include either bespoke bat features within the new buildings, or integrated bat boxes in the external walls. This would be conditioned.

Trees categorised as PRF (preliminary roost features) that are being retained will require a buffer zone implementing in line with the root protection area (RPA) of the tree which will be denoted using Heras fencing. For works inside the RPA of the tree(s), or for those PRF trees requiring removal or pruning, an inspection immediately prior to work commencing (the same morning) will be necessary. Those PRF's which are accessible and can be fully inspected, can also be inspected and blocked in advance of works commencing. However, this will be conducted as close to the work commencing as reasonably practicable. To ensure no net loss of roosting features, bat boxes will also need to be installed on nearby retained trees in the event that features are blocked in advance of works commencing. For trees with features which are not accessible, these will be sectionally felled and inspected ones on the ground. If they cannot be fully inspected, they will be left in situ for 24 hours to allow for any bats (if present) to disperse. Again, this would be conditioned.

Fence panelling associated with residential developments will reduce accessibility to foraging habitats for hedgehogs. Therefore, hedgehog access points (at least 13x13cm gaps) will be created within garden fences to prevent them from forming a barrier to the movement of hedgehogs within and through the Site. The gaps will need to be between properties as well as on the Site boundary to create a network of gardens in which the hedgehogs can forage. This has been placed in the form of a condition to ensure that this is implemented.

The woodland and scrub with the Application Site provide suitable habitats for foraging, commuting and sett creation. Dense bramble scrub prevented full accessibility across parts of the Application Site, however there were no notable mammal pathways traversing the scrub and enough of the Site was accessible to conduct an assessment. Two mammal holes indicative of badger were recorded within the woodland in the north of the Site. Following a two-week period of camera trap monitoring of the two mammals, both were assessed to not be in use by badger, therefore active badger setts are considered absent from the Application Site. There remains the transient risk of badger presence given the suitability of the habitats for foraging and commuting. Therefore, badger within the Application Site are considered to be of Site nature conservation importance. To make sure that no new badger setts have been created a walkover survey is required pre-commencement. This would also be conditioned.

A biodiversity impact assessment (BIA) has been undertaken for the Scheme. This involves making a comparison between the biodiversity value of habitats present within the Site prior to development (i.e. the 'baseline') and the biodiversity value of habitats following the completion of the Scheme (i.e. 'post development'). The biodiversity value of the Site is 14.88 units of Area based habitats and Post development; the Scheme would result in the loss of - 6.72 units of Area based units. This equates to a -45.18% loss.

The applicant has agreed to make a payment to fully compensate for Biodiversity Loss and to provide the statutory 10% gain.

The Council's Ecologist has been consulted and raise no objections to the proposed development. A series of conditions have been appended to the decision in relation to nesting birds, bat roost, lighting, Badger Walk over survey, Hedgehog enhancement, biodiversity features, INNS species, construction environmental management plan and habitat management and monitoring plan

Trees

The site lies within the Allesley Village Conservation Area where it is furnished with mature trees some of which are original specimens such as the Plane (TPO T17) and group Yew and Cedar trees (TPO G6 and G5) etc which provide the pleasant bosky appearance within this verdant urban setting. Many of the trees afford additional protection from their Conservation Area designation status as they form towards 'City of Coventry (Birmingham Road No.1) Tree Preservation Order 1967'

The application site consists of approximately 15 TPO Trees (T2, T3, T4, T5, T6, T7, T8, T11, T13, T16, T17, T20, T22, T23 and T24) and 4 Tree Groups (G2, G4, G5 and G6).

In this case the applicants submitted an arboricultural implication study, arboricultural demolition statement, CAVAT assessment of TPO and non TPO trees, tree protection and constraint plans.

The proposal will involve the removal of both TPO and Conservation trees mainly Category B and C Trees are to be removed. The Agent has confirmed that there are three main reasons that these trees will be removed, due to demolition, due to land remediation and to accommodate the proposed layout.

The Tree officers do not agree to all of the BS5837 U and C categories as described within the Arboricultural Implication Study.

The Tree officers requested the retention of the TPO group closest to the Allesley Hotel.

The applicant submitted an arboricultural demolition statement, which mentions that in a number of locations, mostly notably around trees T27, G13, G14, G15, T29 and, T30 the main building and retaining wall are; either influencing the spread of roots or, the trunks are growing against the structures to such an extent that, removal will damage the full root hierarchy and leave the trees unstable and at risk of premature collapse. In particular G13 – yew will be left

exposed and elevated with no protection for soil or roots, resulting in the risk of premature collapse.

A CAVAT assessment for the following TPO trees T6 (Sycamore), T18 (Ash), T19 (Ash), T24 (Ash), T27 (Holly), T29 (Holly), T30 (Cedar), T32 (Holly), G16 (Yew) & G13 (Yew) has a cumulative CAVAT value of £853,422.

A CAVAT assessment for the non TPO trees T11 (Yew) and G14 (Ash) has a cumulative CAVAT value of £187,404.

With regard to the on-site trees, our Tree officer disagrees with the technical evidence that has been provided, which sought to demonstrate that the TPO trees our tree officer wants to retain will inevitably be lost during demolition works.

