

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	PL/2025/0002213/FUL
<b>Site:</b>	Cardinal Wiseman School
<b>Ward:</b>	Henley
<b>Proposal:</b>	New artificial grass pitch (AGP) with associated fencing, lighting, storage recesses, hard standing access and areas of soft landscaping
<b>Case Officer:</b>	Andrew Tew

## **INTRODUCTION**

The application is before Planning Committee due to the number of neighbour objections and having being called in by Cllr Ruane.

## **RECOMMENDATION**

Planning Committee are recommended to grant planning permission, subject to conditions.

## **REASON FOR DECISION**

The proposed development is acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions in accordance with Coventry Local Plan policies listed in the report below.

## **SITE DESCRIPTION**

The application site is approximately 3 miles north east of Coventry City Centre in a predominantly residential area. The wider school site comprises buildings, playground areas and playing fields. The built areas are to the north of the site and playing fields to the south.

The specific siting of the proposal is centrally in the wider site, with residential to the east and west.

The site is not within an archaeological constraint area, which is located to the west. The locally listed dwellinghouse 95 Potters Green Road is located to the north west of the site, circa 65m away from the proposed development.

Access remains unchanged, with an existing access off Potters Green Road proposed for use during construction.

## **APPLICATION PROPOSAL**

The proposal is to replace an existing sports pitch with a new artificial grass pitch (AGP) with associated fencing, lighting, storage recesses, hard standing access and areas of soft landscaping.

The proposed fencing comprises a rigid panel mesh system (200mm x 50mm apertures) to a height of 4.5m, with rebound panels to a height of 1.2m, to reduce ball strike damage/wear. There is a section of 1.2m high mesh fencing between the AGP and the adjacent spectator area. All steelworks shall be galvanized and powder coated green (RAL 6005) with supporting box section posts.

The proposed lighting system comprises eight galvanized columns each 15.0m in height with LED luminaries.

The proposed construction route is via maintenance gates due north west of the development where Potters Green Rd meets Frankwell Drive.

The school pupils would access the development much like the existing playing field, via the main entrance and internal paths. Community users would be welcomed similarly outside of core school hours, with access granted to the various car park and cycle storage provisions onsite.

The hours of use proposed are:

Monday – Friday School use 08:30 – 17:00; Community use 17:00 – 21:00.

Saturday – Community use 09:00 – 19:00

Sunday/Bank holiday – Community use 10:00 – 16:00

## RELEVANT PLANNING HISTORY

Application Number	Description of Development	Decision and Date
PL/2022/0000079/FUL	Classroom extension to form science teaching room	Granted 13/03/2023
FUL/2022/2793	Erection of a single storey, three classroom modular extension.	Granted 14/12/2022

## POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024.

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 6<sup>th</sup> December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy CO1: New or improved social community and leisure premises

Policy CO2: Re-Use of or Redevelopment of Facilities

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy DE1: Ensuring High Quality Design

Policy HE2: Conservation and Heritage Assets

Policy AC1: Accessible Transport Network

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

Policy EM1: Planning for Climate Change Adaptation

Policy EM2: Building Standards

Policy EM4: Flood Risk Management

Policy EM5: Sustainable Drainage Systems (SuDS)

Policy EM7: Air Quality

**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 CO1: New or improved social community and leisure premises

Policy GE3: Biodiversity, Geological, and Landscape Conservation

Policy GE4: Tree Protection

Policy DE1: Ensuring High Quality Design

Policy HE2: Conservation and Heritage Assets

Policy AC1: Accessible Transport Network

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Active Transport Provision including Walking, Cycling and Micro Mobility

Policy EM1: Planning for Climate Change Adaptation

Policy EM4: Flood Risk Management

Policy EM5: Sustainable Drainage Systems (SuDS)

Policy EM7: Air Quality

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

Air Quality SPD

Coventry Connected SPD

Biodiversity Net Gain SPD

**CONSULTATION**

No objections subject to conditions have been received from:

Highways

Environmental Protection

LLFA

Archaeology

Sports England

Sports Development

**Neighbour consultation**

Immediate neighbours and local councillors have been notified.

A site notice was posted on 01/12/2025.

