

Planning Committee Report	
Planning Ref:	FUL/2016/2087
Site:	The Old Dairy Crest Site, Harper Road
Applicant:	No details provided
Proposal:	Demolition of existing Dairy Crest Distribution Depot with the erection of a new 3/5/6 storey building comprising of 3, 4, 5, 6 and 7 bedroom clusters and studios totalling 200 student bedrooms with associated communal facilities, car parking and landscaping

SUMMARY

The application proposes to demolish the existing Dairy Crest Distribution Depot which has been vacant for approximately 5 years and replace it with high quality student accommodation. The building will be a mixture of 3, 5 and 6 storeys with the 3 storey element fronting Harper Road, opposite existing residential properties. The 6 storey element will front the River Sherbourne and the 5 storey element will provide a link to the 3 storey block. A total of 200 student bedspaces will be provided comprising 3, 4, 5, 6, and 7 bedroom clusters and studios.

The proposal will not have a significant adverse impact on neighbour's amenity or highway safety and overall will provide an improvement to the character of the area.

KEY FACTS

Reason for report to committee	Representations from more than 5 properties
Site area	0.31 ha
Height of building	3 storey section Harper Road, 6 storey section fronting the River Sherbourne and 5 storey middle section
Number of students	200
Number of car parking spaces	3 allocated for staff and visitors
Number of cycle parking spaces	100 spaces
Proposed materials	Brickwork proposed for lower storeys and bronze metal cladding for upper storeys

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions

REASON FOR DECISION

- The proposal is high quality design improving the character of the area
- The proposal will not adversely impact upon highway safety
- The proposal will not adversely impact upon the amenity of neighbours
- The proposal accords with Policies OS2, OS3, OS4, OS6, OS7, OS10, EM2, EM4, EM5, EM6, EM8, GE14, GE15, H1, H12, E10, AM1, AM9, AM12, AM22, BE2, BE19, BE20 and BE21 of the Coventry Development Plan 2001, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

Planning permission is proposed for the development of 200 student bedrooms which will be provided in 3, 4, 5, 6 and 7 bedroom clusters and studio flats. At ground floor level to serve the student accommodation is a common room, laundry room, plant and management office. In addition at ground floor level is the bin and cycle store. The common room will be the heart of the development with access from both Harper Road and off the riverside walk fronting the River Sherbourne.

The scale of the proposal varies with the block fronting the River Sherbourne being 6 storeys, the block fronting Harper Road being 3 storeys and the middle block being 5 storeys. The scale reduces in height and mass towards Harper Road to reflect local context. Materials proposed are varied and include red brickwork and bronze metal cladding.

The site has been designed to ensure that the building provides a built form to Harper Road in order to replicate the existing dwellings opposite the site. Vehicular access to the site is gated and located along Harper Road, centrally positioned within the site frontage. 3 parking spaces are provided for staff and visitors within the internal courtyard of the development. The cycle store, comprising secure storage for 100 cycles, is proposed on the ground floor of the development, accessible from this internal courtyard.

The application is supported by the following documentation:

- Design and Access Statement
- Noise Assessment
- Ground Investigation
- Policy E8 Justification
- Ecological Assessment
- Flood Risk Assessment
- Statement of Community Involvement
- Air Quality Assessment
- Student Management Plan
- Transport Assessment
- Energy and Sustainability Assessment
- Planning Statement
- Unexploded Ordnance Survey
- Japanese Knotweed Survey

SITE DESCRIPTION

The site is located on Harper Road, approximately 300m from the Ring Road and 100m from Coventry University. The site was previously occupied by Dairy Crest however it has been vacant for approximately 5 years. The existing building on site is a large barrel roofed warehouse with multiple flat roofed extensions. The existing site is not aesthetically pleasing to view from the adjacent residential properties.

Immediately to the north of the application site is a tyre repair centre. Beyond this sits the edge of the Coventry University campus, with its car park, library and engineering building. The area directly adjacent to the east and south of the site are industrial units with some commercial uses. Beyond the industrial units to the east and south lie residential properties. To the north west and west of the site are traditional two storey residential properties. A

number of these residential properties are houses in multiple occupation (HMO's) and are occupied by students.

Harper Road is relatively narrow which does not lend itself to large industrial vehicles. The majority of the dwellings along Harper Road do not have dedicated off road parking.

PLANNING HISTORY

There have been a number of historic planning applications on this site relating to the construction of milk distribution depot and consequently a number of historic applications associated with this use. The following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
1990/1506	Alteration to position of access gateway	Approved 12/10/1990
2016/1257	Demolition of existing Dairy Crest Distribution Depot with the erection of a new 4, 5 and 7 storey building comprising of 3, 4, 5, 6 and 7 bedroom clusters and studio totalling 225 students bedroom with associated communal facilities, car parking, cycle parking and landscaping	Withdrawn 15/08/2016

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 replaced all previous national planning policy and 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 promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this 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 Development Plan 2001 (CDP) relevant policy relating to this application is:

- OS2 – Strategic regeneration sites
- OS3 – Local area regeneration
- OS4 – Creating a more sustainable city
- OS6 – Change of land use
- OS7 – Mixed use development
- EM2 – Air quality
- EM4 – Flood risk and development
- EM5 – Pollution protection strategy
- EM6 – Contaminated land
- EM8 – Light pollution
- H1 – People and their housing needs

