

Planning Committee Report	
Planning Ref:	PL/2023/0002538/FUL & PL/2023/0002495/LBC
Site:	The Stables, Styvechale Manor Courtyard, 28 Leamington Road, Coventry, CV3 6GG
Ward:	Earlsdon
Proposal:	Demolition of existing outbuildings and erection of 4no. new build dwellings and associated works, and; Listed building consent for the demolition of existing outbuildings and erection of 4no. new build dwellings and associated works
Case Officer:	Richard Edgington

SUMMARY

This application considers the relevant material planning considerations in respect of the demolition of existing outbuildings to create four new detached residential dwellings and associated works, this report also considers the impact of the proposed development upon the Grade II Listed Building.

BACKGROUND

This report considers both applications PL/2023/0002538/FUL and PL/2023/0002495/LBC. The full application considers the relevant material planning considerations in respect of the development. This report also considers the impact of the proposed development upon the Grade II Listed Building, a designated heritage asset within the Listed Building Consent application. It should be noted that in order to implement the development, both the full and listed building consents are required.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee as more than 5 objections have been received
Current use of site:	Former paddock/menage, residential units to front and timber structure
Proposed use of site:	Residential
Proposed no of units	4
Parking provision	10 (8x Allocated, 2x Visitor)

RECOMMENDATION

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

Planning Committee are also recommended to grant Listed Building Consent, subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal will not cause any harm to the setting of the listed building/designated heritage asset which is not offset by public benefit.

- The proposal will not give rise to harm to the setting of the Grade II Listed Building.
- The council has duly considered the development proposal in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- The proposal accords with Policies: DS3, H3, H5, DE1, AC2, AC3, GE3, GE4 and HE2 of the Coventry Local Plan 2016, together with the aims of the NPPF.

SITE DESCRIPTION

The application site relates to the former paddock and stables/menage that lies to the rear of Styvechale Manor, the site is understood to have been separated in around 1999. The site subject to this application does not form part of the amenity space associated within the existing manor. Part of the site also includes the existing parking area and the existing building to the front of the site and backs onto the Leamington Road.

The building is accessed from the Leamington Road through brick pillar columns either side. The frontage of the manor lies directly ahead and appears as a traditional manor house set within a maintained/landscaped frontage, the vehicular access goes to the frontage of the building and there is a small area of hardstanding to the north, adjacent to the boundary of No. 26 Leamington Road. The access to the proposed dwellings will use the existing access to the south of the site which provides the main parking area for the flats within the manor.

The building to the frontage (which fronts the parking area) is understood to be in use as two residential units. The building, whilst traditionally styled, is not original and was an addition erected circa 1920/30's, this building does not form part of the listing. The amenity space associated with the building fronts Leamington Road which has a walled boundary treatment albeit with ad-hoc boundary treatments set within the site of which are of low quality/design. The rear elevation facing Leamington Road has little architectural merit, there are windows to the ground floor but from wider vantage points the slate roof and chimney stack are the two prominent features of the building.

To the rear of the parking area lies a timber structure which is, or has been, in use recently as a residential dwelling. The building is of low quality and is set on a concrete base with a brick plinth, the roof is felted and is more akin to a domestic outbuilding. Beyond which lies a stable block which again has not been in use for a period of time. The site is surrounded largely by established landscape features. Within the site, the former menage and paddock area has been largely unmaintained, a number of small trees are sited in the centre of the site, more established landscape features within the site are present to the north, behind the Manor House.

It is understood that at the Manor was formerly in use as a school known as Bremond College, however at some point in the early post war period the site was converted into 17 flats. The site is also bound by residential dwellings to the north west within Armorial Road, Stivichall Croft to the south and Leamington Road to the north.

When considering site constraints, the Manor House is Grade II Listed, the site also lies within an archaeological constraint area and lies within the air quality management area.

APPLICATION PROPOSAL

The application as proposed seeks consent for planning permission and Listed Building Consent (as required for relevant elements) for the demolition of existing outbuildings, comprising the stable block, a timber structure formerly in use as a dwelling and associated structures, the existing dwelling to the front of the site is also to be removed, all of which do not form part of the listing of the building. The application proposes the erection of four residential dwellings, together with associated works including access, parking, landscaping and boundary treatments.