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

This is a sports centre on a school property where there are already pitches in the locality

No demonstrated need for community uses

More intensive use of space

Noise created by proposal

Noise limits exceeded

Parking

Insufficient info on highways, access and parking

Anti-social behaviour

No policing of pitch

Drainage and flooding risk  
Environmental and health issues relating to the pitch and lighting  
Increased carbon footprint  
Due process not met with neighbour consultation  
Times of construction

There has been a petition signed by 21 people, from 18 addresses summarised as:

The proposal changes the whole character of the surrounding area and has cumulative harm impact upon neighbouring residents due to: long proposed extended opening hours weekdays, weekends and bank holidays: increase noise, light pollution and an increase in traffic; no analysis to demonstrate a need for this provision; and no plan in place to manage anti-social behaviour

7 letters of support have been received, raising the following material planning considerations:

Decent facilities for 4g are limited  
Grassroots clubs struggling to get facilities  
Acute shortage of facilities compared to demand  
Increases opportunity for young to engage in sport which is beneficial for mental health  
Excellent opportunity for children to engage in extracurricular sports  
School trying to build stronger community  
Provision for other schools welcome  
Provide high quality environment  
Will extend access beyond school hours, enabling community engagement and supporting local clubs and organisations  
Proposed site already within existing school grounds and would ensure minimal disruption to residents  
Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:  
Personal circumstances of neighbours (stress and mental health impact)  
Schools rhetoric  
School has been where it is and part of the community for 70years  
With regards to these representations, all were received from addresses within 300m of the application site.

Any further comments received will be reported within late representations.

## **APPRAISAL**

The issues in determining this application are principle of development, the impact upon the character of the area and heritage assets, the impact upon neighbouring amenity, noise and light impact, highway considerations, flood risk, contaminated land, air quality, ecology, drainage, and infrastructure. The relevant policy text(s) for each issue are included in the Policy Appendix at the end of the report.

### **Principle of development**

Policy CO1 seeks to ensure a sequential approach is taken to locating leisure facilities. In this case the Cardinal Wiseman School is an existing and established facility with sports pitches and Policy supports the improvement and enhancement of such facilities, subject to there being no adverse impact upon visual amenity, neighbouring amenity, traffic, ecology and biodiversity.

Whilst the scheme presents a positive enhancement of these existing sports facilities on site the impacts upon visual amenity, neighbouring amenity, traffic, ecology and drainage will be considered in more detail below.

#### Impact on visual amenity

The proposed pitch and associated flood lights and fencing etc. will be well screened from the public highway and where features are visible these will be read within the context of the existing site and facilities. The site is located centrally within the site circa 60m from dwellings to the east and west.

The fencing consists of steel wires (200 x 50mm apertures) mounted on steel posts, all powder coated RAL 6005 green and the lighting columns will be colour coated grey/silver. The scheme is not considered to have any impact upon visual amenity, due to its location centrally within the school site. The proposed development is utilitarian and a normal development within the context of schools across the city.

#### Impact on neighbouring amenity

Policy CO1 'New or improved social community and leisure premises' seeks to ensure amongst other things that there will be no material impact on neighbouring amenity. Although the site relates to an existing playing field at an existing school, Sports England require new pitches to be used for community uses out of school hours, via a community use agreement, and therefore there is potential for noise and disturbance later into the evening and at weekends, especially with the provision of floodlighting. A Noise Impact Assessment for the proposed AGP by Healthy Abode Ltd (HA Acoustics) was submitted to support the scheme. The assessment considers baseline noise conditions, predicted operational noise levels, and compliance with relevant planning and acoustic guidance.

The survey, conducted according to BS 7445-1:2003 between 31 October and 7 November 2025, determined existing ambient levels of 56–57 dB ( $L_{Aeq}$ ) at nearest noise-sensitive receptors. Predicted operational noise levels for the proposed AGP, based on Sport England, WHO, and NPPF guidelines, range from 44–52 dB ( $L_{Aeq}$ ) at surrounding properties, with only one location marginally exceeding guidelines while remaining below ambient levels, concluding no significant adverse impacts. The report states the AGP is considered acoustically acceptable, with noise levels complying with national planning policy and technical guidance.

Following Environmental Protection comments requesting an acoustic barrier be modelled, a revised noise impact assessment (Version 2) included assessment of external amenity areas at the nearest noise-sensitive receptors (NSRs); Correction of a noise-source calibration error in the original model and; Inclusion of additional mitigation measures

With a 2-metre-high acoustic barrier, reducing predicted operational noise levels for the AGP to 40–48 dB ( $L_{Aeq}$ ). The assessment indicates that with mitigation, the most affected receptor (NSR4) will be 2–5 dB(A) below WHO and Sport England guidelines.