H2 – Balancing new and existing housing
H12 – Design and density of housing development
E10 – Accessibility to job opportunities
AM1 – An integrated, accessible and sustainable transport strategy
AM9 – Pedestrians in new developments
AM12 – Cycling in new developments
AM22 – Road safety in new developments
BE2 – The principles of urban design
BE19 - Lighting
BE20 – Landscape design and development
BE21 – Safety and security
GE14 – Protection of landscape features
GE15 – Designing new development to accommodate wildlife

Emerging Policy Guidance

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings are currently underway. Whilst the policies do not hold significant weight at this time, they will gain weight as the local plan continues through the process. Policies within the draft local plan that are relevant include:

DS1 – Overall Development Needs
DS3 – Sustainable Development Policy
HW1 – Health Impact Assessment (HIA)
JE3 – Non-Employment Uses on Employment Land
H1 – Housing Land Requirements
H10 – Student Accommodation
GE3 – Biodiversity, Geological, Landscape and Archaeological Conservation
DE1 – Ensuring High Quality Design
HE3 – Charterhouse Heritage Park
AC3 – Demand Management
AC4 – Walking and Cycling
EM1 – Planning for Climate Change Adaption
EM2 – Building Standards
EM3 – Renewable Energy Generation
EM4 – Flood Risk Management
EM5 – Sustainable Drainage System (SuDS)
EM6 – Air Quality

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development
SPD Delivering a more sustainable city

CONSULTATION

No objections subject to conditions have been received from:

Ecology
Highways (CCC)
Environmental Protection (CCC)
Urban Design (CCC)
Conservation (CCC)
Sustainability (CCC)
Drainage (CCC)

At the time of writing the report comments have not been received from:
Environment Agency

Immediate neighbours and local councillors have been notified; a site notice was posted on 2/08/2016. A press notice was displayed in the Coventry Telegraph on 25/08/2016.

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

- a) Size of the development and the amount of students coming into Harper Road will impact upon the life of existing residents to an unbearable extent.
- b) The scale of the building will interfere with TV reception.
- c) Lack of privacy with 200 students coming and going all hours of the day.
- d) Problems with parking, fly tipping and anti-social behaviour.
- e) Question why all the apartments can't be 3 storeys.
- f) Question the need for more student accommodation.
- g) Issues arising from a concentration of students in a predominately residential area i.e. noise.
- h) Multi storey buildings are not conducive with existing local architecture.
- i) An imposing tall building with its back to the river is a backward step to improving the environment of the river, path, cycle path, heritage park and local area.
- j) The Charterhouse resident group informed us that the land was earmarked for further development of the Charterhouse building linking the Abbey by way of the Sherbourne. Let us continue the original intuitive idea.
- k) Proposed plans still look imposing.
- l) Loss of parking to the front of the existing Dairy Crest site
- m) Would like to see a further reduction in student number and scale of the scheme.

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

- n) Following an extremely constructive meeting with the agent, now feel that the site is a perfect location for student accommodation.
- o) The site really does need to be developed and this is a prime location.
- p) Great to see the river being opened up.
- q) Consider that the plans will improve the local area.
- r) Welcome the number of cycle spaces when compared to other approved schemes.
- s) The area will benefit from the modern housing and synch well with the university.
- t) The plans will free up local houses and provide purpose built student accommodation.
- u) The site has been derelict for 5 years, glad to see the site being redeveloped.
- v) Encourage the modern design of the building.
- w) The increase in students may help to boost local business
- x) The existing industrial units cause parking on pavement, traffic congestion and blocks accesses to private properties.
- y) It is a struggle to find safe, good quality accommodation. This will help the situation.
- z) Regeneration and investment is precisely that this area urgently requires and this proposal addresses those issues.
- aa) The design integrates well with the surrounding environment. The prime location allows amenities and university buildings to be at arm's reach.

4 representations have been received neither in support or objecting to the application but raising the following comments;

- bb) It is a good idea to move students from local housing to a purpose built block.

cc) The rejuvenation of the Gosford Park area is a welcome stance on the view that for many years the area has shown a level of stagnation that is unwelcome in this city.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principles of development, design, impact upon neighbouring amenity, highway considerations, flood risk, contaminated land, sustainability and archaeology.

Principle of development

At the heart of the NPPF is a presumption in favour of sustainable development and this report will demonstrate that the proposal is acceptable after consideration of a number of key issues and therefore the proposal is considered to accord with the aims of the NPPF.

Policy OS6 of the CDP states that except where specific proposals are shown on the proposals map, the general policies of the plan will apply and developments should be compatible with nearby uses.

Accessible location

The proposed development sits adjacent to the city centre boundary as defined by the CDP and is located in a highly sustainable location that is accessible by public transport (bus and train) and within walking distance of Coventry University and city centre shops. It therefore supports the aims of Policies OS4 and AM1, which together, encourages development to be planned in accessible locations and promote alternatives to the use of the private car.

Regeneration benefits

The local planning authority welcomes the proposed development which offers strong regeneration benefits by redeveloping a previously developed site in close proximity to the city centre which has been unoccupied for a number of years and providing uses appropriate to this city centre location which will add vibrancy to the locality. It is hoped that the development will also act as a catalyst for further re-development of other nearby sites.