PLANNING HISTORY

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

Application Number	Description of Development	Decision and Date
PL/2023/0002538/FUL	Demolition of existing outbuildings and erection of 4no. new build dwellings	Pending consideration
PL/2023/0002495/LBC	Listed building consent for the demolition of existing outbuildings and erection of 4no. new build dwellings and associated works	Pending consideration
PL/2023/0000249/LDCE	Lawful development certification for the existing use of flat 4 as a residential dwelling	Granted 26.04.2023
PL/2023/0000247/LDCE	Lawful development certification for the existing use of flat 1 as a residential dwelling	Granted 26.04.2023
LB/2021/3268	Replacement of first floor external double doors	Granted 16.03.2022
LB/2020/3077	Listed Building consent to replace the existing doors in the rear fire escape	Granted 04.02.2021
S/1966/0811	Erection of extension to existing hall to form stage and dressing room	Granted 15.04.1966
S/1965/0879	Erection of conservatory	Granted 29.04.1965
S/1953/0585	Extension of planning permission for alterations and additions to classroom	Granted 20.05.1953

POLICY/LEGISLATION

Legislation

Section 66 (Listed Buildings) - Planning (Listed Building and Conservation Areas) Act 1990

National Policy Guidance

National Planning Policy Framework (NPPF) December 2023. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy

Policy H1: Housing Land Requirements

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing

Policy H9: Residential Density

Policy GB1: Green Belt and Local Green Space
Policy GE1 Green Infrastructure
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 EM3 Renewable Energy Generation
Policy EM4 Flood Risk Management
Policy EM5 Sustainable Drainage Systems (SuDS)
Policy EM7 Air Quality

Supplementary Planning Guidance/ Documents (SPG/ SPD):

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

CONSULTATION

- Archaeology: Additional archaeological information required (this information has duly been secured via condition)
- Conservation: No objection, subject to conditions securing the materials.
- Coventry Society: No comments received.
- Ecology: No objections, subject to conditions
- Environmental Protection: No objection, subject to air quality mitigation measures and a CEMP being secured via condition.
- Highways: No objection, subject to conditions.
- Historic England: No comments to make.
- Lead Local Flood Authority: No objection, subject to conditions.
- Planning Policy: No objection
- Tree Officer: Additional information requested.
- Urban Design: No objection.

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 3rd January 2024. A press notice was displayed in the Coventry Telegraph on 11th January 2024.

Twelve representations have been received, eleven representations have been received for the full application and one for the Listed Building Consent, all of which raising objections to the proposed development, a summary of the material planning considerations are as follows;

- Increase in noise as a result of the installation of air source heat pumps
- Land not allocated within the local plan
- Increase in traffic and highway demand
- Loss of biodiversity
- Increase in noise and disturbance to exiting residents
- Loss of privacy/overlooking
- Refuse vehicles unable to access site
- Increase in flood risk
- Lack of clarity on boundary treatments
- Loss of trees
- Widening of the access would take place in an archaeological constraint area
- Harm caused to the setting of the listed building due to the loss of the rural feel
- Size of the dwellings of a similar footprint to the manor
- Building in close proximity to the heritage asset does not accord with conservation principles

Any further comments received will be reported within late representations.

APPRAISAL

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

Principle of Development

Paragraph 11 of the NPPF (2023) sets out the presumption in favour of sustainable development, in this case the Council acknowledges that at the time of writing/determination of the application there is an absence of a five-year housing land supply. Currently, the Council considers that it can demonstrate a supply of 2.12 years. As such for decision making, inclusive of this application as none of the criterion/exceptions set out under footnote 7 apply, that 11d of the NPPF is engaged whereby development proposals should be approved unless; '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'.

Considering the principle of the delivery of housing against the relevant sections of the adopted Local Plan, Policy DS3 is consistent with the NPPF in that the presumption in favour of sustainable development applies. Policy H1 sets out the housing land requirements over the plan period (2011-2031) to include a minimum of 24,600 dwellings. As indicated, as the Local Plan is in excess of five years old the government's standard methodology applies which is what has resulted in the significant change of the Council's 5-year Housing Land Supply position, in June 2023 during a public inquiry the council conceded that at that time a 1.83 year supply was the position. However, since this appeal there has been an increase in the supply of homes across the city with units being added to the housing stock, thereby improving the position to the 2.12 years as set out above.