Environmental Protection have considered the modelling within the report and note, given the marginal reduction the 2m fence offers, the acoustic fence is not required.

Considering that the noise impact, coupled with mitigation as detailed in the noise management plan submitted, the impact is considered to be acceptable. The site has an extant use as a sports playing field for the existing school. The impacts created relate to the extended hours of the facility for community use.

Subject to adherence with the noise assessment and management plan, the scheme is not therefore considered to create any significant impact upon neighbouring amenity.

### **Lighting**

8 no. 15m floodlights are proposed with the application. The applicants have provided a light spill showing the containment within the site. Environment Protection have flagged the diagram did not consider glare and requested details of how the lights will be orientated/angled and shielded to prevent glare to the neighbouring properties. This was raised with the agent and the lighting consultant provided an updated plan including light intensity (candelas) values at the dwellings around the site, assessed against the institute of lighting professionals (ILP) guidance to ensure compliance with obtrusive light. With lights tilted 5% from the horizontal, reducing light pollution, the details are considered acceptable by Environmental Protection and the proposal is not considered harmful by virtue of lighting.

### **Contaminated Land**

Whilst no visual or olfactory evidence of contamination was found, there has only been limited chemical analysis of topsoil and not the underlying made ground. This was raised with the agent who confirmed the engineers who undertook the ground investigations and soil samples have confirmed the scope as appropriate for the type and scale of the development here, in keeping with those which they have completed for the wider (sports) construction industry. Additional testing is not deemed necessary based on the depth of excavation and minor earthworks.

Environmental Protection have considered the response and require a contaminated land condition, to ensure that should any unexpected contamination be experienced, that it is controlled and dealt with appropriately.

### **Sport England**

Sport England are a statutory consultee for this application. In seeking to balance the potential loss of playing field against the provision of a new indoor or outdoor sports facility, Sport England will consider the following factors: The need for the facility; Technical suitability; Community availability; Sports development; Local level of pitch provision; The physical location of the new facility and improving the delivery of sport and physical education on school sites.

Sport England objected to the initial proposal noting “the proposal has the potential to meet policy (Exception Policy E5) subject to further information being provided to address the matters detailed within this response...” Sport England’s exception policy E5 relates to proposed development involves building a new indoor or outdoor sports facility on a playing field. It allows for the loss of playing field land only if the new facility’s sporting benefit is sufficient to outweigh the detriment of losing the existing field.

It was recommended that the applicant engages with the FA, RFU and clubs to identify potential users of the pitch to demonstrate a strategic need for the facility without impacting on existing facilities; To ensure that the facility will be of appropriate construction and specification, the applicant should provide clarity as to whether the pitch will be World Rugby compliant; To ensure that the facility will be of appropriate construction and specification, the applicant should provide clarity as to whether the pitch will be World Rugby compliant.

The applicant undertook further engagement with the appropriate stakeholders and provided additional information in their response to Sport England and within the proposed field layout NSCWS011B that demonstrated the need, compliance with relevant bodies and construction specification.

Sport England has subsequently withdrawn their initial objection, subject to conditions on pitch accreditation and a community use agreement.

### **Highway considerations**

As the site relates to an existing and established facility, there is no requirement to provide additional parking. The school has 120 parking spaces. The ASP will be used by the school, during school hours. When used outside these hours for community use, the existing car parking spaces will be made available to users.

Many of the objections received cite parking and highways safety and it is clear from the comments that there are issues relating to parking and highways that exist already. However, the use of the facility for community use will take place outside of school hours when the demand for spaces from the staff and school community will be greatly diminished.

The Local Highway Authority (LHA) does not consider that a Transport Assessment would be proportionate to the scale of the development or necessary to assess the application. Following from queries raised by the LHA around how the car parking arrangements will be regulated, the applicant has submitted a Parking Plan and a Car Park Management Plan adopting a worst-case scenario in terms of vehicle numbers. They have assumed each match is fully booked, and every single football player drives their own vehicle to the facility (which is unlikely to occur as a proportion will walk, cycle, car share or use public transport and many will be local children).