Principle of student accommodation

The NPPF recognises the importance of providing a supply of housing and paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. The proposal is considered to constitute sustainable development and whilst not a traditional 'residential' use, would help deliver the housing needs of the city. The proposal in this regard can therefore be considered to be in harmony with the NPPF.

Policy H1 of the CDP states that all existing and proposed citizens should have access to a range of housing that is of satisfactory size and condition and within a high quality residential environment. Whilst the size and condition of residential properties is a matter for other legislation, the development will provide attractive residential accommodation suitable for students within a highly sustainable location within the city centre and nearby Coventry University and therefore it is considered that the proposal accords with this policy.

CDP policy H2 highlights that priority for new housing should be given to the re-use of previously developed land and buildings. The proposed development complies with this policy as the application site is previously developed land and the proposal would provide

high density living accommodation on a site within close proximity to the city centre which is also likely to alleviate pressure on traditional family housing in areas near to the city centre which may currently be or otherwise be occupied by students in the future.

Policy CC3 encourages 'A living heart' which supports this application and it is also likely that the development will support other services including retail and leisure uses and the night-time economy. As such, the development can also be considered to be in harmony with the aims of Policy CC2 'A vibrant and entertaining market place'.

A number of objectors have raised concerns with the need for more student accommodation. As the University grows, so does the need to provide high quality accommodation. The aim of purpose built student accommodation is to try to free up dwellings which have been converted to houses in multiple occupation within established residential areas.

Loss of employment land

Policy E8 of the CDP seeks to protect existing employment sites, unless substantial evidence demonstrates that the re-use for employment purposes is not realistic or would produce unacceptable environmental, amenity or traffic problems. The policy states that in such cases, 'quasi-employment' uses may be introduced but only to the extent necessary to bring about the redevelopment of the site for employment uses. It further highlights that, where the introduction of 'quasi-employment' uses will not bring about redevelopment, proposals for mixed uses including a predominance of employment uses will be considered, but only to the extent necessary to bring about re-development. Only where redevelopment cannot be brought about by these means will proposals for residential, open space or other uses be permitted, subject to other plan policies.

The NPPF has been published more recently than the CDP and differs in its approach to the protection of employment sites. Paragraph 22 states that: "Planning policies should avoid the long term protection of sites allocated for employment uses where there is no reasonable prospect of a site being used for that purpose.....Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities".

Given the location of the application site, outside of the commercial core, within a predominately residential area and having poor road access, it is considered that the site is not ideal for office or industrial uses. On this basis, and bearing in mind the City Council's desire to see the site and area redeveloped and regenerated, the loss of employment land in this instance is considered to be acceptable.

Overall, the proposal is considered to be acceptable in principle subject to the detailed considerations outlined elsewhere in the appraisal section of this report.

Design

The Design and Access Statement sets out the design rationale of the development and provides computer generated images of the development, details of the design evolution and the rationale behind the design.

Policy BE2 of the CDP requires development to be of good design whilst Policies BE20 and H12 also seek to ensure that development is appropriately designed. The NPPF further emphasises the importance of good design with paragraph 56 highlighting that good design is a key aspect of sustainable development and is indivisible from good planning.

Officers consider the development, which has evolved following discussions on the previous application (FUL/2016/1257) which was submitted earlier this year, to be of a high standard of design that will have a positive impact upon the appearance of the local area and city as a whole as its prominent location and scale means that it will be viewed by residents and visitors to the city centre. The principle changes involve;

- Providing a built form to Harper Road;
- Ensuring this built form is more residential in scale to reflect the existing dwellings on the opposite side of Harper Road;
- Removing balconies fronting Harper Road;
- Metal box clad windows with timber louvres; and
- Reducing the scale of the building facing the River Sherbourne.

It is considered that designing the building so that it fronts Harper Road provides a development more appropriate in scale with the existing residential properties within Harper Road. It also provides a dynamic street frontage, vastly improving the visual appearance of the site.

The proposed building has reduced in scale from the previous submission. There are three distinct sections to the building, 1) fronting Harper Road, 2) fronting the River Sherbourne and 3) the middle section. The section of development fronting Harper Road is now 3 storeys with the eaves of the proposed building being only marginally higher than the dwellings opposite. The section of the middle building is 5 storeys however there are no windows in the elevation which fronts Harper Road and this section is partly hidden from view by the frontage building. The roofline of this section varies representing the form of more historical industrial buildings within the local area. The section of the building fronting the River Sherbourne has also been reduced in height to 6 storeys following consultation with local residents.

It is considered that the proposed development now sits comfortably with the surrounding environment, in particular, the existing residential properties opposite the site in Harper Road. Whilst the scale of the development increases towards to the rear of the site, this section is more in context with the River Sherbourne.

As part of the emerging Local Plan, Policy HE3 states that the Council will create a 'Heritage Park' in the grounds of the Charterhouse. This will include measures to improve linkages along the River Sherbourne between the Charterhouse and Far Gosford Street. The policy goes on to state 'proposals to establish the park will be supported along with measures to improve heritage linkages to the area, and improve accessibility between the city centre and the Charterhouse grounds. These should include a riverside walkway along the exposed section of the River Sherbourne, connecting Far Gosford Street with Charterhouse along Harper Road and Humber Avenue.'

Whilst this policy is not adopted, the scheme complies with Policy HE3 by creating a riverside walkway within the site boundary, along the River Sherbourne, allowing for future development of the riverside link from the historical Far Gosford Street to the new Charterhouse Heritage Park.

