

Planning Committee Report	
Planning Ref:	FM/2022/3146
Site:	Progress House, Westwood Way
Ward:	Westwood
Proposal:	Demolition of existing office building and erection of new building comprising student accommodation (Use Class Sui Generis) and commercial, business and service accommodation (Use Class E), amenity spaces, car parking, landscaping and associated works.
Case Officer:	Jo Orton

SUMMARY

This application seeks full planning permission for the redevelopment of the site to provide purpose-built student accommodation. The development would provide the following facilities:

- Communal Recreation Areas.
- Cinema, Study Rooms, Fitness and Dinner Party Areas,
- 408 square metres of commercial accommodation.
- 224 Self-Contained Studios; and
- 320 Cluster Flat Bedrooms.

BACKGROUND

This application is being reported to Planning Committee in accordance with the Scheme of Delegation as the application has received more than five letters of objection. The purpose of this report is to consider the above application.

KEY FACTS

Reason for report to committee:	More than five representations have been received contrary to the officer recommendation.
Current use of site:	Offices
Proposed use of site:	Student Accommodation
Proposed no of units	544
Parking provision	22 Parking Spaces
Open space provision	0.869 hectares

RECOMMENDATION

Planning Committee are recommended to delegate the grant of planning permission to the Strategic Lead for Planning subject to conditions and the completion of a s106 Legal Agreement to secure the contributions summarised in this report.

SITE DESCRIPTION

The application site is located within the Westwood Business Park to the south of Westwood Way which also provides access to the site. The application site itself comprises of two-storey, self-contained office building, built around internal courtyards. Along with the provision of both hard and soft landscaping there is also a central pedestrian footpath leading through to the main entrance.

Westwood Business Park provides a range of office accommodation with larger office buildings to the west and cluster of smaller buildings to the east. The wider area surrounding the business park contains residential dwellings to the south and west and an existing sports field. No. 1 and 3 The Oaks have been redeveloped into purpose-built student accommodation and No. 2 The Oaks has been converted from office use to provide educational facilities for the National Mathematics and Science College.

In addition, an application for the “Demolition of existing buildings and construction of student accommodation (sui-generis), co-living accommodation (sui-generis), commercial, business and service accommodation (class E), car parking, landscaping, and associated works was approved on 6th December 2022.

Other uses surrounding the application site include TUI, E-On, Shell Energy, the Caravan and Camping Club, a children’s nursery, WMG Engineering Academy, and Xcel Leisure Centre. Woodland borders the application site to the north with connecting footpaths leading through to Charter Avenue.

APPLICATION PROPOSAL

This application seeks full planning permission for the re-development of the site to provide purpose-built student accommodation and commercial unit with associated parking and infrastructure. The proposed development includes communal recreation areas, cinema, study rooms, fitness, and dinner party areas.

The commercial unit will be provided to the ground floor which would front onto Westwood Way providing an active frontage whilst also providing facilities to the wider business park. The commercial accommodation provides 408.4 square metres of floor space and will be Class E, providing the flexibility to accommodate a range of tenant types uses, which may vary dependant on the market.

The development would provide 544 bed spaces, of which 224 would be self-contained studios, with the remaining 320 being cluster flat bedrooms. The cluster flats all contain 4, 5 or 6 bedrooms which are served by a shared living and kitchen space providing a total of:

- No. 4 of 4-Bedroom Cluster Flats.
- No. 20 of 5-Bedroom Cluster Flats; and
- No. 34 of 6-Bedroom Cluster Flats.

The cluster flats all contain bedrooms of 13m² with an en-suite shower pod along with a shared living room with a kitchen, breakfast bar and TV lounge.

PLANNING HISTORY

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

Application Number	Description of Development	Decision and Date
L/1989/0033	Offices warehouses, and print accommodation.	Approved 15 th February 1989
L/1989/2305	Offices, warehouses, and print accommodation (Discharge of Condition 2 – Landscaping)	Approved 17 th January 1990
L/1990/0561	Erection of cycle canopy.	Approved 14 th June 1999
L/1995/1014	Rear single storey extension to kitchen/store and dining area, extension of rear garage and the creation of 20 additional parking spaces.	Approved 25 th October 1995
L/1997/0051	Tow storey extension to existing office buildings.	Approved 25 th July 1997
R/2002/0068	Conversion of printing area into two storey office development, associated external alterations, provision of car parking and erection of electricity sub-station.	Approved 24 th July 2002
R/2002/0858	Conversion of printing area into two storey office development, associated external alterations, provision of car parking and erection of electricity sub-station.	Withdrawn 27 th March 2002
R/2002/1641	Submission of amended details involving elevational changes to the electricity sub-station to planning permission reference 41992/D granted on 24 July 2002 for conversion of printing area into two storey office development, associated external alterations, provision of car parking and erection of electricity sub-station.	Approved 7 th August 2002
R/2004/1221	Single storey extensions and alterations to kitchen and restaurant.	Approved 14 th July 2004
R/2004/2265	Installation of fixed and freestanding security cameras.	Approved 28 th January 2005
LDC/2022/0690	Certificate of proposed change of use of warehouse to meeting rooms and installation of mezzanine floor for exhibition purposes and associated elevational alterations.	Approved 29 th June 2011

POLICY

National Policy Guidance

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

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

Local Policy Guidance

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

Policy DS3: Sustainable Development
Policy DS4 (a): General Masterplan Principles
Policy HW1: Health Impact Assessments
Policy JE3: Non-Employment Uses on Employment Land
Policy JE4: Location of Office Development
Policy H3: Provision of New Housing
Policy H10: Student Accommodation
Policy R4: Out of Centre Proposals
Policy CO2: Re-Use of or Redevelopment of Facilities
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy DE1: Ensuring High Quality Design
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
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 EM9: Safeguarding Mineral Resources
Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

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

CONSULTATION RESPONSES

Statutory Consultation Responses

- Highways Development Management – No objection subject to condition.
- Local Lead Flood Authority – No objection subject to condition.

Non-Statutory Consultation Responses

- Warwickshire County Council (Highways) – No objection subject to conditions.
- Economic Development Service – No objection.
- Economic Development Service – No objection subject to conditions.
- Streetscene and Green Spaces – No comments.
- Sustainable Services Business – No comments.
- Urban Design and Landscape – No objection subject to conditions.
- Transport for West Midlands – No objection.
- West Midlands Fire Service – No comments.
- Environmental Protection – No objection subject to conditions.
- Sustainability (Energy) – No objections.
- West Midlands Police – No objections
- Waste Management – No objection.
- Seven Trent Water – No comments.
- Planning Policy – No objection
- Central Network – No comments.
- Archaeology – No objection.
- NHS CCG – No comments.
- Tree Officer – No objection subject to condition.
- Ecology – No objection subject to condition.
- Cadent – No comments.
- HSE – No comments.

