

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	PL/2025/0000722/FULM
<b>Site:</b>	Mercia Business Village, Torwood Close, Coventry, CV4 8HX
<b>Ward:</b>	Westwood
<b>Proposal:</b>	Demolition of existing buildings and erection of purpose-built student accommodation (1,006 units) with access, car parking, landscaping and amenity space, plant, cycle storage and associated works
<b>Case Officer:</b>	Richard Edgington

## SUMMARY

The application as submitted seeks consent for the demolition of the existing business units which comprise of 22 no. modestly proportioned two storey Class E units, a number of which are vacant and have experienced high vacancy rates in recent years. Following the demolition, the application seeks to create a purpose-built student accommodation scheme comprising of four residential blocks with internal communal areas within parts of the ground floor, together with a comprehensive landscaping/open space scheme for the use of future residents. The accommodation schedule provides 1,006 student bedrooms within blocks varying between five and eight stories in height.

The blocks will be set back from the pedestrian highway and comprise of three U shaped blocks which step back at the top floor together with a larger contrasting brick tower which has been orientated to respond to the curve within Westwood Way to act as a gateway building to the site and respond to the prominent corner position within Westwood Way.

Westwood Business Park has been subject to significant changes in recent years, with the vacating of what were primarily 2-3 storey office headquarters which have had difficulties with occupation levels. These have been subject to re-development, primarily to purpose-built student accommodation given the proximity to the main University of Warwick Campus. As a result of the re-developments there has also been significant improvements delivered and planned for cycle and pedestrian infrastructure within the area in which the schemes (set out in the planning history below) have contributed to.

This report sets out the relevant material planning considerations for the application, together with the consultation responses, requests for infrastructure and recommended conditions should planning committee resolve to grant planning permission in accordance with the recommendations set out within this report.

## BACKGROUND

The planning history for the application site is very limited, with no planning applications having been submitted on the site since the original approval of the business units in 1988. It is understood the rationale at the time of the original application there was demand for smaller office units, then falling within Use Class B1, the units which are approximately 110 sq. m per unit provide accommodation over two floors, with a typical layout comprising two small office rooms at ground floor with small kitchenette and a slightly larger office layout at first floor, accessed via a single staircase per commercial

unit. It is noted a number of the units have been interconnected but are and have been marketed individually also on a flexible basis. The lawful use of the units changed to Use Class E (Commercial, Business and Service).

Within the application submission, the applicants have highlighted a number of issues with the existing buildings and their marketability and have cited locational issues away from the city centre/local centres, structural issues which result in low energy efficiency levels of the buildings, and resultant running costs and the move towards hybrid/home working. As part of the application submission, the applicants have provided copies with letters from occupiers/owners of the units as evidence to corroborate the issues being conveyed with the units.

In light of the issues identified with the site in its current form, and marketing reports indicating high levels of vacancy (with a number of particulars also available as part of active marketing currently), this application seeks to demolish the units in their entirety and bring forward a comprehensive scheme to re-develop the site.

## KEY FACTS

<b>Reason for report to committee:</b>	The application has been referred to planning committee as more than five objections have been received
<b>Current use of site:</b>	Use Class E (Office)
<b>Proposed use of site:</b>	Purpose Built Student Accommodation (PBSA)
<b>Proposed no of units</b>	1,006
<b>Housing mix</b>	781 No. Cluster Flat Bedrooms and 225 No. Studio's
<b>Parking provision</b>	20 spaces

## 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 and for the Strategic Lead for Planning to agree any necessary amendments to the s106 Legal Agreement and Planning Conditions in consultation with the Chair.

## REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies: DS1, Policy DS3, H3, H10, GE1, GE3, GE4, JE3, JE7, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

## SITE DESCRIPTION

The application site relates to Mercia Business Village, a scheme of 22 small business units totalling approximately 110 sq. m per individual unit, each of which occupy a two storey arrangement duplicated over all of the units. The buildings are arranged in an irregular perimeter block form with staggers in the building line to respond to the irregular shape of the site, the total area of the site extends to 1.17 hectares. A pedestrian access is provided from the south off Westwood Way, with the vehicular access, with secondary pedestrian access being provided from the north off Torwood Close. Within the central area of the site as existing is a part tarmacked; part block paved parking area with areas of low-level planting. Established trees bound the site, with some smaller species lying within the central area also. Part of the adopted highway in the form of the verge lies to the east of the site which contains soft landscaping.

The site has a notable level change with approximately a 2.7m level change between the southern Westwood Way side of the site and the northern part within Torwood Close. This level change is largely concealed by the established landscaping and setback from the highway.

The site itself lies within the Westwood Business Park which has been subject to significant change in recent years as occupancy levels have been prevalent for the headquarters style office accommodation which has become less efficient with the rise of hybrid and home working. This coupled with the expansion of the University of Warwick has resulted in a number of sites within the business park being re-developed as student accommodation, with the Oaks phases 1-3 having been completed and phase 4 having extant consent, with the re-development of Progress House (allowed on appeal) and the McLaren site which contains the former Avon, Swift and Welland Houses all having been demolished to allow for the implementation of the student accommodation permissions.

The location of the site is well connected to the University of Warwick which lies approximately 1 mile to the south east from the application site when taken to the library in the centre of the campus which equates to a 20 minute walk/5 minute cycle. As part of the wider re-development of the Business Park, which is not allocated within the adopted or emerging Local Plans as employment land, improvements have been sought for pedestrian and cycle infrastructure to significantly enhance the connectivity to the student accommodation units to the main university campus. A number of businesses/offices remain operational within the wider business park with other units being actively marketed.

With regards other notable uses/features within the area, to the east, Mitchell Avenue provides access to the nearby WMG Academy, Westwood Academy, and Excel Sports Centre/Earlsdon Football Club. Residential dwellings are sited to the south within Westwood Heath approximately 165m away at the closest point, the residential units are separated from the business park by an established band of landscaping running east to west. The Progress House site and CEL House also sit between the application site and nearest residents as does Westwood Way.

Whilst there is established landscaping on site, there are no preservation orders, the site is also not within a flood zone outside of flood zone 1 and is therefore at the lowest risk

of flooding. No other overarching site constraints are relevant in the determination of this application.

## **APPLICATION PROPOSAL**

The application as proposed seeks consent for the demolition of the existing buildings together with the erection of 1,006 student bedrooms to be provided across four blocks.