The proposed materials reflect the industrial heritage of the site in its material palette, with facing brickwork proposed for the lower storeys and bronze metal cladding for the upper storeys. The varying angles of the roof reflect an industrial aesthetic with bronze metal cladding and roofing. The roof/wall finish also maintains an industrial feel. The ground and

first floor have been given a red blended mix brick finish to give a connection to the houses on Harper Road and is considered to be a complementary material to the bronze metallic cladding. The roof on the five storey block (the middle section) on both sides of the courtyard is covered in a green sedum roof, to help with surface water run-off.

One of the overarching aims of the development is to kick-start the wider development of this run down area. The site has been designed so as to not stifle the development of adjacent sites in terms of window positioning and the scale of the building. The agents have submitted an initial indicative masterplan of how the area could be developed, creating a riverside walk and connecting with the community around it. This is however not being assessed as part of this development.

It is considered that the scheme now proposed is well designed and will provide a high quality development. The scale of the buildings is proportionate to the scale of development within the surrounding area.

Impact on neighbouring amenity

Paragraph 17 of the NPPF seeks to protect the amenities of all existing and future occupants of land and buildings. As indicated elsewhere in this report, the proposed uses are considered to be appropriate for their location and are compatible with other nearby uses.

SPD 'Design Guidelines for New Residential Development' provides guidance for new residential development. The document provides useful guidance on distance separation although it is clearly written for family housing developments outside a city centre location. Generally, a window-window distance separation of 20m+ is recommended where windows are clear glazed.

The closest residential properties to the application site sit to the west of the site, on the opposite side of Harper Road. The scheme has been redesigned to provide a built frontage to Harper Road bringing the development closer to the existing residential units on the opposite side of the road. There is a maximum of 20m and minimum of 16.5m from the front of the proposed student accommodation to the front elevation of the existing dwellings. The variation in distance is due to the location of the existing dwelling and the proposed building following the curve of Harper Road.

Whilst it is appreciated that the distance between habitable windows does not meet the guidance in our SPD, given the edge of city centre location and the relatively high density of the terraced streets surrounding the site, it is considered that the distance is acceptable. In addition, from an urban design perspective, it was considered that a more acceptable design could be achieved by the building providing a frontage to Harper Road. This relationship is not different to nearby surrounding residential streets where the front elevation of dwellings face each other.

The height of the proposed building fronting Harper Road has been reduced in scale to ensure that it is more comparable to the existing two storey dwellings on the opposite side of Harper Road. The eaves line of the proposed student accommodation has been lowered and balconies have been removed.

The section of building fronting Harper Road has been designed to provide direct access from the highway to a number of units in order to create an active frontage along Harper Road and enliven the street.

Whilst the concerns of residents in relation to the increase of students within an established residential area are understood, it is considered that the location of the development on the edge of the city centre, in close proximity to the University campus, public transport and shops, is ideal for student accommodation. On balance, given the design of the building, it is not considered that the proposed development will significantly impact upon the amenity of existing residents within the immediate area.

Highway considerations

Policies AM1 and AM22 of the CDP relate to highway and transport matters including highway safety. The NPPF also promotes sustainable travel.

The site is within walking and cycling distance of a range of amenities, shops, bus stops providing services around the city, Coventry Railway Station and Coventry University and therefore accords with Policies AM1 and OS4 of the CDP. The proposal is considered to accord with section 4 of the NPPF which encourages reductions in greenhouse gas emissions and congestion and also the use of sustainable modes of transport.

The applicant has submitted a Transport Statement. This highlights that the development will provide 3 parking spaces for staff and visitors. The report states that there will be no further provision for car parking due to the vicinity of the building to the city centre and existing transport links. As the development is in such a sustainable location, as part of the tenancy agreement, there will be a 'no car' policy in place which prevents students bringing cars to the site.

One representation has raised concerns with the loss of parking outside of the development site. Residents will still be able to park as they currently do. Harper Road is not wide enough to have parking on both sides of the road whilst still allowing enough space for vehicles to pass. Currently cars are parking on the forecourt to the site which is not authorised. Harper Road however provides parking for permit holders only (Monday-Friday 8am-6pm) and therefore no additional cars would be allowed to park on Harper Road without first obtaining a permit.

The application proposes 100 secure cycle spaces which is in accordance with the requirements of the SPD.

Servicing to the student accommodation will be directly from Harper Road as the current situation.

In order to minimise the impact of the development upon the local highway network during construction, a construction management plan condition is proposed.

The Local Highway Authority has confirmed that they have no objections to the application subject to conditions referred to above. The proposal will accord with Policies AM1 and AM22 of the Coventry Development Plan.

Flood Risk/drainage

Policy EM4 of the CDP states that development should be designed and located to minimise the risk of flooding and to maximise the absorption of surface water run-off by the ground. Mitigating flood risk is a core planning principle of the NPPF and paragraph 100 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere.

The Flood Risk Assessment (FRA) forming part of the application highlights that the site is located within Flood Zone 1 and therefore there is a low risk of fluvial flooding. However due to the proximity of the site to the River Sherbourne, Environmental Agency flood data has been requested and is addressed in the FRA.

The Ground Investigation identified that the site does have quite high groundwater, ranging between 1m above ground level and 3m above ground level. It is concluded that there could be a risk of encountering groundwater during the construction phase.

