

Planning Committee Report	
Planning Ref:	OUT/2018/2115
Site:	The University of Warwick, Gibbet Hill Road, Coventry, CV4 7EZ
Ward:	Wainbody
Proposal:	Hybrid planning application comprising: 1) Outline planning for demolition of existing buildings and redevelopment to provide up to 1,000 student bed spaces and up to 2,500 Sqm (GEA) floor space for academic purposes with associated access works, plant, parking, landscaping and ancillary works. All matters reserved. 2) Outline planning for the creation of new pedestrian/cycle route including demolition of two existing dwellings and associated drainage, landscaping and ancillary works. All matters reserved. 3) Outline planning for erection of a new academic building comprising up to 5,000 sq.m (GEA) floor space for academic purposes with associated access works, plant, parking, landscaping and ancillary works. All matters reserved. 4) Outline planning for the erection of new academic building comprising up to 10,555 sq.m (GEA) floor space with associated access works, plant, parking, landscaping and ancillary works. All matters reserved. 5) Outline planning for demolition of existing buildings and erection of new academic buildings comprising up to 18,330 sq.m (GEA) floor space with associated access works, plant, parking, landscaping and ancillary works. All matters reserved. 6) Full planning for the demolition of Car Park 7 and redevelopment for a new Faculty of Arts Building (13,270 sq.m (GEA) with associated access works, plant, parking, landscaping and ancillary works. 7) Full planning for the development of new Interdisciplinary Biomedical Research Building (7,060 sq.m (GEA) with associated access works, plant, parking, landscaping and other ancillary works. 8) Outline planning to create new public realm with associated drainage, landscaping and ancillary works, including removal of existing car park. All matters reserved. 9) Outline planning for demolition of existing decked car park and redevelopment of a 650 space multi-storey car park with associated access works, plant, parking, landscaping and ancillary works. All matters reserved
Case Officer:	Emma Spandley

SUMMARY

This is a hybrid application that seeks to provide student accommodation, academic floor space, a new Faculty of Arts Building, an Interdisciplinary Biomedical Research building, a Multi-storey Car Park, pedestrian and cycle routes and new public realm. The proposals are intended to respond to changes the University of Warwick need to make in the next 3-5 years to modernise, replace and improve existing facilities. The

application submitted is complex and forms a hybrid submission containing 9 projects. 7 of the projects are proposed in outline form (some with parameters) and 2 of the projects contain full detail.

BACKGROUND

The University of Warwick was established in 1964 as part of the Government's plans to expand higher education. The campus sits within the administrative boundary of both Coventry City Council and Warwick District Council. The campus has developed and grown over time. In 2009 a Masterplan for the main campus was approved. This set out a number of objectives and proposed new development and growth namely 171,000sqm of additional floorspace and an additional 5422 car parking spaces. Over the last 9 years, 31 building projects have either been completed, are under construction or have planning permission. A package of highway improvements have also been delivered. The development proposed within the current application is the next step in the University of Warwick rationalising and updating their campus.

The 2009 Masterplan and the subsequent S106 agreement, approved a cap of 5422 car parking spaces at the University. Currently the University have 5056 in use.

This application and subsequent S106 agreement proposes an increase in car parking spaces by 1030, making a total number of car parking spaces of 6452.

KEY FACTS

Reason for report to committee:	Objections from more than 5 addresses and a petition.
Current use of site:	University Campus
Academic Floor Space:	56,715 sq.m (GEA)
Student Bed Spaces:	1,000
Additional Car Park Spaces:	1,030 (net)

RECOMMENDATION

Planning committee are recommended to delegate the granting of planning permission to the Head of Planning and Regulatory Services subject to the completion of a Section 106 agreement relating to highway implications & NHS contribution and subject to conditions.

REASON FOR DECISION

The proposal is acceptable in principal, will not adversely impact upon the character of the area, neighbours, highways, drainage, trees, landscape and ecology, heritage and archaeology. There are no known health implications or equality issues. The proposals accord with policies DS3, HW1, JE1, JE6, JE7, H5, H10, GE1, GE3, GE4, DE1, HE2, AC1, AC2, AC3, AC4, EM1, EM2, EM4, EM5, EM6, EM7, EM8 and IM1

BACKGROUND

APPLICATION PROPOSAL

This is a hybrid planning application comprising 9 projects as follows:

- Project 1: Outline planning for demolition of existing buildings and redevelopment to provide up to 1,000 student bed spaces and up to 2,500 Sqm (GEA) floor space for academic purposes with associated access works, plant, parking, landscaping and ancillary works. All matters reserved.
- Project 2: Outline planning for the creation of new pedestrian/cycle route including demolition of two existing dwellings and associated drainage, landscaping and ancillary works. All matters reserved.
- Project 3: Outline planning for erection of a new academic building comprising up to 5,000 sq.m (GEA) floor space for academic purposes with associated access works, plant, parking, landscaping and ancillary works. All matters reserved.
- Project 4: Outline planning for the erection of new academic building comprising up to 10,555 sq.m (GEA) floor space with associated access works, plant, parking, landscaping and ancillary works. All matters reserved.
- Project 5: Outline planning for demolition of existing buildings and erection of new academic buildings comprising up to 18,330 sq.m (GEA) floor space with associated access works, plant, parking, landscaping and ancillary works. All matters reserved.
- Project 6: Full planning for the demolition of Car Park 7 and redevelopment for a new Faculty of Arts Building comprising 13,270 sq.m (GEA) floor space with associated access works, plant, parking, landscaping and ancillary works.
- Project 7: Full planning for the development of new Interdisciplinary Biomedical Research Building (IBRB) comprising 7060 sq.m (GEA) floor space with associated access works, plant, parking, landscaping and other ancillary works.
- Project 8: Outline planning to create new public realm with associated drainage, landscaping and ancillary works, including removal of existing car park. All matters reserved.
- Project 9: Outline planning for demolition of existing decked car park and redevelopment of a 650 space multi-storey car park (MSCP) with associated access works, plant, parking, landscaping and ancillary works. All matters reserved.

The projects will enable the University to:

- Modernise both its Arts and Science facilities to continue to attract high quality students and staff;
- Increase student accommodation on campus;
- Widen its teaching and skills development offer for the regions through the Degree Apprenticeship Centre (phase 2);
- Provide an academic building for potentially significant externally funded, Government research opportunities;
- Expand the level of parking provision within the campus;
- Improve facilities and the public realm on campus for visitors, particularly as in time for Coventry to be the UK City of Culture in 2021.

The University's Capital Plan, which sets out its building and refurbishment plans over the next five years, includes a number of development projects which will exceed the maximum floorspace permitted in the 2009 Masterplan (details of what was approved within the previous masterplan are detailed at the end of this section). The University is also close to its maximum parking limit as set in the Section 106 Agreement and the new projects, the subject of this application, will generate some additional demand.

The nine projects, the subject of this application, represent current plans to modernise, replace and improve existing facilities rather than accommodate significant growth. It is considered that this hybrid planning application is the best means of bringing forward the new projects, and enabling them to be considered together with a revised Transport Assessment and S106.

The application has been submitted with the following documentation:

Relevant to Projects 1 to 9

- Archaeology Review;
- Air Quality Assessment;
- Demolition Plans;
- Design and Access Statement shows the existing constraints together with what the university are trying to achieve and what has been proposed;
- Ecological Appraisal;
- Flood Risk Assessment and drainage strategies;
- Geology Study;
- Location plans;
- Parameters Plans for each outline application (1, 2, 3, 4, 5, 8 & 9) which set out the maximum envelope in which the university can build within including maximum heights and building footprints;
- Planning Statement in support of the application detailing the previous history, the policy context and the rationale behind the applications;
- Preliminary Ecology Appraisal;
- Statement of Community Engagement;
- Sustainability Statement;
- Transport Assessment and Travel Plan; and
- Unexploded Ordnance Statement.

Relevant only to Project 6 & 7 (full proposals)

- Air Dispersion Assessment;
- Arboricultural Survey Construction Ecological Management Plan;
- Daylight Glare Study;
- Elevational drawings;
- Energy Statement;
- External Lighting Strategy Report;
- Floor plans;
- Lighting Layout landscape and report;
- Landscape plans for hard and soft landscaping; and
- Palette of Materials.

As explained above the application is a hybrid and therefore has two elements – 2 projects containing full detail and 7 projects in outline stage with future applications being submitted at a later stage to establish the detailed proposals for the site under reserved matters applications.

The two projects which have been submitted for full planning permission are:-

Project 6: Faculty of Arts Building – The application site is located on where currently Car Park 7 is located adjacent to the Warwick Arts Centre. Car Park 7 will be removed as part of this application. The new building is required to unite all of the Faculty of Arts departments under one roof and provide specialist facilities to support

their work, with a range of teaching and study spaces, lecture theatres, a café and exhibition space. It will be an environment which fosters collaboration, creativity and innovation and nurtures public engagement in the arts and wider cultural value.

Project 7: Interdisciplinary Biomedical Research Building (IBRB) – Is located at the Gibbet Hill Campus, located adjacent to Tocil Woods and the existing pedestrian / cycle link to the remaining Warwick University Campus. This facility is intended to build on the University's existing world class research in neuroscience, microbiology, infection and disease and bring together biomedical researchers from across the School of Life Sciences and Warwick Medical School. It will provide an exemplary environment to train and enrich the teaching experience, foster inter-disciplinary collaboration and act as a catalyst for research at the highest level.

The other 7 projects are at earlier stages in the process of design and procurement, but are also critical to delivering the changes needed on campus over the next three to five years.

Some of the outline projects have had parameters plans submitted, these plans define the key principles of the proposed development. The details include information in relation to proposed use, building footprint, maximum floor space and building height, key elevations, important trees and other features to be retained. The purpose of each parameters plan is to set the framework within which future development will come forward and within which future Reserved Matters applications will be expected to accord.

Project 1: New Student Residences and Academic Buildings - The site is located to the north of the campus behind properties located within Charter Avenue. The existing buildings on site will be demolished, apart from a three storey 'Westwood Teaching Centre'. It proposes a residential building for 1,000 bed spaces and an academic building of some circa 2,500 floor space for academic buildings. The parameter plan submitted with the application has been superseded, and now all matters, i.e. design, siting and massing will be determined at a later date.

Project 2: Public Realm and Access Works - The application site is located off Kirby Corner Road adjacent to the linear development of the six residential properties which are sandwiched between Sovereign Court and Milburn House to the south.

The proposal includes the demolition of two houses, No.113 and No.115 Kirby Corner Road, adjacent to Milburn House and the creation of new public realm works which include a new pedestrian / cycle route with landscaping; creation of 'shared spaces' as you enter the University site as it meets Milburn Hill Road and traverses into Academic Square Loop Road to create a new plaza with hard and soft landscaping.

This section of the site is located within the Science Park and includes a small area of woodland between the houses and Milburn Hill Road. From Milburn Road the site runs along the existing access road to Academic Square Loop Road, which sits behind Academic Square. It includes a triangular-shaped area of land to the east of the access road which is adjacent to the site of Project 3. The triangular area is currently mown grass and a temporary car park. The south portion of the site, for project 2, includes a length of the Loop Road and the area to the south including the space between three University academic buildings. The proposal also includes a signalised crossing on Milburn Hill Road.

Project 3: Degree Apprenticeship Centre (Phase 2) - The application site is located within the University Campus adjacent to project 2, on the Academic Square Loop Road and includes the erection of a new academic building of 5,000 sqm floor space. The building will have a maximum height of 4 storeys with 5 metres floor to floor height for each storey and 1 storey plant at 3 metres, making a total of 23m. It will involve the development of a new academic building which is expected to be an extension to the adjacent Degree Apprenticeship Centre.

Project 4: New Academic Buildings - The application site is located on the northern side of the Academic Square Loop Road, adjacent to Car Park 15 and proposes an Academic building of 10,555 sqm floor space. The building will have a maximum height of 5 storeys at 5 metres floor to floor height and 1 storey of plant at 3 metres, making a total height of 28m. The site is in the centre of the University estate and at the boundary of the campus and the University Science Park. The site fronts Academic Square Loop Road, which runs behind Academic Square. The site for project 4 is currently a temporary contractor's compound.

Project 5: New Academic Buildings - The application site is located on the corner of University Road and Library Road in the heart of the University's campus and proposes an Academic building of 18,330 sqm floor space. The building will have a maximum height of 6 storeys at 5 metres floor to floor height and 1 storey of plant at 3 metres, making a total of 33m. The application proposes the demolition of the existing Humanities and Humanities Extension buildings. The site forms one of the most prominent sites on the campus and lies at the junction of Library Road and University Road. It is adjacent to the University's main library and to the site for Project 6 the New Faculty of Arts Building. The site is also close to the social hub of the campus, at the Student Union and Arts Centre.

Project 8: Public Realm, Science Square - The application site is located to the north and east of Gibbet Hill Farmhouse, to the north of Gibbet Hill Road and includes the creation of public realm works. Currently the site is a surface level car park. The proposal includes the creation of a new pedestrian / cycle route with landscaping to the east of Gibbet Hill Farmhouse as it traverses past the Medical Training Centre and opens out into a plaza outside the Biological Sciences building and linked to project 7.

The area is an existing surface level car park on the south east side of the proposed building under Project 7. The Gibbet Hill Farm House and site of the proposed multi storey car park, Project 9 are close to the site to the south west. An important campus cycle and pedestrian route, which links the Gibbet Hill campus to the main campus, is located at the south west corner of the car park. This route will be enhanced as part of Project 7.

Project 9: Multi Storey Car Park - The application site is located North West side of Gibbet Hill Farmhouse, to the north of Gibbet Hill, adjacent to the Tocil Woods. The application proposes the erection of a 650 space, multi storey car park which will have a maximum height of 6 storeys to the south, adjacent to Gibbet Hill Road increasing to 7 storeys to the north of the site.

PREVIOUS MASTERPLAN

A masterplan for the University of Warwick Campus was approved in 2009 subject to a S106 agreement this approved:-

- 171,000 sq.m of additional floorspace split in the following way:-
 - 65,000 sq.m Academic (teaching and research);
 - 23,000 sq.m Other (includes Arts Centre, Management Training, Retail, Students Union, new Initiatives);

- 26,000 sq.m Support (includes administration, library, social, catering and sports); and
- 57,000 sq.m Residential Accommodation
- A maximum of 5,422 car park spaces across the campus;
- 'Development Zones' with specific use, floorspace and height limits; and
- A Travel Plan to encourage more sustainable forms of transport and to limit car trips.

Over the past nine years, a total of thirty-one building projects have either been completed, are under construction or have planning consent ready to start. The most recent projects due for completion over the next 12 months include:

- The National Automotive Innovation Centre (NAIC)
- University Sports Hub
- Cryfield Residences
- Kirby Corner Car Park
- New Mathematics Building
- Materials Engineering Centre.

The Section 106 agreement included a package of highway improvements which included:

- a new roundabout on Gibbet Hill Road near the Arts Centre enabling the two-way working of University Road;
- introduction of a 20mph zone along Gibbet Hill Road improving the safety of those crossing between the two sides of campus
- a new roundabout at Gibbet Hill Road/Kenilworth Road to improve traffic flow at that junction; and
- a right turn lane into the Gibbet Hill campus.

In addition, there have been other transport infrastructure works completed including the closure of Library Road onto Gibbet Hill Road; provision of the Lynchgate Link which provides access to the new Lynchgate Car Park; and many improvements to the pedestrian and cycle network.

Financial contributions have been made towards improvements at the A45/Charter Avenue junction, and a cycle link between Kenilworth Road and the Gibbet Hill campus.

Other initiatives delivered under the 2009 Travel Plan have included a new bus interchange adjoining the Arts Centre; a successful car share scheme; more and better cycling provision; improved footpaths; and a coach park. This has resulted in a significant increase in the use of public transport and sustainable journeys.

SITE DESCRIPTION

The main campus of the University of Warwick straddles the administrative boundary between Coventry and Warwickshire and extends to 189 hectares in total. Today the University serves around 22,000 students and employs approximately 6,000 staff.

The principle points of access of the campus are from the A429 Kenilworth Road and Kirby Corner Road, which connects into the A45 through Coventry and, Via Stoneleigh Road, to the A46.

The University's 'Central Campus' contains the bulk of the present University estate including the Student Union, Warwick Arts Centre, Library, Warwick Business School, and the main academic, teaching and support services. To the south-west of Gibbet

Hill Road, there are a range of student residential and sports facilities including the site of the new University Sports Hub which is currently under construction. Other current development projects, in this area include the National Automotive Innovation Centre (NAIC), the new Mathematics building and 814 student residences at Cryfield.

North-west of the main campus is the 'Westwood Campus', which lies to the west of Kirby Corner Road. This area was formerly a teaching training college, but now contains a mix of sports facilities, student accommodation, teaching and support services. To the immediate west and north-west of the Westwood campus are the residential areas of Canley and Westwood Heath, including the Westwood Business Park.

To the north east of the main campus is Cannon Park which is an area of low density residential dwellings, and the Cannon Park District Centre, where there is a Tesco Supermarket and a range of other shops and services.

The 'Gibbet Hill Campus' is situated to the south east of Central Campus and provides a focus for the Medical School and Faculty of Life Sciences. On this campus is a Grade II* listed group of five houses built for mathematicians in attendance at university conferences in relation to the mathematics research centre.

The Campus is separated from the main campus by the valley of Canley Brook which includes Tocil Wood and wetlands nature reserve. To the east side of Gibbet Hill lies further low density housing off Kenilworth Road.

The west and southerly aspects of the University are bounded by open countryside, currently devoted to agricultural use and woodland coppice. Beyond this to the south lies the settlement of Kenilworth. The new HS2 high speed rail line will pass through this area, with construction starting imminently.