The Trees officer has confirmed that there will be no need to remove any trees on the grounds of demolition or land remediation, as alleged within the submitted Arboricultural Demolition Statement and Demolition Land Remediation Tree Loss Plan. We have experienced such justifications for tree removals on sites in the past, and there has always a way and methods around these. The industries standard must be followed 'BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations' which has a dedicated chapter (Ch7) on methodology when trees need to be retained.

The Trees officer objects to the removal of these TPO trees and requires the following:

- Retention of the prime TPO trees within the site, which are the remaining TPO Groups G5 and G6 of 'City of Coventry (Birmingham Road No.3) Tree Preservation Order 1965', A revised Dimensioned Tree Protection Plan, illustrating distances between retained trunk centres and Tree Protection Measures. Officers would want to see the majority of TPO Groups G5 (x4 Yews, x6 Holly x2 Cedars) and G6 (x4 remaining Yews, 1 Holly) retained, with a possibility at allowing a few trees from these groups to be removed. These Yews are identified as: G13-B1 to the ACS-Arboricultural Survey Sept '24 within the TPO group G5, plus the Yew and Cedar tree group G16 located closer to Birmingham Road within the TPO group G6. Some of these historic, native Yew trees are hundreds of years old with 1.2m trunk diameters and qualify as potential veterans. Please note that the original 1965 justification for this TPO, still stands strong.
- A detailed Arboricultural Method Statement (AMS) is required for those demolition works which are within the vicinity of the couple of prime TPO tree groups Root Protection Areas and Crown Spreads, which we are now only requiring for retentions. The AMS must include a model Site Monitoring Sheet for approval for use
- The CAVAT assessment must include all the trees shown for removal, calculated at the Full CAVAT Method and to include the spreadsheet which shows the working out.
- The landscape plan must include the replacement of trees accepted for removal, to include their full costs, to include their purchase, delivery, planting and maintenance.

The applicant has not agreed to pay the CAVAT contribution, citing viability concerns, however, the applicant has confirmed that they will pay the BNG offsetting costs of approximately £210,000, when considering these elements in the round with the viability

concerns, the contributions secured via the BNG off-setting together with a comprehensive landscaping scheme to be secured via condition when weighed in the balance of the wider material consideration, it is deemed that the balance is tilted in favour of the development in this particular case.

Officers have conditioned Tree protection measures for the remaining trees on site.

Drainage and Flood Risk

When determining planning applications, Local Planning Authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- Within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

Within the consultation, it was suggested that the site is liable to an increased flood risk, majority of the site lies within Flood Zone 1 and is deemed to be at a low risk of flooding. However, the very south of the site is within Flood Zone 2 & 3 as Pickford Brook runs west-east along the central reservation of the A4114 (Birmingham Road) which is located due south of the site. None of the proposed properties or access is located within the flood zone as such it is not considered that a flooding sequential assessment is required in this instance.

The LLFA raise no objections subject to a condition being appended to the decision securing full details of the proposed drainage system. As such the proposed development, with this condition attached accords with Policies EM4 and EM5 of the Local Plan.

Air Quality

An Air Quality Assessment has been submitted in support of this application. Modelled UK-AIR background concentrations, Defra PCM roadside concentrations, and local air quality monitoring data have been used to establish baseline air quality at the Site and surrounding locale. Predicted background concentrations of NO₂, PM₁₀ and PM_{2.5} at the Site and surrounding locale are all below the relevant AQALs. Local air quality monitoring closest to the Site also illustrates concentrations below of the annual mean AQAL for NO₂ in recent years.

The total emission 'damage costs' of the Proposed Development (sum of NO_x and PM_{2.5} emissions) have been calculated as based on the site generated traffic. Using Defra's Air Quality Appraisal Damage Costs Toolkit, the emissions generated have been applied to the damage costs spreadsheet resulting in the sums of £27,689. This is the indicative value of a package of air quality mitigation measures to offset the real-world impact of emissions from the Site.

Environmental Protection Officers can confirm that they agree with the findings of the Air Quality Assessment with regards to pollutants and predicted concentrations and agree to the amount proposed for air quality damage costs.

Officers agree with the proposed Type 1 mitigation measures, and to clarify one EV charging will be required per dwelling and Ultra-low NOx boilers installed. This could be conditioned in the event of an approval.

Noise

Policy H1 of the Coventry Local Plan states future housing will be designed to create new and stable communities.

Policy H3 of the Coventry Local Plan states that new development must provide a high-quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment. A suitable residential environment includes safe and appropriate access, adequate amenity space and parking provision and be safe from pollution.

A noise assessment has been submitted. Two noise surveys have been carried out in order to establish the existing noise environment at the site, during the daytime and night-time periods, in accordance with current guidance. Road traffic noise from the Pickford Way (A4114), together with road traffic from Birmingham Road (A649), was dominant for the majority of the daytime and nighttime periods across the Site.

The proposed development layout, in conjunction with the embedded mitigation (the acoustic fence), have been used to create an acoustic model of the Site to predict noise impacts at PSRs and ESRs. Assumptions have been made about the details of the embedded mitigation.