Blocks B and C are located to the north facing Torwood Close, both blocks are in a U shape which are both six storeys in height. The two buildings will be the same in materiality and very similar in form. A light brick and vertical glazed treatment will be adopted to the spurs facing Torwood Close, with a setback on the fifth floor providing a contrasting elevational treatment, similar to that of the Oaks phases to reduce the visual impact of massing. The southern parts of both buildings will be linked to the new central landscaping feature and will have a contrasting brick finish with light coloured top floor elevational treatment again with setback.

Block A is located to the south west and will again be a U shaped building facing the central courtyard feature, with landscaping area between the spurs facing to the south, Block A will be slightly taller (G+7) and will match the materiality of Blocks A and B, albeit with the light treatment being applied to the top two floors.

Block D lies to the south east of the site and faces both Westwood Way and Torwood Close, featuring as a focal building on the primary route through the wider business park. The application proposes a contrasting tower style structure to be finished in a red brick with patterned detailing on each elevation. The building has been orientated to provide a greater active frontage along Westwood Way and to re-site some of the communal areas from the original iteration to ground level, which will in effect sit within the level change area and appear below ground from Westwood Way.

Ancillary amenity areas extending to 1,051 sq. m will be provided within Blocks C, D and linking with A below ground. External amenity areas and open space extending to 4,800 sq. m will also be provided within the wider site for future occupiers, the application also proposes an additional access, parking, plant, cycle storage and associated works.

## **PLANNING HISTORY**

The application site itself does not have an extensive planning history, with only the original permission covering the site since it was developed, the reference and description is included as follows:

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
S/1988/0496	Erection of 22 two storey business units	04/01/1988

It should however be noted that a number of other planning applications are of relevance within the vicinity of the site inclusive of the following:

Application Number	Application Site	Description of Development	Decision and Date
PL/2023/0001191/FULM	2 The Oaks Westwood Way, Coventry, CV4 8JB  (Oaks Phase 4)	Demolition of existing education building (Use Class F1) and erection of an education building (Use Class F1) and Purpose-Built Student Accommodation (Sui Generis) with amenity spaces, car parking, landscaping and associated works.	Granted 21 <sup>st</sup> March 2024
PL/2023/0000654/FULM	Progress House, Westwood Way, Coventry	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	Refused 29 <sup>th</sup> March 2023  <u>Allowed on appeal 8<sup>th</sup> March 2024</u>
PL/2022/0000136/FUL	Beehive Building, Surveyor Court Westwood Way, Coventry, CV4 8JE	Change of use from an office to an anatomy and clinical skills facility.	Granted 15 <sup>th</sup> March 2023
FM/2022/0980	Land at Avon House, Swift House, and Welland House, Longwood Close, Coventry	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.	Granted 6 <sup>th</sup> December 2022
FUL/2019/2868	Land at Fraikin House, Torwood Close, Coventry (Oaks Phases 2 and 3)	Demolition of existing building and erection of student accommodation, car parking, landscaping and associated works.	Granted 17 <sup>th</sup> January 2020

FUL/2017/2993	The Oaks, Westwood Way, Coventry (Oaks Phase 1)	Demolition of existing building and erection of student accommodation, car parking, landscaping and associated works	Granted 27 <sup>th</sup> February 2018
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## POLICY

### National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. 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 2017, which was adopted by Coventry City Council on 6<sup>th</sup> December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs  
Policy DS3: Sustainable Development Policy  
Policy DS4: (Part A) – General Masterplan Principles  
Policy H1: Housing Land Requirements  
Policy H3: Provision of New Housing  
Policy H4: Securing a Mix of Housing  
Policy H9: Residential Density  
Policy H10: Student Accommodation  
Policy GE1 Green Infrastructure  
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation  
Policy GE4: Tree Protection  
Policy JE3: Non-Employment Uses on Employment Land  
Policy JE7: Accessibility to Employment Opportunities  
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 AC5: Bus and Rapid Transit  
Policy EM1: Planning for Climate Change Adaptation  
Policy EM2: Building Standards  
Policy EM3 Renewable Energy Generation  
Policy EM4 Flood Risk Management  
Policy EM5 Sustainable Drainage Systems (SuDS)  
Policy EM7 Air Quality  
Policy IM1: Developer Contributions for Infrastructure

## **Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation**

Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:

Policy DS1: Overall Development Needs  
Policy DS3: Sustainable Development Policy  
Policy DS4: (Part A) – General Masterplan Principles  
Policy H1: Housing Land Requirements  
Policy H3: Provision of New Housing  
Policy H4: Securing a Mix of Housing  
Policy H9: Residential Density  
Policy H10: Student Accommodation  
Policy GE1 Green Infrastructure  
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation  
Policy GE4: Tree Protection  
Policy JE3: Non-Employment Uses on Employment Land  
Policy JE7: Accessibility to Employment Opportunities  
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Policy EM2: Building Standards  
Policy EM3 Renewable Energy Generation  
Policy EM4 Flood Risk Management  
Policy EM5 Sustainable Drainage Systems (SuDS)  
Policy EM7 Air Quality  
Policy IM1: Developer Contributions for Infrastructure

### **Supplementary Planning Guidance/ Documents (SPG/ SPD):**

SSPD University of Warwick – Campus Framework Masterplan (2024)  
SPG Design Guidelines for New Residential Development  
SPD Delivering a More Sustainable City  
SPD Coventry Connected  
SPD Trees and Developer Guidance

## **CONSULTATION**

### **Statutory**

No Objections received from:

- Health and Safety Executive: No objection.

### **Non-statutory**

No Objections, subject to conditions/contributions have been received from:

- **Ecology:** No objection in principle, however Biodiversity impact assessment metric calculation required together with updated bat roost survey.
- **Economic Development:** No objection, subject to local employment condition.
- Environment Agency: No objection.

- **Environmental Protection:** No objection, subject to conditions securing air quality measures, a CEMP and contamination monitoring.
- **Highways England:** No objection.
- **Highways:** Amendments requested in respect of parking provision and access. Financial contributions also requested for cycle improvements, mobility credits and travel plan monitoring.
- **Lead Local Flood Authority (LLFA):** No objection, subject to conditions.
- **Policy:** No objection.
- **Streetscene & Greenspace:** No objection, subject to a contribution of £361,494.10 being secured for off-site open space improvements.
- **Urban Design:** No objection, subject to conditions.
- **NHS:** Request received for £556,036.27.
- **NHS CCG:** No contributions requested.
- **Public Health:** No objection, although clarification requested on accessible room provision.
- **West Midlands Fire Service:** General comments received.
- **West Midlands Police:** Comments received recommending that students be precluded from taking cars to site or park within the area. CCTV, Lighting and active surveillance should all be considered in the approval of any additional details.