PLANNING HISTORY

Coventry City Council

Application number	Site location	Description of development	Decision and date
FUL/2018/2454		Enabling works application for the Interdisciplinary Biomedical Research building (IBRB) for the clearance of selected shrubs, trees and vegetation, relocation of the existing pedestrian and cycle path, initial site hoarding works, associated temporary site accommodation, initial earthworks, sheet piles to edge of eastern access ramp.	Pending
FUL/2018/0712	East of Academic Loop Road	Erection of a Degree Apprenticeship Centre and associated landscaping.	Approved 26 June 2018

FUL/2017/1926	Academic Loop Road	Erection of a Materials Engineering Centre with associated hard and soft landscaping	Approved 6 October 2017
FUL/2017/0530	Warwick Arts Centre	Redevelopment of existing arts centre comprising part demolition and extension of existing facilities, refurbishment works, new energy centre and associated drainage and landscaping provisions	Approved 19 June 2017
OUT/2017/0260	Gibbet Hill Road / Kirby Corner	Outline application for the erection of a multi-storey car park with associated accesses (discharging access, all other matters reserved)	Approved 15 June 2017
FUL/2014/1161	Land to the north-east of Academic Square	Erection of a multi-storey car park and surface car parking spaces, new roundabout on Lynchgate Road including improved pedestrian crossings, alterations to Lynchgate link road, new barrier controls, culvert, car park access, drainage, balancing pond, extension to existing shared footway/cycle path, lighting, landscaping and services.	Approved, 14 July 2014
FUL/2014/1098		Erection of a National Automotive Innovation Centre for academic and business use, including café and showroom, landscaping including water features, parking, access, boundary treatment, external lighting, roof top solar PV panels, below ground water attenuation tank, fuel storage tank and fuel	Approved 9 July 2014

		interceptor and tyre storage building	
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Warwick District Council

Application number	Site location	Description of development	Decision and date
W/17/0395	UoW – Land to west of Gibbet Hill Road	Demolition of the Redfern Halls of Residence and Warden's house and erection of 11 new buildings to provide 794 bed student accommodation and new Warden's house together with 'village hall' and associated parking facilities, drainage work and soft landscaping provisions	Approved 23 June 2017
W/16/1089	Land south of Scarman Road and adjacent to Whitefield Coppice	Erection of a new indoor and outdoor sports and leisure development (Use Class D2 with ancillary Class B1(a) offices and Class A3 restaurant and cafe), including a sports centre building, outdoor artificial sports pitches and associated lighting, hard and soft landscaping, fencing/boundary treatment (sports and landscape), car and cycle parking, alterations to existing highway access and creation of new plaza, pathways, trim-trail and outdoor fitness equipment, lighting, land level changes, underground services, CCTV, drainage, car park barriers and refuse/recycling/bin store.	Approved 23 September 2016
W/13/1247	Hurst Buildings (1-8), University of Warwick, Scarman Road, Coventry	Redevelopment of site for halls of residence (Outline application with all matters reserved)	Approved 4 December 2013
W/07/1120	University of Warwick, Gibbet Hill Road, Coventry	Development for university purposes including construction of buildings for academic teaching; research; social and administrative uses; sports and cultural facilities; residential accommodation	Approved 14 October 2009

		for staff, students and visitors; other ancillary facilities including for the purposes of energy generation; access improvements for pedestrians, cyclists and vehicular traffic including public transport services; car parking; site infrastructure including drainage and mains services; hard and soft landscaping including structural planting (Outline Masterplan submitted)	
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POLICY

National Policy Guidance

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and revised on 24th July 2018 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 new NPPF increases the focus on achieving high quality design and states it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) 2018 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 6 December 2016. Relevant policy relating to this application is:

Policy DS3 – Sustainable Development
Policy HW1 – Health Impact Assessment
Policy JE1 – Overall Economy and Employment Strategy
Policy JE6 – Tourism/Visitor Related Development
Policy JE7 – Accessibility to Employment Opportunities
Policy H5 – Managing Existing Housing Stock
Policy H10 – Student Accommodation
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
Policy EM2 – Building Standards
Policy EM4 – Flood Risk Management
Policy EM5 – Sustainable Drainage Systems (SuDs)

Policy EM6 – Redevelopment of Previously Developed Land
Policy EM7 – Air Quality
Policy EM8 – Waste Management
Policy IM1 – Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD)

SPG Green Space Strategy
SPD Delivering a more sustainable city

CONSULTATION

No objections received from:
Historic England
Public Rights of Way (CCC)

No Objections, subject to conditions have been received from:

Drainage (CCC)
Archaeology (CCC)
Ecology (CCC)
Environmental Protection (CCC)
Tree Officer (CCC)
Urban Design (CCC)
West Midlands Fire Service
West Midlands Police – Designing out Crime Unit

No Objections, subject to conditions and S106 Monies

Highways (CCC) - have requested conditions and the following S106 monies to compensate and mitigate against the impacts of the development on the surrounding area:-

- £500,000 towards longer term highways improvements such as A46 link road;
- Either payment of £300,000 towards cycle/pedestrian improvements; traffic management and car parking or provision of these works by the University; and
- £300,000 bond should the traffic flow thresholds be exceeded.

NHS have requested £95,578.00 monies to directly provide additional healthcare.

Highways England have issued a holding objection subject to the receipt of further information. This information has been submitted and supplied to them but we are currently awaiting the updated response which will be tabled as a late item.

Warwickshire County Council have issued a holding objection subject to the receipt of further information. This information has been submitted and supplied to them but we are currently awaiting the updated response which will be tabled as a late item.

Counter Terrorism Unit (CTU) has objected on the ground of lack of information contained within the documentation which details the security of the building.

Immediate neighbours in Kirby Corner Road; Charter Avenue and Northfolk Terrace and local councillors have been notified; and seven site notices were displayed within and around the University Campus on 27 July 2018 at the following locations:-

- Outside Schneider Electric Ltd, University of Warwick Science Park, south side of Kirby Corner Road;
- Outside Sovereign Court, south side of Kirby Corner Road;
- West side of Academic Loop Road;
- X2 Gibbet Hill Campus adjacent to the Mechanochemical Cell Building;

- Outside Warwick Medical School, and
- Within Warwick Medical School Campus.

A press notice was displayed in the Coventry Telegraph on 2nd August 2018.

Cllr Sawdon presented a Petition to the Council requesting a permanent crossing across Cannon Hill Road and a 20mph speed limit, incorporating physical traffic calming measures and a 7-tonne vehicle weight restriction. The Petition attracted in total 662 signatures, 512 on a paper copy and 150 online.

Kenilworth Town Council does not object but is concerned with flooding issues.

Burton Green Parish Council states the application will detrimentally effect the amenity of local residents by increasing traffic, resulting in more traffic management issues and associated increases in pollution from vehicles.

Cannon Park Community Association object to the application specifically Project 9 – Multi Storey Car Park (MSCP) and the uplift on the car parking cap imposed by the S106 attached to the 2009 masterplan application.

Westwood Residents Association object to the application on the basis of the increase in car parking on the site and the current congestion which by caused by the university.

10 letters of objection have been received from local residents raising the following concerns:

- a) No robust cycle strategy included;
- b) The use of shared spaces;
- c) Impact on vulnerable members of society;
- d) The inclusion of a mass transit corridor;
- e) University of Warwick (UoW) should be looking at ways to improve the parking situation instead of making it worse; and
- f) Project 7 – 1 objection has been received on the impact on parking, traffic and road safety, with regards to the loss of Car Park 7.

Any further comments received following the publication of the report will be reported as late representations.

ISSUES AND APPRAISAL

The main issues in determining this application are: Principal of Development; Differences between 2009 Masterplan and Current Application; Impact on Character and Appearance of Area; Impact on Neighbouring Amenity; Highways; Drainage; Ecology; Landscaping/Trees; Heritage; Archaeology, Health Implications and S106 contributions. Due to the complexity of the application where appropriate the issues will be discussed under the project heading.

Principle of Development

NPPF paragraph No.7 states 'the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 10 and 11).

Paragraph 117 seeks to ensure planning policies are promoting an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Whilst paragraph 180 states new development should be appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site.

Policy DS3 states the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

The application site falls within the administration boundary of Coventry. The site is not located within the Green Belt; is located within the built up urban area with close links to sustainable transport modes. The majority of the applications require the redevelopment of previously developed land.

The principle of the development is acceptable in subject to compatibility with other plan policies.

Differences between 2009 Masterplan and Current Application

All proposals have been developed in the context of the University's 2009 Main Campus Masterplan.

Project 1 (outline)

The site is within Zone 1 of the 2009 Masterplan, where it is identified as a 'Main Area for Development/Redevelopment'. The 2009 Masterplan shows new development at Westwood for Academic and Support uses (support uses include administration, social and sports activities). New development in Zone 1 was expected to have a total floor area of 9,600 sqm GEA and to be a maximum of 3 storeys high.

The 2009 Masterplan set various objectives for development at Westwood which have guided the proposals for Project 1, these included:

- Improved sense of place with the existing central area of landscape providing a focus for the Westwood campus;
- Retention and enhancement of parkland landscape and high quality trees and use of these assets to structure the development of the site; 'Landmark' buildings at the campus entrance on Kirby Corner Road;
- Retention of tree belts at the perimeter of Westwood; and
- Improved connections with the main campus.

This proposal seeks to demolish a number of academic buildings with a range of heights ranging from single and rising to three storey, but retaining the existing 3 storey Westwood Teacher Training College and erect a mix of residential and academic buildings.

Project 2 (outline)

The south section of the site from the Loop Road to Academic Square is within Zone 2 of the 2009 Masterplan, with part of the area identified as a 'Main Area for Development/Redevelopment'. Most of the Project 2 site is on the Science Park and is therefore outside the area covered by the 2009 Masterplan, as the University did not own the Science Park at the time that the Masterplan was prepared.

A key proposal in the 2009 Masterplan was to promote a framework for the development of the campus by extending the main axis along Library Road and the

secondary axis along University Road to reinforce links between the different areas of the campus, including between Westwood and the main campus.

The acquisition of the Science Park presented a new challenge to create new connections between the Science Park and the campus. It also offered the opportunity to form better links between Westwood and the main campus via the Science Park.

This proposal seeks to create a new pedestrian / cycle link and public realm between Kirby Corner Road and the main campus.

Project 3 (outline)

The site is on the Science Park and is therefore outside the area covered by the University's 2009 Main Campus Masterplan, as the University did not own the Science Park at the time that the Masterplan was prepared.

The parameters plan shows a building which will have a height of 4 storeys, at 5m per floor, plus roof top plant at a maximum of 3m high, having a total height of 23m.

This proposal seeks to erect an academic building.

Project 4 (outline)

The main area of the site is within Zone 2 of the 2009 Masterplan, where it is identified as a 'Main Area for Development/Redevelopment'. New development in Zone 2 was proposed to be 5 storeys maximum in 2009.

The parameters plan shows a building which will have a height of 5 storeys, at 5m per floor, plus roof top plant at a maximum of 3m high, having a total height of 28m.

This proposal seeks to erect an academic building.

Project 5 (outline)

A key proposal in the 2009 Masterplan was to promote a framework for the growth of the campus by extending the Library Road axis and confirming a secondary axis along University Road.

The site is within Zone 2 of the 2009 Masterplan. It was not identified as a 'Main Area for Development/ Redevelopment' as it was already occupied by an academic building which was not, at that time, considered to be a priority for redevelopment. New development in Zone 2 was proposed to be 5 storeys maximum in the 2009 Masterplan.

The parameters plan shows a building which will have a height of 6 storeys, at 5m per floor, plus roof top plant at a maximum of 3m high, having a total height of 33m. The maximum height is higher than proposed in the 2009 Masterplan, this is because the University wished to optimise development on its available sites, particularly within the centre of the campus.

This proposal seeks to erect an academic building.

Project 6 (full)

The site is within Zone 5. It was not identified as a 'Main Area for Development/Redevelopment' as it was already occupied by an academic building which was not, at that time, considered to be a priority for redevelopment.

The building is located at a prominent corner of the Central Campus. The Central Campus contains the main focus of academic and social facilities and a significant proportion of the existing residential accommodation. It also houses the Warwick Art Centre.

The Library, Science Block, Humanities Building and Residencies built during the initial phase of construction at the UoW. They are utilitarian modernism with structural framing, ribbon windows and clad in white ceramic mosaic. During the 1960s and 70s the architectural trend for more sculptural and materially expressive buildings (Brutalism).

The site is currently occupied by a 439 space four-storey car park (Car Park 7).

The massing of the scheme was developed in consideration of the accommodation requirements, faculty requirements, and retention of existing established landscape. The four cluster towers break up the overall massing at high level, and emerge out of a constant ring of accommodation at lower levels. This footprint is close in size to the existing car park, which has resulted in a greater retention of the existing established trees which surround the building. The height of the building cascades down from the tallest tower, which contains 8 storeys of accommodation, down to the terraces on levels 3 and 5. This results in a variegated massing of between 4 and 9 storeys (including roof plant) or between 16 and 34.4m above ground level

Project 7 (full)

The site is within Zone 7 of the 2009 Masterplan which allowed for an additional 3,300 sqm of floor space. The new building will be located at the Gibbet Hill Campus, by a pedestrian and cycle path through Tocil Woods as well as Gibbet Hill. The existing Gibbet Hill Campus comprises numerous buildings of various architectural character dating from the 60s & 70s with additions in the 1990s and most recently the Mechanocamical Cell Biology (MCB) building completed in 2016. It is also home to the Grade II* Visiting Mathematicians Houses.

Project 8 (outline)

The site is within Zone 7 of the 2009 Masterplan. It was not identified as a site for public realm works at the time as it was in use as a 111 space car park (Car Park 2). The proposal for a new MSCP, (project 9 make it possible to relocate parking from this central area of the Gibbet Hill campus, and create the proposed public realm as a new focus for the site.

Project 9 (outline)

The site is within Zone 7 of the 2009 Masterplan. It was a 243 space car park (Car Park 1) at that time and was not identified as a site for redevelopment. New development in Zone 7 was proposed to be 3 storeys maximum in the 2009 Masterplan.

The University's strategy for parking is to locate larger car parks at the perimeter of the campus, close to public roads. This reduces vehicle movement on campus.

The project is submitted in Outline with all Matters Reserved, however, a parameter plan has been submitted which shows the potential height and massing of the proposed car park. Officers have raised concerns with regards to the impact of the Multi Storey on the street scene as one traverses Gibbet Hill Road. A detailed design appraisal has been requested to demonstrate the car park will not have no adverse impact, this will be submitted and reported as a late item. It will inform the design of the building in order to secure a building which forms the transition between the semi-

rural character of Gibbet Hill Road and the built up area of the university campus. The full design of the building will be assessed at a later date under subsequent Reserved Matters application.

Impact on the character and appearance of the area

Building attractive and better designed homes in areas where they are needed is at the centre of the NPPF 2018. It gives Local Planning Authority's the confidence to refuse permission for development that does not prioritise design quality and does not complement its surroundings.

Paragraph 124 states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 states planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policy DE1 of the CLP requires development to be of good design. 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.

Project 1

This involves the demolition of nine University academic and support buildings and the development of student residences for 1,000 students and new academic buildings totalling 2,500 of additional floor space.

The Project 1 site is located on the northeast side of the Westwood campus. The existing buildings are academic and support buildings, between one and three stories high, generally in brick with flat and pitched roofs. The buildings on the north west side of the site, which are close to the gardens of houses on Charter Avenue, have a 'back-of-house' character, and are used for Post, Porters, Laundry and IT services. Nine existing buildings, which are in poor condition and no longer meet the needs of the University, are to be demolished. The Westwood Teaching Centre in the middle of the Project 1 site is proposed to be retained.

There are a number of mature Grade A and B trees on the site. All the Grade A trees will be retained, with the remaining trees to be removed.

Subsequent applications for the design and siting of the building will be driven by the need to have a suitably designed building which will not only form a 'gateway' to the university but also provide the gradual transition between the two storey houses and the university site.

The Tree Officer raises no objections to the proposal in principle. Any subsequent reserved matters application will need to be informed by a detailed comprehensive landscape plan in mitigation to tree losses shown.

The parameters plan originally submitted with the application showed a building footprint which officers were not content with due to the potential impact on the openness of the site adjacent to Kirby Corner Road and the transition from two storey red brick houses to the university campus buildings. The parameters plan has been removed, the detailed design, scale and massing of the building will be determined at Reserved Matters stage.

It is therefore considered, that the location of residential and academic buildings in this location is acceptable and subject to detailed designs to be submitted at Reserved Matters stage, the proposal will not introduce and incongruous feature within the street scene.

Project 2

This involves the development of a new pedestrian and cycle path to form a key route between the University's Westwood campus and Academic Square on the main campus. Two University-owned houses on Kirby Corner Road will be demolished to allow the route to be formed and a number of low quality trees will be removed.

The site is a 500m strip of land running between Kirby Corner Road and Academic Square on the main campus. The north section of the site consists of a pair of vacant, two-storey, semi-detached houses with long back gardens owned by the University (numbers 113 and 115 Kirby Corner Road) with an abundance of tree and shrub planting. The houses are of no architectural merit and therefore their loss is acceptable.

The section of the site to the south of these houses is within the Science Park. It includes a small area of woodland between the houses and Milburn Hill Road. From Milburn Hill Road the site runs along an existing access road to Academic Square Loop Road, which sits behind Academic Square. It includes a triangular-shaped area of land to the east of the access road which is adjacent to the site of Project 3. This triangular area is currently mown grass and a temporary car park. Science Park buildings adjacent to the site are generally set back within their own grounds, surrounded by areas of planting and car parking.

The Tree Officer raises no objections to the proposal in principle. Any subsequent reserved matters application will need to be informed by a detailed comprehensive landscape plan in mitigation to tree losses shown.

The public realm and cycle / pedestrian improvement works will not cause an incongruous feature within the street scene, it will open up a well-used pedestrian route between Kirby Corner Road and the campus. Details of the design of the hard and soft landscaping will be assessed at Reserved Matters Stage.

Project 3

This involves the development of a new academic building which is expected to be an extension to the adjacent Degree Apprenticeship Centre (DAC Phase 1), which has previously been approved.

The site is on the University Science Park at the boundary with the main campus. A busy informal pedestrian and cycle route runs along access roads past the site from Westwood and the University Science Park towards Academic Square. Academic Square has a strategic position on the Library Road 'axis', which provides a framework for the campus. Combined with the enhanced campus cycle/footpath proposed in Project 2 of this Application, the Project 3 site has the potential to form a 'gateway' between the University Science Park and the main campus, at the point where the new path changes direction to run towards Academic Square. As part of Project 2, a landscaped square is proposed at this point on the west side of the Project 3 site.

Details of the design of the building will be assessed at Reserved Matters stage. However, due to the location of the building within the heart of the main university campus, the provision of another large academic building will not seem out of place and therefore, the principle is acceptable.

Project 4

This involves the development of a new academic building on the site of a temporary contractors' compound.

The site is in the centre of the University estate and at the boundary of the campus and the University Science Park. The site fronts Academic Square Loop Road, which runs behind Academic Square. This Square has a strategic position on the Library Road axis, which forms a strong connection through the campus. The area between Academic Square and the Loop Road has been developed with academic buildings, which generally face in towards the Square presenting back elevations to the Loop Road, which therefore has something of the character of an access road. The sites on the outer side of the Loop Road have a mix of uses, including academic research buildings, two multi-storey car parks and two development sites - Projects 3 and 4.

Details of the design of the building will be assessed at Reserved Matters stage. However, due to the location of the building within the heart of the main university campus, the provision of another large academic building will not seem out of place and therefore, the principle is acceptable.