The site will have 24 surplus car parking spaces per session booking, so there is no need for players to park off-site. Vehicle movements are likely to be tidal, i.e. all leaving or all arriving, going in the same direction minimising any congestion. The car park access will benefit from staff supervision during peak periods to control the flow of traffic and maintain access routes for emergency vehicles.

In order to reduce any risk of congestion, there will be a strict limit on the number of matches with a controlled booking system. Teams will be instructed not to attend more than 10 minutes before a game and prompt departure will be promoted. There is an option to stagger fixtures if this proves to be required. Pedestrians will have defined routes with separation between vehicles and foot traffic and will be supervised by staff during peak periods. The details contained within the Car Park Management Plan will be secured by condition, should permission come forward.

The Highway Authority has no objection to the scheme, subject to a construction management plan condition. Considering the above, the impact on Highways is considered acceptable.

### **Flood Risk**

A drainage strategy and plan have been submitted with the application. The Lead Local Flood Authority (LLFA) have been consulted. They recommend that the minimum kerb height is increased where possible to provide further resilience to the proposed system, to provide more above ground storage than required. They also encourage the Applicant to wrap the proposed pipework with a geotextile membrane to ensure separation is achieved between the pipe and surrounding media; this would mitigate the risk of backwashing effects from the ditch course, and improve the maintenance opportunities for cleansing the system, when necessary.

The LLFA recommend that the Applicant considers the above remarks, which will be included as an informative, should permission be forthcoming. On this basis, they raise no objection to the proposed development.

### **Ecology**

The loss of biodiversity created by the artificial grass must be compensated for. A submitted Biodiversity Net Gain Assessment states a BNG uplift can be achieved, via planting of neutral grassland and native trees within the site. This is proposed adjacent to an existing hedge line and land to the south east of the school.

Ecology have been consulted and note the habitats created are ideal for the area and will improve the biodiversity of the site. They raise no objection to the proposal subject to conditions on a landscaping plan, Habitat Management and Monitoring Plan (HMMP) and lighting strategy to minimise impacts on bats.

### **Other matters**

Concerns have been flagged regarding run off and wind distribution of toxic carcinogens and chemicals in pitch being cancerous. The LPA acknowledges these concerns raised by residents.

The consensus among bodies such as the European Chemicals Agency (ECHA) and the UK Health Security Agency (formerly Public Health England) is that the exposure levels to chemicals in rubber crumb fall well below safety thresholds. Current evidence does not support a link between playing on artificial grass pitches and an increased risk of cancer. The proposal is therefore considered acceptable with regard to human health and safety.

### **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:

eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

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.

Personal issues around stress and mental health have been raised by objectors, and the council has considered its obligations under the Equality Act 2010 and has duly considered the potential implications on stress and mental health within the assessment.

Whilst stress in itself does not necessarily constitute a disability under the Act, the Council has considered whether the proposal would give rise to impacts (such as noise, disturbance and loss of amenity) that could disproportionately affect individuals with protected characteristics, including those with mental health conditions.

The assessment of amenity impacts above concludes that noise, lighting and disturbance would be either acceptable or appropriately mitigated through conditions. As such, it is not considered that the proposal would give rise to unacceptable or disproportionate impacts on persons with protected characteristics.

The Council is therefore satisfied that it has had due regard to the requirements of the Equality Act 2010.

## **CONCLUSION**

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, CO1, CO2, GE3, DE1, HE2, AC1, AC2, AC3, AC4, EM1 and EM5 of the Coventry Local Plan 2017 and the emerging Local Plan Policies DS3, CO1, CO2, GE3, DE1, AC1, AC2, AC3, AC4, EM1 and EM5 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 NPPF 2024, 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.

Local Plan Policy CO1: new or improved social community and leisure premises requires a sequential approach to development. The pre-amble to this Policy notes, where possible schools and their grounds should be utilised for other community provisions such as social, cultural, leisure and indoor sports facilities. This will help to develop a schools position at the centre of the community with significant benefits to local residents. It can also help ensure the effective use of resources and help minimise travel distances for users. Proposals will be considered on their appropriateness in relation to scale of intended catchment, compatibility with nearby uses, accessibility and compatibility with other Plan Policies.

Local Plan Policy CO2: Reuse of or redevelopment of facilities states, where replacement facilities are intended, they should: continue to serve the community; be of appropriate scale and character and be of high quality design.

