OUT/2016/1874 - Land to the west of Cromwell Lane

Outline application for the erection of up to 240 residential dwellings (class C3) and associated open space and accesses, with all matters reserved except access.
OUT/2016/1874 - Land to the west of Cromwell Lane
OUT/2016/1874 - Land to the west of Cromwell Lane
OUT/2016/1874 - Land to the west of Cromwell Lane

Alan Higgs way emergency access/pedestrian-cycle link
OUT/2016/1874 - Land to the west of Cromwell Lane
OUT/2016/1874 - Land to the west of Cromwell Lane
OUT/2016/1874 - Land to the west of Cromwell Lane
The Old Dairy Crest Site, Harper Road

Demolition of existing Dairy Crest Distribution Depot with the erection of a three to six-storey student residential building containing 50 cluster flats totalling 266 student bedrooms with associated amenity space, communal facilities, bicycle parking and landscaping.
Summary of main issues:
- 266 Student bedrooms spread across 50 cluster flats
- 3 to 6 storey building rising in height towards River Sherbourne
- 5 metre wide combined foot/cycle path along river
- Extant permission on the site for student accommodation (granted 2016)
- Extant permission on the site for B1 office use (granted 2016)
Site plan, proposed building and existing building

Existing buildings on site

Proposed buildings on site
Proposed Site Plan

- A minimum of 0.5m for cycleway & pedestrian route included within the site.

- Existing river cutting unaffected with no impact to existing vegetation or ecology.

- Riverside corridor varies between circa 9.6m to 11.5m along the frontage of the new proposal. This dimension is in excess of Coventry City Council’s requirement.

- Site boundary of planning application

- Line of river bank

- 5m offset line from site boundary (area hatched in purple)

- Flood Zone 3. Area shown as indicative, refer to FRA for further information. (Hatched in orange)

- 5m wide riverside walkway/cycle route to be provided within the curtilage of the site.
Distances between building and top of the bank between 9.6 and 11.5m
Footpath to sit within

Distances to properties along Harper Road 19.4 to 21.5m
5m combined footpath within 8 metre easement strip - approach approved by EA
Elevation 01 - Harper Road

- 20 metres high
- 15 metres high
- 11.4 metres high
- 8.31 metres high

Elevation 02 - River Sherbourne
View looking south down Harper Road

Application site

View looking north up Harper Road
Photographs to show existing properties on Harper Road
Photographs to application site, fronting Harper Road.
Existing buildings on site
Application site
Picture of surrounding buildings north of Harper Road

Long view looking north towards Harper Road
Relevant Local Plan Policy

Policy HE3 - Heritage Park – Charterhouse

1. Proposals for a City Heritage Park in the grounds of the Charterhouse and London Road cemetery will be supported along with measures to improve linkages to the area along the River Sherbourne (between Charterhouse and Far Gosford Street), the former Coventry loop railway line and across the London Road. Proposals that are detrimental to the establishment of the heritage park and the improvement of linkages will be resisted.

2. Land at Blue Coat School is to be removed from the Green Belt in accordance with policy GB1 to support the expansion of school facilities on condition that the existing school car park is removed from the area of the Charterhouse Scheduled Ancient Monument. In addition, the expansion of the school should also support the appropriate relocation of the all-weather sports facilities and playground areas to secure the enhancement of the riverside area. This should facilitate the re-naturalisation of the area in an appropriate way in order to enhance the setting of the Charterhouse, its precinct and the Heritage Park as a whole.

3. The creation of the Heritage Park and expansion of Blue Coat School should be guided by a comprehensive Master plan, which reflects the policies of this Plan (including Appendix 4).

Note: there is no requirement in policy for developers to enter into S106 agreements in respect of provision of the Riverside Walkway.

Any application which comes forward within the Riverside Walk area will be through private developers and relevant conditions can be attached to applications if needed.
Warwickshire Ecologist - extract of comments

It is recommended that the river is protected and an 8m buffer of watercourse Condition is below. Along the eastern boundary of the site there appear to be trees and hedgerow. We recommend that all trees and hedgerows remain if at all possible and a Protection of root protection zone Condition is below to protect trees and other features on site during construction. We further recommend that any works to trees or hedgerows takes place outside the bird nesting season which is from March to August inclusive and if this is not possible then pre-checks for nesting birds should be carried out immediately prior to any works taking place, and this will be part of a Construction and Ecological Management Plan.

Environment Agency - extract of comments

We have reviewed the updated documents and find that all of the points raised within our letter dated 27th October 2017 Ref: UT/2017/116658/01-LD1 have been addressed and the new documents demonstrate that the development will comply with the National Planning Policy Framework’s policies on flood risk.

As such, we are in a position to remove our objection to the development proceeding in accordance with the submitted information.

Environmental permitting regulations (EPR)

This development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated ‘main rivers’

This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. An environmental permit is in addition to and a separate process from obtaining planning permission.

Please note that we have a 2 month statutory period in which to determine Environmental Permits once all information has been received and it should not be assumed that such consent will automatically be forthcoming. We would advise you to consult with us at the earliest opportunity in order to determine and secure formal consent for the proposed works as appropriate.

Further details and guidance are available on the GOV.UK website - www.gov.uk/guidance/flood-risk-activities-environmental-permit