It is noted that within the consultation period a number of residents have objected to the planning application as the site is not allocated within the adopted Local Plan for housing. However, the absence of an allocation does not necessarily preclude developments for housing being acceptable. Indeed, within the housing trajectory, it is noted that windfall sites comprising primarily

smaller parcels of land coming forward for development are anticipated over the plan period and will make a modest contribution to the housing supply to the city. In this case, the site lies within an established residential setting and is directly adjacent to residential dwellings to all sides.

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

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

The site meets the criterion set out in H3, taking all of the above into account, the presumption in favour of sustainable development does apply in this case, and the site is located in an existing urban area bound on all sides by residential dwellings. There is also no green space or other designations on the site which would otherwise preclude the principle of residential development being acceptable, subject to compliance with the relevant policies set out within this report in this case.

Highways

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure. Policy 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 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 for development proposals is expected to meet the council's adopted parking standards as set out within Appendix 5 of the Coventry Connected SPD. Policy AC4 seeks to ensure that development proposals incorporate walking any cycle infrastructure.

Within the consultation period it is noted that a number of representations have been made that the proposed development will increase traffic generation within the site and will in turn have a detrimental impact upon the Leamington Road/Stivichall Croft junction. It should however be noted that the existing structures within the site contain residential units, together with the paddock. The applicants in support of the application have undertaken a transport assessment, the trip generation associated with the site demonstrates that there will not be an increase in trips

as a result of the proposed development, and the impact upon the highway network and existing access within the site is deemed to be neutral. Whilst it is acknowledged that there will be a short-term impact during the phase of the works which will be required to develop the site, it is considered that this can be adequately mitigated with a Construction and Environmental Management Plan which will detail how the site is to operate inclusive of deliveries, together with suitable storage areas, which is deemed acceptable and proportionate.

When considering the layout of the site, the dwellings will be accessed from the existing access from Leamington Road and through the existing shared parking area associated with the flats. No changes are proposed to this parking area and this will be retained for the existing occupiers of the flats. The CEMP will seek to ensure that no storage of materials or construction vehicles will take place in this area so as to ensure that there will not be an increased demand which would likely displace existing vehicles.

Each of the plots will provide driveways allocating two generously proportioned spaces, which could in theory accommodate three vehicles as these are 7.5m in width. In addition to the six spaces, garages are also proposed to Plots 1-3. Two visitor bays are also to be located in the approximate location of the existing timber dwelling which is to be removed as part of the development. The applicants have included a turning head also within the gated part of the development serving plots 1-3 which will allow for sufficient manoeuvrability within the site.

As previously indicated, the parking area for the existing flats is to remain unchanged, the parking area to the south, where the application site is accessed from contains ten spaces for the seventeen flats, a further small courtyard is located to the north which could serve as a drop off, as can the existing driveway to the front of the building. No additional spaces are required for the proposed flats as the existing provision, which is historic and pre-dates the adopted parking standards is maintained. Whilst the overall provision is short for the flats, as the provision pre-dates the adopted of the standards requiring additional provision for the existing units would not be deemed reasonable or necessary for the development to be considered acceptable.

With regards cycle storage, garages are proposed for Plots 1-3 which will provide a suitable area for cycle storage, this has not been provided for Plot 4, however this has duly been secured via planning condition.

Finally, in respect of waste collection, it is acknowledged that there may be difficulties for a large refuse vehicle entering the part of the site in which the dwellings are to be located. It is therefore likely that a private collection service or refuse collection area will be required in order to facilitate the refuse collection. Waste Management have not made comments on this application to date, however a refuse collection strategy/mechanism is secured via condition which will allow full details to be considered and retained thereafter. With the conditions indicated, together with the requirement to provide each plot with their respected parking prior to first occupation it is considered that the application will be acceptable in respect of highways.

Design, Character and Impact on Heritage Assets

It is noted that within the consultation a number of residents have raised concern as to the impact of the proposed development upon the heritage asset, and that the development of the site will erode the historical and 'rural feel' of the site, concern has also been raised that the proposed development is out of keeping with the area.

It is set out within the heritage statement and agreed by both the Conservation and Urban Design Officers that the existing structures comprising the outbuildings and stables, together with the building to the front of the site do not make a positive contribution to the site or indeed the setting

of the designated heritage asset. There is therefore deemed to be public benefit for the removal of the non-original, low-quality structures.