Project 5

This involves the demolition of the existing Humanities and Humanities Extension buildings and development of a new academic building. The site is one of the key locations at the centre of the campus at the junction of Library Road and University Road. It is adjacent to the University's main Library and to the site for the proposed Faculty of Arts (project 6) and close to a number of other academic buildings.

The site is also close to its social hub of the campus, at the Student Union and Arts Centre. The new building will be very visible from University Road, Library Road and the open landscaped spaces to the south and north of the site.

Details of the design of the building will be assessed at Reserved Matters stage. However, due to the location of the building within the heart of the main university campus, the provision of another large academic building will not seem out of place and therefore, the principle is acceptable.

Project 6

This is located within the heart of the Gibbet Hill campus, on the bend in the University Road, to the west and relates to the demolition of an existing multi storey car park and the erection of a new Faculty of Arts building. The existing multi storey car park is 11.6 metres tall including roof/parapet level, and the stair core. The New Faculty of Art Building will sit adjacent to the Oculus building and will command a prominent position and the car park is currently surrounded by semi mature trees which provide screening from all directions.

The footprint of the proposed building has been largely kept to that of the existing car MSCP. The form of the building has been design around a 'cluster' model which enables the massing of the building to be broken up. There are 4 clusters floor plates all grouped around a central void, and terraces levels at level 3 and level 5.

The highest part of the building is 8 storeys (9 included roof plant) at 34.4m.

The angles formed with the clusters blocks enables the building to have a prominent street frontage on all sides, adding visual interest to the building, whilst also addressing the pedestrian areas. The materials proposed are to be glazed red ceramic cladding and materials in natural hues.

The design of the building is unique, it has differing angles, which offer visual interest to the buildings and makes an attractive backdrop for the public spaces surrounding the academic buildings, whilst retaining as much of the existing tree planting as possible.

The Tree Officer has raised no objections to the loss of the trees proposed

The design of the building will harmonise with the ethos of the University for visually interesting buildings and spaces and will enhance the university campus.

Project 7

This is located in the Gibbet Hill Campus which is linked to the main university campus via Tocil Woods as well as via Gibbet Hill Road. The existing Gibbet Hill Campus comprises numerous buildings of various architectural characters, including Gibbet Hill Farmhouse. The University buildings generally date from the 1960-70s, with additions made during the 1990s.

The indicative floor area of the IBRB will be 7060 sqm that will be accommodated within a 6 storey building (including roof plant).

Therefore this is not in accordance with the 2009 Masterplan.

The arrangement yields a compact scheme that supports and complements long term development of Gibbet Hill campus, while providing an environment that promotes high levels of interaction between research groups, Principal Investigators and all building users.

Gibbet Hill Campus has been developed and extended regularly and so the campus represents a variety of architectural styles and materials. Buildings are generally low rise of two and three storeys, and the majority of buildings are located on the flatter area of the campus.

The building is located further into the site, and therefore will not have an overly prominent position when viewed along Gibbet Hill Road. The land levels change when one is in the site, with the lower levels transitioning towards to the woods. The building will be located adjacent to existing tall academic buildings. It is therefore considered due to the siting of the building back into the Gibbet Hill Campus it will not appear as an overly large and bulky structure on the skyline.

The building has been designed specially to fit in and harmonise with the existing academic buildings and together with Project 8 will create a focal point and a sense of place to this section of the campus.

Project 8

This involves the development of a new landscaped square, called Science Square on the site of the existing surface car park and enhancement of an existing pedestrian and vehicle route.

The existing car park is located on the south east side of the proposed IBRB Building (Project 7). The site is bounded by the existing Biomedical Sciences building to the east and by the Medical Teaching Centre to the south. The Gibbet Hill Farm House and the site for the MSCP (project 9) are to the south west.

Details of the design of the building will be assessed at Reserved Matters stage.

Project 9

This application involves the erection of a Multi Storey Car Park (MSCP), which includes the demolition of an existing low level decked car park. The site is located on the south west corner of the Gibbet Hill Road campus. Tocil Woods are to the west, Project 7 is located to the north, Gibbet Hill Farmhouse is to the east, with the remaining medical teaching and research buildings beyond. The area of land adjacent to the site on the west and south boundaries is designated as Local Green Space. The site is bounded and screened from outside views by trees on three sides.

The site is within Zone 7 of the 2009 Masterplan. It was a car park at that time and was not identified as a site for redevelopment. New development in Zone 7 was proposed to be 3 storeys maximum in the 2009 Masterplan.

Therefore this is not in accordance with the 2009 Masterplan. However, details of the design of the building will be assessed at Reserved Matters stage. Notwithstanding the above, a parameter plan was submitted with the application which showed the potential impact of the MSCP on the wider area, especially when viewed along Gibbet Hill Road. The MSCP will be highly prominent on the skyline, officers raised concerns with the parameter plan regarding the bulk and massing of the MSCP. MSCP by their very nature will be a rectangle block form and cannot be split up into blocks or clusters, like the building design for Project 6. Officers concerns centred on how the building will be able to be blended into the natural skyline of the trees in Tocil Woods.

The Tree Officer recommends that the proposed tiers of the building are staggered back from the visual vantage points off the localised sections of Gibbet Hill Road, so the building is not wholly visible from the outer site public vantage points, especially following leaf fall.

An Arboricultural Method Statement as requested above would also be required. Although the tree survey shows some of the adjacent trees as C category, such trees would contribute greater towards wildlife and ecology values to the general area and therefore must be retained.

Officers have requested a design brief to be submitted which would inform the design appraisals for the site, in order to achieve a building which acts as a transition between the semi-rural feel of this section of the campus, Tocil Woods and the modern, built up areas of the campus. This will be reported to Members as a late item.

Landscaping/Trees

The Tree Officer raises no objections to the majority of the proposed project layouts following additional information received, subject to approval of a comprehensive landscape plan in mitigation to tree losses shown. The Tree Officer also requires an Arboricultural Method Statement to show how any works within the Root Protection Areas and crowns of project 9 may be carried out without causing damage to the roots or crowns of the adjacent trees along Gibbet Hill Road.

Project 9 is a proposed 6-7 storey car park extension which is located appressed to an ancient semi-rural lane which leads to the Kenilworth Conservation Area to the south. This sunken lane known as Gibbet Hill Road is lined predominantly with native deciduous trees upon both its raised banks, which frame the road with their attractive arching crowns. The Tree Officer recommends that the proposed tiers of the building are staggered back from the visual vantage points off the localised sections of Gibbet Hill Road, so the building is not wholly visible from the outer site public vantage points, especially following leaf fall.

An Arboricultural Method Statement as requested above would also be required. Although the tree survey shows some of the adjacent trees as C category, such trees would contribute greater towards wildlife and ecology values to the general area and therefore must be retained.

As discussed above, officers have raised concerns about impact of the MSCP and have requested indicative designs to satisfy us that the scale of the project will not have an adverse impact.

In conclusion, all the projects submitted are considered to provide an acceptable level of visual interest and design through the buildings and public realm works, the parameters plans submitted for Projects 2,3,4,5,6,7 and 8 are all considered acceptable with regards to the loss of trees proposed.

Project 1 (Residential and Academic buildings) does not have a parameter plan attached to it and Project 9 (MSCP) is awaiting a design brief to ensure that the car park can be assimilated into the surrounding area without appearing as an incongruous feature within the street scene. This will be updated to Members under late items.

Impact on neighbouring amenity

Project 1

Project 1, involves the demolition of a number of academic buildings and the removal of surface level car park.

When originally submitted parameter plans were included for the redevelopment of this site. However due to concerns on the impact this could have on neighbouring amenity due to not having full details, the parameters have been removed from the scheme and will be subject to full assessment at reserved matters stage. This will enable the Local Planning Authority to be satisfied that the scheme will have no adverse impact on adjoining residential buildings, before approving parameters for this element of the site. All matters relating to this project such as scale, mass, design,

window arrangements, access points, car parking and bin storage will be the subject of a reserved matters application and only the principal of development will be agreed if this application is approved.

Environmental Protection have raised no objections to the use of the proposed building(s) subject to conditions to secure contaminated land and site investigation, Air Quality information, a noise assessment and a Construction Environmental Management Plan (CEMP).

Therefore, at this stage, the principle of residential and academic buildings in this location are considered acceptable, the finer details of the location and detailed separation distances will be determined at Reserved Matters stage.

However, the principle of the uses identified will not cause harm to the occupiers of the residential properties surrounding the site.

Project 2

This involves the demolition of two houses, and the creation of public realm works. There are neighbouring residential properties which will be adjacent to the public realm.

The two houses are of no architecture merit, and the neighbouring properties will be protected through the demolition phase by a Construction Management Plan (CEMP) as requested by Environmental Protection.

Environmental Protection have raised no objections to the public realm works subject to conditions to secure contaminated land and site investigation, Air Quality information, and a Construction Environmental Management Plan (CEMP).

The finer details of the public realm works, relating to street furniture will be assessed at Reserved Matters stage, however, it is considered that subject to suitable worded conditions to protect the surrounding residential properties through construction, the public realm works will not have a detrimental impact on the occupiers of the neighbouring residential properties through increased visual intrusion or loss of light.

Project 3, 4 and 5

These involve the erection of academic buildings within the heart of the University campus, surrounded by Academic buildings, there will be no adverse impact on any residential properties as there are no residential properties in close proximity to the proposed buildings.

Environmental Protection have raised no objections to the academic buildings in the heart of the university campus subject to conditions to secure contaminated land and site investigation, Air Quality information and a Construction Environmental Management Plan (CEMP).

Project 6

This involves the erection of a new faculty of Arts building, which replaces a Multi Storey Car Park, within the heart of the University campus, there will be no adverse impact on any residential properties as academic buildings surround it.

Environmental Protection have raised no objections to the use or siting of the proposed building subject to conditions to secure Air Quality information, a noise assessment and a Construction Environmental Management Plan (CEMP).

Project 7

This involves the erection of a building which will be 34m high at its maximum point, it will be located on the western side of the Warwick Medical School campus. The Warwick Medical Campus lies adjacent to the properties located within Moreall Meadows to the east, however, the proposed building is located to the far western edge of the site, immediately adjacent to Tocil Woods. There will be no adverse impact on any residential properties.

Environmental Protection have raised no objections to the use of the proposed use or siting of the building subject to conditions to secure contaminated land and site investigation, Air Quality information, a noise assessment and a Construction Environmental Management Plan (CEMP).

Project 8

This includes the creation of a new pedestrian / cycle route with landscaping to the east of Gibbet Hill Farmhouse as it traverses past the Medical Training Centre and opens out into a plaza outside the Biological Sciences building and linked to project 7 (erection of a new Biomedical building). Gibbet Hill Farm House is owned by the university and is not in use for residential purposes. There will be no adverse impact on any residential properties.

Environmental Protection have raised no objections to the public realm works subject to conditions to secure contaminated land and site investigation, Air Quality information, and a Construction Environmental Management Plan (CEMP).

Project 9

This proposes the erection of a multi storey car park which will have a maximum height of 6 storeys to the south, adjacent to Gibbet Hill Road increasing to 7 storeys to the north of the site. Currently the site is a surface level car park and is located adjacent to Tocil Woods, fronting onto Gibbet Hill. There will be no impact on residential amenity as there are no residential properties surrounding the site.

Environmental Protection have raised no objections to the provision of a Multi Storey Car Park (MSCP) subject to conditions to secure contaminated land and site investigation watching brief, Air Quality information, a noise assessment and a Construction Environmental Management Plan (CEMP).

The proposals within all 9 projects are consistent with the provisions of the National Planning Policy Framework (2018) and Policy H5 of the Coventry Local Plan 2016.

Highway considerations

The application seeks to increase the maximum limit of parking spaces to be provided within the campus by 1,030. This limit was set down with the 2009 Masterplan and subsequent S106 agreement.

Highways England have issued a holding objection subject to the receipt of further information. This information has been submitted and supplied to them but we are currently awaiting the updated response which will be tabled as a late item.

Warwickshire County Council have issued a holding objection subject to the receipt of further information. This information has been submitted and supplied to them but we are currently awaiting the updated response which will be tabled as a late item.

Coventry City Council as Highways Authority have assessed the documents submitted in support of the application and raised no objections to the proposals subject to monies being secured via a S106 agreement.

Coventry City Council have requested the following:-

- £500,000 towards longer term highways improvements such as A46 link road;
- Either payment of £300,000 towards cycle/pedestrian improvements; traffic management and car parking or provision of these works by the University; and
- £300,000 bond should the traffic flow thresholds be exceeded.

Project 1

The Highway Authority does not raise any objections with the proposals, subject to the following conditions:-

1. At reserved matters stage full details of any proposed vehicular accesses shall be provided and agreed by LPA.
2. At reserved matters stage full details of the proposed pedestrian/cycle link to Charter Avenue and across Kirby Corner Road shall be provided and agreed by the LPA;
3. At reserved matters stage full details of the provision of disabled parking shall be provided and agreed by the LPA; and
4. At reserved matters stage full details of the provision of cycle parking shall be provided and agreed by the LPA.

Project 2

The Highway Authority does not raise any objections with the proposals, subject to the following condition:-

1. At reserved matters stage full details of the proposed pedestrian/cycle link across Milburn Hill Road and Kirby Corner Road shall be provided and agreed by the LPA.

Project 3

The Highway Authority does not raise any objections with the proposals, subject to the following conditions:-

1. At reserved matters stage full details of the proposed pedestrian/cycle links and agreed by LPA
2. At reserved matters stage full details of the provision of disabled parking shall be provided and agreed by the LPA; and
3. At reserved matters stage full details of the provision of cycle parking shall be provided and agreed by the LPA.

Project 4

The Highway Authority does not raise any objections with the proposals, subject to the following conditions:-

1. At reserved matters stage full details of any proposed vehicular accesses shall be provided and agreed by LPA
2. At reserved matters stage full details of the proposed pedestrian/cycle links shall be provided and agreed by LPA;
3. At reserved matters stage full details of the provision of disabled parking shall be provided and agreed by the LPA; and
4. At reserved matters stage full details of the provision of cycle parking shall be provided and agreed by the LPA.

Project 5

The Highway Authority does not raise any objections with the proposals, subject to the following conditions:-

1. At reserved matters stage full details of any proposed vehicular accesses shall be provided and agreed by LPA;
2. At reserved matters stage full details of the proposed pedestrian/cycle links shall be provided and agreed by LPA;
3. At reserved matters stage full details of the provision of disabled parking shall be provided and agreed by the LPA; and
4. At reserved matters stage full details of the provision of cycle parking shall be provided and agreed by the LPA.

Project 6

The Highway Authority raises concerns that there is no evidence of any disabled parking being provided for the development in accordance with Coventry Local Plan – Appendix 5. This will be addressed via a condition

Project 7

The Highway Authority raises concerns that there is no evidence of any disabled parking being provided for the development in accordance with Coventry Local Plan – Appendix 5. This will be addressed via a condition

Project 8

The Highway Authority does not raise any objections with the proposals, subject to the following conditions and monies through a S106 to help offset the harm of the development:-

1. At reserved matters stage full details of the proposed pedestrian/cycle links shall be provided and agreed by LPA;
2. At reserved matters stage full details of the retention of existing disabled parking, in connection with the existing buildings, shall be provided and agreed by the LPA; and
3. At reserved matters stage full details of the provision of cycle parking shall be provided and agreed by the LPA.

Project 9

The Highway Authority does not raise any objections with the proposals, subject to the securing of monies through a S106 to help offset the harm of the development.

Drainage

Projects Nos. 1, 2, 3, 4, 5, 8, and 9

Drainage has raised no objections in principle subject to a condition to secure a detailed and long-term maintenance of SuDs.

Project 6

The Drainage calculations contained within the Drainage Strategy have been calculated with a 100yr storm however, the 40% climate change has not been added. Furthermore, the calculations also show the network to be subject to flooding. These calculations will need to be corrected and the proposed attenuation tank size would need to be revised. Therefore a condition to secure a detailed and long-term maintenance of SuDs is required.

Project 7

Drainage has raised concerns regarding the proposed construction of the attenuation pond. Drainage prefer attenuation basins to be below the existing ground level of the

site and its surroundings. It appears that the proposed pond is to be located on a slope with raised earthworks to form the banks.

Drainage will require a ground investigation and construction details showing an appropriate geotechnical design for assurance that failure mechanisms would occur as identified. Drainage will also require details of vehicular access arrangements for the purpose of desilting the pond. Therefore a condition to secure a detailed and long-term maintenance of SuDs is required.

Subject to the imposition of condition the proposals are consistent with the provisions of the National Planning Policy Framework (2018) and Policy EM4 & EM5 of the Coventry Local Plan 2016.

Ecology

A Preliminary Ecology Appraisal (PEA) (EDP, July 2018) has been provided collectively for this hybrid application. There were several areas of restricted access at the time of writing the PEA report yet to be surveyed (in Project Area 1 and 4 parking areas; residential back gardens in Project Area 2) and this was due to be carried out once access was made available.

An addendum (EDP, 27/9/18) was submitted which includes various survey follow-ups.

The Ecology officer is satisfied with the species and habitat overview that these PEA documents provide, including the relevant historic records for protected species.

Biodiversity Impact Assessment (BIA)

A BIA calculation has been provided for all the outline sites collectively and this indicates a net positive result, indicating a net gain for biodiversity overall. This assessment should then be further refined as each project area is brought forward. It needs to be made clear in each project area which part of the overall metric value the individual metric figure provided relates to. If this is done, then in my view it will be an acceptable collective approach.

Bats

Previous survey has identified a roost within building 9 of Project site 1. Several buildings within Project sites 1 and 2 were defined as having some roosting potential (Site 1 building 8, 9, 10 and Site 2 residential building 1 and 2).

Section 4.13 in the PEA details the approach to bat survey for the outline application. This approach takes into consideration the size of the hybrid application and the large number of existing buildings included within it. Internal and external building examination and bat activity surveys are to be carried out prior to determination in order to establish the nature of the use of the site by bats. It is acceptable that further detailed surveys (such as emergence) and mitigation measures will then follow at detailed reserved matters, acknowledging the time that may elapse between the two applications and avoiding survey repetition.

Badgers

Section 4.15 in the PEA recommends a pre-commencement check before construction works and covering over of excavations/ramps to be installed. This is recommend that this is dealt with through a Construction Method Statement for badgers.

Great Crested Newt following the findings of the further survey work in the Addendum provided (EDP, Sept 2018) It is recommend that this species should be included within the Construction Method Statement above.

In order to draw together the overall campus approach to this hybrid application, to consider wider ecological issues and opportunities for enhancement, in addition to any mitigation for species, it would be very helpful to see a Landscape and Ecology Management Plan as early as possible, with as much detail as can be provided prior to reserved matters. This can be controlled by a suitable worded condition.

