

---

Cabinet Member for Housing and Communities

16<sup>th</sup> April 2024

**Name of Cabinet Member:**

Cabinet Member for Housing and Communities – Cllr David Welsh

**Director approving submission of the report:**

Director of City Services

**Ward(s) affected:**

All Wards – With direct impact to neighbouring Wainbody and Westwood Wards

**Title:**

University of Warwick Campus Framework Masterplan Supplementary Planning Document (SPD)

---

**Is this a key decision?**

No

---

**Executive summary:**

The purpose of the Supplementary Planning Document (SPD) is to provide a framework for guiding the level and broad location of growth on the main University of Warwick campus as well as design principles to be considered when assessing planning applications on the campus.

The SPD provides supplementary guidance to Policy JE1 (Overall Economy and Employment Strategy) and CO1 (New or Improved Social, Community and Leisure Premises) of the adopted Coventry City Council Local Plan and if adopted will be a significant material consideration in the determination of future planning applications made in relation to the University of Warwick campus.

The SPD can however only be adopted as Council guidance following statutory public consultation and thereafter subsequent formal adoption at Cabinet. This report only seeks approval to commence a public consultation on the SPD.

**Recommendations:**

The Cabinet Member is requested to:

1. Approve in principle the content of the draft University of Warwick Campus Framework Masterplan SPD and authorise the commencement of a public consultation for no less than 6 weeks.
2. Delegate authority to the Strategic Lead for Planning, following consultation with the Cabinet Member for Housing and Communities, to make any non-substantive amendments to the documentation prior to consultation and to agree dates for the consultation.
3. Note that following the conclusion of the public consultation a further report including the final version of the SPD will be brought to Cabinet for consideration and formal adoption. **List of Appendices included:**

Appendix 1: Supplementary Planning Document Consultation Draft Campus Framework Masterplan

Appendix 2: University of Warwick Transport S106 Obligations – Committed, Proposed and SPD Framework

**Background papers:**

None

**Other useful documents**

2017 Adopted Local Plan

**Has it or will it be considered by scrutiny?**

No

**Has it or will it be considered by any other council committee, advisory panel or other body?**

No

**Will this report go to Council?**

No

**Report title:** University of Warwick Campus Framework Masterplan Supplementary Planning Document (SPD)

**1. Context (or background)**

- 1.1 The SPD would provide supplementary planning guidance to policy JE1 of the adopted Coventry City Council Local Plan 2011-2031. Policy JE1 (Overall Economy and Employment Strategy) states that 'The Council will work positively and proactively with the business community in the city, inward investors, the City's two universities, key public sector employers, the CWLEP and neighbouring local authorities to support sustainable economic growth and job creation', part h of the policy specifically references supporting tourism and visitor related development including the campus and Warwick University, and part i of the policy supports the continued growth of the universities. Policy CO1 (New or improved social, community and leisure premises'), Part 3 states: 'Where proposals are in accordance with the approved Masterplans for Coventry University or the University of Warwick they will normally be approved subject to high quality design proposals'. There is currently no such Masterplan in place for the area.
- 1.2 SPD's are non-statutory documents which can be used to cover a wide range of issues giving detailed guidance on how policies or proposals in the development plan documents will be implemented. Accordingly, they can take the form of a design guide, development brief, masterplan or an issue-based document. The SPD proposed in this report will provide a more detailed masterplan framework as well as the supplementary guidance to assist with the determination of future planning applications made in relation to the University of Warwick campus.
- 1.3 The University's main campus straddles the administrative boundaries of Coventry and Warwick District and the SPD, with the majority of the academic faculty buildings being located in Coventry and residential accommodation and sports facilities being largely located within Warwick District. It is important therefore that the SPD is also consistent with Warwick District Council's relevant Local Plan policy as it is intended that this will be a jointly prepared and adopted document.
- 1.4 The SPD covers the entirety of the main University campus, and so addresses land in both Warwick District and Coventry City Council areas. Subsequently, both Warwick District Council and Coventry City Council are seeking Cabinet approval with a view to conducting a joint public consultation on the SPD, it is proposed that the public consultation would commence after the election period. Members should also note that Warwick District Council has gained authority to consult on the document at its cabinet meeting which was held on 6th March 2024.
- 1.5 The document seeks to outline the University's plans for future development on campus and their proposed location. Planning consultants Turleys were appointed by the University to lead on the drafting of the document and there has also been input from a range of other consultants. In addition, officers representing the City Council, alongside colleagues from Warwick District Council and Warwickshire County Council have also been heavily involved and reviewed various drafts of the SPD via a Steering

Group. These involvements have shaped the Framework Masterplan SPD attached at Appendix One of this report.