With the implementation of the embedded mitigation, external daytime levels in some gardens exceeded the recommended level in accordance with BS8233. Therefore, proposed mitigation measures have been set out to reduce the noise level in outdoor living areas to a level below 55 dB(A). The embedded mitigation is as follows:

- A 2.4m high acoustic barrier at the southern boundary of the Site; and,
- 1.8m high close boarded fencing around the perimeter dwellings.
- All fences/acoustic barriers should include no perforations and have a minimum surface density of 15kgm⁻²

The proposed scheme of mitigation retains the measures described as part of the embedded mitigation but with some modifications. More specifically, the fencing surrounding the outdoor living areas of Plot 21 and Plot 22 are proposed to be heightened from 1.8m to 2.4m.

The daytime and night-time Internal Ambient Noise Levels (IANLs) have been calculated using the predicted façade noise levels. Based on these levels, an indicative acoustic performance specification has been provided for glazing and ventilators. The specification is considered the minimum required to achieve the guideline IANLs for sensitive spaces, in accordance with BS8233 and WHO guidance. Detailed calculations of façade noise break-in should be carried out once the detailed design has been developed to ensure that the IANL requirements are met. Details of the glazing and ventilation specification are outlined below. The red and worst-case scenario glazing will be applied to all the dwellings fronting Pickford Way and will be only on the principal elevation and the principal elevation of the apartment block fronting Birmingham Road.

The existing background sound level measured at the Site has been used to establish recommended plant noise limits at ESRs and PSRs. The daytime and night-time plant noise rating limits will ensure a low impact, in accordance with BS4142.

Environmental Protection officers have no objections subject to conditions for the provision of further information as per the report's conclusions including:

- Overheating mitigation measures and alternative means of ventilation where necessary.
- Prior agreement of further detailed acoustic calculations for façade noise break-in prior to any works commencing on site, to be provided as specifications for windows and ventilation
- Prior confirmation of any plant being installed and compliance with recommended plant noise limits before installation commences.

Contamination

A ground investigation report has been submitted and assessed by officers. Environmental Protection officers have requested a condition be appended to the decision in regard to a UXO assessment, asbestos survey prior to demolition works, a further site investigation.

Infrastructure requirements and developer contributions

Comments and objections have been submitted raise concerns regarding the impact on services such as schools and doctors, the highways network, drainage and flooding and other infrastructure pressures.

Paragraph 56 of the NPPF states local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

This includes setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, and green and blue infrastructure). Where planning conditions are considered the acceptable way to mitigate against any harm that may arise, they have been noted under the relevant sections, with the specific condition given.

However, there are other areas which cannot be mitigated against solely by the imposition of conditions. These are discussed in more detail below.

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.

Please note that all the below S106 contributions are based on the 60 dwellings and will need amending. This will be reported in the late representations document.

NHS Trust:

NHS trust has requested a contribution of £77,933.51 which will go towards the gap in the funding created by each potential patient from this development within their first year of occupation.

NHS (ICB):

The contribution request would be for £125,04.00 which would be used on local improvement works to deliver additional capacity in local primary care facilities to support the population from this development.

In the locality shows that there are several practices providing primary care medical services to the area. The practices have been identified where they are within a 1.5km radius of the location as shown below:

Name of Practice	Address
Allesley Park Medical Centre	Whitaker Road, Coventry CV5 9JE
Allesley Village Surgery	Birmingham Road, Allesley CV5 9BD

Streetscene & Greenspace:

Streetscene & Greenspace have considered the revised plans which have reduced the number of dwellings to 60, the predicted development population to 130 and increased the required onsite greenspace provision to 857 sqm. Calculations have been updated and the onsite greenspace deficit contribution has reduced from £87,181 to £77,699. Officers welcome the addition of a LAP on site. Whilst the greenspace team would prefer the LAP to be more centrally located, officers accept that the location proposed is practical and acceptable. The LAP would have to be designed in accordance with the latest Fields in Trust guidance. A LAP only has a catchment distance of 100m so not all properties within the development fall within catchment of the on-site LAP and as detailed in the previous response the development site is outside safe walking distance of existing play provision at Allesley Park. To offset this, we would request a revised play contribution of £121,149.

Trees:

A CAVAT assessment for the following TPO trees T6 (Sycamore), T18 (Ash), T19 (Ash), T24 (Ash), T27 (Holly), T29 (Holly), T30 (Cedar), T32 (Holly), G16 (Yew) & G13 (Yew) has a cumulative CAVAT value of £853,422.

A CAVAT assessment for the non TPO trees T11 (Yew) and G14 (Ash) has a cumulative CAVAT value of £187,404.

This amounts to a total of £1,040,826. As stated earlier in the report, the developer has not agreed to this contribution.

BNG:

The expected offsetting cost for this would be approximately £210,000.

Air Quality:

Damage costs spreadsheet resulting in the sums of £27,689 for Air Quality will be spent towards air quality mitigation within the city.

Education:

The Education contribution below breaks down the education contribution in terms of total houses and on a per 2+bed dwelling basis. A total contribution of £654,699 is required.