In conclusion, the Ecologist is happy with the approach taken by the University in respect of protected species and bio diversity, subject to conditions to secure Construction Method Statements and Biodiversity Impact Assessments for the entire University Campus.

Heritage

This application relates to nine distinct projects at the University of Warwick. The majority of these projects have little to no impact on built heritage given their siting or the nature of the works. They will, however, impact areas of archaeological constraint, see archaeological section.

Project 7

This relates to the construction of a new biomedical research building on the small Gibbet Hill campus. On this campus is a Grade II* listed group of five houses built for mathematicians in attendance at university conferences in relation to the mathematics research centre.

The buildings are set into a centralising space and within an extensive area of soft landscaping which provides them with a sense of tranquillity for academic reflection. They were designed and constructed by William Howell 1968-70, following which they were awarded the RIBA architectural award in 1970. Each is designed to look like a 'toy fort'. They were consciously designed, sited, and orientated to take account of their particular university context.

They developed soon after the foundation of the university in 1963 and had close associations with the attempts of Christopher Zeeman to develop the mathematics department. He was closely involved with the design of the houses and set the criteria for the development. Each building, for example, has an extension housing a study into which were placed blackboards running around the walls. They were, furthermore, orientated and sited for specific reasons, such as at distinct compass points for light and were set facing clockwise to facilitate privacy. The whole exterior, interior, and siting were all planned to facilitate an academic life, together with providing domestic and welcoming accommodation. They are significant for their architectural design, spatial planning, and historical associations in specific relation to their academic context in which general principles of post-war brutalism were adapted and refined by the specific requirements of the burgeoning university.

The contribution of setting to the significance of the assets relates to appreciation of the buildings as distinct designs and their innovative siting, spatial orientation, the particularly intact nature of the group and broader topographical association with the university and its buildings. This enhances both the specific design and identifies the way in which they developed to respond to unique university circumstances. This relies on, for example, retaining the integrity of the spaces that bring the buildings together, such as the central space around which they are orientated, and the large

landscaped space into which they are set in which they are the dominant structures and which provides a space for reflection and contemplation consummate with their academic purpose. It also relies on the integrity of the planned approaches to and from the buildings from the academic blocks.

The development, whilst close to the buildings, cannot be said to be within their setting. It is sited at a relative distance, and will generally be experienced as part of an existing collection of large university buildings. This has no impact on the group value of the buildings, the centralising spaces, the integrity of the wider landscape space or the way in which the buildings are situated in relation to the teaching blocks, and so has no impact on appreciation of their design, orientation, or the way in which they were intended to be used and experienced.

There are further assets in the broader context of the site, identified in the heritage statement, including Cryfield Grange farmhouse (Grade II), and the boundary of the Kenilworth Rd conservation area is relatively close. However the development will not impact these assets given the inherent separation, intervening built form and landscape, and the fact that the development relates to an existing set of large volume university buildings and so the broader context of these assets will be little changed with the addition of a further building of this type.

A Certificate of Immunity was issued under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, as the Secretary of State does not intend to list the Gibbet Hill Farmhouse and associated agricultural buildings, between 31st July 2017 & 30th July 2022.

There are no other designated heritage asset within the Warwick University Campus the subject of this application.

The proposals are consistent with the provisions of the National Planning Policy Framework (2018), the Planning (Listed Buildings and Conservation Areas) Act (1990), and Policy HE2 of the Coventry Local Plan 2016.

Archaeology

An “Archaeological Review” has been submitted with the application which provides “a non-technical review” of recent archaeological assessment work which has been undertaken across the University campus to establish any key areas of archaeological sensitivity”.

Project 1

A significant Iron Age “banjo” enclosure of Iron Age/Roman date is located just to the south and west of this site. Evidence of a later Prehistoric Enclosure also exists adjacent at the southern edge of this site. There is the strong possibility of significant archaeological deposits in the areas that have not been affected by modern development.

As such any development here needs to have a staged programme of archaeological work. This will consist of an archaeological desk-based assessment, and if the assessment deems it necessary, followed by archaeological geophysical survey and archaeological evaluation trial-trenching, followed by archaeological mitigation (by excavation, etc).

Project 2

The houses that are proposed to be demolished were built sometime between 1905 and 1925 and are typical of semi-detached houses built across the suburbs of

Coventry at this time. They are not of significant architectural or historical interest or detail; and their demolition will not affect significant historic buildings.

This new pedestrian/cycle link runs parallel and close to the site of a possible later-Prehistoric enclosure. For this reason, any development here needs to have a staged programme of archaeological work. This will consist of an archaeological desk-based assessment, probably followed by archaeological watching brief on any groundworks not affected by later (20th century) development.

Project 3

This proposed new building is close to the site of a possible later-Prehistoric enclosure. For this reason, any development here needs to have a staged programme of archaeological work. This will consist of an archaeological desk-based assessment, probably followed by archaeological watching brief on any groundworks not affected by later (20th century) development.

Project 4

This proposed new building is directly on top of the site of a possible later-Prehistoric enclosure. As such any development here needs to have a staged programme of archaeological work. This will consist of an archaeological desk-based assessment, probably followed by archaeological evaluation trial-trenching, then possibly followed by archaeological mitigation (by excavation, etc).

Project 5

This site contains the existing Humanities Building. This building was opened in 1970 and was originally named the Arts Building. While the white tiled building forms a key part of the earlier phases of the University; it is not of significant architectural or historical interest, and could be replaced with a suitably designed building that fits the character of the campus.

While there is archaeological evidence of later prehistoric and Romano-British settlement and activity in the wider area, there is little evidence at this location. Also, the existing Humanities Building is likely to have destroyed any archaeological deposits. Therefore, no further archaeological work is necessary for Project 5.

Project 6

This proposal is for the demolition of a Multi-Storey Car Park and for the erection of new Faculty of Arts building. While there is archaeological evidence of later prehistoric and Romano-British settlement and activity in the wider area, there is little evidence at this location. Also, the existing Multi-Storey Car Park is likely to have destroyed any archaeological deposits. Therefore, no further archaeological or heritage work is necessary for Project 6.

Project 7

For this proposed new building, a Heritage Desk-Based Assessment has been submitted with this application. This assessment identified several sites of later prehistoric and Romano-British occupation and activity in the immediate area; with the earthwork of a Late Iron Age defended enclosure located in Tocil Wood, c.170m west of the Site, and worked flints having been collected through fieldwalking near Cryfield and Gibbet Hill. Given that this site is the north-west facing slope of Gibbet Hill, it would likely have comprised part of the hinterland of any pre-historic settlement.

Ploughing associated with medieval, post-medieval and/or modern agricultural use of the site, activities associated with post-medieval marl extraction in the vicinity, and earth-moving and levelling activities for the construction and landscaping of Gibbet Hill

Campus in the 1960s (and thereafter), may have truncated, disturbed or removed buried archaeological remains on this site. However, they may be areas that have not been disturbed by later development. For these reasons, an archaeological watching brief on any groundworks not affected by later (20th century) development will be required for this site.

Project 8

This proposes a new 'Science Square' public realm. Although this is close to several sites of later prehistoric and Romano-British occupation and activity, the proposal is for the replacement of a Surface Car Park with new public realm. Therefore the impact this will have on any archaeology or heritage is likely to be negligible. For these reasons, no further archaeological or heritage work is required for Project 8.

Project 9

This proposed new multi-storey car park is located in close proximity to several sites of later prehistoric and Romano-British occupation and activity in the immediate area. Although there have been partial disturbance as a result of existing parking development, some below ground deposits may remain. For this reason, any development here needs to have a staged programme of archaeological work. This will consist of an archaeological desk-based assessment, followed by archaeological watching brief on any groundworks not affected by later (20th century) development.

The proposals are consistent with the provisions of the National Planning Policy Framework (2018), the Planning (Listed Buildings and Conservation Areas) Act (1990), and Policy GE3 of the Coventry Local Plan 2016.

Health 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.

The University is mindful of the Council's duty to consider the health implications of the development, in the context of Section 149 of the Equality Act 2010 and also policies in relation to health and accessibility as set out in the NPPF and the Coventry Local Plan.

In response to this, the university has recently adopted a new Strategic Vision which confirms intent up to 2030 and which has underpinned the current proposals. This acknowledges that the University has a duty to act in the public interest and to exert behaviours which have a positive impact on society.

The Vision confirms that the University has four strategic priorities. One of these is achieving 'inclusion' through removing economic, social and cultural barriers and achieving diversity, social inclusion for all staff and students, including a renewed focus on those from lower socio-economic groups, ethnic minority communities and disabled students. The University is committed to ensuring that, irrespective of background, disability, faith, gender, race and sexual orientation all staff and students

have access to equal opportunities to thrive and progress. This includes developing sustainable transport, energy initiatives and a green campus to enhance the environmental sustainability of the University and make it more welcoming to all.

The current development proposals have evolved within this underlying context.

Specifically with regard to IBRB and the Faculty of Arts buildings which are submitted for full permission – both are accompanied by detailed Design and Access Statements which have been prepared by their respective design teams. These confirm that the following principles have been applied:

- Maximum access to all parts of the buildings, their facilities and services for all students, visitors and members of staff
- Meeting the University's objectives for equality, diversity and inclusion in addition to local, regional and national access and inclusive design policies
- Ensuring that appropriate access standards are met at the outset and as part of mainstream, inclusive design where possible
- Designing inclusively, which means designing beyond the minimum requirements of the Building Regulations Part M to ensure that all people, regardless of age, sex or ability can use and enjoy the built environment
- Meeting the aims of the Equality Act, wherever possible
- Following design guidance as given in relevant British Standards, and good practice around meeting the needs of disabled people.

These principles have been embodied in the detailed design including accessible parking bays located within 35m of the building entrance, level access to all principal entrances, lift access and horizontal circulation, provision of inclusive furniture and equipment, fully accessible WCs, doorways and wide corridors. The developments have been subject to scrutiny and audit by the University's Accessibility Group as well as other specific groups including the University's Public Realm and Camus Movement Team, their Quality Design Steering Group and a range of other Users Groups – who have provided feedback to ensure any risk of discrimination, harassment or other form of victimisation during the construction and operational phases is mitigated, as far as possible.

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.

S106 Contributions

Coventry City Council Highways Authority have requested the following S106 monies to compensate and mitigate against the impacts of the development on the surrounding area:-

- £500,000 towards longer term highways improvements such as A46 link road;
- Either payment of £300,000 towards cycle/pedestrian improvements; traffic management and car parking or provision of these works by the University; and
- £300,000 bond should the traffic flow thresholds be exceeded.

The NHS have requested £95,578.00 monies to directly provide additional healthcare. The applicant has requested further information from the University Hospitals, Coventry and Warwickshire NHS Trust with regards to the breakdown of the monies requested. This confirmation is awaited.

Conclusion

This hybrid application seeks to bring together proposals to modernise, replace and improve existing facilities. It builds upon the principals of the 2009 Masterplan updating it where necessary. The University of Warwick is a key employer and educational provider in Coventry and in order to enable them to respond to change over the next 3-5 years the development within these proposals is of paramount importance. That said, it is for the Local Planning Authority to ensure that such proposals have no adverse social, environment and economic impacts.

With this in mind the key issues have been fully explored within this report and whilst some remain outstanding at the time of writing the report, it is considered that these will be fully addressed before Planning Committee to the satisfaction of officers. It is therefore considered that subject to securing the monies through the S106 and the implementation of the conditions listed below, the application is in accordance with the aforementioned policies and the paragraphs of the NPPF 2018.

CONDITIONS/REASONS

Project 1 - Outline planning for demolition of existing buildings and redevelopment to provide up to 1,000 student bed spaces and up to 2,500 Sqm (GEA) floor space for academic purposes with associated access works, plant, parking, landscaping and ancillary works. All matters reserved.

1. The approval of the Local Planning Authority shall be obtained in respect of the application hereby permitted in outline (Project 1 - demolition of existing buildings and erection of 1000 bed spaces and 2,500 sq.m (GEA) of academic floor space, (All Matters Reserved)), to the following reserved matters for each phase of development before any development is commenced within that phase of the development:-
 - a) The layout of the site showing the way in which buildings, routes and open spaces are provided within the development and their relationship with buildings and spaces outside the development;
 - b) The scale of buildings (height, width and length of each building in relation to its surroundings);
 - c) The appearance of the buildings;
 - d) Landscaping of the site.

Reason: *To ensure that sufficiently comprehensive details are submitted for each phase of development in order to achieve the principles of the indicative masterplan, hereby approved, in accordance with Policies AC1 AC3, DE1, H10, EM7& HE2 of the Coventry Local Plan 2016.*

2. The reserved matters to be submitted in accordance with condition 1 and any subsequent reserved matters shall be in accordance with the principles of the indicative parameters plan, redline plan and shall include:-
 - i) the details of the phasing of development and demolition;
 - ii) details of hoardings including location, timings, dimensions and elevation treatment;
 - iii) all earthworks, mounding and finished floor levels of all buildings, together with details of existing and proposed site levels and the relationship with adjacent land and buildings;
 - iv) Details of a management plan for student drop off and pick up at start and end of terms.

Reason: *To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policy DE1 of the Coventry Local Plan 2016.*

3. Application for approval of the matters referred to in Condition One above must be made within 3 years of the date of this permission.

Reason: *To comply with Sections 73 and 92 of the Town and Country Planning Act 1990 (as amended) to ensure, given the comprehensive and phased nature of the development, that adequate time is provided for its implementation.*

4. The development to which this permission relates shall begin within 5 years of the date of this permission or within 2 years of the final approval of the reserved matters, whichever is the later.

Reason: *To comply with Sections 73 and 92 of the Town and Country Planning Act 1990 (as amended) to ensure, given the comprehensive and phased nature of the development, that*

adequate time is provided for its implementation.

5. The development shall be carried out only in full accordance with sample details of the external facing and roofing materials which have been submitted to and approved in writing by the local planning authority.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

6. No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the Local Planning Authority and has been put in place. The scheme must include details of the erection of protective fencing and be in accordance with British Standard BS5837:2012, Trees in Relation to design, demolition and construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the local planning authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

Reason: *To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DE1, HE2, HW1, DS3 and GE3 of the Coventry Local Plan 2016.*

7. Any landscaping (other than the planting of trees and shrubs) including boundary treatment, paving and footpaths referred to in condition one shall be completed in all respects, with the exception of tree(s) and shrub(s) planting, within the first planting season following the first use of development and the tree(s) and shrub(s) shall be planted within six months of that first use. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. 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 amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

8. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from demolition and

construction works. The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policy AC2 of the Coventry Local Plan 2016.*

9. The reserved matters of project 1 shall include an update of the University of Warwick Travel Plan, Vehicle Charging Strategy, Cycle Strategy and full details of any proposed vehicular access, proposed pedestrian/cycle link to Charter Avenue and across Kirkby Corner Road, the provision of disabled parking, the provision of cycle parking.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policy AC2 of the Coventry Local Plan 2016.*

10. Prior to the approval of reserved matters of Project 1, the Biodiversity Impact Assessment (BIA) produced for the application will be revised and updated to reflect the detail of that Project. The revised and updated BIA will be submitted to and approved by the local planning authority and shall be implemented in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

11. No lighting shall be installed in project 1 until details of all external light fittings and external light columns for that Project have been submitted to and approved by the District Planning Authority. The development of that Project shall not be carried out otherwise than in full accordance with such approved details.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

12. Prior to the approval of Reserved Matters for Project 1, an update badger survey will be undertaken and the findings and recommendation resulting from that survey submitted and approved by the local planning authority, the recommendations/mitigation measures shall be implemented and retained in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

13. The development hereby permitted (including ground clearance works) shall not commence until a protected species method statement for reptiles (to include timing of works, supervision of vegetation clearance and reasonable avoidance measures) Project 1 has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

14. The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan for Project 1 has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation

measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full.

Reason: *To ensure that protected species are not harmed by the development in accordance with Policies GE2 and GE3 of the Coventry Local Plan 2016.*

15. The development hereby permitted shall not commence until 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. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: *In the interests of public safety and the amenities of future residents in accordance with Policies EM1 and DE1 of the Coventry Local Plan 2016.*

16. The development hereby permitted shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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 Local Plan 2016.*

17. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development 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. Following completion of measures identified in the

approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of 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 Local Plan 2016.*

18. 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 15, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 16, which is subject to the approval in writing of 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 17.

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 Local Plan 2016.*

19. The development hereby permitted shall not commence until an air quality assessment shall be provided including the following: Having regard to the LETCP Good Practice Air Quality Planning Guidance - May 2014. The assessment may be performed using a suitable dispersion model as specified in LAQM.TG(09) due to the complexity and size of the development. The modelled NO₂ data must be validated and corrected against monitoring data from at least 3 months (preferably 6 months) diffusion tube monitoring performed in accordance with LAQM.TG(09). The assessment must ascertain concentrations of NO₂ and PM₁₀ at the building facade. As NO₂ concentrations have not been decreasing year on year as previously predicted, it is expected that a sensitivity test will be undertaken to establish the discrepancy between future-year concentrations with the previously expected emission reduction and without. Background values and emission factors used in the test will preferably be from 2010, as they will be more worst-case. Meteorological data used should be from Church Lawford or Coleshill weather stations and the year used should be within the last five years and should be stated. The assessment should show traffic data used and state its source. Should the assessment show that concentrations of NO₂ and/or PM₁₀ at the facades of the residential buildings exceed the air quality standards, the developer shall provide information on methods of mitigation which can be applied as planning conditions if accepted. The assessment should state what measures will be taken to reduce the air quality impacts from construction. Consideration must be given to the impact of demolition and construction works and mitigation methods included in the assessment. View LETCP Good Practice Air Quality Planning Guidance - May 2014

Reason: *To mitigate the impact on air quality in accordance with Policy EM7 of the Coventry Local Plan 2016.*

20. The development hereby permitted shall not commence until a noise report has been submitted and approved in writing by the Local Planning Authority. The report shall be undertaken by a competent person and evidence of their qualifications shall be included. A list of acoustic consultants can be obtained from the Institute of Acoustics - www.ioa.org.uk. The noise report should include results for LAeq, LA10 and LA90 noise

descriptors, together with a calculated arithmetical average for the LAeq. The report will demonstrate by calculation that internal noise levels for the proposed residential properties meet the criteria set out in BS 8233:2014. Noise mitigation measures shall also be specified. The report shall also demonstrate that outdoor garden or leisure areas associated with this development meet the 55dB limit as required by the WHO. The assessment shall ideally be undertaken over a 24-hour period, or if this is not possible over a period that is first agreed with Environmental Protection but this must include measurements during rush hour. A map of monitoring points should be included together with full justification as to why these locations were selected. Calibration certificates for equipment used in the noise assessment must be submitted in the report.