Objections have been received from:

- **Trees:** No principle objections, although any opportunity for additional tree retention would be welcomed, however an objection is raised until the CAVAT assessment is provided.

### Neighbour Consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 9<sup>th</sup> May 2025. A press notice was displayed in the Coventry Telegraph on 1<sup>st</sup> May 2025.

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

- a) Over-concentration of students
- b) Lack of demand for student accommodation/decline in student numbers/oversupply of accommodation
- c) Lack of infrastructure within the area
- d) Impact on highway network and highway safety
- e) Poor living standards for future occupiers
- f) Evidence required to support such a large development
- g) Out of character/scale
- h) Noise, dust and disturbance during construction works
- i) Justification for the development inaccurate
- j) Loss of employment land
- k) No reference made within the submission to the adopted University of Warwick SPD

Any further comments received will be reported within late representations.



## **APPRAISAL**

The main issues in determining this application are principle of development, the impact upon the character of the area, the impact upon neighbouring amenity/noise, highway considerations, flood risk, landscape, contaminated land, air quality/sustainability, ecology and infrastructure.

### **Principle of Development**

The National Planning Policy Framework, paragraph 11, states that “Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means:-

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Footnote 8 to paragraph 11 confirms that this includes situations where the local authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer set out in paragraph 78).

Based on the provisions of the December 2024 NPPF the Council is able to demonstrate a 5.6 year housing land supply as of 31st December 2024.

In this case the principle policy within the adopted Local plan relevant in this case is Policy H10 which states that purpose-built student accommodation and conversions of residential and non-residential properties to student accommodation will be encouraged where:

- a) It is directly accessible from the universities,
- b) Such development can play a part in the regeneration of the immediate neighbourhoods without disadvantage to local services,
- c) It will not materially harm the amenities of occupiers of nearby properties and
- d) It will reflect and support or enhance the appearance and character of the area.

Policy H10 further indicates that, to support the intended use of the proposals the specified tenure will be secured through a Section 106 agreement. This reflects the fact that should the properties be occupied by other aspects of the city's population then it would be required to contribute to affordable housing and potentially other Section 106 contributions.

There is acknowledged to have been a significant increase in the delivery of purpose built student accommodation in recent years, between 2019 and the beginning of the 23/24 academic year 9,716 new bedrooms were delivered within the city. As part of the Local

Plan review process the Council commissioned Cushman and Wakefield to undertake a market study to identify as to whether there is an oversupply of accommodation and to provide further insights into the market, identifying future supply and demand levels and locational requirements where PBSA should ideally be delivered. Within the consultation period a number of representations/objections have been received citing the document and that the market is over-saturated and there is therefore no requirement to deliver the application site.

Policy H10 maintains full weight in the determination of applications and coupled with the presumption in favour of sustainable development set out in paragraph 11 of the NPPF (2024), it is not considered that the principle of such a development is unacceptable. Due consideration has been given to the relevant material considerations inclusive of the Cushman and Wakefield Report and the University of Warwick's recently adopted Campus Framework Masterplan SPD (2024).

As previously indicated the Council is currently undertaking a Local Plan Review which has completed the consultation phase on the proposed changes, as previously indicated, the Cushman and Wakefield report was commissioned to assist the Council in updating relevant policies to ensure housing policies respond to market conditions and anticipated supply and demand based on projections on population over the plan period. As a result of the consultation undertaken and evidence collected, changes to Policy H10 are proposed which seek to ensure that demand is demonstrated within each application, and that sites are located as close to universities as possible.

Conversely, to address some of the city centre emerging Policies H12 and H13 have been drafted to cover Build to Rent and Co-Living schemes which promotes primarily city centre sites experiencing demand issues to be re-purposed to deliver additional city centre accommodation of a quality standard. Draft Policy H13 sets out requirements for the expectation of such accommodation. Given the emerging Local Plan has not been through examination and is still in the earlier stages of the Local Plan review process the emerging policies are yet to carry significant weight but have been given due regard and consideration as part of this application. In particular, the applicants as set out have provided a comprehensive justification as to the demand for such accommodation within the area.

### *Demand for Student Accommodation*

Elaborating upon the issues set out above in respect of demand for student accommodation, as identified in the University of Warwick's SPD, as of February 2024 the campus accommodates around 7,500 students. The SPD sets out the University's aspiration to continue to investigate the increase of its stock of student accommodation and renew existing accommodation, with a view to ensuring that at least the current ratio of on/ immediately adjacent to campus accommodation to students is maintained. The number of students attending the University is expected to grow by the year 2033, due to growth plans, which have been further enhanced by the approval of the STEM, which did not have an extant planning permission at the time the Cushman and Wakefield report was prepared. This project results in an additional 24,500 sq. m of floor space being delivered within the central campus development over a ten year period, with works

having commenced on site at the time of writing and the first phase of the reserved matters also approved.

The University's SPD also sets out the aspiration to increase the number of student bed spaces serving the University by around 1,200 by 2033, either within or immediately adjoining the campus. As set out within the site description the application site is located a mile from the centre of the campus and highway improvements have been implemented and are planned, with committed monies from other developments to further enhance walking and cycling infrastructure. The development of other sites within the business park has increased the number of students in the area. The Cushman and Wakefield report considers the increase in privately operated accommodation.

Previously, there was an increase in student accommodation demand outside of Coventry due to apparent supply issues (pre-2019), which resulted in a number of developments for student accommodation being sited in Kenilworth and Leamington Spa to the sum of 400 and 4,300 bedrooms respectively. The report highlights that based on evidence of bus demand from the south of Leamington in particular which provides a direct bus to the campus, there has been a notable decrease in demand as additional accommodation has come forward in Coventry.

The report also considers the quality of accommodation on the market, and with the new PBSA being delivered being of high quality, there is a shift within the demand from lower quality accommodation to sites with internal and external amenity areas, en-suite facilities and a higher standard of bedroom space, together with connections to universities. Of the stock within Coventry, 11% of the beds score 1/5 for room quality (Para 3.30), which are defined as offer little to no amenity space, with the minimum facilities available consisting of a common room. The report states that whilst there is potential that a number of operators with poorer facilities will look to incorporate more communal spaces into their developments over time to remain competitive, 'it is inevitable that a number of beds will leave the market and indeed, this is already the case'.