Provision Stage:	Number of Children generated:	Provision:	Contribution requested:
Early years/ Primary	21	Towards improving education facilities (which may include the purchase, improvement and expansion of land and buildings) at St Christopher, St John CE, Whoberley Hall, Allesley Hall, Allesley and/or other schools near the development the area.	£357,346
Secondary	11	Towards improving education facilities (which may include the purchase, improvement and expansion of land and buildings) at Coundon Court, Cardinal Newman, President Kennedy and/or other schools near the development the area	£240,506
Post 16	2	Towards improving education facilities (which may include the purchase, improvement and expansion of land and buildings) at Coundon Court, Cardinal Newman, President Kennedy and/or other schools near the development the area.	£56,847

Sporting Provision:

The proposal contains no indoor sporting provision nor any formal playing pitches.

The population of the proposed development is estimated to be 144no based on an average household occupancy rate of 2.4. This additional population will generate additional demand for sports facilities. If this demand is not adequately met then it may place additional pressure on existing sports facilities, thereby creating or exacerbating deficiencies in facility provision.

The Sports Facilities Calculator and Playing Pitch Calculators indicate that a population of 144 in this local authority area will generate a demand for:

- Pools: 1.55 sqm of pool space costing £33,015
- Sports Halls: 0.04 courts costing £29,891
- Artificial Grass Pitches: 0.09 grass pitches costing £10,481
- Playing Pitches: 0.09 grass pitches costing £10,481
- Pitch maintenance costing £2,205 per annum (based on a 10-year maintenance period £22,050 in total)
- Ancillary Facilities: contribution towards a two-team changing facility costing £28,431

The total sport provision contribution is £129,991.

The agent has agreed all the contributions amounts, however a S106 agreement has not been signed.

Financial Viability Assessment:

A Financial Viability Assessment was submitted in support of the application. This has been assessed and the Council's position is that the scheme is viable with the agreed s106 contributions (minus CAVAT) and a surplus of circa £400k. This is without delving into a detailed cost analysis or challenging the benchmark land value. The applicant does not agree with this position. However, the applicant has confirmed that they are prepared to pay the S106 Contributions excluding the CAVAT payment.

The Tree Officer requests that the important line of TPO trees be retained within the site. However, the submitted arboricultural report identifies these as category U which will not be able to be retained during demolition. They further indicate that the scheme will not be viable if the trees are retained or if the requested CAVAT be met in addition to the s106 requirements. On balance, delivering this site for residential development, the acceptance of the other s106 requests and given that these trees are category U it is considered that their loss is acceptable.

The Local Planning Authority has now accepted the S106 Contributions excluding the CAVAT payment.

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;
 - a) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - b) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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

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

CONCLUSION

The site is allocated for residential development in the emerging Local Plan and is acceptable in principle. The proposals will regenerate this vacant site with 55 market houses in the Conservation Area with a density and housing mix suitable for this location. The less than substantial harm that the development would have upon the loss of the TPO trees in the Conservation Area would be outweighed by the public benefit. The development will have minimal impact upon neighbour amenity of both existing and future occupiers. The proposed landscaping would provide a net gain in biodiversity on the site with contributions made to

improving infrastructure for public benefits. The proposed development is therefore considered to be acceptable 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, H9, GE1, GE3, GE4, DE1, HE2, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5 and EM7 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

POLICY APPENDIX

National Planning Policy Framework (NPPF) December 2024.

Coventry Local Plan 2017 & Emerging Local Policy.

Supplementary Planning Guidance/ Documents (SPG/ SPD).

The National Planning Policy Framework (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".

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).

Part C of Paragraph 125 of the NPPF states that planning decisions should 'give substantial weight to the value of using suitable brownfield land within settlements for homes ... unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land'..

Policy H3 of the Coventry Local Plan 2017 states that a suitable residential environment will include safe and appropriate access, have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues. Wherever possible new developments should also be:

- 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; and
- e) within 400m of a bus stop
- f) within 400m of publicly accessible green space.

Housing mix and density

Policy H4 of the Coventry Local Plan 2017 relates to housing mix, the policy states that the Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city in accordance with the latest Strategic Housing Market Assessment. That being said, part 2 of H4 states that in assessing the housing mix in residential schemes the Council may take into account circumstances where it may not be appropriate to provide the full range of housing types in accordance with the latest Strategic Housing Market Assessment, including; sites where particular house types and/ or building forms may be required in order to sustain or enhance the setting of a heritage asset.

Policy H9 of the Coventry Local Plan 2017 relates to residential density and states outside of the Ring Road (The A4053) a minimum of 35 dwellings per hectare (net) should be provided on Previously Developed Land.

Affordable housing

Policy H6 of the Coventry Local Plan 2017 relates to affordable housing and states that new residential schemes of 25 dwellings or more (excluding student accommodation), or more than 1ha, will be expected to provide 25% of all dwellings as affordable homes.

Design & Heritage

Policy DE1 of the Coventry Local Plan 2017 seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Policy HE2 of the Coventry Local Plan 2017 states '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.'

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”.

Archaeology

Policy HE2 of the adopted Coventry Local Plan 2017 seeks to ensure that development proposals do not cause harm to heritage assets in the form of archaeology, this is consistent with Paragraph 207 of the NPPF (2024).