Reason: *To protect the amenities of the occupiers of residential properties in accordance with Policy DE1 and EM1 of the Coventry Local Plan 2016.*

21. No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted and approved in writing by the local planning authority. The rating level of the noise emitted from any proposed plant and machinery shall not exceed the current background noise level at the nearest off site residential receptor. The noise levels shall be determined by measurements or calculations at the nearest off site, noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014.

Reason: *To safeguard the health and safety of the occupiers of the buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

22. A method statement detailing the control of emissions to air during the construction phase should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Such a method statement should be in-line with the Best Practice Guidance entitled 'The control of dust and emissions from construction and demolition' produced by the Greater London Authority and London Councils. This statement should also include:
- Proposed hours of work.
 - Map with nearest receptors and distances.
 - Noise impact on nearest neighbours and control measures as required.
 - Monitoring methods and measurement locations for dust and noise and recording details. Contact details for responsible persons and training.
 - Information provision and liaison with local residents.

Reason: *To safeguard the health and safety of the occupiers of the proposed and neighbouring buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

23. The development hereby permitted shall be carried out only in strict accordance with details of a scheme for the provision of surface water drainage incorporating infiltration SuDS or attenuation techniques. There must also be consideration of features such as green roof technology for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- i. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
 - ii. Development discharge rates for the individual projects on the site to be managed to Qbar greenfield rates or 5 l/s whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.
 - iii. 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
 - iv. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not

exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.

- v. The surface water flood mapping indicates that the site is vulnerable to surface water flooding. An appropriately scaled flood risk assessment is required to establish the risk to the development, as well as the appropriate mitigation measures.
- vi. Mapping of the 1 in 100 year surface water flood extents is required, to indicate the exceedance and conveyance flows to inform building floor level design and general ground levels, and to consider flood flow routing off site. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
- vii. The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- viii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- ix. Where new or redevelopment site levels result in the severance, diversion or the reception of natural 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

Reason: *To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies EM4 and HW1 and DS3 of the Coventry Local Plan 2016.*

24. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. Once approved the development shall only be undertaken in accordance with those approved details (or any subsequently approved amendments).

Reason: *To ensure the appropriate recording of features or buildings before development commences that are important to the understanding of the City's historical development in accordance with Policy HE2 of the Coventry Local Plan 2016.*

25. No development shall take place unless and until a scheme for targeting and utilising local people for the construction of project 1 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 EM1 of the Coventry Local Plan 2016.*

26. No development shall take place under any reserved matters consent until a scheme for that reserved matters consent has been submitted to and approved in writing by the local planning authority indicating how and when the 'Secured by Design' standards will be incorporated into the development. The scheme shall be implemented in accordance with the approved details and shall be retained at all times thereafter.

Reason: To ensure Secured by Design standards are met, in the interests of safety and security and the health and wellbeing of future occupiers of the development in accordance with Policies DS3, H3 and DE1 of the Coventry Local Plan 2016.

Project 2 - Outline planning for the creation of new pedestrian/cycle route including demolition of two existing dwellings and associated drainage, landscaping and ancillary works. All matters reserved.

27. The approval of the Local Planning Authority shall be obtained in respect of the application hereby permitted in outline (Project 2 - demolition of two dwellings and creation of a new pedestrian / cycle route and associated works, (All Matters Reserved)), to the following reserved matters for each phase of development before any development is commenced within that phase of the development:- a) The layout of the site showing the way in which, routes and open spaces are provided within the development and their relationship with buildings and spaces outside the development and Landscaping of the site

Reason: To ensure that sufficiently comprehensive details are submitted for each phase of development in order to achieve the principles of the indicative masterplan, hereby approved, in accordance with Policies AC1 AC3, DE1, H10, EM7& HE2 of the Coventry Local Plan 2016.

28. The reserved matters to be submitted in accordance with condition 27 and any subsequent reserved matters shall be in accordance with the principles of the indicative parameters plan, drawing No. x s and shall include:-
- i) the details of the phasing of development and demolition,
 - ii) details of hoardings including location, timings, dimensions and elevation treatment.
 - iii) all earthworks, mounding and finished floor levels of all buildings, together with details of existing and proposed site levels and the relationship with adjacent land and buildings,
 - iv) Details of a management plan for student drop off and pick up at start and end of terms.
 - v) Cycle parking and storage
 - vi) a scheme to outline the predicted annual energy demand, possible renewable/low carbon options for the site and an indication of their installed capacity.
 - vii) An archaeological written scheme of investigation.

Reason: To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policy DE1 of the Coventry Local Plan 2016.

29. Application for approval of the matters referred to in Condition One above must be made within 3 years of the date of this permission.

Reason: To comply with Sections 73 and 92 of the Town and Country Planning Act 1990 (as amended) to ensure, given the comprehensive and phased nature of the development, that adequate time is provided for its implementation.

30. The development to which this permission relates shall begin within 5 years of the date of this permission or within 2 years of the final approval of the reserved matters, whichever is the later.

Reason: To comply with Sections 73 and 92 of the Town and Country Planning Act 1990 (as amended) to ensure, given the comprehensive and phased nature of the development, that adequate time is provided for its implementation.

31. The development shall be carried out only in full accordance with sample details of the external facing and roofing materials which have been submitted to and approved in writing by the local planning authority.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

32. No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the Local Planning Authority and has been put in place. The scheme must include details of the erection of protective fencing and be in accordance with British Standard BS5837:2012, Trees in Relation to design, demolition and construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the local planning authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

Reason: *To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DE1, HE2, HW1, DS3 and GE3 of the Coventry Local Plan 2016.*

33. Any landscaping (other than the planting of trees and shrubs) including boundary treatment, paving and footpaths referred to in condition one shall be completed in all respects, with the exception of tree(s) and shrub(s) planting, within the first planting season following the first use of development and the tree(s) and shrub(s) shall be planted within six months of that first use. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. 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 amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

34. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policy AC2 of the Coventry Local Plan 2016.*

35. The reserved matters of project 2 shall include an update of the University of Warwick Travel Plan, Vehicle Charging Strategy, Cycle Strategy and full details of any proposed vehicular access, proposed pedestrian/cycle link to Charter Avenue and across Kirkby Corner Road, the provision of disabled parking, the provision of cycle parking

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policy AC2 of the Coventry Local Plan 2016*

36. Prior to the approval of reserved matters of Project 2, the Biodiversity Impact Assessment (BIA) produced for the application will be revised and updated to reflect the detail of that Project. The revised and updated BIA will be submitted to and approved by the local planning authority and shall be implemented in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

37. No lighting shall be installed in project 2 until details of all external light fittings and external light columns for that Project have been submitted to and approved by the District Planning Authority. The development of that Project shall not be carried out otherwise than in full accordance with such approved details.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

38. Prior to the approval of Reserved Matters for Project 2, an update badger survey will be undertaken and the findings and recommendation resulting from that survey submitted and approved by the local planning authority, the recommendations/mitigation measures shall be implemented and retained in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

39. The development hereby permitted (including ground clearance works) shall not commence until a protected species method statement for reptiles (to include timing of works, supervision of vegetation clearance and reasonable avoidance measures) Project 2 has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

40. The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan for Project 2 has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation

measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full.

Reason: *To ensure that protected species are not harmed by the development in accordance with Policies GE2 and GE3 of the Coventry Local Plan 2016.*

41. The development hereby permitted shall not commence until 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. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11.

Reason: *In the interests of public safety and the amenities of future residents in accordance with Policies EM1 and DE1 of the Coventry Local Plan 2016.*

42. The development hereby permitted shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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 Local Plan 2016.*

43. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development 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. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation

report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of 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 Local Plan 2016.*

44. 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 41, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 42, which is subject to the approval in writing of 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 43.

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 Local Plan 2016.*

45. The development hereby permitted shall not commence until an air quality assessment shall be provided including the following: Having regard to the LETCP Good Practice Air Quality Planning Guidance - May 2014. The assessment may be performed using a suitable dispersion model as specified in LAQM.TG(09) due to the complexity and size of the development. The modelled NO₂ data must be validated and corrected against monitoring data from at least 3 months (preferably 6 months) diffusion tube monitoring performed in accordance with LAQM.TG(09). The assessment must ascertain concentrations of NO₂ and PM₁₀ at the building facade. As NO₂ concentrations have not been decreasing year on year as previously predicted, it is expected that a sensitivity test will be undertaken to establish the discrepancy between future-year concentrations with the previously expected emission reduction and without. Background values and emission factors used in the test will preferably be from 2010, as they will be more worst-case. Meteorological data used should be from Church Lawford or Coleshill weather stations and the year used should be within the last five years and should be stated. The assessment should show traffic data used and state its source. Should the assessment show that concentrations of NO₂ and/or PM₁₀ at the facades of the residential buildings exceed the air quality standards, the developer shall provide information on methods of mitigation which can be applied as planning conditions if accepted. The assessment should state what measures will be taken to reduce the air quality impacts from construction. Consideration must be given to the impact of demolition and construction works and mitigation methods included in the assessment. View LETCP Good Practice Air Quality Planning Guidance - May 2014

Reason: *To mitigate the impact on air quality in accordance with Policy EM7 of the Coventry Local Plan 2016*

46. A method statement detailing the control of emissions to air during the construction phase should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Such a method statement should be in-line with the Best Practice Guidance entitled 'The control of dust and emissions from construction and demolition' produced by the Greater London Authority and London Councils. This statement should also include: Proposed hours of work. Map with nearest receptors and

distances. Noise impact on nearest neighbours and control measures as required. Monitoring methods and measurement locations for dust and noise and recording details. Contact details for responsible persons and training. Information provision and liaison with local residents.

Reason: *To safeguard the health and safety of the occupiers of the proposed and neighbouring buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

47. The development hereby permitted shall be carried out only in strict accordance with details of a scheme for the provision of surface water drainage incorporating infiltration SuDS or attenuation techniques. There must also be consideration of features such as green roof technology for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- i. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
 - ii. Development discharge rates for the individual projects on the site to be managed to Qbar greenfield rates or 5 l/s whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.
 - iii. 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.
 - iv. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
 - v. The surface water flood mapping indicates that the site is vulnerable to surface water flooding. An appropriately scaled flood risk assessment is required to establish the risk to the development, as well as the appropriate mitigation measures.
 - vi. Mapping of the 1 in 100 year surface water flood extents is required, to indicate the exceedance and conveyance flows to inform building floor level design and general ground levels, and to consider flood flow routing off site. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
 - vii. The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
 - viii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
 - ix. Where new or redevelopment site levels result in the severance, diversion or the reception of natural 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

Reason: *To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies EM4 and HW1 and DS3 of the Coventry Local Plan 2016.*

48. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and

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

Reason: *To ensure the appropriate recording of features or buildings before development commences that are important to the understanding of the City's historical development in accordance with Policy HE2 of the Coventry Local Plan 2016*

49. To ensure the appropriate recording of features or buildings before development commences that are important to the *understanding* of the City's historical development in accordance with Policy HE2 of the Coventry Local Plan 2016

Reason: *In the interests of promoting employment opportunities for local people in accordance with Policy EM1 of the Coventry Local Plan 2016*

50. No development shall take place under any reserved matters consent until a scheme for that reserved matters consent has been *submitted* to and approved in writing by the local planning authority indicating how and when the 'Secured by Design' standards will be incorporated into the development. The scheme shall be implemented in accordance with the approved details and shall be retained at all times thereafter.

Reason: *To ensure Secured by Design standards are met, in the interests of safety and security and the health and wellbeing of future occupiers of the development in accordance with Policies DS3, H3 and DE1 of the Coventry Local Plan 2016.*

Project 3 - Outline planning for erection of a new academic building comprising up to 5,000 sq.m (GEA) floor space for academic purposes with associated access works, plant, parking, landscaping and ancillary works. All matters reserved.

51. The approval of the Local Planning Authority shall be obtained in respect of the application hereby permitted in outline (Project 3 - erection of a new academic building comprising up to 5,000 sq.m (GEA) floor space for academic purposes with associated access works, plant, parking, landscaping and ancillary works., (All Matters Reserved)), to the following reserved matters for each phase of development before any development is commenced within that phase of the development:- a) The layout of the site showing the way in which buildings, routes and open spaces are provided within the development and their relationship with buildings and spaces outside the development; b) The scale of buildings (height, width and length of each building in relation to its surroundings); c) The appearance of the buildings; d) Landscaping of the site

Reason: *To ensure that sufficiently comprehensive details are submitted for each phase of development in order to achieve the principles of the indicative masterplan, hereby approved, in accordance with Policies AC1 AC3, DE1, H10, EM7& HE2 of the Coventry Local Plan 2016.*

52. The reserved matters to be submitted in accordance with condition 51 and any subsequent reserved matters shall be in accordance with the principles of the indicative parameters plan, redline plan and shall include:-
- i) the details of the phasing of development and demolition,
 - ii) details of hoardings including location, timings, dimensions and elevation treatment.
 - iii) all earthworks, mounding and finished floor levels of all buildings, together with details of existing and proposed site levels and the relationship with adjacent land and buildings,
 - iv) Details of a management plan for student drop off and pick up at start and end of terms.

Reason: To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policy DE1 of the Coventry Local Plan 2016.

53. Application for approval of the matters referred to in Condition One above must be made within 3 years of the date of this permission.

Reason: To comply with Sections 73 and 92 of the Town and Country Planning Act 1990 (as amended) to ensure, given the comprehensive and phased nature of the development, that adequate time is provided for its implementation.

54. The development to which this permission relates shall begin within 5 years of the date of this permission or within 2 years of the final approval of the reserved matters, whichever is the later

Reason: To comply with Sections 73 and 92 of the Town and Country Planning Act 1990 (as amended) to ensure, given the comprehensive and phased nature of the development, that adequate time is provided for its implementation.

55. The development shall be carried out only in full accordance with sample details of the external facing and roofing materials which have been submitted to and approved in writing by the local planning authority

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.

56. No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the Local Planning Authority and has been put in place. The scheme must include details of the erection of protective fencing and be in accordance with British Standard BS5837:2012, Trees in Relation to design, demolition and construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the local planning authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed

Reason: To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DE1, HE2, HW1, DS3 and GE3 of the Coventry Local Plan 2016.

57. Any landscaping (other than the planting of trees and shrubs) including boundary treatment, paving and footpaths referred to in condition one shall be completed in all respects, with the exception of tree(s) and shrub(s) planting, within the first planting season following the first use of development and the tree(s) and shrub(s) shall be planted within six months of that first use. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. 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 amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016*

58. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policy AC2 of the Coventry Local Plan 2016.*

59. The reserved matters of project 3 shall include an update of the University of Warwick Travel Plan, Vehicle Charging Strategy, Cycle Strategy and full details of proposed pedestrian/cycle links, the provision of disabled parking, the provision of cycle parking

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policies AC2, AC3, AC4 of the Coventry Local Plan 2016*

60. Prior to the approval of reserved matters of Project 3, the Biodiversity Impact Assessment (BIA) produced for the CPHA will be revised and updated to reflect the detail of that Project. The revised and updated BIA will be submitted to and approved by the local planning authority and shall be implemented in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016*

61. No lighting shall be installed in project 3 until details of all external light fittings and external light columns for that Project have been submitted to and approved by the District Planning Authority. The development of that Project shall not be carried out otherwise than in full accordance with such approved details

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016*

62. Prior to the approval of Reserved Matters for Project 3, an update badger survey will be undertaken and the findings and recommendation resulting from that survey submitted and approved by the local planning authority, the recommendations/mitigation measures shall be implemented and retained in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy*

GE3 of the Coventry Local Plan 2016

63. The development hereby permitted (including ground clearance works) shall not commence until a protected species method statement for reptiles (to include timing of works, supervision of vegetation clearance and reasonable avoidance measures) Project 3 has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016*

64. The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan for Project 3 has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full.

Reason: *To ensure that protected species are not harmed by the development in accordance with Policies GE2 and GE3 of the Coventry Local Plan 2016.*

65. The development hereby permitted shall not commence until 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. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'

Reason: *In the interests of public safety and the amenities of future residents in accordance with Policies EM1 and DE1 of the Coventry Local Plan 2016*

66. The development hereby permitted shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed

remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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 Local Plan 2016*

67. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development 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. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of 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 Local Plan 2016.*

68. 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 65, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 66, which is subject to the approval in writing of 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 67.

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 Local Plan 2016.*

69. The development hereby permitted shall not commence until an air quality assessment shall be provided including the following: Having regard to the LETCP Good Practice Air Quality Planning Guidance - May 2014. The assessment may be performed using a suitable dispersion model as specified in LAQM.TG(09) due to the complexity and size of the development. The modelled NO₂ data must be validated and corrected against monitoring data from at least 3 months (preferably 6 months) diffusion tube monitoring performed in accordance with LAQM.TG(09). The assessment must ascertain concentrations of NO₂ and PM₁₀ at the building facade. As NO₂ concentrations have not been decreasing year on year as previously predicted, it is expected that a sensitivity test will be undertaken to establish the discrepancy between future-year concentrations with the previously expected emission reduction and without. Background values and emission factors used in the test will preferably be from 2010, as they will be more worst-case. Meteorological data used should be from Church Lawford or Coleshill weather stations and the year used should be within the last five years and should be stated. The assessment should show traffic data used and state its source. Should the assessment

show that concentrations of NO₂ and/or PM₁₀ at the facades of the residential buildings exceed the air quality standards, the developer shall provide information on methods of mitigation which can be applied as planning conditions if accepted. The assessment should state what measures will be taken to reduce the air quality impacts from construction. Consideration must be given to the impact of demolition and construction works and mitigation methods included in the assessment. View LETCP Good Practice Air Quality Planning Guidance - May 2014

Reason: *To mitigate the impact on air quality in accordance with Policy EM7 of the Coventry Local Plan 2016.*

70. No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted and approved in writing by the local planning authority. The rating level of the noise emitted from any proposed plant and machinery shall not exceed the current background noise level at the nearest off site residential receptor. The noise levels shall be determined by measurements or calculations at the nearest off site, noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014.

Reason: *To safeguard the health and safety of the occupiers of the buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

71. A method statement detailing the control of emissions to air during the construction phase should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Such a method statement should be in-line with the Best Practice Guidance entitled 'The control of dust and emissions from construction and demolition' produced by the Greater London Authority and London Councils. This statement should also include: Proposed hours of work. Map with nearest receptors and distances. Noise impact on nearest neighbours and control measures as required. Monitoring methods and measurement locations for dust and noise and recording details. Contact details for responsible persons and training. Information provision and liaison with local residents.

Reason: *To safeguard the health and safety of the occupiers of the proposed and neighbouring buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

72. The development hereby permitted shall be carried out only in strict accordance with details of a scheme for the provision of surface water drainage incorporating infiltration SuDS or attenuation techniques. There must also be consideration of features such as green roof technology for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- i. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
 - ii. Development discharge rates for the individual projects on the site to be managed to Qbar greenfield rates or 5 l/s whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.
 - iii. 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.
 - iv. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of

proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.