Neighbour Consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 18th November 2022. A press notice was displayed in the Coventry Telegraph on 17th November 2022.

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

1. The proposed development will be overlooking our properties regardless of the location of the woodland.
2. There is far too much student accommodation being provided.
3. The new development is significantly higher than the existing building.
4. Development will cause significant disturbance during the construction period and post build.
5. Alternative sites should have been considered on Westwood Business Park away from residential properties.
6. University of Warwick should use its own land to develop Student Accommodation as opposed to the Business Park.

7. If the area has to change it would be better used for more residential properties rather than sacrificing further Green Belt on the opposite side of Westwood Road.
8. Concerns over road safety within the vicinity with extreme speeds causing hazards including an increased use of cycles.
9. This is a stealth strategy to turn the business park into Student Accommodation.
10. As Coventry City Council have a vested interest in the site it should be called in for Government Review.
11. The proposal will saturate the area with students who have no interest in adding to the Local Community.
12. The construction is not a residential construction but a commercial development.
13. The building is located too close to existing residential homes and impacts on privacy.
14. The design is out of keeping with established residential dwellings.
15. The area is not designed for students without appropriate cycle paths or bike racks, the access footpath is poorly lit, without a footpath on both sides of the road between Westwood Way and the University with a unsafe big roundabout near the Varsity without any pedestrian crossing and/or safe crossing for bikes from any direction.
16. The building will be three times the height of Progress House and will significantly impact the landscape, dwarf adjacent dwellings and block daylight.
17. Coventry misses out on students because the City Centre is deserted with empty buildings PBSA should replace the large empty buildings in the City.
18. Rather than attract new businesses into the business park it has been built into student accommodation changing the nature of the area.
19. Allowing this development will encourage other developers to move student accommodation to this location.
20. Lightening the rear of properties would cause disturbance to residential properties during night/late evening times.
21. The proposal will result in the loss of an employment use and insufficient justification has been provided given the number of planned and committed PBSA.
22. Why can't the disused buildings within Warwick University not be redeveloped.
23. Westwood Heath must not become a village made up of students who have no care for the environment and mental health of residents.
24. The application prevents residents from letting rooms out to students which is having an impact on livelihood in hard economic times.
25. The site is a business park and not designed for flats allowing this will add more pressure on the transport and roads with an influx of students in the area.
26. The area is being saturated with students and will continue to do so with this development, there has already been a significant rise in students within the woods.
27. Student Housing should be built within the University grounds.
28. The Oaks is further away than Progress House and music and parties are heard until the early hours of the morning impacting on sleep and mental health.

29. Student accommodation within close proximity will increase noise and further impact mental health of residents.
30. The proposal will have an adverse impact on the character and appearance of the surrounding area.
31. The retail element operating outside of normal office hours, along with increase in visitors and delivery vehicles will increase the level of traffic to and from the site to the detriment of highway safety.
32. The development results in an unacceptable impact on the local environment through an impact on trees and biodiversity.
33. What is the purpose of the commercial units this information is not clear within the proposals.
34. The proposal is out of keeping and will overlook, overshadow and be a visual intrusion on residential properties.
35. The current use operates within normal business hours whereas the new use will be 24 hours resulting in noise pollution neighbourhood.
36. The student demand report is inaccurate as it contains many misleading and inaccurate statements.
37. There will be an increase in anti-social behaviour, noise and littering from students.
38. There is no business case as to why all of this student accommodation is required.
39. No impact assessment has been undertaken to assess the impact on the local area.
40. Local infrastructure does not support the growth of student accommodation with the footpath being poorly lit with no cycle path.
41. Once built the accommodation will be used for alternative purposes due to the oversupply within the area.
42. Insufficient information supplied in relation to the applicant's business and the role of Holt Commercial.

In addition to the public consultation responses three petitions has also been submitted to the Local Authority on behalf of Councillor Masih; Councillor Jobbar; and Councillor Lapsa. The submitted petitions relate to the following:

1. Councillor Masih – The principle of development is unacceptable and unjustified as it constitutes an oversupply of student rooms within the Westwood Business Park and an inappropriate setting for such accommodation – Containing 175 Signatures
2. Councillor Jobbar – The proposal would result in a severe impact on the neighbouring residential area – Containing 179 Signatures
3. Councillor Lapsa – Noise/Disturbance and an increase in Anti-Social Behaviour – Containing 175 Signatures

Any further comments received will be reported within late representations.

APPRAISAL

The main considerations in respect of this application are as follows:

1. Principal of Development
2. Impact on Visual Amenity
3. Impact on Residential Amenity
4. Highway Safety
5. Green Space and Parks
6. Drainage and Flooding
7. Ecology, Biodiversity and Trees
8. Archaeology
9. Planning Obligations
10. Heads of Terms
11. Equality Implications
12. Conclusion

1 Principal of Development

- 1.1 Policy DS3 of the Local Plan states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF. It is also stated that application which accord with policies in the Coventry Local Plan (CLP) will be approved without delay unless material considerations indicate otherwise.

Loss of Employment Use

- 1.3 Policy JE3 of the Local Plan states that proposals for the redevelopment of employment land will not be supported unless it can be demonstrated, through meeting the criterion set out within the Local Plan, that the use can no longer be met in the current location.
- 1.4 The provision of purpose-built facilities would result in the loss of the office facilities historically provided within the locality as such could trigger Policy JE3 and the requirement to demonstrate that the use can no longer be met. It is however confirmed that the site is an existing purpose-built business park, Use Class E(gi), formally B1, and in this context is not considered to be a loss of employment and therefore does not trigger the requirements of Policy JE3. However, Policy JE4 of the Local Plan specifically relates to office development and highlights the preference for this to be located within Coventry City Centre.
- 1.5 Whilst Progress House is currently occupied by OCR who employ between 20 and 40 people, the owners of the occupiers of the premises are currently in active negotiations, with a view of relocating to a more suitable premises within the City Centre. This relocation would be supportive by the Local Planning Authority in that it would meet with the policy requirements of the Local Plan and would also see the retention of an existing Coventry employer remain within the City. A consultation was carried out with colleagues within Economic Development Services who have confirmed that the justification provided for the site undergoing redevelopment is acceptable and a viable plan. The support being offered to existing tenants to relocated is welcomed with other locations being available to

meet the demand within the office market. As such it has been confirmed that there are no objections to the proposal.