Residential Amenity

Policies H3, H5 and DE1 of the adopted Coventry Local Plan 2017 seek to ensure that development proposals provide a suitable living environment for future occupiers, whilst also not resulting in a detrimental impact to existing/neighbouring residential occupiers, the NPPF reaffirms the importance of quality design.

Highways

Policy AC1 of the adopted Coventry Local Plan 2017 states ‘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 AC2 seeks to ensure that development proposals do not have a detrimental impact upon the road network and where required suitable mitigation should be provided as part of any approval, i.e. through obligations.

Policy AC3 of the adopted Coventry Local Plan 2017 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.

Ecology/Biodiversity

Paragraph 187 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 Coventry Local Plan 2017 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 adopted Coventry Local Plan 2017 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.

Trees

Paragraph 136 of the NPPF (2024) attributes trees to making an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. As such the NPPF is clear in that planning decisions should ensure that new streets are tree-lined and that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.

Policy GE4 of the adopted Coventry Local Plan 2017 states the development proposals will be positively considered provided that:

- a) there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development, any loss should be supported by a tree survey.

- b) trees not to be retained as a result of the development are replaced with new trees as part of a well-designed landscape scheme; and
- c) existing trees worthy of retention are sympathetically incorporated into the overall design of the scheme including all necessary measures taken to ensure their continued protection and survival during construction

Drainage and Flood Risk

Policy EM4 of the adopted Coventry Local Plan 2017 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 of the adopted Coventry Local Plan 2017 states that all development must apply SUDs and should ensure that surface water runoff is managed as close to its source as possible.

Air Quality

Policy EM7 of the adopted Coventry Local Plan 2017 requires new developments to ensure that there is not an increase in air quality issues, this is supported and consistent with Paragraph 199 of the NPPF (2024) which states that planning decisions will have due regard for Air Quality Management Areas, of which the site and the rest of the city lies within.

Noise

Policy H1 of the Coventry Local Plan 2017 states future housing will be designed to create new and stable communities.

Policy H3 of the Coventry Local Plan 2017 states that new development must provide a high-quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment. A suitable residential environment includes safe and appropriate access, adequate amenity space and parking provision and be safe from pollution.

Developer contributions

Policy IM1 ‘Developer Contributions for Infrastructure’ of the Coventry Local Plan 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 if the application was found to be acceptable.

CONDITIONS/REASONS

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason:	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>

2.