- v. The surface water flood mapping indicates that the site is vulnerable to surface water flooding. An appropriately scaled flood risk assessment is required to establish the risk to the development, as well as the appropriate mitigation measures.
- vi. Mapping of the 1 in 100 year surface water flood extents is required, to indicate the exceedance and conveyance flows to inform building floor level design and general ground levels, and to consider flood flow routing off site. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
- vii. The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- viii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway. ix. Where new or redevelopment site levels result in the severance, diversion or the reception of natural 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

Reason: *To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies EM4 and HW1 and DS3 of the Coventry Local Plan 2016.*

73. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. Once approved the development shall only be undertaken in accordance with those approved details (or any subsequently approved amendments).

Reason: *To ensure the appropriate recording of features or buildings before development commences that are important to the understanding of the City's historical development in accordance with Policy HE2 of the Coventry Local Plan 2016.*

74. No development shall take place unless and until a scheme for targeting and utilising local people for the construction of project 3 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 EM1 of the Coventry Local Plan 2016.*

75. No development shall take place under any reserved matters consent until a scheme for that reserved matters consent has been submitted to and approved in writing by the local planning authority indicating how and when the 'Secured by Design' standards will be incorporated into the development. The scheme shall be implemented in accordance with the approved details and shall be retained at all times thereafter.

Reason: *To ensure Secured by Design standards are met, in the interests of safety and security and the health and wellbeing of future occupiers of the development in accordance with Policies DS3, H3 and DE1 of the Coventry Local Plan 2016.*

Project 4 – Outline planning for erection of new academic building comprising up to 10,555 sq.m (GEA) floor space with associated access works, plant, parking, landscaping and ancillary works. All matters reserved.

76. The approval of the Local Planning Authority shall be obtained in respect of the application hereby permitted in outline (Project 4 - erection of new academic building comprising up to 10,555 sq.m (GEA) floor space with associated access works, plant, parking, landscaping and ancillary works, (All Matters Reserved)), to the following reserved matters for each phase of development before any development is commenced within that phase of the development:-
- a) The layout of the site showing the way in which buildings, routes and open spaces are provided within the development and their relationship with buildings and spaces outside the development;
 - b) The scale of buildings (height, width and length of each building in relation to its surroundings);
 - c) The appearance of the buildings;
 - d) Landscaping of the site.

Reason: *To ensure that sufficiently comprehensive details are submitted for each phase of development in order to achieve the principles of the indicative masterplan, hereby approved, in accordance with Policies AC1 AC3, DE1, H10, EM7& HE2 of the Coventry Local Plan 2016.*

77. The reserved matters to be submitted in accordance with condition 76 and any subsequent reserved matters shall be in accordance with the principles of the indicative parameters plan, redline plan and shall include:-
- i) the details of the phasing of development and demolition,
 - ii) details of hoardings including location, timings, dimensions and elevation treatment.
 - iii) all earthworks, mounding and finished floor levels of all buildings, together with details of existing and proposed site levels and the relationship with adjacent land and buildings,
 - iv) Details of a management plan for student drop off and pick up at start and end of terms.

Reason: *To comply with Sections 73 and 92 of the Town and Country Planning Act 1990 (as amended) to ensure, given the comprehensive and phased nature of the development, that adequate time is provided for its implementation.*

78. Application for approval of the matters referred to in Condition One above must be made within 3 years of the date of this permission.

Reason: *To comply with Sections 73 and 92 of the Town and Country Planning Act 1990 (as amended) to ensure, given the comprehensive and phased nature of the development, that adequate time is provided for its implementation.*

79. The development to which this permission relates shall begin within 5 years of the date of this permission or within 2 years of the final approval of the reserved matters, whichever is the later.

Reason: *To comply with Sections 73 and 92 of the Town and Country Planning Act 1990 (as amended) to ensure, given the comprehensive and phased nature of the development, that adequate time is provided for its implementation.*

80. The development shall be carried out only in full accordance with sample details of the external facing and roofing materials which have been submitted to and approved in writing by the local planning authority.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

81. No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the Local Planning Authority and has been put in place. The scheme must include details of the erection of protective fencing and be in accordance with British Standard BS5837:2012, Trees in Relation to design, demolition and construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the local planning authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

Reason: *To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DE1, HE2, HW1, DS3 and GE3 of the Coventry Local Plan 2016*

82. Any landscaping (other than the planting of trees and shrubs) including boundary treatment, paving and footpaths referred to in condition one shall be completed in all respects, with the exception of tree(s) and shrub(s) planting, within the first planting season following the first use of development and the tree(s) and shrub(s) shall be planted within six months of that first use. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. 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 amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

83. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policy AC2 of the Coventry Local Plan 2016.*

84. The reserved matters of project 4 shall include an update of the University of Warwick Travel Plan, Vehicle Charging Strategy, Cycle Strategy and full details of any proposed vehicular access, proposed pedestrian/cycle links, the provision of disabled parking, the provision of cycle parking.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policies AC2, AC3, AC4 of the Coventry Local Plan 2016.*

85. Prior to the approval of reserved matters of Project 4, the Biodiversity Impact Assessment (BIA) produced for the CPHA will be revised and updated to reflect the detail of that Project. The revised and updated BIA will be submitted to and approved by the local planning authority and shall be implemented in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

86. No lighting shall be installed in project 4 until details of all external light fittings and external light columns for that Project have been submitted to and approved by the District Planning Authority. The development of that Project shall not be carried out otherwise than in full accordance with such approved details

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

87. Prior to the approval of Reserved Matters for Project 4, an update badger survey will be undertaken and the findings and recommendation resulting from that survey submitted and approved by the local planning authority, the recommendations/mitigation measures shall be implemented and retained in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

88. The development hereby permitted (including ground clearance works) shall not commence until a protected species method statement for reptiles (to include timing of works, supervision of vegetation clearance and reasonable avoidance measures) Project 4 has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

89. The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan for Project 4 has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full.

Reason: *To ensure that protected species are not harmed by the development in accordance with Policies GE2 and GE3 of the Coventry Local Plan 2016.*

90. The development hereby permitted shall not commence until 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. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: *In the interests of public safety and the amenities of future residents in accordance with Policies EM1 and DE1 of the Coventry Local Plan 2016.*

91. The development hereby permitted shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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 Local Plan 2016.*

92. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development 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. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of 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 Local Plan 2016.

93. 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 90, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 91, which is subject to the approval in writing of 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 92.

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 Local Plan 2016.*

94. The development hereby permitted shall not commence until an air quality assessment shall be provided including the following: Having regard to the LETCP Good Practice Air Quality Planning Guidance - May 2014. The assessment may be performed using a suitable dispersion model as specified in LAQM.TG(09) due to the complexity and size of the development. The modelled NO₂ data must be validated and corrected against monitoring data from at least 3 months (preferably 6 months) diffusion tube monitoring performed in accordance with LAQM.TG(09). The assessment must ascertain concentrations of NO₂ and PM₁₀ at the building facade. As NO₂ concentrations have not been decreasing year on year as previously predicted, it is expected that a sensitivity test will be undertaken to establish the discrepancy between future-year concentrations with the previously expected emission reduction and without. Background values and emission factors used in the test will preferably be from 2010, as they will be more worst-case. Meteorological data used should be from Church Lawford or Coleshill weather stations and the year used should be within the last five years and should be stated. The assessment should show traffic data used and state its source. Should the assessment show that concentrations of NO₂ and/or PM₁₀ at the facades of the residential buildings exceed the air quality standards, the developer shall provide information on methods of mitigation which can be applied as planning conditions if accepted. The assessment should state what measures will be taken to reduce the air quality impacts from construction. Consideration must be given to the impact of demolition and construction works and mitigation methods included in the assessment. View LETCP Good Practice Air Quality Planning Guidance - May 2014.

Reason: *To mitigate the impact on air quality in accordance with Policy EM7 of the Coventry Local Plan 2016.*

95. No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted and approved in writing by the local planning authority. The rating level of the noise emitted from any proposed plant and machinery shall not exceed the current background noise level at the nearest off site residential receptor. The noise levels shall be determined by measurements or calculations at the nearest off site, noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014.

Reason: *To safeguard the health and safety of the occupiers of the buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

96. A method statement detailing the control of emissions to air during the construction phase should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Such a method statement should be in-line with the Best Practice Guidance entitled 'The control of dust and emissions from construction and demolition' produced by the Greater London Authority and London Councils. This statement should also include: Proposed hours of work. Map with nearest receptors and distances. Noise impact on nearest neighbours and control measures as required. Monitoring methods and measurement locations for dust and noise and recording details. Contact details for responsible persons and training. Information provision and liaison with local residents.

Reason: *To safeguard the health and safety of the occupiers of the proposed and neighbouring buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

97. The development hereby permitted shall be carried out only in strict accordance with details of a scheme for the provision of surface water drainage incorporating infiltration SuDS or attenuation techniques. There must also be consideration of features such as green roof technology for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- i. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
 - ii. Development discharge rates for the individual projects on the site to be managed to Qbar greenfield rates or 5 l/s whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.
 - iii. 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.
 - iv. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
 - v. The surface water flood mapping indicates that the site is vulnerable to surface water flooding. An appropriately scaled flood risk assessment is required to establish the risk to the development, as well as the appropriate mitigation measures.
 - vi. Mapping of the 1 in 100 year surface water flood extents is required, to indicate the exceedance and conveyance flows to inform building floor level design and general ground levels, and to consider flood flow routing off site. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
 - vii. The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
 - viii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
 - ix. Where new or redevelopment site levels result in the severance, diversion or the reception of natural 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.

Reason: *To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built*

environment in accordance with Policies EM4 and HW1 and DS3 of the Coventry Local Plan 2016.

98. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. Once approved the development shall only be undertaken in accordance with those approved details (or any subsequently approved amendments).

Reason: *To ensure the appropriate recording of features or buildings before development commences that are important to the understanding of the City's historical development in accordance with Policy HE2 of the Coventry Local Plan 2016.*

99. No development shall take place unless and until a scheme for targeting and utilising local people for the construction of project 1 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 plan.

Reason: *In the interests of promoting employment opportunities for local people in accordance with Policy EM1 of the Coventry Local Plan 2016.*

100. No development shall take place under any reserved matters consent until a scheme for that reserved matters consent has been submitted to and approved in writing by the local planning authority indicating how and when the 'Secured by Design' standards will be incorporated into the development. The scheme shall be implemented in accordance with the approved details and shall be retained at all times thereafter.

Reason: *To ensure Secured by Design standards are met, in the interests of safety and security and the health and wellbeing of future occupiers of the development in accordance with Policies DS3, H3 and DE1 of the Coventry Local Plan 2016.*

Project 5 - demolition of existing buildings and erection of new academic buildings comprising up to 18,330 sq.m (GEA) floor space with associated access works, plant, parking, landscaping and ancillary works, all matters reserved.

101. The approval of the Local Planning Authority shall be obtained in respect of the application hereby permitted in outline (Project 5 - demolition of existing buildings and erection of new academic buildings comprising up to 18,330 sq.m (GEA) floor space with associated access works, plant, parking, landscaping and ancillary works, (All Matters Reserved)), to the following reserved matters for each phase of development before any development is commenced within that phase of the development:-
- The layout of the site showing the way in which buildings, routes and open spaces are provided within the development and their relationship with buildings and spaces outside the development;
 - The scale of buildings (height, width and length of each building in relation to its surroundings);
 - The appearance of the buildings; and
 - Landscaping of the site.

Reason: *To ensure that sufficiently comprehensive details are submitted for each phase of development in order to achieve the principles of the indicative masterplan, hereby approved, in accordance with Policies AC1 AC3, DE1, H10, EM7& HE2 of the Coventry Local Plan 2016.*

102. The reserved matters to be submitted in accordance with condition 101 and any subsequent reserved matters shall be in accordance with the principles of the indicative parameters plan, redline plan and shall include:-

- i) the details of the phasing of development and demolition,
- ii) details of hoardings including location, timings, dimensions and elevation treatment.
- iii) all earthworks, mounding and finished floor levels of all buildings, together with details of existing and proposed site levels and the relationship with adjacent land and buildings,
- iv) cycle parking and storage.

Reason: *To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policy DE1 of the Coventry Local Plan 2016.*

103. Application for approval of the matters referred to in condition 101 above must be made within 3 years from the date of this permission.

Reason: *To comply with Sections 73 and 92 of the Town and Country Planning Act 1990 (as amended) to ensure, given the comprehensive and phased nature of the development, that adequate time is provided for its implementation.*

104. The development to which this permission relates shall begin within 5 years of the date of this permission or within 2 years of the final approval of the reserved matters, whichever is the later.

Reason: *To comply with Sections 73 and 92 of the Town and Country Planning Act 1990 (as amended) to ensure, given the comprehensive and phased nature of the development, that adequate time is provided for its implementation.*

105. The development shall be carried out only in full accordance with sample details of the external facing and roofing materials which have been submitted to and approved in writing by the local planning authority.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

106. No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the Local Planning Authority and has been put in place. The scheme must include details of the erection of protective fencing and be in accordance with British Standard BS5837:2012, Trees in Relation to design, demolition and construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the local planning authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

Reason: *To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DE1, HE2, HW1, DS3 and GE3 of the Coventry Local Plan 2016.*

107. Any landscaping (other than the planting of trees and shrubs) including boundary treatment, paving and footpaths referred to in condition one shall be completed in all respects, with the exception of tree(s) and shrub(s) planting, within the first planting season following the first use of development and the tree(s) and shrub(s) shall be planted within six months of that first use. Any tree(s) or shrub(s) removed, dying, or

becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. 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 amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

108. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policy AC2 of the Coventry Local Plan 2016.*

109. The reserved matters of project 5 shall include an update of the University of Warwick Travel Plan, Vehicle Charging Strategy, Cycle Strategy and full details of any proposed vehicular access, proposed pedestrian/cycle links, the provision of disabled parking, the provision of cycle parking.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policies AC2, AC3, AC4 of the Coventry Local Plan 2016.*

110. Prior to the approval of reserved matters of Project 5, the Biodiversity Impact Assessment (BIA) produced for the CPHA will be revised and updated to reflect the detail of that Project. The revised and updated BIA will be submitted to and approved by the local planning authority and shall be implemented in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

111. No lighting shall be installed in project 5 until details of all external light fittings and external light columns for that Project have been submitted to and approved by the District Planning Authority. The development of that Project shall not be carried out otherwise than in full accordance with such approved details.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy*

GE3 of the Coventry Local Plan 2016.

112. Prior to the approval of Reserved Matters for Project 5, an update badger survey will be undertaken and the findings and recommendation resulting from that survey submitted and approved by the local planning authority, the recommendations/mitigation measures shall be implemented and retained in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

113. The development hereby permitted (including ground clearance works) shall not commence until a protected species method statement for reptiles (to include timing of works, supervision of vegetation clearance and reasonable avoidance measures) Project 5 has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

114. The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan for Project 5 has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full.

Reason: *To ensure that protected species are not harmed by the development in accordance with Policies GE2 and GE3 of the Coventry Local Plan 2016.*

115. The development hereby permitted shall not commence until 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. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'

Reason: *In the interests of public safety and the amenities of future residents in accordance with Policies EM1 and DE1 of the Coventry Local Plan 2016.*

116. The development hereby permitted shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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 Local Plan 2016.*

117. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development 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. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of 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 Local Plan 2016.*

118. 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 115, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 116, which is subject to the approval in writing of 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 117.

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 Local Plan 2016.*

119. The development hereby permitted shall not commence until an air quality assessment shall be provided including the following: Having regard to the LETCP Good Practice Air Quality Planning Guidance - May 2014. The assessment may be performed using a suitable dispersion model as specified in LAQM.TG(09) due to the complexity and size of the development. The modelled NO₂ data must be validated and corrected against monitoring data from at least 3 months (preferably 6 months) diffusion tube monitoring

performed in accordance with LAQM.TG(09) The assessment must ascertain concentrations of NO₂ and PM₁₀ at the building facade. As NO₂ concentrations have not been decreasing year on year as previously predicted, it is expected that a sensitivity test will be undertaken to establish the discrepancy between future-year concentrations with the previously expected emission reduction and without. Background values and emission factors used in the test will preferably be from 2010, as they will be more worst-case. Meteorological data used should be from Church Lawford or Coleshill weather stations and the year used should be within the last five years and should be stated. The assessment should show traffic data used and state its source. Should the assessment show that concentrations of NO₂ and/or PM₁₀ at the facades of the residential buildings exceed the air quality standards, the developer shall provide information on methods of mitigation which can be applied as planning conditions if accepted. The assessment should state what measures will be taken to reduce the air quality impacts from construction. Consideration must be given to the impact of demolition and construction works and mitigation methods included in the assessment. View LETCP Good Practice Air Quality Planning Guidance - May 2014.

Reason: *To mitigate the impact on air quality in accordance with Policy EM7 of the Coventry Local Plan 2016.*

120. No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted and approved in writing by the local planning authority. The rating level of the noise emitted from any proposed plant and machinery shall not exceed the current background noise level at the nearest off site residential receptor. The noise levels shall be determined by measurements or calculations at the nearest off site, noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014.

Reason: *To safeguard the health and safety of the occupiers of the buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

121. A method statement detailing the control of emissions to air during the construction phase should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Such a method statement should be in-line with the Best Practice Guidance entitled 'The control of dust and emissions from construction and demolition' produced by the Greater London Authority and London Councils. This statement should also include: Proposed hours of work. Map with nearest receptors and distances. Noise impact on nearest neighbours and control measures as required. Monitoring methods and measurement locations for dust and noise and recording details. Contact details for responsible persons and training. Information provision and liaison with local residents.

Reason: *To safeguard the health and safety of the occupiers of the proposed and neighbouring buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

122. The development hereby permitted shall be carried out only in strict accordance with details of a scheme for the provision of surface water drainage incorporating infiltration SuDS or attenuation techniques. There must also be consideration of features such as green roof technology for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- i. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
 - ii. Development discharge rates for the individual projects on the site to be managed to Qbar greenfield rates or 5 l/s whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.

- iii. 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.
- iv. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
- v. The surface water flood mapping indicates that the site is vulnerable to surface water flooding. An appropriately scaled flood risk assessment is required to establish the risk to the development, as well as the appropriate mitigation measures.
- vi. Mapping of the 1 in 100 year surface water flood extents is required, to indicate the exceedance and conveyance flows to inform building floor level design and general ground levels, and to consider flood flow routing off site. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
- vii. The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- viii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- ix. Where new or redevelopment site levels result in the severance, diversion or the reception of natural 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.