- 1.6 The proposals involve the creation of a small unit/s for commercial, business and services (Use Class E) which benefits from a gross internal area of 408.4sqm. Policy R4 of the Coventry Local Plan states that retail and other Main Town Centre Uses, such as the proposed use, will not be permitted in out-of-centre locations unless they satisfy an appropriate Sequential Assessment. A sequential assessment has been submitted with the application which addresses the requirements of Policy R4.
- 1.7 The sequential test which has been submitted in support of this planning application concludes that there are no 'suitable' and 'available' sites within or on the edge of nearby designated centres, namely Charter Avenue Local Centre and Cannon Park Major District Centre, that could realistically accommodate the scale and form of development for which planning permission is sought, even demonstrating significant flexibility. It has been confirmed by colleagues within Planning Strategy that there is evidence for this conclusion when taking into account the localised need the development is intending to serve, as well as the benefits of commercial floorspace, including an activated ground floor frontage
- 1.8 The principle of student accommodation within the vicinity of the application site has already been established through the granting and development of other planning permissions including those most notably being carried out adjacent to the application site. As such it is the considered opinion of officers that subject to all planning matters being appropriately addressed the principle of development can be achieved within this location.

Principle of Residential

- 1.9 Policy H3 of the Local Plan states that new developments must provide a high-quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment. A suitable residential environment includes safe and appropriate access, adequate amenity space and parking provision and be safe from pollution.
- 1.10 In order to satisfy the requirements of Policy H3 the site must comply with the following criterion:
 - Within 2km radius of local medical services – The site is located within 2.2km of Forest Medical Centre.
 - Within 1.5km of a designated centre – Charter Avenue Designated Centre is 1.2km away from the site with Cannon Park Shopping Centre is 2.2km away.
 - Within 1km radius of a primary school – Charter Primary School is within 1km of the site.
 - Within 1km of indoor and outdoor sports facilities – The site is located within 1.4km of The Place, Westwood Heath Road
 - Within 400m of a bus stop – The nearest bus stop is within 200m of the one on Longwood Close and Torwood Close.

- Within 400m of publicly accessible green space – The application site is within 800m of Park Wood and Ten Shilling Wood.
- 1.11 Furthermore, Policy H10 states that purpose-built student accommodation and conversions of residential and non-residential properties into student accommodation will be encouraged where:
- *It is directly accessible from the universities.*
 - *Such development can play a part in the regeneration of immediate neighbourhoods without disadvantage to local services.*
 - *It will not materially harm the amenities of occupiers of nearby properties; and*
 - *It will reflect and support or enhance the character and appearance of the area.*
- 1.12 The application site is located within one mile of the University of Warwick Campus and offers transport and pedestrian links to the wider university and city. The proposed student accommodation is also located within close proximity to sports, retail, leisure and natural assets. Other matters relating to the impact on the amenities of occupiers of nearby properties and whether the proposal will reflect, support or enhance the character and appearance of the area will be assessed as appropriate within the officer report.
- 1.13 The applicants have submitted a Student Demand Report in support of the application which identifies that there are a limited number of purpose-built accommodations within close proximity of Warwick University leaving students to find accommodation in neighbouring areas of Coventry City Centre and Leamington Spa. In addition to high levels of growth in student numbers, demand for accommodation is also driven by an increasing preference to live in communal establishments, attractive all-inclusive rents in the current climate of rising living costs, and a reduction in the pool of alternative HMO rental options in the Private Rental Sector.
- 1.14 The report confirms that 13,431 of full-time students are currently unable to access PBSA, highlighting an acute shortage of supply for students studying at Warwick University and the need for more accommodation in sustainable and core locations close to campus. The report goes on to say that this is even more notable when considering full time international and post graduate students, who actively seek PBSA, of which 81% (13,207 students) are unable to access private sector PBSA close to campus,
- 1.15 The report concludes that the existing supply of PBSA serving the University of Warwick is limited to just seven schemes, of which only three are within one mile of the University campus and offer studio rooms. Alongside affordability, location is also considered to be a priority for students choosing their accommodation and for the international and post graduate cohorts, studio rooms are also identified as being an important option.
- 1.16 The delivery of new PBSA beds is not keeping up with the growth in student numbers, creating an increasingly acute shortage of supply. There is only one

scheme with approval to develop a total of 1,073 bedspaces opposite the proposed site; and a further 1,000 beds with outline approval under university ownership, but it is not clear whether these will actually be built. These additional beds do not however satisfy the current and increasing shortfall in PBSA serving the University of Warwick.

- 1.17 It is therefore concluded that there is a need for more PBSA schemes within close proximity to Warwick University, and a lack of schemes in the development pipeline. The application site is located just 0.7 miles from campus the proposed scheme is in a prime location to help address the shortfall and help create a key cluster of PBSA close to the University campus.
- 1.18 It is therefore considered that the application is in accordance with Policy DS3, JE3, JE4, H3 and H10 of the Local Plan.

2 Impact on Visual Amenity

- 2.1 Policy DE1 of the Local Plan states that development should respect the local character and street scene of the area and seeks a high-quality urban design and encourages guidance in the form of SPG. The Design Guidance for New Residential Development states that a minimum rear garden depth of 10 metres is required, this is to ensure that a) adequate amenity space is provided for the dwellings, and b) the minimum 20m window to window separation distances are achieved and the SPG states a minimum of 12 metres is required between the rear of one property and the side, blank gable of another property.
- 2.2 Furthermore Paragraph 126 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 2.3 Paragraph 130 of the NPPF 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.

- 2.4 The proposed development has taken into consideration the locality in which it is situated which benefits from a variety of heights ranging from two to six stories, with a larger capacity to accommodate massing to the north of the site due to the non-residential units neighbouring the site within the business park. The proposal has been designed with this in mind with the tallest elements of the proposal to the north of the site with six stories providing the frontage which then scales down to three stories to the south of the site ensuring that there will be no adverse impacts on neighbouring residential properties in the form of overbearing impact. Furthermore, the flat roof elements, which have been utilised with the building stepping down to the south, allows for the incorporation of brown and green roofing which will further enhance the outlook of the units to the top of the proposal. It is noted that whilst neighbouring units within the business park are two stories with a pitched roof, the separation distances between the units as well as the design, providing a stepped back top floor, alleviates any potential concerns of an abrupt change in scale being experienced within the Streetscene.
- 2.5 The layout has been well considered with the unit being located to the centre of the site, encompassing, and extending beyond the existing footprint, which provides a sufficient level of separation between the proposal the surrounding area with the residential units to the south being located 40 metres away. In addition to this the proposal retains and enhances the mature landscaping around the application site providing a soft buffer between the residential units and Business Park. The inclusion of an active frontage through the provision of a retail unit and ground floor residential communal activity is a welcomed addition to the proposal.
- 2.6 The inclusion of an outdoor shared amenity space within the centre of the site, results in an attractive feature within the development, which benefits from natural surveillance by the proposed units. The landscaping details submitted with the application relating to both internal and external boundaries of the site which will not only benefit residents of the application but also the wider area. As previously identified the landscaping proposed retains, enhances, and provides addition landscaping, the retention of the mature inclusion to the site provides a soft landscape led development from within the streetscene. The landscaping proposed within the development offers seasonal interest and variety which changes with the seasons and the incorporation of planting which encourages biodiversity. It is therefore considered appropriate to condition the landscaping to secure the quality proposed with appropriate planting (Condition 4).
- 2.7 This application is therefore considered to be in accordance with Policy DE1 of the Local Plan and Section 12 of the NPPF.