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

Location Plan - Drawing No.1310-24-100

Planning Layout (Colour) DWG 1310-24-200 Rev L

Street Scenes DWG 1310-24-230 Rev C

Proposed Street Scene DWG 1694-24 Rev B

Street Scene Plots 51-57 DWG 1694-53 Rev A

Materials Plan DWG 1310-24-250 Rev D

Enclosures Plan DWG 1310-24-260 Rev D

Storey Height Plan DWG 1310-24-270 Rev D

Refuse Strategy Plan DWG 1310-24-280 Rev D

Detailed Landscape Proposals DWG C-2260-01 Rev D

Acoustic Barrier DWG 1310-24-290

Sections DWG 1310-24-240 Rev C

Plot 1-9 Floor Plans and Elevations - Option A DWG 1694-33 Rev D

Wentbridge Floor Plans DWG WEN/0-001 Rev B

Wentbridge Elevations DWG WEN/0-002 Rev B

Salbury Floor Plans DWG SAL/END/0-001.5 Rev B

Salbury Elevations DWG SAL/END/0-002 Rev C

Ripley Floor Plans DWG RIP/MID/0-001.5 Rev A

Ripley Elevations DWG RIP/MID/0-002 Rev C

Ripley Floor Plans DWG RIP/END/0-001.5 Rev D

Ripley Elevations DWG RIP/END/0-002.5 Rev D

Netherton Floor Plans DWG NET/DET/0-001 Rev A

Netherton Elevations DWG NET/DET/0-002 Rev A

Maltby Floor Plans DWG MAL/0-001 Rev A

Maltby Elevations DWG MAL/0-002 Rev A

Leyburn Floor Plans DWG LEY/DET/0-001 Rev A

Leyburn Elevations DWG LEY/0-002

Horbury Floor Plans DWG HOR/0-001 Rev B

Horbury Elevations DWG HOR/0-002 Rev A

Ferndale Floor Plans DWG FER/END/0-001.5 Rev A

Ferndale Elevations DWG FER/END/0-002 Rev A

Appleton Floor Plans DWG APP/0-001 Rev B

Appleton Elevations DWG APP/0-002 Rev B

Plots 51-53 Floor Plans and Elevations DWG 1694-52 Rev A

Plots 54-55 Floor Plans and Elevations DWG 1694-51 Rev A

Plots 56-57 Floor Plans and Elevations DWG 1694-50 Rev A

Garage Single - Plans- Drawing No.500/005 Rev A

Garage Double- Plans Drawing No.501/006 Rev A

85 Birmingham Road Garage - Drawing No.501/006 Rev A

Site Access Junction General Arrangement - Drawing No.07905-CI-A-0001 P02

Site Access Junction Geometry Plan - Drawing No.07905-CI-A-0002 P02

Site Access Junction Vehicle Swept Paths - Drawing No.07905-CI-A-0003 P02

Internal Visibility Assessment - Drawing No.07905-CI-A-0004 P01

	<p>Internal Layout Review DWG 07905-CI-A-0006 Transport Assessment, dated 30th October 2024 - Report Ref.0790 Sustainable Buildings Statement, dated October 2024 - Report Ref.009402 Issue 15 Rev B Statement of Community Involvement, dated November 2024 Planning Statement, dated November 2024 Vacant Building Credit Statement dated January 2026 Design and Access Statement, dated October 2024 Historic Building Recording, dated 7th November 2024 - Report Ref.P24-0554 Structural Survey and Condition Report dated 20th November 2024 Archaeology and Built Heritage Desk-Based Assessment dated December 2024 Topographical Survey - Sheet 1 - Drawing No.U0244 Topographical Survey - Sheet 2 - Drawing No.U0244 Demolition Land Remediation Tree Loss Plan DWG Allesley Hotel Rev 1 Arboricultural Implication Study dated April 2025 Arboricultural Demolition Statement dated 16th July 2025 Arboricultural Survey Tree Protection Plan - Drawing No.TPP/5180/Y/300 Ecological Impact Assessment dated November 2024 BNG Metric Biodiversity Impact Assessment, as submitted 18th November 2024 BIA Baseline Habitat Plan - Drawing No.RSE_8026_BIAB_1024_V1R2 BIA Baseline Habitat Plan - Drawing No.RSE_8026_BIAP_1024_V1R2 Surface Water Network, dated 25th October 2024 - Report Ref.2024-10-25 Surface Water Supplementary Soaking Testing, dated 18th October 2024 - Report Ref.: 210-24-038.3091 Supplementary Soakage Testing letter dated 15th July 2025 SAP Calculations for Houses, as submitted 18th November 2024 Impermeable Area Plan DWG M44595-JNP-92-XX-DR-C-2001 Rev P02 Exceedance Flow Layout DWG M44595-JNP-92-XX-DR-C-2002 Rev P03 Proposed Drainage Strategy DWG M44595-JNP-92-XX-DR-C-2003 Rev P03 Flood Risk Assessment and Drainage Strategy dated October 2024 Site Investigation, dated April 2022 - Report No.210-21-038-09 Air Quality Assessment, dated 5th November 2024 - Report Ref.33873-HYD-XX-ZZ-RP-Y-2001_P03 Noise Impact Assessment dated 23rd July 2025 Rapid Health Impact Assessment, dated November 2024 - Report Ref.664198</p>
Reason:	<i>For the avoidance of doubt and in the interests of proper planning.</i>
3.	<p>Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the</p>

	development and thereafter shall be retained and shall not be removed or altered in any way.
Reason:	<i>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 and the emerging Local Plan.</i>
4.	Prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first occupation of the dwellings hereby permitted; and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes, in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.
Reason:	<i>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 and the emerging Local Plan.</i>
5.	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:	<i>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.</i>
6.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, the first and

	second floor windows to be formed in the west side facing elevation of the Apartment block for Plots 1-9 hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window will be at least 1.7m above the floor of any room in which the window is installed.
Reason:	<i>In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2017.</i>
7.	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:	<i>To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2017.</i>
8.	<p>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:-</p> <ul style="list-style-type: none"> • 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. • 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 mediums 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. • The use of water harvesting and grey water reuse at individual plot level within the development. This consideration should include both the deployment of water butts, and dedicated tank-based storage where appropriate and any reasons for NOT using should be clearly stated. • The deployment of green roof and/or wall technology on suitable structures within the development. All in accordance with Coventry City Council's Supplementary Planning Document "Delivering a more Sustainable City". <ul style="list-style-type: none"> i. The stormwater discharge rates from the development shall be managed in order to reduce flood risk to surrounding sites, downstream areas or the wider environment by means of a suitable vortex flow control mechanism (or mechanisms) limiting the total site discharge offsite to Qbar greenfield rates or

	<p>5 l/s, whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the CCC SFRA.</p> <p>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.</p> <p>iii. Prior to the commencement of any works on site, provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase, particularly with respect to the planned demolition/construction works and the deposition of silts and cementitious materials. This should be covered under environmental risks in the Site Specific CEMP.</p> <p>iv. 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 and adjacent highway infrastructure will be protected in such an event.</p> <p>v. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.</p> <p>vi. Prior to commencement of the demolition process, any drainage to be retained should be marked on a plan, and at the ground surface, and should be capped to prevent the ingress of demolition or construction materials in the vicinity.</p> <p>vii. Upon completion of demolition works, the buried drainage in the vicinity of the site should be inspected by CCTV to ensure that the services have not been damaged and that the drains are not blocked.</p> <p>viii. 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.</p> <p>ix. Foul drainage plans The drainage details shall be installed in full accordance with the approved documentation and thereafter shall be maintained and shall not be removed or altered in any way.</p>
Reason:	<p><i>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 Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.</i></p>
9.	<p>Prior to their incorporation into the development hereby permitted, a package of measures to minimise the impact of the development upon local air quality</p>