Reason: *To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies EM4 and HW1 and DS3 of the Coventry Local Plan 2016.*

123. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. Once approved the development shall only be undertaken in accordance with those approved details (or any subsequently approved amendments).

Reason: *To ensure the appropriate recording of features or buildings before development commences that are important to the understanding of the City's historical development in accordance with Policy HE2 of the Coventry Local Plan 2016.*

124. No development shall take place unless and until a scheme for targeting and utilising local people for the construction of project 5 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 EM1 of the Coventry Local Plan 2016.*

125. No development shall take place under any reserved matters consent until a scheme for that reserved matters consent has been submitted to and approved in writing by the local planning authority indicating how and when the 'Secured by Design' standards will be

incorporated into the development. The scheme shall be implemented in accordance with the approved details and shall be retained at all times thereafter.

Reason: *To ensure Secured by Design standards are met, in the interests of safety and security and the health and wellbeing of future occupiers of the development in accordance with Policies DS3, H3 and DE1 of the Coventry Local Plan 2016.*

Project 6 - Full planning for the demolition of Car Park 7 and redevelopment for a new Faculty of Arts Building with associated access works, plant, parking, landscaping and ancillary works.

126. The development hereby permitted (Project 6) 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.*

127. The development hereby permitted shall be carried out in accordance with the following approved drawings AXONOMETRIC View from the South and West, Drawing No. UoW-FCBS-XX-ZZ-DR-A-0901 Rev P02; Part South Elevations 2, Drawing No. UoW-FCBS-XX-ZZ-DR-A-0806, Rev P06; Part Elevations 2, Dwg:UoW-FCBS-XX-ZZ-DR-A-0806; North Elevation, Dwg:UoW-FCBS-XX-ZZ-DR-A-0804; East Elevations, Dwg:UoW-FCBS-XX-ZZ-DR-A-0803; South Elevation, Dwg:UoW-FCBS-XX-ZZ-DR-A-0802; West Elevations Dwg:UoW-FCBS-XX-ZZ-DR-A-0801; Site Section - 2 Dwg:UoW-FCBS-XX-ZZ-DR-A-0712; Site Section - a Dwg:UoW-FCBS-XX-ZZ-DR-A-0711; Section C-C, Dwg:UoW-FCBS-XX-ZZ-DR-A-0703; Section B-B, Dwg:UoW-FCBS-XX-ZZ-DR-A-0702; Section A-A, Dwg:UoW-FCBS-XX-ZZ-DR-A-0702; Existing site sections, Dwg:UoW-FCBS-XX-ZZ-DR-A-0072; Site Plan - proposed. Dwg:UoW-FCBS-XX-ZZ-DR-A-0011; Location Plan, Dwg:UoW-FCBS-XX-ZZ-DR-A-0010; Proposed floor plans - Level 0m, Dwg:UoW-FCBS-XX-0M-DR-A-0202; Proposed floor plans - Roof Level, Dwg:UoW-FCBS-XX-07-DR-A-0209; Proposed floor plans - level 06 Dwg:UoW-FCBS-XX-06-DR-A-0208; Proposed floor plans - level 05 Dwg:UoW-FCBS-XX-05-DR-A-0207; Proposed floor plans - level 04 Dwg:UoW-FCBS-XX-04-DR-A-0206; Proposed floor plans - level 03 Dwg:UoW-FCBS-XX-03-DR-A-0205; Proposed floor plans - level 02 Dwg:UoW-FCBS-XX-02-DR-A-0204; Proposed floor plans - level 01 Dwg:UoW-FCBS-XX-01-DR-A-0203; Proposed floor plans - level 00 Dwg:UoW-FCBS-XX-00-DR-A-0201; Tree Survey, Drawing No. Uow-UC-XX-ZZ-DR-L-3230-TreeRetainedRemovedP08; Tree Constraints Plan (existing), Drawing No. D6935.001; Design and Access Statement Appendix A.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

128. The development shall be carried out only in full accordance with sample details of the external facing and roofing materials which have been submitted to and approved in writing by the local planning authority.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

129. No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the Local Planning Authority and has been put in place. The scheme must include details of the erection of protective fencing and be in accordance with British Standard BS5837:2012, Trees in Relation to design, demolition and construction. Nothing shall be stored or placed in those areas fenced in accordance with

this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the local planning authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

Reason: *To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DE1, HE2, HW1, DS3 and GE3 of the Coventry Local Plan 2016.*

130. Any landscaping (other than the planting of trees and shrubs) including boundary treatment, paving and footpaths referred to in condition one shall be completed in all respects, with the exception of tree(s) and shrub(s) planting, within the first planting season following the first use of development and the tree(s) and shrub(s) shall be planted within six months of that first use. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. 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 amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

131. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policy AC2 of the Coventry Local Plan 2016.*

132. Prior to the commencement of Project 6 an update of the Vehicle Charging Strategy, Cycle Strategy and full details of any proposed the provision of disabled parking, the provision of cycle parking shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policies AC2, AC3, AC4 of the Coventry Local Plan 2016.*

133. Notwithstanding the details submitted in the Transport Assessment (Table 19), prior to the closure of the multi storey car park 7 (associated with project 6) a car parking availability schedule to detail the phasing of the car parking provision across the campus

shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved phasing/availability schedule.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policies AC2 and AC3 of the Coventry Local Plan 2016.*

134. Prior to the approval of reserved matters of Project 6, the Biodiversity Impact Assessment (BIA) produced for the CPHA will be revised and updated to reflect the detail of that Project. The revised and updated BIA will be submitted to and approved by the local planning authority and shall be implemented in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016*

135. Projects 6 shall be implemented in accordance with the submitted Biodiversity Impact Assessment (BIA) produced for the CPHA.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

136. No lighting shall be installed in project 6 until details of all external light fittings and external light columns for that Project have been submitted to and approved by the District Planning Authority. The development of that Project shall not be carried out otherwise than in full accordance with such approved details.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

137. Prior to the approval of Reserved Matters for Project 6, an update badger survey will be undertaken and the findings and recommendation resulting from that survey submitted and approved by the local planning authority, the recommendations/mitigation measures shall be implemented and retained in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016*

138. The development hereby permitted (including ground clearance works) shall not commence until a protected species method statement for reptiles (to include timing of works, supervision of vegetation clearance and reasonable avoidance measures) Project 6 has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

139. The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan for Project 6 has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation

measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full.

Reason: *To ensure that protected species are not harmed by the development in accordance with Policies GE2 and GE3 of the Coventry Local Plan 2016.*

140. The development hereby permitted shall not commence until 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. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: *In the interests of public safety and the amenities of future residents in accordance with Policies EM1 and DE1 of the Coventry Local Plan 2016.*

141. The development hereby permitted shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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 Local Plan 2016.*

142. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development 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. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation

report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of 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 Local Plan 2016.*

143. 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 140, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 141, which is subject to the approval in writing of 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 142.

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 Local Plan 2016.*

144. The development hereby permitted shall not commence until an air quality assessment shall be provided including the following: Having regard to the LETCP Good Practice Air Quality Planning Guidance - May 2014. The assessment may be performed using a suitable dispersion model as specified in LAQM.TG(09) due to the complexity and size of the development. The modelled NO₂ data must be validated and corrected against monitoring data from at least 3 months (preferably 6 months) diffusion tube monitoring performed in accordance with LAQM.TG(09). The assessment must ascertain concentrations of NO₂ and PM₁₀ at the building facade. As NO₂ concentrations have not been decreasing year on year as previously predicted, it is expected that a sensitivity test will be undertaken to establish the discrepancy between future-year concentrations with the previously expected emission reduction and without. Background values and emission factors used in the test will preferably be from 2010, as they will be more worst-case. Meteorological data used should be from Church Lawford or Coleshill weather stations and the year used should be within the last five years and should be stated. The assessment should show traffic data used and state its source. Should the assessment show that concentrations of NO₂ and/or PM₁₀ at the facades of the residential buildings exceed the air quality standards, the developer shall provide information on methods of mitigation which can be applied as planning conditions if accepted. The assessment should state what measures will be taken to reduce the air quality impacts from construction. Consideration must be given to the impact of demolition and construction works and mitigation methods included in the assessment. View LETCP Good Practice Air Quality Planning Guidance - May 2014

Reason: *To mitigate the impact on air quality in accordance with Policy EM7 of the Coventry Local Plan 2016.*

145. No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted and approved in writing by the local planning authority. The rating level of the noise emitted from any proposed plant and machinery shall not exceed the current background noise level at the nearest off site residential receptor. The noise levels shall be determined by measurements or calculations at the

nearest off site, noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014.

Reason: *To safeguard the health and safety of the occupiers of the buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

146. A method statement detailing the control of emissions to air during the construction phase should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Such a method statement should be in-line with the Best Practice Guidance entitled 'The control of dust and emissions from construction and demolition' produced by the Greater London Authority and London Councils. This statement should also include: Proposed hours of work. Map with nearest receptors and distances. Noise impact on nearest neighbours and control measures as required. Monitoring methods and measurement locations for dust and noise and recording details. Contact details for responsible persons and training. Information provision and liaison with local residents.

Reason: *To safeguard the health and safety of the occupiers of the proposed and neighbouring buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

147. The development hereby permitted shall be carried out only in strict accordance with details of a scheme for the provision of surface water drainage incorporating infiltration SuDS or attenuation techniques. There must also be consideration of features such as green roof technology for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- i. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
 - ii. Development discharge rates for the individual projects on the site to be managed to Qbar greenfield rates or 5 l/s whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.
 - iii. 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.
 - iv. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
 - v. The surface water flood mapping indicates that the site is vulnerable to surface water flooding. An appropriately scaled flood risk assessment is required to establish the risk to the development, as well as the appropriate mitigation measures.
 - vi. Mapping of the 1 in 100 year surface water flood extents is required, to indicate the exceedance and conveyance flows to inform building floor level design and general ground levels, and to consider flood flow routing off site. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
 - vii. The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
 - viii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
 - ix. Where new or redevelopment site levels result in the severance, diversion or the reception of natural 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.

Reason: *To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies EM4 and HW1 and DS3 of the Coventry Local Plan 2016.*

148. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. Once approved the development shall only be undertaken in accordance with those approved details (or any subsequently approved amendments).

Reason: *To ensure the appropriate recording of features or buildings before development commences that are important to the understanding of the City's historical development in accordance with Policy HE2 of the Coventry Local Plan 2016.*

149. No development shall take place unless and until a scheme for targeting and utilising local people for the construction of project 1 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 EM1 of the Coventry Local Plan 2016*

150. No development shall take place under any reserved matters consent until a scheme for that reserved matters consent has been submitted to and approved in writing by the local planning authority indicating how and when the 'Secured by Design' standards will be incorporated into the development. The scheme shall be implemented in accordance with the approved details and shall be retained at all times thereafter.

Reason: *To ensure Secured by Design standards are met, in the interests of safety and security and the health and wellbeing of future occupiers of the development in accordance with Policies DS3, H3 and DE1 of the Coventry Local Plan 2016.*

Project 7 - Full planning for the development of new Interdisciplinary Biomedical Research Building with associated access works, plant, parking, landscaping and other ancillary works.

151. 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.*

152. The development hereby permitted shall be carried out in accordance with the following approved drawings Proposed West Elevation. Drawing No.02036-HBA-A1-XX-DR-A-08213 Rev P2; Proposed South Elevation. Drawing No.02036-HBA-A1-XX-DR-A-08212 Rev P3; Proposed East Elevation. Drawing No.02036-HBA-A1-XX-DR-A-08211 Rev P3; Proposed North Elevation. Drawing No.02036-HBA-A1-XX-DR-A-08210 Rev P3; Proposed Section DD, Drawing No.02036-HBA-A1-XX-DR-A-08303 Rev P2; Proposed Section CC. Drawing No.02036-HBA-A1-XX-DR-A-08302B Rev P2; Proposed Section bb. Drawing No.02036-HBA-A1-XX-DR-A-08301 Rev P2; Proposed Section CC. Drawing No.02036-HBA-A1-XX-DR-A-08300 Rev P2; Proposed South and West Elevations, Drawing No.02036-HBA-A1-XX-DR-A-08222 Rev P1; Proposed North and East Elevations, Drawing No.02036-HBA-A1-XX-DR-A-08220 Rev P1; Proposed Site Arrangement Plan, Drawing No.02036-HBA-A1-XX-DR-A-08013 Rev P2; Proposed Site

Block Plan, Drawing No.02036-HBA-A1-XX-DR-A-08012 Rev P2; Proposed roof plan, Drawing No.02036-HBA-A1-R1-DR-A-08116 Rev P3; Proposed Lower Ground Floor Plan, Drawing No.02036-HBA-A1-B1-DR-A-08110 Rev P2; Proposed Second Floor Plan, Drawing No.02036-HBA-A1-02-DR-A-08113 Rev P2; Proposed first floor plan, Drawing No.02036-HBA-A1-01-DR-A-08112 Rev P2; Proposed Ground Floor Plan, Drawing No.02036-HBA-A1-00-DR-A-08111 Rev P2; Illustrative Soft Landscape Plan, Drawing No. BD 0169 SD 803 R05; Illustrative Hard Landscape Plan, Drawing No. BD 0169 SD 802 R05; Illustrative Landscape Plan, Drawing No. BD 0169 SD 801 R07; Illustrative Landscape Sections GG, Drawing No. BD 0169 SD 107 R01; Illustrative Landscape Sections GG, Drawing No. BD 0169 SD 106 R01; Illustrative Landscape Sections GG, Drawing No. BD 0169 SD 106 R01; Illustrative Landscape Sections BB, Drawing No. BD 0169 SD 102 R04; Illustrative Landscape Sections AA, Drawing No. BD 0169 SD 101 R05.

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

153. The development shall be carried out only in full accordance with sample details of the external facing and roofing materials which have been submitted to and approved in writing by the local planning authority.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

154. No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the Local Planning Authority and has been put in place. The scheme must include details of the erection of protective fencing and be in accordance with British Standard BS5837:2012, Trees in Relation to design, demolition and construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the local planning authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

Reason: *To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DE1, HE2, HW1, DS3 and GE3 of the Coventry Local Plan 2016.*

155. Any landscaping (other than the planting of trees and shrubs) including boundary treatment, paving and footpaths referred to in condition one shall be completed in all respects, with the exception of tree(s) and shrub(s) planting, within the first planting season following the first use of development and the tree(s) and shrub(s) shall be planted within six months of that first use. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. 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 amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

156. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policy AC2 of the Coventry Local Plan 2016.*

157. Prior to the commencement of Project 7 an updated Cycle Strategy and full details of proposed pedestrian/cycle links, the provision of cycle parking shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policies AC2, AC3 and AC4 of the Coventry Local Plan 2016*

158. Prior to the approval of reserved matters of Project 7, the Biodiversity Impact Assessment (BIA) produced for the CPHA will be revised and updated to reflect the detail of that Project. The revised and updated BIA will be submitted to and approved by the local planning authority and shall be implemented in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

159. The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan for Project 7 has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full.

Reason: *To ensure that protected species are not harmed by the development in accordance with Policies GE2 and GE3 of the Coventry Local Plan 2016.*

160. Project 7 shall be implemented in accordance with the submitted Biodiversity Impact Assessment (BIA) produced for the CPHA.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

161. No lighting shall be installed in project 7 until details of all external light fittings and external light columns for that Project have been submitted to and approved by the District Planning Authority. The development of that Project shall not be carried out otherwise than in full accordance with such approved details.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

162. Prior to the approval of Reserved Matters for Project 7, an update badger survey will be undertaken and the findings and recommendation resulting from that survey submitted and approved by the local planning authority, the recommendations/mitigation measures shall be implemented and retained in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

163. The development hereby permitted (including ground clearance works) shall not commence until a protected species method statement for reptiles (to include timing of works, supervision of vegetation clearance and reasonable avoidance measures) Project 7 has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016*

164. The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan for Project 7 has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full.

Reason: *To ensure that protected species are not harmed by the development in accordance with Policies GE2 and GE3 of the Coventry Local Plan 2016.*

165. The development hereby permitted shall not commence until 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. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

- adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: *In the interests of public safety and the amenities of future residents in accordance with Policies EM1 and DE1 of the Coventry Local Plan 2016.*

166. The development hereby permitted shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation

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 Local Plan 2016.*

167. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development 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. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of 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 Local Plan 2016.*

168. 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 140, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 141, which is subject to the approval in writing of 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 142.

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 Local Plan 2016.

169. The development hereby permitted shall not commence until an air quality assessment shall be provided including the following: Having regard to the LETCP Good Practice Air Quality Planning Guidance - May 2014. The assessment may be performed using a suitable dispersion model as specified in LAQM.TG(09) due to the complexity and size of the development. The modelled NO₂ data must be validated and corrected against monitoring data from at least 3 months (preferably 6 months) diffusion tube monitoring performed in accordance with LAQM.TG(09). The assessment must ascertain concentrations of NO₂ and PM₁₀ at the building facade. As NO₂ concentrations have not been decreasing year on year as previously predicted, it is expected that a sensitivity test will be undertaken to establish the discrepancy between future-year concentrations with the previously expected emission reduction and without. Background values and emission factors used in the test will preferably be from 2010, as they will be more worst-case. Meteorological data used should be from Church Lawford or Coleshill weather stations and the year used should be within the last five years and should be stated. The assessment should show traffic data used and state its source. Should the assessment show that concentrations of NO₂ and/or PM₁₀ at the facades of the residential buildings exceed the air quality standards, the developer shall provide information on methods of mitigation which can be applied as planning conditions if accepted. The assessment should state what measures will be taken to reduce the air quality impacts from construction. Consideration must be given to the impact of demolition and construction works and mitigation methods included in the assessment. View LETCP Good Practice Air Quality Planning Guidance - May 2014.

Reason: *To mitigate the impact on air quality in accordance with Policy EM7 of the Coventry Local Plan 2016.*

170. No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted and approved in writing by the local planning authority. The rating level of the noise emitted from any proposed plant and machinery shall not exceed the current background noise level at the nearest off site residential receptor. The noise levels shall be determined by measurements or calculations at the nearest off site, noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014.

Reason: *To safeguard the health and safety of the occupiers of the buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

171. A method statement detailing the control of emissions to air during the construction phase should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Such a method statement should be in-line with the Best Practice Guidance entitled 'The control of dust and emissions from construction and demolition' produced by the Greater London Authority and London Councils. This statement should also include: Proposed hours of work. Map with nearest receptors and distances. Noise impact on nearest neighbours and control measures as required. Monitoring methods and measurement locations for dust and noise and recording details. Contact details for responsible persons and training. Information provision and liaison with local residents.