The concerns raised within the consultation by residents that there is an over-supply of accommodation within the city generally correlates with the findings of the Cushman and Wakefield Report. However, the report which is based on completion data and extant and anticipated planning applications identifies that the area of growth for PBSA has primarily focussed within the city centre and closer to Coventry University as opposed to Warwick. As a total there are a combined 56,596 full-time students in Coventry across both universities (23-24 academic year). With the increase in supply within the city centre, the report notes that, with the exception of the University of Warwick area, all areas have seen more bed spaces delivered over the last five years than existing supply. The report does however state that; 'given the different locations of the universities and the distance between each campus, the areas in which the universities are based should also be considered as sub-markets. Therefore, Cushman & Wakefield has considered each area separately. In doing so, in terms of supply in the University of Warwick area, considering all existing and approved beds (at the time of writing their report), the University of Warwick area can be considered undersupplied thanks to a significant proportion of the city's demand pool based here. In 2021/22, the ratio stood at 2.6:1, significantly above the national and peer ratios. The ratio is set to marginally fall to 2.5:1 by 2030/31 in line with forecasted growth. Under the Baseline scenario, the ratio would fall to 2.0:1, remaining at a healthy level, broadly in line with the peer group average. Overall, this is

indicative of scope for additional development to address unmet demand in the area. It is noted that the report does however raise concerns with the oversupply within the city centre.

That being said, the report acknowledges that; 'Whilst it would perhaps be appealing for the City Council to look to rule out future purpose-built student accommodation applications, this could potentially be damaging to the attractiveness of Coventry as a student destination over the longer term and would stifle innovation'. In addition, at Para 8.3 the report also noted that wider national policy decisions relating to Higher Education have the potential to impact the market, as do trends in student decision making. It is therefore prudent that future policy should allow for a degree of flexibility to adapt to market conditions.

In this case, the applicants have duly provided a report on student demand which considers the needs of the University of Warwick going forwards, and whilst again noting the market conditions across the wider city, the data and evidence provided does indicate that there is scope for additional demand close to the University of Warwick. Taking the above into account the assessment is accepted.

#### Loss of Employment Land

Further to the above, Policy JE3 is also of particular relevance in this case given the loss of the business premises. Whilst the land is not allocated within either the adopted or emerging Local Plans as employment land, weight is afforded to the longstanding/existing use of the site in accordance with Part 4 of Policy JE3.

In applying JE3, of which states that 'Proposals for the redevelopment in whole or in part of employment land for non-employment purposes will not be permitted unless it can be demonstrated that the part(s) of the site where nonemployment development is proposed are:

- a. No longer suitable for employment use bearing in mind their physical characteristics, access arrangements and/or relationship to neighbouring land-uses and there is evidence of unsuccessful active and substantial marketing of the site for employment use using a variety of media which supports this; or
- b. It would not be financially viable to re-use or re-develop the land or buildings on the land in whole or in part for employment purposes; or
- c. The non-employment development proposed would be used for purposes which are clearly ancillary to and will support the operations of a primary employment use on the land; or
- d. The non-employment development would generate significant employment gains which are of sufficient weight to justify the loss of employment land.

In addition to at least one of the criteria above it must also be demonstrated that; The potential of the site to contribute to the employment land requirements of the city over the plan period is not significant; The proposal would not significantly compromise the viability or deliverability of other adjacent employment land or land allocated in this Plan for

employment development; and, the proposal will not have an unacceptable adverse impact on the continuing operation of any nearby existing businesses.

In this case the applicants have submitted letters from each owner/occupier of the 22 units across the business park, the majority of which raise concerns as to the viability of the site with the high number of vacancies, together with marketing information highlighting that despite flexible, long and short term letting opportunities there is a lack of demand for the units. The owner/occupiers have also elaborated upon the reasons for the under-use and market challenges in that the layouts of the units in themselves are not conducive to modern ways of working, and that the quality of the buildings result in low energy efficiency which would be costly to retrofit, and the increase desire from hybrid/remote working, as a result of the evidence provided it is therefore considered that Parts a and b are satisfied.

With regards the criterion under Part 2, the site is relatively modest in terms of proportions and would not therefore likely make a significant level of contribution to the provision of employment land over the plan period, or indeed would the development significantly compromise adjacent land, the use and development aligns with neighbouring developments and would not result in the loss of nearby existing businesses. On the latter element, whilst a number of the units remain operational, the occupiers have expressed interest in re-locating to either more sustainable or nearby premises. It is understood that a number of units within the adjacent Ensign Business Centre are vacant as are other premises in the area, which could reasonably meet the needs of existing occupiers. It should be noted that as part of the consultation planning policy officers have been consulted and also raise no objections. Taking the above into account it is considered that the principle for purpose built student accommodation is acceptable, subject to the relevant material considerations set out within the succeeding sections of this report.

### **Impact on visual amenity**

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Paragraph 131 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.

The National Planning Policy Framework, paragraph 135 states that “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.

The NPPF further states (at paragraph 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

In this case the application seeks to re-develop the site which contains low level offices at present to create a high density student scheme containing a combination of cluster and studio flats with landscaping and shared communal areas to the ground floor. The applicants have engaged with the Council through pre-application discussions to develop a design which would make a positive contribution to the area. A series of changes have been made to the scheme over a period of time to ensure that the character, form and massing compliment adjacent sites/uses. As has been set out the wider business park area has been subject to extensive changes in recent years with the McLaren, Oaks and Progress Houses in particular all significantly increasing the building heights of buildings being demolished. The building heights within the adjacent schemes generally align with the application site, with the proposed tower feature being of a similar height to the ridge of Progress House, whilst the remaining blocks align with the Oaks and McLaren phases. Whilst the buildings themselves will house an additional storey from the adjacent schemes this is mitigated as a result of the notable level change with the land stepping down from south to north, as such the view from Westwood Way would be very similar to views towards the other schemes.

The elevational detailing of the buildings have also been subject to discussions and design evolutions with the case officer and urban design officer during the course of the application. The vertical window arrangement was requested to align with surrounding developments, as is the combination of elevational materials which incorporate both red and buff bricks, lightweight metal cladding and vertical bond detailing between windows to add visual interest. The rationale for the contrasting top floor materials, coupled with a setback from the elevation of the remainder of the building is to mitigate the visual impact and provide additional interest to the design. Examples of such an arrangement on surrounding schemes demonstrate the visual effectiveness of such an approach. On the brick tower, a detailed angled brick design is also proposed on each of the corner sections of the elevations to further add visual interest and break up the contrasting single design of the block, enhancing the building as a gateway feature. The window details use quality aluminium frames which are to be powder coated with matching louvre details.