Furthermore, it is recognised within the heritage impact assessment submitted with the application that the wider area of the site was previously part of the original manor estate. The assessment sets out that the development of the surrounding residential streets and dwellings around the site have significantly eroded the setting of the original building which resulted in the diminishing of the original agrarian landscape. It is therefore considered that the principle of developing the land is not objected to in principle given the surrounding residential form/townscape, however it is expected that the plots must make a positive contribution to the setting of the listed building in accordance with Policies DE1 and HE2 of the adopted Local Plan, each plot is duly considered in turn;

Plots 1 and 2

To accommodate plots 1 and 2 the existing stable block and remnants of the menage will be removed, these buildings are not deemed to be of a quality to warrant retention and do not positively contribute to the setting of the manor. The area of the south west of the site will accommodate the two plots which are five-bedroom detached units of two storeys in height, both adopt the same design but are 'mirrored'.

The scale and siting of the dwellings are set back from the buildings and the dwellings have been designed to a high quality. Whilst modern designed dwellings, which incorporate integrated solar panels, the applicants are seeking to instate visual interest by using high quality brick finishes, which is to be secured via condition at the request of the Conservation Officer. The elevational treatments incorporate projecting wings surmounted by gables will flank either side of the main entrance (the outermost of which will contain a bay window), whilst in turn being surmounted by a hipped, plain-clay tiled roof.

The elevations also incorporate a patterned, textured brick design whilst keystones and gables will have dentilled eaves which again are deemed to be a nod to a traditionally designed architectural style.

It is considered that the units are of a high quality in design and with quality materials will enhance the setting of the listed building from the existing low quality and underused area. The units will also relate well to the other dwelling types being proposed.

Plot 3

Plot 3 is considered in the view of the case officer to be the most sensitive plot/location within the application site due to the close proximity of the Manor House, which will have a flank to rear relationship to the building. Within the plot the mature landscape details are to be retained. The dwelling will contain a detached bungalow with pitched roof, the rationale for the single storey unit in this location is to ensure that the scale of the building positively responds to the setting of the manor and retains sightlines to the building from dwellings to the rear within Armorial Road.

As identified on the submitted sections, the ridge height will rise only partially above the 20th century rear extensions of Styvechale Manor, which are not part of the listing of the building. The plot will incorporate two gables with a hipped roof, which incorporate solar panels set within the roof slope. The elevational detailing also shows traditionally styles fenestrations and quality materials used within the design, the dentilled eaves feature and the brick profiling will be continued to this front gable.

Plot 4

With respect to Plot 4, the existing building as indicated dates from the 1920/30s and has been significantly altered over time. A structural survey of the building identifies a number of issues with the structure, notably the roof is not weathertight and timbers within the roof space are understood to have wood worm. The applicants have also indicated that there is clear evidence of damp, likely as a result of the decline of the bricks and mortar used within the elevations.

The applicants are therefore seeking to replace the building with a two storey, three bedroom dwelling which will occupy a similar footprint of the existing dwelling. The materiality will be continued to this dwelling, but unlike the other dwellings will incorporate a more traditional style which incorporates pitched style dormers, conservation roof lights and a timber canopy to the frontage, also incorporated is the sloping roof feature down to ground floor level which is similar to that of the existing style from the street scene.

Design Summary

Overall, in design terms it is considered that the design of the dwellings as proposed are of high quality and will be a successful transition of modern residential units and traditionally designed buildings which will complement the setting of the listed building, the retention of landscape features and continuation of hard landscaping, the material again of which is secured by condition, will create a high-quality residential scheme.

There is not considered to be harm caused to the heritage asset, and there are also public benefits of the scheme insofar as a high-quality scheme will be created to enhance the setting of the listed building, whilst bringing back into use a site which has been left unkept and contains a number of non-original features which are of low quality and in a state of disrepair. The scheme will also add four quality homes which will contribute to the city's housing stock at a time where the council cannot demonstrate a five-year housing land supply.

Residential Amenity

Policies H3, H5 and DE1 of the adopted Local Plan 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.

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), which 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 four 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 very modest contribution to the city's market housing stock.