3 Impact on Residential Amenity

- 3.1 Policy DE1 of the Local Plan states that the impact and function of the development should be considered not just for the short term, but also for the lime time of the development.
- 3.2 In addition, Paragraph 130 (f) of the NPPF states that proposals should maintain a high standard of amenity for existing and future users.

Outside Residential Amenity

- 3.3 Policy H3 of the Local Plan states that a suitable residential environment includes, amongst other requirements, adequate amenity space.
- 3.4 Whilst there are no specific requirements for the provision of amenity space within Student Accommodation, the proposal incorporates a significant amount of private amenity spaces for residents with the incorporation of both hard and soft landscaped courtyards along with enhanced landscaped areas surrounding the development. This outdoor provision includes the following facilities: a public park area to be sited along Westwood Way, with the internal courtyard spaces being split into zones with the eastern courtyard having a focus around meeting and relaxing, whereas the western courtyard provides activities such as table tennis, petanque court and a basketball practice hoop.

Proposed Residential Amenity

- 3.5 The SPG on New Residential Development states that a minimum of 20 metres window to window separation distances rising to 23 metres from an elevated position between habitable rooms. Along with a minimum of 12 metres being required between the rear of one property and the side, or blank gable of another property.
- 3.6 The proposal has been designed to ensure that the separation distances between habitable rooms with outlooks to within the central courtyard locations are at least 20 metres away which is in accordance with the SPG. All apartments benefit from views to an enhanced landscaped area ensuring that future occupants have a welcoming outlook from private spaces.

Existing Residential Amenity

- 3.7 The proposed development has an increase in height from three to six storeys, with the height increasing towards Westwood Way. The five-storey element would be sited between 40 metres and 47 metres away from the common boundary, whereas the six storeys would be sited between 62 metres and 69 metres from the common boundary. By virtue of the proposed layout of the development it is not considered that there will be any materially adverse impacts in terms of loss of light, overbearing impact and loss of privacy on nearby developments who are sited at least 40 metres away from the development. In order to limit the impact on existing residential amenity, the premises are to be built on the existing footprint with significant landscape enhancements carried out to widen the buffer already provided by the vegetation strip and limit visibility. As part of this it has been confirmed that more evergreen vegetation will be planted to provide yearlong coverage as the site is currently open within winter months. This application therefore includes a condition to ensure this is carried out and maintained at the earliest point possible (Condition 4).

Noise, Land Contamination, and Air Quality

- 3.8 Policy H3 of the Local Plan states that a suitable residential environment will be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.
- 3.9 Colleagues within Environmental Protection have been consulted on the development and they have confirmed that they have no objections to the proposal from an Air Quality, Noise or Land Contamination perspective subject to the inclusion of appropriate conditions (Condition 5 - 11). In addition to this due to the flexible nature of the Class E use being able to accommodate a range of tenant types, it is considered that additional conditions should be incorporated into any recommendation for approval, in order to protect the amenities of existing and future occupiers of the site (Condition 12).
- 3.10 This application is therefore considered to be in accordance with Policy DE1 and H3 of the Local Plan.

4 Highway Safety

- 4.1 Policy AC1 of the Local Plan states that development proposals which are expected to generate additional trips on the transport network should:
- a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes.*
 - b) Consider the transport and accessibility needs of everyone living, working or visiting the city.*
 - c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form.*
 - d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.*
- 4.2 Policy AC2 of the Local Plan states that new developments which are predicated to have a negative impact on the capacity and/or safety of the highway network should mitigate and manage the traffic growth which they are predicted to generate to ensure that they do not cause unacceptable levels of traffic congestion, highway safety problems and poor air quality. Highway mitigation and management measures should focus firstly on demand management measures, contained within Policy AC3, including the promotion of sustainable modes of travel, and secondly on the delivery of appropriate highway capacity interventions. Highway capacity interventions should be appropriate to the scale of development and expected impact and will be determined through the associated Transport Assessment.
- 4.3 Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing

access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of the parking standards contained within Appendix 5 of the Local Plan. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

- 4.4 Policy AC4 of the Local Plan states that development proposals should incorporate appropriate safe and convenient access to walking and cycling routes. Where these links do not exist, new and upgraded routes will be required and these must appropriately link into established networks to ensure that routes are continuous.

Access

- 4.5 Whilst the existing vehicle access is to be retained, during consultation with the Highways Authority it was suggested that this is converted to a vehicle crossover. This is due to the fact that the anticipated level of vehicular usage of the development will be significantly below an office use this then will assist with prioritising the passage of vulnerable users of the footway. A condition will therefore be included to secure this works should the application receive a favourable recommendation. Furthermore, the existing pedestrian access to the site is proposed to be widened in order to accommodate pedestrian cyclist movements which is a welcomed addition to the scheme.
- 4.6 The trip rates for the proposal are considered to be acceptable with 16 and 14 vehicular trips generated during peak times within the morning and afternoon. This results in a net reduction of vehicle trips of 105 and 99 trips during peak hours. As the proposal results in fewer motor vehicle trips generated by the site, when compared to the existing use, it is therefore not considered that there will be any materially adverse impacts on the highway network.

Parking

- 4.7 Appendix 5 of the Coventry Local Plan relates to car and cycle parking standards for new development. The application seeks permission for a number of use classes within the site all of which have differing parking requirements. The existing site has provision for 199 spaces, it is proposed as part of this application for 177 spaces to be lost, retaining 22 spaces including disability spaces. In addition to this the existing commercial unit has provision for 10 cycle spaces, with the proposed development seeking to incorporate an additional 196 spaces, giving an overall scheme total of 206 cycle spaces.
- 4.8 The parking spaces proposed are to be allocated throughout the development with 16 spaces and one accessible parking space to be utilised by the commercial unit along with the provision of 6 cycle parking space. The remaining 6 spaces and one accessible parking space are to be reserved for student drop-off and collection only, with 200 secure cycle parking spaces for students and visitors. It is therefore considered that the proposal provides sufficient onsite parking to serve all uses without resulting in an adverse impact on the highway network. It is noted that

measures need to be in place to ensure that the parking spaces are not accessible to students attending the University.