The landscape design has been established on the premise of creating a central ‘street’ through the centre of the site which will channel movements from the eastern side through into the reception area and communal areas to the west. At ground floor level high levels

of glazing and an indicative dense planting and complementary hard and soft landscaping arrangement allows for the communal areas which are likely to incorporate shared living/lounging areas, gym areas, study areas, cinema/computer games room, kitchen and outdoor bbq area to activate the central space together with an outdoor fitness area, with a complimentary lighting scheme (to be secured via condition with the landscaping details), the development is considered to achieve a good quality layout and green character which is conducive to providing quality space for future occupiers to enjoy. Whilst there is a level change across the site, the use of multiple secure accesses for pedestrians to access buildings without the necessity of navigating stairs, which in turn allows for additional convenience for cycle storage.

Two servicing and parking areas are proposed, both from the north off Torwood Close, the eastern vehicular access will provide accessible bays for residents, and a delivery area near to the main reception. A flexible hard surfacing is also incorporated, which could feasibly be utilised as temporary additional parking with the remainder of the car park/servicing areas on days where students arrive/depart the accommodation for the academic year. A student management plan to be secured via condition will provide further opportunity for measures to be incorporated and a suitable management plan enforced across the site. The western access point will provide a small number of staff parking bays and additional accessible bays as required. This will also serve as the main refuse collection area, which has been designed to avoid bins having to be wheeled to on street locations which can be unsightly and cause enforcement issues with ongoing siting outside of collection days.

Overall, it is considered that the design of the scheme considered as part of this full application creates a high-quality residential environment which makes a significant contribution to the character and appearance of the area, taking inspiration from surrounding schemes to create a more efficient use of land which responds to the prevailing character of the area. The application therefore accords with the aforementioned design policies and is therefore acceptable in this regard.

### **Impact on residential amenity**

Part C of Policy H10 supports the delivery of student accommodation but highlights that the delivery should not be of detriment to existing residential occupiers, Policy H5 re-affirms this in the adopted Local Plan. Nearby residents have raised objections to the proposed development on the basis that the development would have a detrimental impact upon existing residents in the area due to the increase in traffic movements. The massing of the building has also been indicated to be of concern and may result in harm to existing residents.

When considering the proposed development it should be noted that the site is set a notable distance in excess of 165m from residential dwelling houses, the closest of which are sited within Broadwells Court and Applecross Close. Separating the site from residential dwellings is the band of established landscaping which separates the residential form with the business park of which is 20m in width. Beyond the landscaping within the business park, construction is underway at Progress House for the redevelopment of the former OCR offices to create student accommodation. The scheme is notable in height at a total of 20m at ridge, however given the siting and size of the building, which was allowed on appeal, the application site will be concealed from occupiers of dwelling houses.

The primary impact upon residential users will be the adjacent student blocks, particularly the Oaks to the north east of the application site. However, the separation distance of approximately 50m again mitigates any direct overlooking or loss of light. Welland House to the west remains in-situ and whilst the buildings will be close to the boundary, the loss of light to the commercial occupier will not be significant given the established landscaping along the boundary in close proximity to the building and the commercial nature of the occupier. Considering separation distances within the site itself, for student accommodation schemes which fall within the same development, it is generally expected that at least 17m is a proportionate guide for separation distance between bedroom windows. In this case the separation distances are met in this case. This was with the exception of Block D which based on the original orientation resulted in around 15m separation to the nearest windows on adjacent blocks. Two options were considered; firstly to add oblique/angled windows and the second to orientate the building to increase the separation.

In considering the options, the re-orientation of the building was the preferred option for both the applicants and the council as it is considered the orientated building provides a more positive response to the surrounding form and the approach along Westwood Way, whilst further activating Torwood Close. This has enabled also the some of the communal areas to be re-sited from the central courtyard entrance area to the area between Blocks A and D within the area which sits below ground from the Westwood Way level.

With regards future living conditions for occupiers on site, it should be noted that the applicants have sought to provide a quality internal living environment through the use of quality communal areas and landscaping, together with suitable separation distances and direct provision of on-site bicycle hire included within the rent.

The accommodation proposed comprise of a range of cluster flats and studio rooms, a breakdown of which is provided as follows:

<b>Accommodation Type</b>	<b>Sq. m</b>	<b>No. of Units</b>	<b>Total Beds</b>
4-Bed Cluster Flat	13.4 – 13.9 sq. m	88	352
5-Bed Cluster Flat	13.4 – 13.9 sq. m	43	215
6-Bed Cluster Flat	13.4 – 13.9 sq. m	24	144
7- Bed Cluster Flat	13.4 – 13.9 sq. m	10	70
Studio A	17 sq. m +	205	205
Studio B	23 sq. m +	20	20
		<b>Total</b>	<b>1,006</b>

The internal areas and layouts of the flats within the floor plans allow sufficient light within each of the bedrooms with many of the kitchen/living areas within the cluster flats (located at the end of the spurs) benefitting from full height/width glazing. This together with the suite of features incorporated into the communal areas as set out above are considered to ensure the development provides a quality living environment for future occupiers.

As part of the consultation Urban Design and West Midlands Police have been consulted on the proposals and raise no objections to the proposed development. WM Police have



however made recommendations to ensure that CCTV is installed, together with suitable boundary treatments, on-site security and lighting details, the latter of which to further promote active surveillance within and around the site. These measures have all duly been secured via condition within the lighting details and the student/operational management plan. Overall, the proposals thereby accord with the relevant sections of the adopted and emerging Local Plans and principles within the NPPF (2024).

### **Noise**

Further to the amenity considerations set out above, internal and external noise levels are a material consideration. In this case the applicants have submitted a noise assessment to demonstrate that the internal and external areas will accord with the relevant British Standards for noise (BS4142). At the present time the details of the specific plant are unknown and glazing options have been proposed to two specifications, one of which for traffic noise and the other commercial.

Given the limited information currently available in respect of noise it is deemed necessary that suitably worded conditions are appended to any decision to ensure that full details of plant and machinery are submitted to and approved in writing prior to first occupation, with details of the finalised glazing specifications and ventilation details being submitted for approval to ensure there is no undue harm caused either to future occupiers of the site or neighbouring occupiers. These recommendations accord with the view of the Council's Environmental Protection Officer who has also indicated this further information is required.