### **Impact on visual amenity**

Local Plan Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area and seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

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:

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;

are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

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);

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.

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

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”.

Heritage character of the area and Heritage Assets

Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

### **Highway considerations**

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

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

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

(proportionate to the scale of development) to enable sustainable means of transport. Any variation from the maximum standard must be fully justified by proportionate evidence.

**Flood Risk**

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

Local Plan Policy EM5 Sustainable Drainage Systems (SuDS) requires development to apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.

**Ecology**

Local Plan Policy GE1 notes that existing green infrastructure (which includes sports pitches) should be used as a way of adapting to climate change through the management and enhancement of existing habitats. Such spaces are noted for their contribution to climate change (reducing the urban heat island effect) and bio-diversity. Local Plan Policy GE3 ‘Biodiversity, Geological, Landscape and Archaeological Conservation’ seeks to ensure development proposals lead to a net gain of biodiversity, where appropriate; protect or enhance biodiversity assets and secure their long term management and maintenance; and avoid negative impacts on existing biodiversity.

**CONDITIONS/REASONS**

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
<b>Reason</b>	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> <li>• NSCWS001I – Location Plan</li> <li>• NSCWS002G – Existing Site Plan</li> <li>• NSCWS003D – Proposed Site Plan</li> <li>• NSCWS004B – Cross Section Plan</li> <li>• NSCWS005C – Fencing Plan</li> <li>• NSCWS006B – Line Marking Plan</li> <li>• NSCWS007C – Drainage Plan</li> <li>• NSCWS010B – Existing Field Layout</li> <li>• NSCWS011B – Proposed Field Layout</li> <li>• NSCWS012A – Excavation Plan</li> <li>• HLS10526-rev6 – Proposed Lighting Plan</li> <li>• HLS5906 – HAL250 Mast</li> </ul>

	<p>Reports</p> <ul style="list-style-type: none"> <li>• R-SI-30429-01-01 – Site Investigation Report</li> <li>• 16965-01 – Drainage Strategy</li> <li>• AH765-V1.1 – Noise Impact Assessment</li> <li>• 43021745-v1 – Preliminary Ecological Appraisal</li> <li>• 43021745-v1 – Biodiversity Net Gain Assessment</li> <li>• 43021745-v1 – Statutory Biodiversity Metric</li> </ul>
<b>Reason</b>	<i>For the avoidance of doubt and in the interests of proper planning</i>
<b>3.</b>	<p>Prior to the first use of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed; b) Ecological trends and constraints on site that might influence management; c) Aims and objectives of management, including mitigation and enhancement for species identified on site; d) Appropriate management option for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period); g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation; h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met. The LEMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.</p>
<b>Reason</b>	<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 and the emerging Local Plan.</i>
<b>4.</b>	<p>Prior to the installation of any external lighting, 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>
<b>Reason</b>	<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 emerging Local Plan and the advice contained within the NPPF.</i>

5.	<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>
<b>Reason</b>	<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 EM7, AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.</i></p>
6.	<p>In the event that contamination or unusual ground conditions are encountered during the development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared for submission to and approval in writing of the Local Planning Authority. Following completion of the measures identified within the approved remediation scheme, a verification report must be prepared for submission to and approval of the Local Planning Authority.</p>
<b>Reason</b>	<p><i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i></p>
7.	<p>Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports hall</p>

	building hereby permitted, outdoor sports pitches, MUGA, athletics track, swimming pool, changing rooms and car parking provision; and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.
<b>Reason</b>	<i>To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Policy CO1 of the Coventry Local Plan 2017.</i>
<b>8.</b>	Within three months of the first use of the artificial grass pitch hereby permitted the following details shall be submitted:(a) certification that the pitch has met the FIFA Quality accreditation [or equivalent International Artificial Turf Standard (IATS)] and World Rugby Regulation 22 specification, and(b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches; have been submitted to and approved in writing by the Local Planning Authority
<b>Reason</b>	<i>To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Policy CO1 of the Coventry Local Plan 2017.</i>
<b>9.</b>	The details contained within the Car Park Management Plan shall be implemented prior to first use. Thereafter, the approved details within the Car Park Management Plan shall be strictly adhered to.
<b>Reason</b>	<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 in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>