- 4.9 With vehicles being disallowed for students the proposal incorporates a number of sustainable transport measures into the scheme. Such measures include cycle parking provision for students, with sufficient spaces to be provided, which will encourage usage.
- 4.10 Proposals are also in place for the widening of existing footways, which are currently too narrow for pedestrians and cycling, to bring them up to standard and provide connectivity to the broader network which is currently being developed. Free travel is also being offered for a 6-month period for the public transport network offering unlimited bus travel.
- 4.11 With the above measures identified in mind it is considered there are sufficient transport links for the proposal to operate with the limited number of car parking spaces proposed, without this adversely impacting on highway safety.
- 4.12 Warwickshire County Council (Highways) have responded to the application and confirmed that the development would substantially reduce the vehicular trip generation of the site, and the proposed land uses are not anticipated to a result in any severe or unacceptable detriment to the safe and efficient operation of Warwickshire Highway Network.
- 4.13 It is also noted that the construction of the proposal may result in additional HGV traffic using inappropriate routes, which may have an impact on the Warwickshire highways network as such it is recommended that a condition is implemented on any recommendation for approval for the submission of a wider Construction Management Plan (Condition 15).
- 4.14 This application is therefore considered to be in accordance with Policy AC1, AC2, AC3 and AC4 of the Local Plan.

5 Green Space and Parks

- 5.1 The application seeks approval for 544 student accommodation.

Property Size	Number of Dwellinghouses
1 Bedroomed	544 Dwellings.
Total	544 Dwellings.

- 5.2 Based on the assumption that the average household size is one person for a one-bed dwelling, the proposed population of the development is 544 across the site.
- 5.3 The minimum requirement for On-site Open Space is as below:

Type of Green Space	Planning Classification	Quantity Standard (ha/1000)
Provision for Children & Young People	Formal	0.84
Amenity Green Space, natural and semi-natural Green Space and green Corridors	Informal	2.12

Type of Green Space	Applicable standard	X	Number of people generated by development	=	Open Space Requirement (ha)
Formal	(0.84 / 1000)	X	544	=	0.46ha
Informal	(2.12 / 1000)	X	544	=	1.15ha

- 5.4 The minimum size threshold for delivering on-site open space is 1.61ha. Due to the design of the proposal being focused on student accommodation no formal or informal open space has been designed into the overall scheme.
- 5.5 Due to the design of the proposal being focused on student accommodation and co-living provision no formal or informal open space has been designed into the overall scheme. The submission however includes the provision of 0.869 hectares of open space, therefore producing a shortfall of 0.741 hectares against the required provision of open space, in order to be in accordance with the Open Space SPD. Whilst there is technically a shortfall in open space provision within the site, the design of the development identifies that there is a significant enhancement to the provision of soft landscaping or green space over the provision of hard standing proposed and currently experienced within the setting of Progress House. These enhancements offer welcomed benefits of living in and near green space, including the health benefits, mental wellbeing and enhances the natural environment. On this basis it is considered that the green space provision proposed within the development is appropriate for the use and would meet the requirements of future occupiers.
- 5.6 This application is therefore considered to be in accordance with Policy GE1 of the Local Plan.

6 Drainage and Flooding

- 6.1 Policy EM4 for the Local Plan states that all major developments must be assess in respect of the level of flood risk from all sources and that all opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage. Furthermore, Policy EM5 states that all development must apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.
- 6.2 When determining planning applications, Local Planning Authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment

following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- Within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

6.3 The Lead Flood Authority have been consulted on the application and confirmed that the application site is at low risk of flooding from all sources. It is not clear within the submission as to how the roof water is to be drained, with no rainwater pipes around the building on the plans. It is also recommended that the roof of the building is constructed so that rainwater will flow towards the bio-retention zones minimising flow through the courtyard pipe and into cellular storage. It is therefore recommended that there is no objection to the proposal subject to the inclusion of appropriate conditions (Conditions 17 – 19).

6.4 This application is therefore considered to be in accordance with Policies EM4 and EM5 of the Local Plan.

7 Ecology, Biodiversity and Trees

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

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

7.2 The application is located within an industrial estate to the southwest of the city of Coventry. The vast majority of the site comprises of an office building, parking facilities with an electrical substation and storage building to the south and west of the site. The remainder of the site comprises dense scrub, introduced shrub, amenity grassland, bare ground, and species-poor hedgerow. Concrete pathways and courtyards provided access in and around the office building and to other structures such as smoking sheds and bicycle storage. A publicly accessible

woodland corridor is located adjacent to the southern site boundary and separates the site from residential properties approximately 20 metres away. The woodland corridor itself is circa 800 metres in length and extends onto an amenity grassland in the east.

- 7.3 Ecology have commented on the application and confirmed that they have no objection to the proposals subject to the inclusion of appropriate conditions.

Habitats

- 7.4 The majority of the main development area comprises of amenity grassland, bare ground, buildings, dense scrub, fence, hardstanding, introduced shrub, structures, scattered trees, species-poor hedgerows, standing water and walls. In terms of the hedgerows as these comprise of native species, they are deemed to be intrinsically important to the site and are therefore to be retained. Scattered trees within the application site are of intrinsic value as they cannot be easily replacing in the short to medium term. As no trees are to be removed recommendations have been made for their protection during construction. Remaining habitats within the site are low value and or importance and are easily replaceable once the development has been completed.

Species

- 7.5 The Preliminary Ecological Appraisal draws on data and surveys which indicate that the development has the potential to have an impact on bats, hedgehogs, badgers, amphibians, reptiles, and invertebrates. A variety of measures are proposed to offset such potential impacts. Colleagues within Ecology have assessed these and have confirmed there are no objections to the proposals (Conditions 20 – 22).

Biodiversity Impact Assessment

- 7.6 A Biodiversity Impact Assessment (BIA) has been submitted which quantifies the value of existing habitats and establishes what impact there would be from the loss of those habitats as a result of the proposed development. This when compared with the post-development habitat values which were derived from the proposed retention of existing habitats in addition to proposed habitat creation and enhancement on-site. The assessment concluded that a biodiversity net gain could be achieved of 26.87% this is due to the existing site having a low level of biodiversity with the proposal resulting in significant enhancements including the reduction in hard standing. It is therefore considered that there are no further biodiversity mitigation required for this development.