Surface water flood risk mapping has been prepared by the Environment Agency. It shows that the site is at some risk of surface water flooding. The site itself is shown to fall within an area which is generally at very low risk of flooding, with low and medium risk of surface water flooding in the northwest quarter of the site.

The mapping shows that there is a low point along Harper Road outside the site, where flows of runoff from high risk events could pond, which could affect access and egress to the site. The development plan shows the site has been designed to ensure residential dwellings are well removed from the areas at high risk of surface water flooding and finished floor levels should be raised 150mm above the existing ground levels to reduce residual risk.

The FRA demonstrates that the proposed development is not at significant flood risk, subject to the recommended flood mitigation strategies being implemented.

The Drainage Team have confirmed they have no objection to the proposal subject to a number of conditions being attached to any planning consent.

Noise and Air Quality

Policy EM5 of the CDP states that proposals which could result in the pollution of water, air or ground or pollution through noise, dust, vibration, smell, light, heat or radiation will only be permitted if:

- the health, safety and amenity of the users of the land and neighbouring land; and
- the quality and enjoyment of the environment are assured.

The policy further states that proposals for uses which are sensitive to pollution will not be permitted close to existing or proposed potentially polluting uses or in their areas of influence. Paragraph 129 of the NPPF also seeks to prevent new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

Policy EM2 states that where damage to air quality cannot be satisfactorily mitigated, development will not be permitted. Paragraph 124 of the NPPF also seeks to ensure that development within Air Quality Management Areas (which includes the whole of Coventry) is not harmful to air quality.

The submitted Air Quality Assessment identifies a number of mitigation measures including the following;

- The development is in a sustainable location and therefore there will be a 'no car' policy in place to prevent students bringing cars to the site. Only 3 spaces are provided for staff and visitors;
- Occupants will be encouraged to use sustainable transport;

- At least one electric charging point provided within the parking bays;
- A new riverside walkway/cycle way is proposed alongside the River Sherbourne to encourage sustainable travel;
- Air source heat pumps are proposed to reduce energy consumption on site; and
- All boilers on site will be low NOx dry weight of less than 40mgNOx/m³

The submitted Noise Assessment recommends that specific glazing/vent configurations are followed for bedrooms, dining rooms and living rooms within the building in order to meet internal noise criteria. It is noted that the internal guideline criteria for habitable rooms will only be achieved if the windows are closed.

The Council's Environmental Protection team supports the approaches taken in the Noise Assessment and Air Quality Assessment. A number of conditions are recommended to ensure conformity with Policies EM2 and EM5 of the CDP and the NPPF.

Contaminated Land

CDP Policy EM6 states that development on or adjacent to contaminated land will be permitted only if any measures for remediation and protection required to ensure the health and safety of the development proposed and its users are identified and implemented. Paragraphs 120-122 of the NPPF also seek to ensure that sites are suitable for their proposed use and that after remediation; land is not classed as contaminated land.

A Geoenvironmental Desktop Study has been submitted which recommends that once the existing Depot building has been demolished and the external hardstanding removed, a supplementary scheme of investigation is implemented to further characterised the ground conditions and concentrations of contaminants.

The Council's Environmental Protection Team supports the approaches taken in respect of contamination. A number of standard conditions are recommended to ensure conformity with Policies EM2 and EM5 of the CDP.

A preliminary unexploded ordnance (UXO) assessment has been carried out which recommends that a detailed UXO threat and risk assessment should be carried out and as such a condition is proposed.

Sustainability

Policy OS4 of the CDP seeks to promote the good stewardship of the natural and built environment whilst the SPD 'Delivering a more sustainable city' also encourages sustainable development. The NPPF states that the purpose of planning is to help achieve sustainable development and one of the core planning principles is to support the transition to a low-carbon future. As areas relating to the accessibility of the site have been covered elsewhere in this report, this section will specifically look at the energy efficiency of the development.

A Sustainability Report has been prepared and highlights that an energy efficient design which uses renewable energy technologies has been proposed for the development. The report highlights that the development has been analysed to ensure the benefits of passive design and efficient plant are maximised to reduce the overall energy consumption of the building, prior to the incorporation of low zero carbon/renewable technologies. The report identifies that combined heat and power (CHP) and air source heat pumps (ASHP) will be used to achieve the required reduction in carbon emissions and to generate renewable energy on site.

The report highlights the requirement for 10% of on-site energy being generated from local renewable energy sources as set out in SPD 'Delivering a more sustainable city'. Officers welcome this and a condition is proposed requiring final calculations and full details of the technologies proposed, and their external appearance to be submitted for approval with the approved details then to be carried out in full.

Archaeology

The application site is adjacent to the River Sherbourne and the remains of Shut Lane water mill and as such there is potential for archaeological remains associated with the river and the mill to be present. It is therefore recommended that an archaeological condition be attached to the permission.

Non material planning considerations

A number of comments have been about the use of the site for student accommodation and the perceived view that students bring issues of noise (coming and going from the site), general disturbance, increase in litter and anti-social behavioural issues to a predominately residential area. Whilst an increase in noise levels is a material planning consideration, this is concerned with how the building may be insulated to ensure that future occupiers are protected from noise from outside of the site. The other issues raised in relation to anti-social behaviour are not material planning considerations and consequently cannot be taken into account when assessing the application.