Reason: *To safeguard the health and safety of the occupiers of the proposed and neighbouring buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

172. The development hereby permitted shall be carried out only in strict accordance with details of a scheme for the provision of surface water drainage incorporating infiltration

SuDS or attenuation techniques. There must also be consideration of features such as green roof technology for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.

- i. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
- ii. Development discharge rates for the individual projects on the site to be managed to Qbar greenfield rates or 5 l/s whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.
- iii. 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.
- iv. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
- v. The surface water flood mapping indicates that the site is vulnerable to surface water flooding. An appropriately scaled flood risk assessment is required to establish the risk to the development, as well as the appropriate mitigation measures.
- vi. Mapping of the 1 in 100 year surface water flood extents is required, to indicate the exceedance and conveyance flows to inform building floor level design and general ground levels, and to consider flood flow routing off site. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
- vii. The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- viii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- ix. Where new or redevelopment site levels result in the severance, diversion or the reception of natural 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.

Reason: *To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies EM4 and HW1 and DS3 of the Coventry Local Plan 2016.*

173. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. Once approved the development shall only be undertaken in accordance with those approved details (or any subsequently approved amendments).

Reason: *To ensure the appropriate recording of features or buildings before development commences that are important to the understanding of the City's historical development in accordance with Policy HE2 of the Coventry Local Plan 2016.*

174. No development shall take place unless and until a scheme for targeting and utilising local people for the construction of project 1 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 EM1 of the Coventry Local Plan 2016.*

Project 8 - Outline planning to create new public realm with associated drainage, landscaping and ancillary works, including removal of existing car park. All matters reserved.

175. The approval of the Local Planning Authority shall be obtained in respect of the application hereby permitted in outline (Project 8 - removal of existing car park create new public realm with associated drainage, landscaping and ancillary works, (All Matters Reserved)), to the following reserved matters for each phase of development before any development is commenced within that phase of the development:- a) The layout of the site showing the way in which, routes and open spaces are provided within the development and their relationship with buildings and spaces outside the development and Landscaping of the site.

Reason: *To ensure that sufficiently comprehensive details are submitted for each phase of development in order to achieve the principles of the indicative masterplan, hereby approved, in accordance with Policies AC1 AC3, DE1, H10, EM7& HE2 of the Coventry Local Plan 2016.*

176. The reserved matters to be submitted in accordance with condition 175 and any subsequent reserved matters shall be in accordance with the principles of the indicative parameters plan and shall include:-

- i) the details of the phasing of development and demolition,
- ii) details of hoardings including location, timings, dimensions and elevation treatment.
- iii) all earthworks, mounding and finished floor levels of all buildings, together with details of existing and proposed site levels and the relationship with adjacent land and buildings.

Reason: *To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policy DE1 of the Coventry Local Plan 2016.*

177. Application for approval of the matters referred to in Condition 175 above must be made within 3 years of the date of this permission.

Reason: *To comply with Sections 73 and 92 of the Town and Country Planning Act 1990 (as amended) to ensure, given the comprehensive and phased nature of the development, that adequate time is provided for its implementation.*

178. The development to which this permission relates shall begin within 5 years of the date of this permission or within 2 years of the final approval of the reserved matters, whichever is the later.

Reason: *To comply with Sections 73 and 92 of the Town and Country Planning Act 1990 (as amended) to ensure, given the comprehensive and phased nature of the development, that adequate time is provided for its implementation.*

179. The development shall be carried out only in full accordance with sample details of the external facing and roofing materials which have been submitted to and approved in writing by the local planning authority.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

180. No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the Local Planning Authority and has been put in place. The scheme must include details of the erection of protective fencing and be in accordance with British Standard BS5837:2012, Trees in Relation to design, demolition and construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the local planning authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

Reason: *To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DE1, HE2, HW1, DS3 and GE3 of the Coventry Local Plan 2016.*

181. Any landscaping (other than the planting of trees and shrubs) including boundary treatment, paving and footpaths referred to in condition one shall be completed in all respects, with the exception of tree(s) and shrub(s) planting, within the first planting season following the first use of development and the tree(s) and shrub(s) shall be planted within six months of that first use. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. 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 amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

182. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policy AC2 of the Coventry Local Plan 2016.*

183. The reserved matters of project 8 shall include full details of the proposed pedestrian/cycle links, retention of existing disabled parking in connection with the existing buildings.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policies AC2, AC3, AC4 of the Coventry Local Plan 2016.*

184. Notwithstanding the details submitted in the Transport Assessment (Table 19), prior to the closure of the existing car park (associated with project 8) a car parking availability schedule to detail the phasing of the car parking provision across the campus shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved phasing/availability schedule.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policies AC2 and AC3 of the Coventry Local Plan 2016.*

185. Prior to the approval of reserved matters of Project 8, the Biodiversity Impact Assessment (BIA) produced for the CPHA will be revised and updated to reflect the detail of that Project. The revised and updated BIA will be submitted to and approved by the local planning authority and shall be implemented in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016*

186. No lighting shall be installed in project 8 until details of all external light fittings and external light columns for that Project have been submitted to and approved by the District Planning Authority. The development of that Project shall not be carried out otherwise than in full accordance with such approved details.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

187. Prior to the approval of Reserved Matters for Project 8, an update badger survey will be undertaken and the findings and recommendation resulting from that survey submitted and approved by the local planning authority, the recommendations/mitigation measures shall be implemented and retained in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

188. The development hereby permitted (including ground clearance works) shall not commence until a protected species method statement for reptiles (to include timing of works, supervision of vegetation clearance and reasonable avoidance measures) Project 8 has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

189. The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan for Project 8 has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should

be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full.

Reason: *To ensure that protected species are not harmed by the development in accordance with Policies GE2 and GE3 of the Coventry Local Plan 2016.*

190. The development hereby permitted shall not commence until 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. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: *In the interests of public safety and the amenities of future residents in accordance with Policies EM1 and DE1 of the Coventry Local Plan 2016.*

191. The development hereby permitted shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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 Local Plan 2016.*

192. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development 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. Following completion of measures identified in the

approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of 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 Local Plan 2016.*

193. 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 190, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 191, which is subject to the approval in writing of 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 192.

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 Local Plan 2016.*

194. The development hereby permitted shall not commence until an air quality assessment shall be provided including the following: Having regard to the LETCP Good Practice Air Quality Planning Guidance - May 2014. The assessment may be performed using a suitable dispersion model as specified in LAQM.TG(09) due to the complexity and size of the development. The modelled NO₂ data must be validated and corrected against monitoring data from at least 3 months (preferably 6 months) diffusion tube monitoring performed in accordance with LAQM.TG(09). The assessment must ascertain concentrations of NO₂ and PM₁₀ at the building facade. As NO₂ concentrations have not been decreasing year on year as previously predicted, it is expected that a sensitivity test will be undertaken to establish the discrepancy between future-year concentrations with the previously expected emission reduction and without. Background values and emission factors used in the test will preferably be from 2010, as they will be more worst-case. Meteorological data used should be from Church Lawford or Coleshill weather stations and the year used should be within the last five years and should be stated. The assessment should show traffic data used and state its source. Should the assessment show that concentrations of NO₂ and/or PM₁₀ at the facades of the residential buildings exceed the air quality standards, the developer shall provide information on methods of mitigation which can be applied as planning conditions if accepted. The assessment should state what measures will be taken to reduce the air quality impacts from construction. Consideration must be given to the impact of demolition and construction works and mitigation methods included in the assessment. View LETCP Good Practice Air Quality Planning Guidance - May 2014.

Reason: *To mitigate the impact on air quality in accordance with Policy EM7 of the Coventry Local Plan 2016.*

195. A method statement detailing the control of emissions to air during the construction phase should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Such a method statement should be in-line with the Best Practice Guidance entitled 'The control of dust and emissions from construction and demolition' produced by the Greater London Authority and London Councils. This

statement should also include: Proposed hours of work. Map with nearest receptors and distances. Noise impact on nearest neighbours and control measures as required. Monitoring methods and measurement locations for dust and noise and recording details. Contact details for responsible persons and training. Information provision and liaison with local residents.

Reason: *To safeguard the health and safety of the occupiers of the proposed and neighbouring buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

196. The development hereby permitted shall be carried out only in strict accordance with details of a scheme for the provision of surface water drainage incorporating infiltration SuDS or attenuation techniques. There must also be consideration of features such as green roof technology for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- i. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
 - ii. Development discharge rates for the individual projects on the site to be managed to Qbar greenfield rates or 5 l/s whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.
 - iii. 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.
 - iv. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
 - v. The surface water flood mapping indicates that the site is vulnerable to surface water flooding. An appropriately scaled flood risk assessment is required to establish the risk to the development, as well as the appropriate mitigation measures.
 - vi. Mapping of the 1 in 100 year surface water flood extents is required, to indicate the exceedance and conveyance flows to inform building floor level design and general ground levels, and to consider flood flow routing off site. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
 - vii. The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
 - viii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
 - ix. Where new or redevelopment site levels result in the severance, diversion or the reception of natural 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.

Reason: *To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies EM4 and HW1 and DS3 of the Coventry Local Plan 2016.*

197. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance

with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. Once approved the development shall only be undertaken in accordance with those approved details (or any subsequently approved amendments).

Reason: *To ensure the appropriate recording of features or buildings before development commences that are important to the understanding of the City's historical development in accordance with Policy HE2 of the Coventry Local Plan 2016.*

198. No development shall take place unless and until a scheme for targeting and utilising local people for the construction of project 1 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 EM1 of the Coventry Local Plan 2016*

199. No development shall take place under any reserved matters consent until a scheme for that reserved matters consent has been submitted to and approved in writing by the local planning authority indicating how and when the 'Secured by Design' standards will be incorporated into the development. The scheme shall be implemented in accordance with the approved details and shall be retained at all times thereafter.

Reason: *To ensure Secured by Design standards are met, in the interests of safety and security and the health and wellbeing of future occupiers of the development in accordance with Policies DS3, H3 and DE1 of the Coventry Local Plan 2016.*

Project 9 - Outline planning for demolition of existing decked car park and redevelopment of a 650 space multi-storey car park with associated access works, plant, parking, landscaping and ancillary works. All matters reserved.

200. The approval of the Local Planning Authority shall be obtained in respect of the application hereby permitted in outline (Project 9 - demolition of existing decked car park and redevelopment of a 650 space multi-storey car park with associated access works, plant, parking, landscaping and ancillary works, (All Matters Reserved)), to the following reserved matters for each phase of development before any development is commenced within that phase of the development:- a) The layout of the site showing the way in which buildings, routes and open spaces are provided within the development and their relationship with buildings and spaces outside the development; b) The scale of buildings (height, width and length of each building in relation to its surroundings); c) The appearance of the buildings; d) Landscaping of the site.

Reason: *To ensure that sufficiently comprehensive details are submitted for each phase of development in order to achieve the principles of the indicative masterplan, hereby approved, in accordance with Policies AC1 AC3, DE1, H10, EM7& HE2 of the Coventry Local Plan 2016.*

201. The reserved matters to be submitted in accordance with condition 200 and any subsequent reserved matters shall be in accordance with the principles of the indicative parameters plan, redline plan and shall include:-

- i) the details of the phasing of development and demolition,
- ii) details of hoardings including location, timings, dimensions and elevation treatment.
- iii) all earthworks, mounding and finished floor levels of all buildings, together with details of existing and proposed site levels and the relationship with adjacent land and buildings.

Reason: *To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policy DE1 of the Coventry Local Plan 2016.*

202. Application for approval of the matters referred to in Condition One above must be made within 3 years of the date of this permission.

Reason: *To comply with Sections 73 and 92 of the Town and Country Planning Act 1990 (as amended) to ensure, given the comprehensive and phased nature of the development, that adequate time is provided for its implementation.*

203. The development to which this permission relates shall begin within 5 years of the date of this permission or within 2 years of the final approval of the reserved matters, whichever is the later.

Reason: *To comply with Sections 73 and 92 of the Town and Country Planning Act 1990 (as amended) to ensure, given the comprehensive and phased nature of the development, that adequate time is provided for its implementation.*

204. The development shall be carried out only in full accordance with sample details of the external facing and roofing materials which have been submitted to and approved in writing by the local planning authority.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

205. No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the Local Planning Authority and has been put in place. The scheme must include details of the erection of protective fencing and be in accordance with British Standard BS5837:2012, Trees in Relation to design, demolition and construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the local planning authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

Reason: *To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DE1, HE2, HW1, DS3 and GE3 of the Coventry Local Plan 2016.*

206. Any landscaping (other than the planting of trees and shrubs) including boundary treatment, paving and footpaths referred to in condition one shall be completed in all respects, with the exception of tree(s) and shrub(s) planting, within the first planting season following the first use of development and the tree(s) and shrub(s) shall be planted within six months of that first use. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. 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 amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016*

207. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - iv) wheel washing facilities;
 - v) measures to control the emission of dust and dirt during construction;
 - vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policy AC2 of the Coventry Local Plan 2016.*

208. Notwithstanding the details submitted in the Transport Assessment (Table 19), prior to the closure of the existing car park (associated with project 9) a car parking availability schedule to detail the phasing of the car parking provision across the campus shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved phasing/availability schedule.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policies AC2 and AC3 of the Coventry Local Plan 2016.*

209. The reserved matters of project 5 shall include an update of the University of Warwick Travel Plan, Vehicle Charging Strategy, Cycle Strategy and full details of the provision of disabled parking, the provision of cycle parking and Electric Vehicle Parking.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with Policies AC2 and AC3 of the Coventry Local Plan 2016.*

210. Prior to the approval of reserved matters of Project 9, the Biodiversity Impact Assessment (BIA) produced for the CPHA will be revised and updated to reflect the detail of that Project. The revised and updated BIA will be submitted to and approved by the local planning authority and shall be implemented in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

211. No lighting shall be installed in project 9 until details of all external light fittings and external light columns for that Project have been submitted to and approved by the District Planning Authority. The development of that Project shall not be carried out otherwise than in full accordance with such approved details.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

212. Prior to the approval of Reserved Matters for Project 9, an update badger survey will be undertaken and the findings and recommendation resulting from that survey submitted and approved by the local planning authority, the recommendations/mitigation measures shall be implemented and retained in accordance with the approved document.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016*

213. The development hereby permitted (including ground clearance works) shall not commence until a protected species method statement for reptiles (to include timing of works, supervision of vegetation clearance and reasonable avoidance measures) Project 9 has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

214. The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan for Project 9 has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full.

Reason: *To ensure that protected species are not harmed by the development in accordance with Policies GE2 and GE3 of the Coventry Local Plan 2016.*

215. In the event that contamination or unusual ground conditions are encountered during the development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance, and where remediation is necessary, a remediation scheme must be prepared which is subject to the approval in writing of 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 Local Plan 2016.*

216. The development hereby permitted shall not commence until an air quality assessment shall be provided including the following: Having regard to the LETCP Good Practice Air Quality Planning Guidance - May 2014. The assessment may be performed using a suitable dispersion model as specified in LAQM.TG(09) due to the complexity and size of the development. The modelled NO₂ data must be validated and corrected against monitoring data from at least 3 months (preferably 6 months) diffusion tube monitoring performed in accordance with LAQM.TG(09). The assessment must ascertain concentrations of NO₂ and PM₁₀ at the building facade. As NO₂ concentrations have not been decreasing year on year as previously predicted, it is expected that a sensitivity test will be undertaken to establish the discrepancy between future-year concentrations with the previously expected emission reduction and without. Background values and

emission factors used in the test will preferably be from 2010, as they will be more worst-case. Meteorological data used should be from Church Lawford or Coleshill weather stations and the year used should be within the last five years and should be stated. The assessment should show traffic data used and state its source. Should the assessment show that concentrations of NO₂ and/or PM₁₀ at the facades of the residential buildings exceed the air quality standards, the developer shall provide information on methods of mitigation which can be applied as planning conditions if accepted. The assessment should state what measures will be taken to reduce the air quality impacts from construction. Consideration must be given to the impact of demolition and construction works and mitigation methods included in the assessment. View LETCP Good Practice Air Quality Planning Guidance - May 2014.

Reason: *To mitigate the impact on air quality in accordance with Policy EM7 of the Coventry Local Plan 2016.*

217. No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted and approved in writing by the local planning authority. The rating level of the noise emitted from any proposed plant and machinery shall not exceed the current background noise level at the nearest off site residential receptor. The noise levels shall be determined by measurements or calculations at the nearest off site, noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014.

Reason: *To safeguard the health and safety of the occupiers of the buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

218. A method statement detailing the control of emissions to air during the construction phase should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Such a method statement should be in-line with the Best Practice Guidance entitled 'The control of dust and emissions from construction and demolition' produced by the Greater London Authority and London Councils. This statement should also include: Proposed hours of work. Map with nearest receptors and distances. Noise impact on nearest neighbours and control measures as required. Monitoring methods and measurement locations for dust and noise and recording details. Contact details for responsible persons and training. Information provision and liaison with local residents.

Reason: *To safeguard the health and safety of the occupiers of the proposed and neighbouring buildings in accordance with Policy EM6 of the Coventry Local Plan 2016.*

219. The development hereby permitted shall be carried out only in strict accordance with details of a scheme for the provision of surface water drainage incorporating infiltration SuDS or attenuation techniques. There must also be consideration of features such as green roof technology for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- i. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
 - ii. Development discharge rates for the individual projects on the site to be managed to Qbar greenfield rates or 5 l/s whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.
 - iii. 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.

- iv. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
- v. The surface water flood mapping indicates that the site is vulnerable to surface water flooding. An appropriately scaled flood risk assessment is required to establish the risk to the development, as well as the appropriate mitigation measures.
- vi. Mapping of the 1 in 100 year surface water flood extents is required, to indicate the exceedance and conveyance flows to inform building floor level design and general ground levels, and to consider flood flow routing off site. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
- vii. The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- viii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- ix. Where new or redevelopment site levels result in the severance, diversion or the reception of natural 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

Reason: *To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies EM4 and HW1 and DS3 of the Coventry Local Plan 2016.*

- 220. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. Once approved the development shall only be undertaken in accordance with those approved details (or any subsequently approved amendments).

Reason: *To ensure the appropriate recording of features or buildings before development commences that are important to the understanding of the City's historical development in accordance with Policy HE2 of the Coventry Local Plan 2016.*

- 221. No development shall take place under any reserved matters consent until a scheme for that reserved matters consent has been submitted to and approved in writing by the local planning authority indicating how and when the 'Secured by Design' standards will be incorporated into the development. The scheme shall be implemented in accordance with the approved details and shall be retained at all times thereafter.

Reason: *To ensure Secured by Design standards are met, in the interests of safety and security and the health and wellbeing of future occupiers of the development in accordance with Policies DS3, H3 and DE1 of the Coventry Local Plan 2016.*