When considering the impact of the proposed development upon existing residents, the primary relationship in this case is that of the proposed units and the existing residents within the flats in Styvechale Manor. The separation distance of the nearest dwelling (Plot 3) to the rear is 9m at its closest point (rear to flank), no windows are proposed in the side elevation of Plot 3, and as

this is a single storey dwelling it is not considered that there will be a negative impact in terms of loss or outlook which could give rise to conflict between habitable room windows.

A number of objections have been received from surrounding residents indicating the development of the site will give rise to noise and disturbance, together with overlooking issues. The Council's adopted Residential Design Guide adopted a 13m separation distance (rear to side), and 20m (rear to rear) at first floor window level. Plots 1 and 2 will have a flank to rear relationship with the closes dwellings of 47m and 42m respectively and therefore far exceeds the adopted standards. Furthermore, the first floor side elevational windows on each respective plot has been conditioned to be obscurely glazed as they serve a bathroom. Whilst there will be sightlines from dwellings into neighbouring gardens, the distances and orientations that these views will be taken from are set away by 16.5m in the case of Plots 1 and 2, and with retained landscaping will be well screened. Sightlines from Plot 4 to the rear garden of the neighbour to the south will also be relatively distant and will not be any worse than the existing relationship with the current building or indeed sightlines from the upper floor windows of the Manor.

Objections have also been made in respect of the removal of boundary treatments and increase in noise arising from the site. It should be noted that full details of boundary treatments have been secured via condition and the use of the site as a residential development, set within a residential context is an appropriate land use and will not give rise to significant noise concerns. For these reasons, and with the conditions duly appended it is considered that the development is acceptable in terms of providing a suitable residential environment, whilst not being of detriment to existing residents.

Ecology/Biodiversity

Paragraph 180 of the NPPF (2023) states that planning decisions should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures within the site.

Policy GE1 of the adopted Local Plan expects new development proposals to make provision for green infrastructure to ensure that such development is integrated into the landscape and contributes to improvements in connectivity and public access, biodiversity, landscape conservation, design, archaeology and recreation. Whilst also maintaining the quality and quantity of existing green infrastructure, and where the quantity is not retained, enhancement to quality is expected.

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

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

In this case the site is not located within, or in proximity of, a statutory or non-statutory wildlife site. As previously set out the site was previously used as a paddock and menage and was therefore managed, there are areas of dense planting and established trees within the site.

There have been a number of objections received to the application due to the loss of the existing site/grassland to accommodate the development, the concerns primarily relate to the loss of vegetation and in turn habitats for a number of species of birds and mammals.

However, as identified in the submitted Ecological Appraisal, much of the development lies within areas of the site which are identified as being of low ecological value. The appraisal also identifies that the landscape features in the form of mature trees and planting provide the highest ecological value within the site, the report recommends the retention of these features. As part of the re-development of the site, the mature features are to be retained, and whilst there will be some tree loss within the site to accommodate the development, detailed, and wildlife friendly planting mitigation is proposed to off-set any loss.

The Council's Ecologist has been consulted and raise no objections to the proposed development and with the planting and habitat improvements proposed will result in a net gain in biodiversity of 0.27 units with a net hedgerow gain of 0.19 units. A series of conditions have been appended to the decision securing further details and ongoing maintenance/management of the site, inclusive of the securing of a wildlife friendly lighting scheme. A key aspect is the retention of the landscape features to the north of the site to the rear of Plot 3. Further detailing will be required to ensure that this area is secured and managed to ensure that it does not form part of the amenity space associated with Plot 3 which may result in additional management, maintenance and works to the area which would be of detriment to the ecological features/habitats within the site. Overall, with the conditions securing the mitigation against the loss of biodiversity, and the result of biodiversity net gain within the site it is considered that the application accords with the aforementioned policies and is therefore acceptable.

Trees

Paragraph 136 of the NPPF (2023) 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 Local Plan 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

In this case the applicants submitted an arboricultural report, however concerns were raised by the Tree Officer as to the scope of the appraisal which was submitted which was restricted to only the trees with canopies within the site as opposed to mature trees adjacent to the site, of which root protection areas will likely fall within the red line boundary. There was also limited detail as to the protection measures which were proposed during the construction phase. As a result, the Case Officer, at the Tree Officer's request discussed the issues with the applicants and in turn a revised tree report has been submitted which includes the scope requested by the Tree Officer.

No objections have been raised in principle to the development or the additional information provided by the Tree Officer. However, the Tree Officer, at the time of writing this report, is still

reviewing the information and formulating the relevant conditions which will be appended to the decision. These conditions and any further update as required will be circulated to members prior to planning committee.