Conclusion

Having regard to the pattern of existing development in the area, representations received and the relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the suggested conditions, the proposed development would be in accordance with the development plan.

By virtue of the acceptable design, no adverse impact upon neighbouring amenity, suitable highway impact and appropriateness of the development in all other respects, the proposal is in accordance with Policies OS2, OS3, OS4, OS6, OS7, OS10, EM2, EM4, EM5, EM6, EM8, GE14, GE15, H1, H12, E10, AM1, AM9, AM12, AM22, BE2, BE19, BE20 and BE21 of the Coventry Development Plan 2001, together with relevant SPG/SPD and the NPPF.

CONDITIONS:/REASON

1. The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved documents;
Energy and Sustainability Assessment prepared by Callingham Associates;
Policy E8 Justification prepared by D & P Holt;
Japanese Knotweed Management Plan prepared by Japanese Knotweed Ltd;
Noise Survey prepared by Noise.co.uk;
Statement of Community Involvement prepared by Callingham Associates;
Student Management Plan prepared by Callingham Associates;
Supporting Information prepared by Callingham Associates;
Preliminary Unexploded Ordnance Risk Assessment prepared by Landmark Information Group Ltd;
Design and Access Statement prepared by Callingham Associates;
Transport Statement Rev A prepared by Callingham Associates;
Planning Statement Rev A prepared by Callingham Associates;
Air Quality Assessment Rev A prepared by Callingham Associates;
Ecological Assessment Rev A prepared by Ridgway Ecology;
Flood Risk Assessment prepared by BWB;
Location Plan 894.101A;
Existing Site Plan 894.102;
Existing Street Scene 894.103;
Proposed Site Plan and Landscaping 894.104D;
Proposed Ground Floor Plan 894.105D;
Proposed First and Second Floor Plan 894.106D;
Proposed Third and Fourth Floor Plan 894.107D;
Proposed Fifth Floor Plan 894.108C;
Proposed Roof Plan 894.109C;
Proposed Elevations 894.110D;
Proposed Elevations 894.111D;
Proposed Elevation 894.112D;
Proposed Street Scene 894.113B;
Typical Room Layout 894.114.

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

3. The development hereby approved shall not be occupied unless and until the car parking areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To ensure adequate off-street car parking in the interests of both highway safety and visual amenity in accordance with Policies AM22 of the Coventry Development Plan 2001*

4. Before the development hereby approved is occupied the redundant existing vehicular access onto Harper Road shall be permanently closed and the footway reinstated in

accordance with full engineering details submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure the safe and free flow of traffic using the adjoining highway in accordance with Policy AM22 of the Coventry Development 2001.*

5. The development hereby approved shall not be occupied unless and until the cycle parking and bin storage facilities as indicated on the approved drawings are made available for use and once occupied shall be maintained as such thereafter.

Reason: *In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies OS4 and AM12 of the Coventry Development Plan 2001.*

6. The development hereby approved shall not be occupied unless and until the vehicular access, by means of a vehicular crossover, has been constructed in accordance with a specification to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure an adequate safe access in the interests of both highway safety and visual amenity in accordance with Policies AM22 of the Coventry Development Plan 2001*

7. The development hereby permitted shall proceed only in strict accordance with a construction method statement which shall first have been submitted to and approved in writing by the local planning authority prior to the commencement of development. The approved statement shall be strictly adhered to throughout the construction period and shall provide for; the routing of construction vehicles to and from the site; parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; 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 construction; a scheme for recycling / disposing of waste resulting from demolition and construction works; proposed hours of working; and details of monitoring, recording and reporting of incidents, unless otherwise agreed in writing by the Local Planning Authority

Reason: *In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality and to minimise any adverse environmental impacts in accordance with Policies AM1, EM5 and BE2 of the Coventry Development Plan 2001*

8. No development shall take place unless and until a scheme for targeting and utilising local people for the construction of that phase has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in full accordance with the approved plans.

Reason: *In the interests of promoting employment opportunities for local people in accordance with Policy EM10 of the Coventry Development Plan 2001.*

9. Notwithstanding the details contained within the Energy and Sustainability Assessment prepared by Callingham Associates, prior to commencement of development a detailed report including final calculation shall be submitted to and approved in writing by the Local Planning Authority detailing how the development will address the 10% renewables requirement of the Supplementary Planning Document 'Delivering a More Sustainable City'. Plans shall also be provided to show the siting, design and appearance of the chosen technologies. Thereafter, the measures specified within the approved report shall be incorporated in full into the development and those measures shall remain in place at all times thereafter.

Reason: *To aid sustainable development by ensuring that at least 10% of the development's energy requirements are provided through the on-site generation of renewable/low carbon energy and in the interests of the visual amenities of the area in accordance with Policies OS4 and BE2 of the Coventry Development Plan 2001.*

10. The development shall be carried out only in full accordance with sample details of the external facing and roofing materials and a materials schedule which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interest of visual amenities of the area in accordance with Policy BE2 of the Coventry Development Plan 2001.*

11. *No development shall take place within the application site unless and until the following have been submitted to and approved by the Local Planning Authority:*

i) A written scheme of investigation for a programme of archaeological evaluation, including post excavation analysis and publication.

ii) A strategy for mitigating the impact of the development if archaeological remains are discovered

iii) A timetabled programme for post excavation analysis and publication.