Ecology Conclusions

- 7.7 Colleagues within Ecology have confirmed that they have no objections to the proposal subject to the inclusion of appropriate conditions.
- 7.8 In addition, the Local Authority's Tree Officer has provided comments on the application and confirmed that the site is located within a bosky commercial

parkland off Westward Way, which includes landscape grounds with attractive boundary screening to all side boundaries along with a mature English Oak tree which is covered by a Tree Preservation Order. Whilst there are no objections in principle to the application further information has been requested in order to secure the longevity of the Protected Oak tree. This information was requested from the agent and received, and a consultation carried out accordingly, this has confirmed that the plans retain the existing raised boarder encompassing the Protected Oak, which is a welcome amendment, additionally the retention of the front verge of trees (G31, would also need to be retained due to the valuable screening amenity to the street scene afforded from the retention. It is therefore considered that there are no objections to the proposals subject to the inclusion of appropriate conditions (Conditions 23 - 24).

8 Archaeology

- 8.1 Section 16 of the NPPF states that Local Planning Authorities should consider the impacts which cause any harm to; or loss of; the significant of a designated heritage asset. In addition, Policy GE3 states in the case of archaeological remains, all practical measures must be taken for their assessment and recording in accordance with Policy HE2. Policy HE2 emphasises that proposals will be supported where they conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of special historic, archaeological significance.
- 8.2 The application site is located to the southwest of Coventry, within the Westwood Health area. Historically, the land was part of the Leigh family estates from the end of the 16th century, where it appeared to have been part of the field systems and in agricultural use. The Coventry Historic Environment Record does contain information on an area of Iron Age activity to the east of the Progress House, approximately 500 metres away.
- 8.3 An archaeological desk-based assessment has been submitted with the application; this has confirmed the varied potential of the site, due to the proximity of the later prehistoric and Romano-British activity to the east and the more recent medieval and post-medieval usage of the land here. The cartographic sources indicate an agricultural use for the site for at least the past 250 years, with the 1766 Survey of the Parish of Stoneley showing the area as enclosed fields. There was little development within the area until the application site was constructed during the latter part of the 20th Century.
- 8.4 The assessment indicates that the new development is broadly similar to that already existing on the site. Alongside the likely truncation of any archaeological remains within the site, if present, this suggests that the level of potential impact would be minimal. It is therefore considered that the demolition and redevelopment of the site will not have any adverse impacts on archaeology.
- 8.5 This application is therefore considered to be in accordance with Policy GE3 and HE2 of the Local Plan and Section 16 of the NPPF.

9 Planning Obligations

- 9.1 Policy IM1 of the Local Plan states that development will be expected to provide, or contribute towards the provision of:
- Measures to directly mitigate its impact and make it acceptable in planning terms; and
 - Physical, social, and green infrastructure to support the needs associated with the development.
- 9.2 The Highways Authority have requested contributions towards the provision of a Travel Plan, Monitoring and Coordination, the update of footways within the vicinity of the development including the incorporation of a controlled crossing, West Midlands Cycle Hire stations need to be made available within the vicinity of the development along with discounted bike hire, safe walking and cycling route to Tile Hill Railway Station and the University of Warwick through improvements to the existing footway. The provision of public transport passes along with a Traffic Regulation Order for No Waiting on Westwood Way.
- 9.3 No other requests for contributions have been made

10 Heads of Terms

- 10.1 In summary the contributions required for the proposal have been highlighted as per the table below:

<u>Contribution</u>	<u>Requirement</u>	<u>Trigger</u>
Highways Authority	<ul style="list-style-type: none">• Footway Improvement Works £56,000 for footway upgrade to connect into other schemes, up to what was provided for Avon House scheme.• Student and Staff Mobility Credits £75,000 contribution to form a pot for Mobility Credits.	Prior to Occupation.

	<ul style="list-style-type: none"> • One x 12 Bike Docking Stations £49,050 agreed to provide one station, likely on site. • Credits for WM Cycle Hire Scheme £6,000 based on a maximum of £1,200 over 5 years. • TRO Double Yellow Lines £3,000 • Travel Plan Monitoring Fee £6,800 • Site Access Improvements £10,000 based on ADL cost estimate and to be delivered via S278 Agreement. 	
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10.2 In relation to the detail quoted above, these are subject to further negotiation and finalisation prior to the completion of the S106 Agreement.

11 Equality Implications

11.1 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.*

11.2 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.

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

12 Conclusion

12.1 The proposal would respect the scale and character of the surrounding area, would not adversely affect the amenities of the occupiers of neighbouring properties, and would not impact upon highway safety.

12.2 On balance, it is concluded that the proposal constitutes sustainable development. It complies with the Development Plan and there are no material considerations which indicate that the proposal should be refused. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and having regard to material considerations including the Framework, it is considered that planning permission should be approved.

CONDITIONS/REASONS

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p><u>Approved Plans</u></p> <p>Proposed Site Plan - 21021-GDL-A1-00- DR-A-0100-S3 Revision 1</p> <p>Proposed North and East Site Elevations - 21021-GDL-A1-XXDR-A-2200-S3 Revision 2</p> <p>Proposed South and West Site Elevations - 21021-GDL-A1-XXDR-A-2201-S3 Revision 2</p> <p>Proposed Courtyard Elevations Sheet 1 of 2 - 21021-GDL-A1-XXDR-A-2202-S3 Revision 2</p> <p>Proposed Courtyard Elevations Sheet 2 of 2 - 21021-GDL-A1-XXDR-A-2203-S3 Revision 2</p>

General Arrangement L00 Ground Floor Proposed Plan - 21021-GDL-A1-00- DR-A-2100-S3 Revision 8

General Arrangement L02 Second Floor Proposed Plan - 21021-GDL-A1-02- DR-A-2100-S3 Revision 6

General Arrangement L03 Third Floor Proposed Plan - 21021-GDL-A1-03-DR-A-2100-S3 Revision 8

General Arrangement L04 Fourth Floor Proposed Plan - 21021-GDL-A1-04-DR-A-2100-S3 Revision 6

General Arrangement L05 Fifth Floor Proposed Plan - 21021-GDL-A1-05-DR-A-2100-S3 Revision 8

General Arrangement Roof Proposed Plan - 21021-GDL-A1-R-DRA-2100-S3 Revision 2

General Arrangement Proposed Section (AA, BB, CC) - 21021-GDL-A1-XXDR-A-2300-S3 Revision 2

General Arrangement Proposed Section (DD, EE, FF) - 21021-GDL-A1-XXDR-A-2301-S3 Revision 2

General Arrangement Proposed Section (GG, HH, JJ) - 21021-GDL-A1-XXDR-A-2302-S3 Revision 2