Archaeology

Policy HE2 of the adopted Local Plan seeks to ensure that development proposals do not cause harm to heritage assets in the form of archaeology, this is consistent with Paragraph 200 of the NPPF (2023).

Whilst the above ground heritage considerations have duly been considered in the preceding sections of this report it should also be noted that the entirety of the application site lies within an archaeological constraint area. Records indicate that the site lies within an area which is believed to have once contained a medieval moated manor. Whilst the surrounding dwellings have been erected over the proximity of the manor, there is little evidence with the exception of the structures which are in situ currently of the site having been previously developed or excavated.

To date, the submitted archaeological assessment is desk based, however given the sensitivities within the site it is deemed both necessary and appropriate to require more comprehensive and intrusive investigations prior to the commencement of the development to further assess whether any remains are located within the site.

As such a pre-commencement condition, which has been discussed with the Council's Archaeology Officer has been appended to the decision requiring further details to be provided ahead of the commencement of the development, with this condition attached it is deemed that the application is acceptable in this regard.

Drainage and Flood Risk

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

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, the site lies entirely within Flood Zone 1 and is deemed to be at a low risk of flooding, on the council's mapping system a small, hatched area lies within the site which suggests there may be historic records of excess surface water. However, with the proposed development, improvements will be made to the drainage of the site with the installation of increased attenuation and enhanced permeable materials.

The Lead Flood Authority have been consulted on the application and note that the applicants are seeking to incorporate SUDs into the development, including the use of below ground attenuation. No principal objections have been raised by the LLFA to the drainage details but suggestions have been made to improve the detailed drainage design by removing the use of plates within the system to minimise the risk of blockages to the system.

With this exception, 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

Policy EM7 requires new developments to ensure that there is not an increase in air quality issues, this is supported and consistent with Paragraph 192 of the NPPF (2023) 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.

In this case the applicants within the submitted documents indicate that integrated solar panels are to be installed on the proposed dwellings, provisions for cycle storage are to also be proposed. Further to this Environmental Protection have requested conditions be appended to the decision to secure details of any air source heat pumps if proposed and/or low emission boilers be used in each of the dwellings, together with the provision of electric vehicle charging points.

Whilst concerns have been raised by neighbours that the use of air source heat pumps will increase noise pollution in the area, the use of a heat pump for a domestic premises is not deemed likely to give rise to noise issues, especially when neighbours elevations will be located at a minimum of 9m (to flank) for Plot 4, 10.75m to the rear of the Manor and 42m from the remaining plots to dwellings within Stivichall Croft and Armorial Road. In any case specifications of such additions will be required to be secured via condition if proposed within the development. With this condition attached the application is deemed acceptable in this regard.

Equality Implications

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

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

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

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

Conclusion

Overall, it is considered that the development as proposed will not result in any harm to the Grade II Listed heritage asset as the proposed layout, design and scale of the development, together

with the quality design features and architectural detailing will respond appropriately to the existing Manor, a Grade II Listed Building.

The development as proposed also accords with other relevant sections of the adopted Local Plan in that there will not be a detrimental impact upon the existing highway network and will make suitable provisions for drainage improvements, ecological mitigation and incorporate air quality measures, all of which are in accordance with the adopted Local Plan and the principles of the NPPF.

Given that there is also no identified harm upon the heritage asset, the tilted balance under 11d of the NPPF is engaged in that there is a presumption in favour of the development, and in the absence of any adverse impacts identified in the granting planning permission that significantly and demonstrably outweigh the benefits of the scheme it is therefore recommended that planning permission is granted, subject to conditions.

In undertaking this assessment, the Council has also had due regard to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and it is also recommended that Listed Building Consent is also granted.