### **Highway Considerations**

Policy AC1 'Accessible Transport Network' 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.

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 parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

Parking provision should accord with the maximum standard expressed in Appendix 5 unless it has been clearly demonstrated that the site is in a highly accessible location where transport, by means other than the private car is a realistic alternative. In that respect lower levels of provision may be considered acceptable where the site is in close proximity to the City Centre, a train station, a high-quality rapid transport route or other public transport interchange and where there is a package of measures (proportionate to

the scale of development) to enable sustainable means of transport. Any variation from the maximum standard must be fully justified by proportionate evidence.

In this case the applicants are seeking to deliver a car free development insofar as not providing and even precluding cars from being brought to the site by students. To support the application the applicants have undertaken a comprehensive transport assessment which identifies that the application site is located approximately 1.5km (1 miles) walking distance to the centre of the University of Warwick (UoW), which equates to a walking journey time of approximately 20 minutes or a cycling journey time of approximately 5 minutes. Other local facilities such as Cannon Park Shopping Centre and Tile Hill Railway Station are located within 1.4 miles and 1.9 miles walking distance respectively from the site.

This is consistent with the other student schemes within the wider business park, all of which have taken a similar approach with the Oaks phases for instance having 22 spaces over the four phases excluding National Mathematics and Science College staff parking approved as part of phase 4. The Highway Authority is supportive of the move towards a car free development, the only exception to car parking provision will be 20 spaces to be used by students with disabilities who rely on a car, staff parking and using the spaces flexibly during drop off and pick up days when students are moving in and out of the accommodation.

The car free nature of the student accommodation will encourage future occupiers to use sustainable travel modes in the form of walking, cycling and existing bus services. To maximise the use of these sustainable travel modes, the Highway Authority has requested a suite of contributions towards the enhancement of the existing footway, delivery of a cycle way along Westwood Way, provision of a West Midlands Cycle Hire docking station, and Mobility Credits to further encourage future occupants to make use of the existing and new sustainable modes of transport, it should also be noted that the legal agreement will also have a clause stating that occupiers cannot park on site to prevent additional parking demand. Other mitigation also includes the expansion of double yellow lines within Torwood Close and Westwood Way and the requirement for a sustainable travel plan to be submitted and implemented, with a monitoring fee paid for a period of ten years.

As previously indicated this arrangement, together with the package of mitigation is consistent with other recent and relevant applications, for example; Phase I of the Oaks provided a total of ten parking spaces incl. 5 no. accessible bays (Ref no. FUL/2017/2993), Fraikin House within Torwood Close secured 16 spaces for the 639 bed spaces (Ref no. FUL/2019/2868) and the re-development of Avon, Swift and Welland Houses, also within Longwood Close precluded the provision of car parking for purpose built student accommodation (Ref no. FM/2022/0980).

The applicants are proposing a policy compliant level of cycle provision with direct provision of free to use bicycles provided by the developer to further promote the use of sustainable travel, the terms of which are understood to be included within the tenancy agreements.

Considering servicing requirements, the applicants have tracked to refuse collection areas to be located within the centre and front of the site. The proposal is for vehicles to

enter the site and use a private commercial collection service to negate the need to manoeuvre bins around the site and to kerbside on collection days, this again is a typical arrangement for such developments, and no objections have been raised by the Local highway Authority to this effect.

Taking the above factors and measures into account, the application is deemed to have an acceptable impact upon the immediate and wider highway network and will make a positive contribution to the wider pedestrian and cycle storage infrastructure within the wider vicinity, particularly towards the University of Warwick. Both the Local highways Authority and National Highways raise no objections to the proposed development subject to conditions, of which are duly appended to the list at the end of this report.

### **Flood Risk**

Policy EM4 for the Local Plan states that all major developments must be assessed 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.

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.

The Environment Agency have been consulted on the application and confirmed that there was no watercourse within the site, or that they would wish to make any further comment or raise any objections on the application.

With regards foul and surface water drainage, the Lead Flood Authority have been consulted on the application and confirmed following careful consideration of the submitted documents in support of this application that there are no objections subject to the inclusion of appropriate conditions and informatives. This application is therefore considered to be in accordance with Policies EM4 and EM5 of the Local Plan.

### **Contaminated Land**

Policy EM6 seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means. 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.

The applicants have duly provided a Phase I contaminated land assessment, the report does not identify there being significant potential for pollutants, however given the longstanding commercial nature of the site the report identifies that a more intrusive survey is warranted in this case. This recommended is supported by the Council's Environmental Protection Team who have confirmed that they have no objections and have requested the five standard conditions to be appended to the decision securing a more intrusive ground survey and associated remediation and mitigation measures as required. With these conditions attached the application is deemed to be acceptable in this regard.

### **Air Quality/Sustainability**

Policy EM7 requires new developments to ensure that there is not an increase in air quality issues, this is supported and consistent with Paragraph 199 of the NPPF (2024) which states that planning decisions will have due regard for Air Quality Management Areas, of which the site and the rest of the city lies within.

The applicants have provided a basic sustainability statement as part of the submission which indicates that the development will accord to BREEAM 'Very Good' with aspirations to incorporate BREEAM excellent measures. Such measures will likely include renewable energy generation on site through the use of Ground or Air Source Heat Pumps or PV Panels, as well as sourcing sustainable materials. Throughout the construction phase it is also expected that mitigation measures be pursued to minimise the impact upon air quality.

During the operational phase of the development, the applicants are seeking to provide bicycles for students to use as part of their rental package and mobility credits and a TRO are also being provided through the suite of obligations to also minimise the use of cars. A student management plan will also preclude residents bringing cars to site unless they are for occupiers who rely on them as a result of a disability, in which case EV charging points will be provided and these will be controlled through tenancy agreements, again secured within the student management plan. Full details of the sustainability measures have been secured via a condition which will require the details to be submitted to and approved in writing by the Local Planning Authority prior to their incorporation into the scheme. A local employment condition is also appended at the request of Economic Development, which again seeks to promote local employment opportunities thus reducing the use of private car during the construction phase.

### **Trees/landscape**

Paragraph 136 of the NPPF (2024) attributes trees to making an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. As such the NPPF is clear in that planning decisions should ensure that new streets are tree-lined and that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

Policy GE4 of the Local Plan states the development proposals will be positively considered provided that;

a) there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development, any loss should be supported by a tree survey.