- 1.6 In order to progress the SPD to formal adoption, the Council is required to hold a statutory public consultation on the document, in compliance with the Council's adopted Statement of Community Involvement (SCI). This requires public consultation for a minimum of six weeks, with documents available online and available for inspection at deposit points.
- 1.7 Following the consultation, all comments will be considered and where appropriate the SPD will be amended. It is intended that the final version of the SPD would be brought back to a subsequent meeting of Cabinet to consider for formal adoption.
- 1.8 If the SPD is adopted, it would be treated as a material planning consideration in the consideration of relevant planning applications. An SPD does not have weight as development plan policy (like the Local Plan policies), but nonetheless, the SPD would be used as guidance to assist with decision making.

## **2. Options considered and recommended proposal**

### **2.1 Do nothing (not recommended).**

The Council could choose not to proceed with consulting on an SPD, however this would lead to a fragmented and inconsistent planning approach to the University of Warwick, and would leave adopted Local Plan policy without the further detail to which it refers.

### **2.2 Proceed with consultation on the SPD (Recommended).**

This would enable further elaboration on adopted Local Plan policy in line with its commitments. Once representations have been considered it can if necessary be amended and then adopted. It will provide the necessary guidance and clarification to developers and applicants so that they are clear about what needs to be provided, how much and when. They will also be clear about the mitigation measures which will be required to address any issues associated with the impact of developments.

This SPD will strengthen the Council's negotiating position in seeking to ensure that the infrastructure provision and mitigation measures, which have been identified as a direct result of the proposal, is fully justified. It will also provide greater clarity in respect of the negotiation process and assist in accelerating the process of determining planning applications.

## **3. Results of consultation undertaken**

- 3.1 No public consultation on the SPD has yet been undertaken as authority is sought to enable this to happen in line with statutory requirements.

## **4. Timetable for implementing this decision**

4.1 The decision will be implemented as soon as practicable

**5. Comments from the Interim Chief Operating Officer (Section 151 Officer) and the Director of Law and Governance**

5.1. Financial Implications

There are no direct financial implications as a result of the proposed consultation.

5.2. Legal Implications

There are no direct implications as a result of this report at this stage. The draft SPD has been produced in accordance with the relevant planning regulations and if adopted as a Supplementary Planning Document, it will be a significant material consideration in the determination of planning applications.

**6. Other implications**

6.1. **How will this contribute to the Council Plan ([www.coventry.gov.uk/councilplan/](http://www.coventry.gov.uk/councilplan/))?**

The SPD will accord with the One Coventry Plan, particularly in terms of supporting and articulating the role of the University of Warwick in increasing economic prosperity, improving outcomes and tackling inequalities in communities and tackling the causes and consequences of climate change.

6.2. **How is risk being managed?**

An internal risk log has been developed and will be updated as progress is made or changes occur and will be reviewed at the monthly Plan Review meeting held between officers and the Cabinet Member for Communities and Housing.

6.3. **What is the impact on the organisation?**

There will be a staffing and resource impact from these proposals in order to undertake the consultation process, however these are anticipated to be absorbed within current staffing provision.

6.4. **Equalities / EIA?**

An Equality and Impact Assessment (EqIA) has been produced and will be published as part of the public consultation.

6.5. **Implications for (or impact on) climate change and the environment?**

The proposals set out in the SPD seek to deliver environmental enhancement and mitigate the effects of climate change. Any future development on the site would be required to comply with Development Plan Policies that address the natural environment and climate change. A Strategic Environmental Assessment Screening report has also been produced for the three statutory consultation bodies to review (Historic England, Natural England and the Environment Agency) and will be published as part of the consultation.

## 6.6. Implications for partner organisations?

This SPD is being produced jointly with Warwick District Council and aims to further articulate policy masterplan detail for the University of Warwick.

### Report author(s):

Chris Styles  
Head of Planning Policy and Environment

### Service:

Planning and Regulation

### Tel and email contact:

Tel: 02476 978179  
Email: Chris.Styles@coventry.gov.uk

Enquiries should be directed to the above person

Contributor/approver name	Title	Service Area	Date doc sent out	Date response received or approved
<b>Contributors:</b>				
Usha Patel	Governance Services Officer	Law and Governance	28.03.2024	02/04/2024
Rob Back	Strategic Lead for Planning	Streetscene and Regulatory Services	28.03.2024	02/04/2024
<b>Names of approvers for submission:</b> (officers and members)				
Finance: Cath Crosby	Lead Accountant, Business Partnering, Place	Finance	28.03.2024	02/04/2024
Legal: Oluremi Aremu	Head of Legal and Procurement Services	Law and Governance	28.03.2024	02/04/2024
Director: Andrew Walster	Director of City Services	-	28.03.2024	02/04/2024
Members: Name		-		
Cllr David Welsh	Cabinet Member for Housing and Communities	-	04.04.2024	05/04/2024

This report is published on the council's website: [www.coventry.gov.uk/meetings](http://www.coventry.gov.uk/meetings)