Once approved the development shall only be undertaken in full accordance with those approved details (or any subsequently approved amendments).

In order to ensure any remains of archaeological importance, which help to increase our understanding of the City's historical development are recorded, preserved and protected where applicable, before development commences in accordance with Policy BE15 of the Coventry Development Plan 2001.

12. Prior to commencement of development an unexploded ordnance survey shall be carried out to establish whether there is any unexploded ordnance, the details of which shall include any necessary mitigation measures and shall be submitted in writing to the Local Planning Authority. Any necessary measures shall be carried out within the agreed timescale.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

13. Before the development hereby permitted is brought into use details of any proposed plant on the roof top; including any screening, shall be submitted to and approved in writing by the Local Planning Authority. Once approved, such details shall be fully implemented prior to the occupation of the student accommodation and thereafter these measures shall not be removed or altered in any way without the prior written approval of the local planning authority.

Reason: *In order to protect the amenity of adjacent residents and ensure that a high quality design is achieved in accordance with Policies EM5 and BE2 of the Coventry Development Plan 2001.*

14. The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the student accommodation hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE2 & BE20 of the Coventry Development Plan 2001.*

15. The development hereby permitted shall take place in accordance with details of all external light fittings and external light columns which shall be submitted to and approved in writing by the Local Planning Authority. Lighting shall be restricted on the canal side and be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats. This could be achieved in the following ways:
1. low pressure sodium lamps should be used in preference to high pressure sodium or mercury lamps;
 2. the brightness of lights should be as low as legally possible;
 3. lighting should be timed to provide some dark periods;
 4. connections to areas important for foraging should contain unlit stretches.
- The development shall thereafter be carried out in accordance with the approved measures.

Reason: In order to protect the river corridor and its habitat which provides commuting and foraging habitat for bats and habitats for nesting birds, amphibians and hedgehogs in accordance with Policies GE14 and GE15 of the Coventry

Development Plan 2001.

16. The development hereby permitted shall not commence unless and until a Construction and Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. The report should contain pre-commencement checks for breeding birds, otter, water voles and hedgehog, and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The development shall thereafter be carried out in accordance with the approved Construction and Ecological Management Plan.

Reason: *To ensure that protected species are not harmed by the development in accordance with Policies GE14 of the Coventry Development Plan 2001.*

17. Notwithstanding the details submitted within the Flood Risk Assessment, prior to development commencing the following information shall be submitted to and approved by the Local Planning Authority:
- i) A scheme for the provision of surface water drainage, fully incorporating a Sustainable Drainage System (SuDS) with particular emphasis on attenuation techniques;
 - ii) A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site;
 - iii) An appropriately scaled flood risk assessment to establish the risk to the development, as well as the appropriate mitigation measures. The surface water flood mapping indicates that the site is vulnerable to surface water flooding;
 - iv) Provisions for the drainage of the site to ensure that there are no temporary increases in flood risk, on or off the site, during the construction phase;
 - v) Evidence to demonstrate the management of overland flow routes in the event of exceedance or blockage to the drainage system. Details shall include demonstration of how the buildings will be protected in such an event;
 - vi) Information which demonstrates that there will be no discharge of surface water to the public highway;
 - vii) Evidence to demonstrate that finished floor slab levels must be 300mm above the 1 in 100year pluvial flood levels, and above the 1 in 1000 year fluvial flood levels; and
 - viii) All 'within development plot' drainage must be considered for the incorporation of water re-use systems, such as grey water harvesting, to manage down both peak and total rainfall runoff discharging to sewer systems, watercourses and groundwater.
- Once approved, the development shall only proceed in accordance with the approved details including any recommended mitigation measures and shall remain in place thereafter.

Reason: *To ensure that a satisfactory means of drainage is provided to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policy EM4 of the Coventry Development Plan 2001.*

18. The development hereby permitted shall proceed in accordance with details contained within Section 10 (Results) of the Noise Assessment dated 7th September 2016 prepared by noise.co.uk. Once implemented the details contained within the Noise Assessment shall thereafter be retained.

Reason: *In the interest of protecting the amenity of future occupiers of the development and occupiers of nearby properties in accordance with*

Policy EM5 of the Coventry Development Plan 2001.

19. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site and any report of the findings must be submitted to and approved in writing by the local planning authority prior to first occupation. The report of the findings, to be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', must include:
- (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risk to;
 - Human health,
 - Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - Adjoining land,
 - Groundwater's and surface waters,
 - Ecological systems,
 - Archaeological sites and ancient monument;
 - (iii) An appraisal of remedial options, and proposal of the preferred option(s).