CONDITIONS / REASONS - PL/2023/0002538/FUL

1.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none">• Proposed Compliance Plan DWG PL-14. Rev A• Proposed Site Floor Plan DWG PL-13. Rev A• Planning Statement• Transport Scoping Report• Structural Inspection of the Building• Heritage Impact Assessment• Plot 4 - Proposed Floor Plans and Elevations DWG PL-25• Proposed Site Section DWG PL-28. Rev A• Drainage Strategy• Landscape and Ecological Enhancement Scheme DWG 1241_1. Rev A• Proposed Amenity Assessment DWG PL-16. Rev A• Proposed Building Heights Plan DWG PL-17. Rev A• Plot 1 Proposed Ground Floor and First Floor Plan DWG PL-20• Plot 1 Proposed Elevations DWG PL-21• Plot 2 Proposed Ground Floor and First Floor Plan DWG PL-22• Plot 1 Proposed Elevations DWG PL-23• Plot 3 Proposed Floor Plans and Elevations DWG PL-24• Proposed Site Block Plan DWG PL-11. Rev A• Proposed Site Plan - Demolition DWG PL-12• Phase 1 Preliminary Ecological Appraisal• BNG Calculation• Proposed Entrance Gates DWG PL-18• Proposed Site Plan DWG PL-10. Rev A• Proposed Site Section DWG PL-27. Rev A• Tree Report N 055. Rev A
-----------	---

	<ul style="list-style-type: none"> • Site Location Plan
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>
2.	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>
3.	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, no extension, enlargement or addition shall be erected or constructed to any dwellinghouses hereby permitted without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>Due to the restricted nature of the application site and its relationship with adjoining properties and the proximity of the Grade II Listed Building it is considered important to ensure that no additional development is carried out without the permission of the Local Planning Authority in accordance with Policies H3, HE2 and DE1 of the Coventry Local Plan 2016.</i>
4.	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, no buildings or enclosures shall be provided within the curtilage of, and no extensions, enlargements or additions erected or constructed to the dwellinghouses hereby permitted without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>Having regard to the layout and general nature of the proposed development and its relationship with adjoining properties and the location within the setting of a listed building it is important to ensure that no development is carried out which would detract from the appearance of the area and affect the amenities of adjacent properties in accordance with Policies H3, HE2 and DE1 of the Coventry Local Plan 2016.</i>
5.	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 floor windows to be formed in the south elevation of plot 1 and the north elevation of plot 2 of the development 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 2016.</i>

6.	Notwithstanding the submitted details, the development hereby permitted shall not be occupied unless and until a detailed refuse storage has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the type of, and frequency of collection and both storage and collection points within the plots and any collection area as required. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days.
Reason	<i>In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policies DE1 of the Coventry Local Plan 2016.</i>

7.	Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials, together with rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<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 2016.</i>

8.	Notwithstanding the plans hereby permitted, prior to the construction of a boundary wall, fence or gate details of the position, appearance and materials of such boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in full accordance with the approved details before the respective dwellings to which they serve are first occupied 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 2016.</i>

9.	No removal of any trees, hedges, shrubs, or demolition of any buildings or 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 removal of any trees, hedges, shrubs, or demolition of any buildings or structures 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 2016 and the advice contained within the NPPF 2023.</i>

10.	<p>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:</p> <ul style="list-style-type: none"> • (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). <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.</p>
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 2016.</i>

11.	<p>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:</p> <ul style="list-style-type: none"> • a) Description and evaluation of features to be managed; • b) Ecological trends and constraints on site that might influence management;
-----	--

	<ul style="list-style-type: none"> • 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. <p>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 2016.</i>

12.	No development (including any demolition or preparatory works) shall commence unless and until a further bat survey of the site has been submitted to and approved in writing by the Local Planning Authority. This shall include appropriate activity surveys in accordance with Bat Conservation Trust: Bat Surveys - Good Practice Guidelines and a detailed mitigation plan including a schedule of works and timings. The approved mitigation plan shall be implemented in full prior to any demolition or preparatory works taking place and thereafter any mitigation works shall be retained and shall not be removed or altered in any way.
Reason	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2023.</i>

13.	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.
Reason	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2023.</i>

14.	Each of the dwellings hereby permitted shall not be occupied unless and until the car parking provision for that dwelling/plot 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 2016.</i>
15.	Prior to occupation of the Plot 4 of the development hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<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 Plan 2016.</i>
16.	<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</p> <ul style="list-style-type: none"> • - 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; <p>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	<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 2016.</i>
---------------	---

17.	<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 shall be submitted to and in writing by the Local Planning Authority. These measures shall have consideration of the following: -</p> <ul style="list-style-type: none"> • (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; • (ii) Details of any air source heat pumps (if proposed) • (iii) Specification of the approved solar panels • (iv) Use of low NOx boilers (if proposed) (to have a maximum dry NOx emissions rate of 40mg/kWh); <p>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 and EM7 of the Coventry Local Plan 2016.</i>
---------------	--