General Arrangement Proposed Section (KK, LL, MM) - 21021-GDL-A1-XXDR-A-2303-S3 – Revision 2

Landscaping General Arrangement Plan – PRO-UBU-XX-XX-DR-L-1000 Revision F

Tree Protection Plan - 230223-PHWWC Revision A

Submitted Documents

Application Form
Air Quality Assessment
Arboricultural Report
Archaeology Report
Biodiversity Metric Assessment
Crime Impact Assessment
Daylight and Sunlight Report
Design and Access Statement
Dusk and Dawn Emergence Bat Surveys
Energy Statement
Fire Risk Assessment
Framework Travel Plan

	<p>Health Impact Assessment Landscape Proposals Noise Impact Assessment Planning Statement Preliminary Ecological Appraisal Redevelopment Statement Student Demand Report Student Management Plan Sustainability Statement Transport Assessment</p>
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>
3.	<p>Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.</p>
Reason	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
4.	<p>Prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first occupation of the student accommodation hereby permitted; details if soft landscaping works shall include (details from Condition 5) and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. 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.</p>
Reason	<i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1</i>

	<i>and DE1 of the Coventry Local Plan 2016.</i>
<p>5.</p>	<p>A scheme for landscaping the site shall be submitted to and approved in writing by the Local Planning Authority which shall include: -</p> <ul style="list-style-type: none"> a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc), b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation, c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps. d) programme for implementation <p>Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the developer and the Local Planning Authority.</p> <p>The approved landscaping scheme shall be implemented in accordance with the programme for implementation. The development shall be occupied until the landscaping for the southern boundary has been carried out in accordance with the approved details. If within a period of 10 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.</p>
<p>Reason</p>	<p><i>To ensure that a satisfactory landscape scheme is provided in the interest of well-planned development and visual amenity and to accord with Policy DE1 of the Coventry Local Plan 2016 and Government guidance contained within the National Planning Policy Framework.</i></p>
<p>6.</p>	<p>Prior to their incorporation into the development hereby permitted, a minimum of 1 x electric vehicle charging point shall be provided per 10 car parking spaces, to minimise the impact of the development upon local air quality. The measures shall be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.</p>

Reason	<i>To mitigate the impacts of development on air quality during and post construction in accordance with Policies DS3 and EM7 of the Coventry Local Plan 2016.</i>
7.	An investigation and risk assessment (in addition to any assessment provided with the planning application), must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site; whether or not it originates on the site; and any report of the findings must be submitted to and approved in writing by the local planning authority prior to the commencement of development (including any demolition). The report of the findings, to be conducted in accordance with Environment Agency Guidance Land Contamination: Risk Management (2021) and must include (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options and proposal of the preferred option(s)
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF</i>
8.	The development shall only be undertaken in accordance with 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, which shall be submitted to and approved in writing by 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	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF</i>
9.	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 the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF</i>

10.	Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 9, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF</i>
11.	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 [NO.8], and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition [NO.9], which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition [NO.11].
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF</i>
12.	Prior to the installation of any plant equipment, including any screening, a plant noise assessment to the methodology of BS4142 and details of any screening will be submitted to and approved in writing by the Local Planning Authority. The details will provide full details of external plant requirements to demonstrate that the cumulative noise rating level from all plant does not exceed the limits specified in table 4 of the submitted Noise Impact Assessment (ref. 9814.1 Rev. A, dated 6th April 2022). Once approved, such details shall be fully implemented prior to the occupation of the development and thereafter these measures shall not be removed or altered in any way without the prior written approval of the local planning authority.
Reason	<i>In order to protect the amenity of adjacent residents and ensure that a high-quality design is achieved in accordance with Policies EM1 and DE1 of the Coventry Local Plan 2016.</i>
13.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no further plant, machinery, condensers, extraction equipment or apparatus shall be installed, erected or replaced within the application site or on any

	building or structure without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>To ensure that the site is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties and in the interests of the visual amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
14.	The development hereby permitted shall only proceed in strict accordance with a scheme for targeting and utilising local people for construction and employment, which shall be submitted to an approved in writing by the Local Planning Authority.
Reason	<i>To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2016.</i>
15.	No above ground development shall take place until full engineering and constructional details need to be submitted and approved in writing by the Local Planning Authority for the alterations to the existing vehicular access, making it into a vehicle crossover with pedestrian and cyclist priority across.
Reason	<i>In the interest of highway safety.</i>
16.	No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of: - hours of work; - hours of deliveries to the site; - the parking of vehicles of site operatives and visitors during the demolition/construction phase; - the delivery access point; - the loading and unloading of plant and materials; - anticipated size and frequency of vehicles moving to/from the site; - the storage of plant and materials used in constructing the development; - Construction HGV Routeing Plan; - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; - wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; - provisions to ensure there are no temporary increases in flood risk, on or off site, during the construction phase, particularly with respect to the planned demolition/construction works and the deposition of silts and cementitious materials; - measures to control the emission of dust and dirt during demolition and construction; - measures to control the presence of asbestos; - measures to minimise noise disturbance to neighbouring properties during demolition and construction; - details of any piling together with details of how any associated vibration will be monitored and controlled; and - a scheme for recycling / disposing of waste resulting from demolition and construction works. Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.

Reason	<i>The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies [EM7], AC1 and AC2 of the Coventry Local Plan 2016.</i>
17.	None of the development hereby permitted shall be occupied unless and until the car parking provision has been constructed or laid out and made available for use by the occupants and / or visitors to the development and thereafter those spaces shall be retained for parking purposes at all time and shall not be removed or altered in any way.
Reason	<i>To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1,AC2 and AC3 of the Coventry Local Plan 2016.</i>
18.	The Demolition Management Plan should identify the risks to underground drainage and other buried services and should provide a management strategy to reduce damage and prevent blockage.
Reason	<i>To ensure that all risks relating to buried services have been assessed and minimised as far as possible.</i>
19.	<p>Prior to the commencement of the development hereby permitted, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) for the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance. The submission shall include all relevant details and calculations to enable a full evaluation to be undertaken, and clear and accountable consideration shall be given to the following features:-</p> <ol style="list-style-type: none"> 1. General below ground attenuation, aimed solely at managing the quantity of water on site (Note: preference should be given to localised cellular storage unless there is no possible mechanism for doing so). 2. The deployment of green roof technology on suitable roof structures within the development. 3. An appropriately scaled intrusive ground investigation report must be provided to establish the depth and type of strata, including percolation results in accordance with BRE 365 and identifying the presence and risk associated with migrant or soluble contaminants. Please provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design. 4. Evidence must be provided to show the management of overland flow routes in the event of exceedance or blockage of the drainage