- b) trees not to be retained as a result of the development are replaced with new trees as part of a well-designed landscape scheme; and
- c) existing trees worthy of retention are sympathetically incorporated into the overall design of the scheme including all necessary measures taken to ensure their continued protection and survival during construction

The application as proposed seeks to demolish/remove the existing built form and areas laid to hardstanding with the incidental landscaping within the central car parking area. As part of the submission, the applicants have undertaken a detailed arboricultural assessment of all features within the site, the assessment identified a total of 59 individual trees comprising 28 Category B trees, 30 Category C trees and 1 Category U tree (T20) and 9 groups of trees comprising 1 Category A, 6 Category B, 1 Category C and 1 Category U (G3).

In total 43no. arboricultural features will be removed, including 23no. low quality and 18no. moderate quality features. Alongside this, it is recommended that both T20 and group G3, regarded as being unsuitable for retention irrespective of the proposed development, are removed under sound arboricultural management. Whilst it does appear that the losses are relatively significant as a proportion of specimens, the more valuable trees being retained are on the boundaries of the site and have a higher amenity value, than those smaller trees located within the parking area which primarily form the main losses. The tree specimens being lost are also limited to semi-mature to early mature trees.

To compensate for these losses, the applicants are proposing new structured tree planting will be implemented throughout the development as. In addition, new trees, shrubs, and ornamental planting will be added, and it is recommended that a planned and coordinated approach to the management and upkeep of the development's soft landscape elements is formalised. This will ensure the successful establishment of new vegetation and tree cover and, where practical, the integration of the existing trees into the surrounding landscape.

The report does however state that there are examples where it will likely be feasible for the re-use of existing trees within the future development and the arboriculturist has identified 22 existing trees in re-sited locations. The detailed landscaping scheme has not yet been provided and is secured via a planning condition, an arboricultural method statement has also been secured to ensure that the re-development provides a quality landscaping scheme which makes a positive contribution to the character and appearance of the area.

It should be noted that the Council's Tree Officer has been consulted and raises no principle objections, although noted that a smaller footprint could possibly allow for the retention of additional trees. The outstanding objection relates solely to the absence of the CAVAT assessment, which provides the financial contribution required to mitigate against the loss of trees on-site. This is being updated at the time of writing and will be addressed via an update paper to be circulated ahead of planning committee.

## **Ecology**

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.

The Environment Act 2023 requires development proposals to achieve a net gain of biodiversity within any major planning application. In this case the application site is located within an area of the city which has some ecological sensitivities within the wider vicinity, with records of hedgehogs, pipistrelle bats, moles, common lizards, frogs and toads, smooth and great crested newts within 0.5km and located within close proximity to Westwood Way Pond and Ten Shilling Wood Field LWSs and Ten Shilling Wood and Park Wood Ancient Woodlands.

In this case the applicants have provided a biodiversity impact assessment and ecological appraisal in support of the application. The Council's Ecologist was consulted and requested additional information be provided in the form of additional bat surveys for roof spaces and a completed biodiversity impact assessment metric calculation (DEFRA) to ascertain the anticipated level of habitat gain/loss on site as a result of the development as proposed. On the bat emergence surveys and additional details there has been some extensive discussion between the council and the applicants as the surveys to date do not include external roof inspections, which due to the absence of information in this respect does not allow for the impact to be negligible. Whilst the roof tiles and eaves appear in sound condition at present, without definitive proof, the impact is categorised as low. In accordance with best practice, additional surveys have therefore been secured ahead of any demolition works, with appropriate mitigation measures should these be required.

Invasive species have also been identified on site in the form of Cotoneaster, a condition has been requested to ensure professional removal of the species. The Council's Ecologist has also requested conditions to secure additional bird protection, biodiversity improvement features (i.e. bat and bird boxes), together with the recommendations within the submitted ecological reports. All of which have duly been secured via condition.

At the time of writing the final metric calculation is being prepared, as such the final calculation and confirmation as to whether any financial obligations will be required in this regard will duly be circulated when available.

## **Developer Contributions**

Policy IM1 'Developer Contributions for Infrastructure' states that development will be expected to provide or contribute towards provision of: a) Measures to directly mitigate

its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development.

The development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement. The heads of terms are as follows:

<b>Consultee</b>	<b>Contribution Request</b>	<b>Cost</b>
Highways	<u>Westwood Way Cycleway Contribution:</u> To improve the cycle and pedestrian network to the University of Warwick	Up to £270,000.00
	<u>Mobility Credits (students) (Bus Swift Cards):</u> To provide incentives to future student occupiers to uptake active means of travel in the form of free bus travel over a period of 5 years effective from the date of first occupation	Up to £262,200.00 for bus cards to be spent within a period of 5 years (based on uptake)
	<u>Mobility Credits (staff):</u> To encourage staff to utilise non-car travel modes, equivalent to 6 months bus travel per employee  Based on 2 years Bus Travel at £760 per year for Swift Bus Pass per 1 FTE staff.	To be reported via update paper/late reps
	<u>Traffic Regulation Order for No Waiting Double Yellow Lines:</u> Within Torwood Close and/or Westwood Way	£3,000.00
	<u>Travel Plan Monitoring Fee:</u> For the ongoing monitoring of the sustainable travel plan for a period of ten years	£6,800.00
Parks/Open Space	<u>Open Space Contribution:</u> To enhance parks, formal and informal open space within Westwood/Wainbody Wards	£361,494.10
Ecology	<u>Ecological Offsetting:</u> Towards the improvements to biodiversity/habitats within Westwood Ward	To be reported via update paper/late reps
Trees	<u>Replacement Tree Planting:</u> Towards the provision of off-site trees within the vicinity of the site to off-set the loss of trees required to facilitate the development	To be reported via update paper/late reps
<b>Total</b>		<b>Up to £981,019.10</b>

The developer has agreed to the requested contributions set out above. However, it should be noted that the NHS (UHCW) have submitted a request for monies to the sum of £556,036.27, however the applicants have raised a significant concern to the request

in respect of whether the obligations comply with the CIL Regulations, specifically section 122 of which states that;

A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In this case the applicants have articulated their view that there is no resultant increase in healthcare demand and that the student accommodation will not introduce in itself a significant increase in student intake as a result of this development specifically, and that the request makes the assumption that all rooms will be occupied by students not within the city. When considering the University of Warwick SPD, reference is made to the fact that first year students primarily use on-site accommodation with second, third and fourth year students typically opting for private accommodation.