18.	<p>I. 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"> • General below ground attenuation, aimed solely at managing the quantity of water on site (Note: preference should be given to localised cellular storage unless there is no possible mechanism for doing so). • Water quality control medium(s) such as permeable paving, filter drains, rain gardens, ponds or swales aimed at improving the quality of water passing through the system either above or below ground. • The use of infiltration drainage either as above ground (open air) or below ground (buried) – to be accompanied by a full intrusive Geotechnical Site Investigation as detailed below. <p>All in accordance with Coventry City Council's Supplementary Planning Document "Delivering a more Sustainable City".</p> <p>ii. 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 Date: 25.01.24 suitable vortex flow control mechanism (or mechanisms) limiting the total site discharge offsite to Qbar greenfield rates or 3</p>
------------	---

	<p>l/s, whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the CCC SFRA.</p> <p>iii. 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>iv. An appropriately scaled intrusive ground investigation report must be provided to establish the depth and type of strata, including percolation results in accordance with BRE 365 and identifying the presence and risk associated with migrant or soluble contaminants. Please provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design.</p> <p>v. 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>vi. 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>vii. Foul drainage plans</p>
Reason	<p><i>To ensure that the development does not give rise to an increase flood risk on or off site over the lifetime of the development and provides suitable on site SUD's in accordance with Policies EM4 and EM5 of the adopted Local Plan (2016).</i></p>
19.	<p>Notwithstanding the submitted details, no demolition/development shall take place/commence until an updated written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing for a programme of archaeological evaluation and excavation and future archaeological management plan. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed archaeological management plan, which shall include areas of preservation in situ, the statement of significance and research objectives and public engagement/open days; and:</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 programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason	<i>To ensure that the development pays due regard to the significance of heritage assets in accordance with Policy HE2 of the adopted Local Plan (2016) and Paragraph 200 of the NPPF (2023).</i>
---------------	---

CONDITIONS / REASONS - PL/2023/0002495/LBC

1.	The works hereby approved shall begin not later than 3 years from the date of this consent.
Reason	<i>To conform with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)</i>
2.	Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials inclusive of windows, doors, rainwater goods, entrance gates, canopy timber detail, shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<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 2016.</i>
3.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> • Proposed Compliance Plan DWG PL-14. Rev A • Proposed Site Floor Plan DWG PL-13. Rev A • Planning Statement • Archaeological Desk Based Assessment • Transport Scoping Report • Structural Inspection of the Building • Heritage Impact Assessment • Plot 4 - Proposed Floor Plans and Elevations DWG PL-25 • Proposed Site Section DWG PL-28. Rev A • Drainage Strategy • Landscape and Ecological Enhancement Scheme DWG 1241_1. Rev A • Proposed Amenity Assessment DWG PL-16. Rev A • Proposed Building Heights Plan DWG PL-17. Rev A • Plot 1 Proposed Ground Floor and First Floor Plan DWG PL-20 • Plot 1 Proposed Elevations DWG PL-21 • Plot 2 Proposed Ground Floor and First Floor Plan DWG PL-22 • Plot 1 Proposed Elevations DWG PL-23 • Plot 3 Proposed Floor Plans and Elevations DWG PL-24 • Proposed Site Block Plan DWG PL-11. Rev A • Proposed Site Plan - Demolition DWG PL-12 • Phase 1 Preliminary Ecological Appraisal • BNG Calculation • Proposed Entrance Gates DWG PL-18

	<ul style="list-style-type: none"> • Proposed Site Plan DWG PL-10. Rev A • Proposed Site Section DWG PL-27. Rev A • Tree Report N 055. Rev A • Site Location Plan
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>
4.	<p>Notwithstanding the submitted details, no demolition/development shall take place/commence until an updated written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing for a programme of archaeological evaluation and excavation and future archaeological management plan. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed archaeological management plan, which shall include areas of preservation in situ, the statement of significance and research objectives and public engagement/open days; and:</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 programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI'
Reason	<i>To ensure that the development pays due regard to the significance of heritage assets in accordance with Policy HE2 of the adopted Local Plan (2016) and Paragraph 200 of the NPPF (2023).</i>