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

20. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development (excluding demolition) other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

21. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

22. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 19, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 20, which shall be submitted to and approved in writing by the Local Planning Authority.
Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 21.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

23. The development hereby permitted shall proceed in accordance with the details contained within the Knotweed Management Plan (Remediation Report) dated 22 April 2016 prepared by Japanese Knotweed Ltd.
Following completion of measures identified in the approved remediation scheme, a verification report confirming that the treatment has been completed shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

INFORMATIVE:

1. Planning consent is not consent to work on the highway. To carry out the proposed highway works associated with the planning consent approval must first be obtained from the Local Highway Authority. The applicant is reminded that as the developer or their contractors, they are responsible for contacting the Highway Authority - 02476 832062 to ensure all necessary licenses and permissions are in place. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
2. Bat and Nesting Bird combined note
If it is essential to fell or lop any trees or part of the hedgerows, it should be ensured that this work does not disturb nesting birds, with work ideally being conducted outside the main breeding season (March-September). All nesting birds are protected from disturbance or injury under the 1981 Wildlife and Countryside Act. In addition, if mature trees with suitable cracks, rot holes and fissures are likely to be affected by the development, (e.g. by felling or lopping work), it is important to survey these trees for the presence of bats, prior to work commencing. Bats and their roost sites are protected under the 1981 Wildlife and Countryside Act and the Countryside and

Rights of Way Act, and are also deemed a European Protected Species. Local Authorities are bound by Regulation 3(4) of the Conservation (Natural Habitats, &c.) Regulations 1994 to have regard to the Habitats Directive when exercising their functions.

3. The applicant is respectfully advised that if additional planting is proposed for the site, indigenous tree and shrub species should be used, preferably of local provenance. Such plants are visually attractive, and have a far higher value for local wildlife than cultivated, non-native plants.
4. * In view of the nearby hedgehog record(s)/and/suitable habitat, care should be taken when clearing the ground prior to development, particularly piles of deadwood /leaves /bonfire mounds. If a hedgehog is found, work should stop until WCC Ecological Services is contacted. Hedgehogs are of high conservation concern and are a Species of Principal Importance under section 41 of the NERC Act. Habitat enhancement for hedgehogs can easily be incorporated into development schemes, for example through provision of purpose-built hedgehog shelters. More details can be provided by the WCC Ecological Services if required.
5. *Particular care should be taken when clearing ground prior to development, and if evidence of badger, amphibians or reptiles is found, (such as the presence of these newts, lizards, snakes, reptile sloughs or badger, snuffle holes, latrines or established setts), then work must stop immediately while WCC Ecological Services or Natural England are contacted. Applicants are advised to pay particular attention to foundation ditches, which can be hazardous to badgers. Sloping boards or steps should be provided to allow animals to escape from such ditches should they become trapped. Failure to consider this matter, leading to the death of individuals, may leave the developer liable for prosecution. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 01733 455136. Badgers and their setts (communal place of rest) are protected under the 1992 Badgers Act, making it illegal to carry out work that may disturb badgers without a Natural England licence. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.
6. In light of the nearby suitable habitat nearby, and the nature of the development, care should be taken when clearing the ground prior to development, and if evidence of otters are found (spraints, footprints, holts), work should stop while WCC Ecological Services or Natural England is contacted. Otters and their holts (place of rest) are protected under the 1981 Wildlife & Countryside Act and the Conservation of Habitats and Species Regulations 2010 so are therefore deemed a European Protected Species.
7. In light of the nearby suitable habitat nearby, and the nature of the development, care should be taken when clearing the ground prior to development, and if evidence of water voles are found (droppings, footprints, burrows), work should stop while WCC Ecological Services or Natural England is contacted. Water voles and their burrows (place of rest) are protected under the 1981 Wildlife & Countryside Act. Water voles

are also a UK and Local BAP species.

8. Consideration should be given to the provision of suitable bat and bird boxes within the new build or adjacent trees in order to increase opportunities for wildlife. Many bat and bird populations have declined dramatically in recent years due to loss of roost, nest and foraging sites as a result of development. However a variety of bat and bird species use boxes and they can be particularly useful in the built environment, where natural nesting places can be scarce. Further advice and information can be obtained from the Bat Conservation Trust (BCT), and the Royal Society for the Protection of Birds (RSPB). WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required, in particular regarding which type of boxes to use.

9. General surface water drainage information

The following is offered to aid developers in managing the surface water runoff issues for information purposes only as a pointer towards best practice for surface water disposal.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal, which encourages a SUDs approach.

In accordance with Approved Document Part H of the Building Regulations 2000, the first option for surface water disposal should be the use of sustainable drainage methods (SUDS) which limit flows through infiltration e.g. soakaways or infiltration trenches, subject to establishing that these are feasible, can be adopted and properly maintained and would not lead to any other environmental problems.

Flow balancing SUDS methods, which involve the retention and controlled release of surface water from a site may be an option for some developments at this scale where uncontrolled surface water flows would otherwise exceed the local greenfield run off rate. Flow balancing should seek to achieve water quality and amenity benefits as well as managing flood risk.

Further information on SUDS can be found in the National Planning Policy Framework 2012 and the associated Technical Guidance to the National Planning Policy Framework, 2012; the CIRIA C697 document Sustainable Urban Drainage Systems Manual for England and Wales; CIRIA C698 Site handbook for the construction of SUDS and the Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDs. The Interim Code of Practice will be made available electronically on both the Environment Agency's web site at: Environment Agency's website and CIRIA's web site at: www.susdrain.org

Where it is intended that disposal be made to public sewer, the Water Company or its agents should confirm that there is adequate spare capacity in the existing system

taking future development requirements into account.

Development which involves a culvert or an obstruction to flow on an Ordinary Watercourse will require Agency consent under the Land Drainage Act 1991. An Ordinary Watercourse is defined as any watercourse not identified as a Main River on maps held by the Environment Agency and DEFRA. For further information see LDA 1991 -Consent Ordinary Watercourses and Land Drainage Act Consent etc.