	<p>system. Details should include demonstration of how the building(s) will be protected in such an event.</p> <p>The drainage systems shall be maintained in full accordance with the approved details thereafter.</p>
Reason	<p><i>To reduce the risk of flooding from surface water runoff, infrastructure sewers, open water bodies and groundwater by ensuring the provision of a satisfactory means of limiting the peak and total discharge of surface water. To provide opportunities and increase the interaction of people with water, in accordance with section 8.7.2 Design Principle of the SFRA. Furthermore, to provide for betterment in watercourse quality, in line with the Water Framework Directive.</i></p>
20.	<p>Prior to the occupation of the development hereby permitted. A detailed strategy document must be submitted to, and approved in writing by, the Local Planning Authority for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on site. (It should also mention any notable Health and Safety or specialist training, and special equipment required as part of the routine maintenance.) The drainage systems shall be maintained in full accordance with the approved details thereafter.</p>
Reason	<p><i>For enforcement purposes to prevent an increased risk of flooding by ensuring good stewardship and the long-term effective surface water drainage, as well as the safeguarding of water quality in line with the Water Framework Directive.</i></p>
21.	<p>The stormwater discharge rates from the development shall be managed in order to reduce flood risk to surrounding sites, downstream areas or the wider environment by means of:</p> <ol style="list-style-type: none"> 1. A flow control mechanism (or mechanisms) limiting the total site discharge offsite 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 Coventry City Council Strategic Flood Risk Assessment.
Reason	<p><i>To ensure surface runoff is not increased, and where there is an existing flooding issue, reduce the runoff to manage flood risk. This is in line with national standards for betterment, and existing rights of discharge do not apply.</i></p>
22.	<p>Prior to the first occupation of the development hereby permitted details of bat enhancement measures, including bat boxes and planting to encourage night flying insects shall be submitted to and approved in writing by the Local</p>

	<p>Planning Authority. The bat enhancement measures shall be fully installed in strict accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.</p>
Reason	<p><i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018.</i></p>
23.	<p>No development (including any demolition or preparatory works) shall commence unless and until a scheme for the retention of the bat roost(s) and the retention of the existing entry/emergence routes, or the provision of alternative roost space and new entry/emergence routes, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for the implementation of the development which avoids any building or other operations likely to affect the bat roost being undertaken between [SPECIFY DATES] (inclusive), whilst also ensuring that at no time provision for roosting bats is lost from the site. The development shall only be carried out in strict accordance with the approved scheme.</p>
Reason	<p><i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018.</i></p>
24.	<p>Prior to the first occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed; b) Ecological trends and constraints on site that might influence management; c) Aims and objectives of management, including mitigation and enhancement for species identified on site; d) Appropriate management option for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period); g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation; h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met. The LEMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.</p>
Reason	<p><i>In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016.</i></p>

<p>25.</p>	<p>No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until tree protection measures have been submitted to and approved in writing by the Local Planning Authority. The tree protection measure shall safeguard against damage or injury during construction works (in accordance with Clause 7 of British Standard BS5837) all trees on the site, or those trees whose root structure may extend within the site and which are the subject of the City of Coventry (Westwood Way No. 1) Tree Preservation Order 14th February 2013. In particular no excavations, site works, stock piling, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the Root Protection Area or outer canopy of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area, or any other works be carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).</p> <p>The approved mitigation and / or protection measures shall be put in place prior to the commencement of any works and shall remain in place during all construction work.</p>
<p>Reason</p>	<p><i>To protect adjacent trees which are the subject of a Tree Preservation Order and trees which are significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE1 and GE4 of the Coventry Local Plan 2016.</i></p>
<p>26.</p>	<p>Before any development commences on site(including any demolition, site clearance or other preparatory works) the following shall be submitted to and approved in writing by the Local Planning Authority: a) Tree Survey - a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the position of every tree on the site, and every tree on land adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, crown overhang from the boundary, intrusion of the Root Protection Area etc) with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres; b) a schedule of the trees surveyed as specified in chapter 4.1-4.5 of BS 5837 : 2012 Trees in Relation to Design, Demolition and Construction - Recommendations; c) a Tree Constraints Plan (5.1-5.3); d) Arboricultural Impact Assessment (5.4) to assess the direct and indirect implications of trees upon the proposal and visa-versa, including locations for under-ground/ over-ground services, level changes within RPA's etc.; e) Arboricultural Method Statement (6.1); and f) a Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in</p>

	<p>relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works.</p> <p>The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work.</p>
Reason	<p><i>To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2016.</i></p>
27.	<p>Any landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths referred to in condition one shall be completed in all respects, within three months of the first use of the development all tree(s) and shrub(s) shall be planted within the first planting season following 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.</p>
Reason	<p><i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2016.</i></p>
28.	<p>Prior to the first occupation of the development hereby permitted, details of soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. All planting shall be carried out in strict accordance with the approved details within the first planting and seeding seasons following the first occupation of the development. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. 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.</p>
Reason	<p><i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.</i></p>

29.	Prior to the first occupation of the development hereby permitted, a landscape management plan, including long term design objectives, long term management responsibilities and maintenance schedules for all landscape areas (other than domestic gardens within the curtilage of a single dwellinghouse), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented as soon as the approved landscaping is carried out and shall not be withdrawn or altered in any way.
Reason	<i>To ensure a satisfactory standard of appearance over the lifetime of the development in the interests of the visual amenities of the area in accordance with Policy GE1 and DE1 of the Coventry Local Plan 2016.</i>
30.	Prior to occupation of the building hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.</i>
31.	No lighting or illumination of any part of any building or the site shall be installed or operated unless and until details of such measures have been submitted to and approved in writing by the Local Planning Authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details.
Reason	<i>To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
32.	The development hereby permitted shall not be occupied unless and until the bin storage area(s) have been laid out and provided in full accordance with the approved details and thereafter those facilities shall remain available for use at all times. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days.
Reason	<i>In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policies DE1 and [H10/H11] of the Coventry Local Plan 2016.</i>
33.	Other than demolition and any below ground works including the removal of foundations, no phase of the development hereby permitted shall commence until details of a scheme which sets out where and how 'Secured by Design'

	standards will be incorporated into the development, has been submitted to and approved in writing by the Local Planning Authority. These measures should be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<i>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.</i>
34.	The student accommodation hereby permitted shall only be occupied by persons in higher education during term time. Outside term time, academic visitors and summer school and conference delegates at the University of Warwick shall also be permitted to reside at the site.
Reason	<i>To prevent general residential occupation of the building, which would have different impacts upon infrastructure, in accordance with Policy DS3 of the Coventry Local Plan 2016.</i>