	<p>shall be submitted to and in writing by the Local Planning Authority. These measures shall have consideration of the following: -</p> <p>(i) Provision for electric vehicle recharging points or dwellings to be made 'EV-ready' so a power connection is available to install an EV charge point as required;</p> <p>(ii) Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh);</p> <p>(iii) A construction method statement demonstrating how dust and noise emissions are to be mitigated during construction. 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.</p>
Reason:	<i>To mitigate the impacts of development on air quality during and post construction in accordance with Policies DS3 & EM7 of the Coventry Local Plan 2017.</i>
10.	The development hereby permitted shall not commence unless and until a Desk Study for Potential Unexploded Ordnance Contamination and a risk mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in strict accordance with the approved details.
Reason:	<i>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.</i>
11.	The development hereby permitted shall not commence unless and until an Asbestos Survey has been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in strict accordance with the approved details.
Reason:	<i>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.</i>
12.	<p>The development hereby permitted shall not commence until the following noise details have been submitted to and approved in writing by the Local Planning Authority.</p> <ul style="list-style-type: none"> • Overheating mitigation measures and alternative means of ventilation where necessary. • Prior agreement of further detailed acoustic calculations for façade noise break-in prior to any works commencing on site, to be provided as specifications for windows and ventilation • Prior confirmation of any plant being installed and compliance with

	<p>recommended plant noise limits before installation commences. The development shall only proceed in strict accordance with the approved details.</p>
Reason:	<p><i>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.</i></p>
13.	<p>No demolition/ development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological works, to be defined in a Written Scheme of Investigation that has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:</p> <ul style="list-style-type: none"> - The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; - The identification and assessment of the extent, character and significance of archaeological remains within the application area; - The assessment of the impact of the proposed development on the archaeological remains; - Measures to ensure the preservation in situ or by record of archaeological features of identified importance; - Methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts; -The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material - A timetable of works in relation to the proposed development; - A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications <p>The development shall not be occupied until any archaeological mitigation investigation and post investigation assessment has been completed in accordance with the programme set out in the approved written scheme of investigation, and provision made for analysis, publication and dissemination of results and archive deposition has been secured.</p>
Reason:	<p><i>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 2017.</i></p>
14.	<p>No development (including any demolition or preparatory works) shall commence unless and until a walkover badger survey has been undertaken by a qualified ecologist to ensure that there have been no setts created within the</p>

	<p>application site since the date of the badger survey provided in support of the application. The results of this survey work together with the scope and timing of any necessary mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works. The mitigation measures shall be undertaken in full accordance with the approved details and timetable of works and once undertaken shall not be removed or altered in any way.</p>
Reason:	<p><i>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 2024.</i></p>
15.	<p>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.</p>
Reason:	<p><i>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 2024.</i></p>
16.	<p>Prior to the first occupation of the development hereby permitted details of Bat boxes, Bird boxes, hibernacula features, bee bricks, and log piles shall be submitted to and approved in writing by the Local Planning Authority. The Bat boxes, Bird boxes, hibernacula features, bee bricks, and log piles shall be fully installed in strict accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.</p>
Reason:	<p><i>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 2024.</i></p>
17.	<p>No removal of trees/ hedges/ shrubs/ or demolition of buildings/ structures shall take place between 1st March and 31st August (inclusive) unless a survey to assess the nesting bird activity on the site during this period has been undertaken by a qualified surveyor, and a scheme to protect any nesting birds identified on the site has first been submitted to and approved in writing by the Local Planning Authority. No trees/ hedges/ shrubs shall be removed, or</p>

	buildings/ structures shall be demolished between 1st March and 31st August (inclusive) other than in strict accordance with the approved bird nesting protection scheme.
Reason:	<i>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 2024.</i>
18.	No development (including any demolition or preparatory works) shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following: (a) a risk assessment of potentially damaging construction activities;(b) identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat); (c) practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within canopy and root protection areas for hedgerows or protected trees); (d) the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular); (e) the times during construction when specialist ecologists need to be present on site to oversee works (as required); (f) responsible persons and lines of communication; and (g) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary). The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.
Reason:	<i>In order to safeguard protected and/or priority species from undue disturbance and impacts, noting that initial preparatory works could have unacceptable impacts; and in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017.</i>
19.	Prior to the first occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed; b) Ecological trends and constraints on site that might influence management; c) Aims and objectives of management, including mitigation and enhancement for species identified on site; d) Appropriate management option for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of

	<p>being rolled forward over a ten-year period);</p> <p>g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation;</p> <p>h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met. The LEMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.</p>
Reason:	<i>In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017.</i>
20.	<p>Prior to the installation of any street lighting or any external lighting to be fixed to any building(s), an external lighting strategy (including a plan) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate that lighting shall be kept to a minimum at night in order to minimise impact on emerging and foraging bats, and to restrict light spillage onto foraging corridors. The lighting shall be installed in full accordance with the approved strategy and all lighting thereafter shall be subsequently maintained in strict accordance with the approved details.</p>
Reason:	<i>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 2024.</i>
21.	<p>No development (including any demolition or preparatory works) shall commence unless and until a scheme for the retention of the bat roost(s) and the retention of the existing entry/emergence routes, or the provision of alternative roost space and new entry/emergence routes, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for the implementation of the development which avoids any building or other operations likely to affect the bat roost being undertaken between April- September (inclusive), whilst also ensuring that at no time provision for roosting bats is lost from the site. The development shall only be carried out in strict accordance with the approved scheme.</p>
Reason:	<i>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 2024.</i>
22.	<p>No development (including any demolition or preparatory works) shall commence unless and until an Invasive Non-Native Species Protocol (INN-SP)</p>

	<p>has been submitted to and approved in writing by the Local Planning Authority. The INNSP shall detail the timing and method of containment, control and removal of Japanese Knotweed from the site. The development shall only proceed only in full accordance with the measures identified in the approved INNSP.</p>
Reason:	<p><i>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 2024.</i></p>
23.	<p>No development (including any demolition or preparatory works) shall commence unless and until a scheme ('the offsetting scheme') for the offsetting of biodiversity impacts at the site has been submitted to and approved in writing by the Local Planning Authority. The offsetting scheme shall include: a) a methodology for the identification of receptor site(s); b) the identification of receptor site(s); c) details of the offset requirements of the development (14.88 units) (in accordance with the recognised offsetting metrics standard outlines in the Defra Metrics Guidance dated March 2012, or any document that may update or supersede that guidance). d) the provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery); and e) a management and monitoring plan (to include for the provision and maintenance of the offsetting measures in perpetuity). The offsetting scheme shall be implemented in strict accordance with the approved details within three months of the first occupation of the development hereby permitted and thereafter shall not be withdrawn or amended in any way.</p>
Reason:	<p><i>In order to safeguard and enhance habitat and secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i></p>
24.	<p>Prior to the first occupation of the development hereby permitted, a landscape management plan, including long term design objectives, long term management responsibilities and maintenance schedules for all landscape areas (other than domestic gardens within the curtilage of a single dwellinghouse), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented as soon as the approved landscaping is carried out and shall not be withdrawn or altered in any way.</p>
Reason:	<p><i>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</i></p>

	<i>with Policy GE1 and DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
25.	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 plans and thereafter shall remain available for use at all times.
Reason:	<i>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 and the emerging Local Plan.</i>
26.	No development or other operations (including any demolition, site clearance or other preparatory works) shall be commenced unless and until tree and hedge protection measures have been submitted to and approved in writing by the Local Planning Authority. The tree protection measures shall safeguard against damage or injury during construction works (in accordance with Clause 7 of British Standard BS5837 - 2012 Trees in relation to design, demolition and construction - Recommendations) all trees on the site, or those tree(s) whose root protection areas or outer crowns may extend within the site and which are within the City of Coventry Allesley Village Conservation Area. In particular 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 Root Protection Area or outer crown 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 be 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). The approved mitigation and / or protection measures shall be put in place prior to the commencement of any works and shall remain in place during all construction work.
Reason:	<i>To protect those trees which are of significant amenity value to the Conservation Area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3, GE4 and HE2 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
27.	Prior to occupation of the [BUILDING/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

	<p>full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.</p>
Reason:	<p><i>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 and the emerging Local Plan.</i></p>
28.	<p>No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of: - hours of work; - hours of deliveries to the site; - the parking of vehicles of site operatives and visitors during the demolition/construction phase; - the delivery access point; - the loading and unloading of plant and materials; - anticipated size and frequency of vehicles moving to/from the site; - the storage of plant and materials used in constructing the development; - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; - wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; - measures to control the emission of dust and dirt during demolition and construction; - measures to control the presence of asbestos; - measures to minimise noise disturbance to neighbouring properties during demolition and construction; - details of any piling together with details of how any associated vibration will be monitored and controlled; and - a scheme for recycling / disposing of waste resulting from demolition and construction works. Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.</p>
Reason:	<p><i>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 AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.</i></p>
29.	<p>Prior to the first occupation of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable and methods of monitoring the performance of the Plan), to promote travel by sustainable modes, and shall be implemented in accordance with the details specified therein and shall not be amended in any way.</p>

Reason:	<i>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 and the emerging Local Plan.</i>
30.	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:	<i>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.</i>
31.	Prior to commencement of development, full engineering and construction details of the vehicular access hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented prior to the first occupation of the development and retained thereafter.
Reason:	<i>In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017.</i>
32.	Before the vehicular access hereby permitted is first used, visibility splays of 45m are required to the west of the access and visibility splays of 43m are required to the east when measured 2.4m back from the near side edge of the carriageway. The visibility splays shall be retained thereafter with nothing in the visibility splay exceeding 600mm in height.
Reason:	<i>In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017.</i>
33.	Prior to commencement of development, full engineering and construction details of the pedestrian crossing on Birmingham Road shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented prior to the first occupation of the development and retained thereafter.
Reason:	<i>In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017.</i>

34.	Prior to commencement of development, details of a scheme to improve Public Footpath 290 that connects from Birmingham Road to Winsford Avenue has been submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented prior to the first occupation of the development.
Reason:	<i>In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017.</i>