The data/evidence provided by the NHS also assumes that students typically reside in their term-time accommodation for 38–42 weeks per year and often remain registered with their home GP. Local health services are typically used only in emergency circumstances. It is however indicated within the response that the population is based on permanent occupancy.

The applicants also contend that further regard should be given to the Health Impact Assessment submitted with the application (April 2024), of which Public Health raised no objections to the development or design and concluded that the development's health impacts are neutral to positive. In turn the applicants have cited that they consider that this is part of a wider funding issue, which is akin to the findings of the Abbotts Lane appeal where the inspector concluded that NHS requests of this nature relate to structural funding issues rather than specific developments and that these matters should be addressed through national commissioning arrangements as opposed to site-by-site planning gain requests.

There has been case law which raises concerns over compliance with Section 122 of the CIL Regulations based on a number of cases. When considering other student accommodation sites in the vicinity, the NHS has not sought contributions to this sum. At the time of writing discussions remain ongoing with further evidence being awaited from the NHS. This will duly be updated further as required.

### **Equality Implications**

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;



- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

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

## Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, Policy DS3, H3, H10, GE1, GE3, GE4, JE3, JE7, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2017 and the emerging Local Plan Policies together with the aims of the NPPF.

## CONDITIONS/REASON

<b>1.</b>	The development hereby permitted shall begin not later than 3 years from the date of this decision.
<b>Reason</b>	To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)
<b>2.</b>	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Appendix 1: Health Impact Assessment  Air Quality Assessment - Westwood Business Park  Demolition Site Plan - 18.12.24.pdf  Fire Statement Form  Existing Location Plan  FRA and SUDS - Appendix B  Crime Impact Statement  Sustainability Statement  Mercia Ownership Report and Owner Letters  Arboricultural Impact Assessment  Planning Statement  Daylight and Sunlight Impact Assessment Report  Phase 1 Land Contamination - Risk Assessment  Tree Constraints Plan  Tree Survey Schedule - Appendix 2  Travel Plan  Transport Assessment  Coventry &amp; Warwickshire Office Market Report dated 10th October 2024</p>

	<p>Market Report dated 14 January 2025</p> <p>FRA and SUDS - Appendix B</p> <p>FRA and SUDS - Appendix A</p> <p>Biodiversity Net Gain Statement November 2024</p> <p>Preliminary Ecological Appraisal November 2024</p> <p>Proposed Aerial Site Plan</p> <p>Outline Schedule of Accommodation</p> <p>GA Elevations A - B</p> <p>GA Elevations C - D</p> <p>GA Plan - Level 00</p> <p>GA Plan - Level 01 to 04</p> <p>GA Plan - Level 06</p> <p>GA Elevations G - H</p> <p>GA Section 01 - 02</p> <p>GA Section 03 - 04</p> <p>GA Section 05 - 06</p> <p>GA Elevations I to L</p> <p>GA Plan - Roof</p> <p>GA Plan - Level 07</p> <p>GA Elevations E - F</p> <p>Noise and Vibration Impact Assessment</p> <p>Student Needs Report January 2025</p> <p>Surface Water Drainage Strategy &amp; Flood Risk Assessment</p>
<b>Reason</b>	For the avoidance of doubt and in the interests of proper planning.
<b>3.</b>	The student accommodation hereby permitted shall be occupied by no more than 1,006 permanent residents at any time.
<b>Reason</b>	To ensure that the development is not used in an over-intensive manner, prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policies H3 and H10 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>4.</b>	<p>Within three months of the implementation of the development hereby permitted a replacement planting scheme shall be submitted to and approved in writing by the Local Planning Authority and shall include: a) a plan showing the location of the trees to be planted; b) details of the size and species of the trees to be planted; c) approximate date(s) of planting; and d) a schedule of maintenance for the trees. The replacement planting shall be undertaken in accordance with the approved details within nine months of the implementation of the works hereby permitted. All trees 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 (excluding hard surfaces). Selection should be prioritised from local provenance and in compliance with current biosecurity guidelines. The trees shall be</p>

	<p>maintained in strict accordance with the approved schedule of maintenance. If within a period of five years from the date of planting the tree(s) (or any other tree(s) planted in replacement for it) is removed, uprooted, destroyed or dies or becomes; in the opinion of the Local Planning Authority; seriously damaged or defective, another tree(s) of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree(s).</p>
<b>Reason</b>	<p>In the interests of the visual amenities and natural environment of the area in accordance with Policies GE3, GE4, EM1 and DS3 of the Coventry Local Plan 2017 and the emerging Local Plan.</p>
<b>5.</b>	<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 relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works. 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>
<b>Reason</b>	<p>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 2017 and the emerging Local Plan.</p>
<b>6.</b>	<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 specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous</p>

	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 development hereby permitted; 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.
<b>Reason</b>	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 2017 and the emerging Local Plan.
<b>7.</b>	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, 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.
<b>Reason</b>	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 2017 and the emerging Local Plan.
<b>8.</b>	No part of the residential accommodation hereby permitted shall be occupied unless and until the external amenity space has been laid out and provided in full accordance with the details shown on the approved plans and thereafter shall remain available for use at all times.
<b>Reason</b>	In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>9.</b>	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.

<b>Reason</b>	In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policies DE1 and H10 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>10.</b>	Prior to first occupation sprinklers shall be fitted to all rooms in the new dwelling hereby permitted in full accordance with BS 9999:2008 and Building Regulations Approved Document Part B1 2013 and thereafter shall remain in place at all times and be maintained in full accordance with the manufacturer's recommendations.
<b>Reason</b>	To ensure access by the fire service in the interests of safety in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>11.</b>	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.
<b>Reason</b>	To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>12.</b>	Notwithstanding the submitted details, prior to their incorporation into the development, details of: -window/ door frame colour and materials; -glazing details; -brick and mortar details; -cladding details including colour/finish and profile, fixing systems and joint details; -details of any rainwater goods; -details of any vents/grilles; -details of roof top safety rail systems; and - details of any plant enclosure or similar structures 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.
<b>Reason</b>	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 2017 and the emerging Local Plan.
<b>13.</b>	Notwithstanding the plans hereby permitted, prior to the construction of a boundary wall, fence or gate details of the position, appearance and materials of such boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in full accordance with the approved details before the

	respective accommodation to which they serve is first occupied and thereafter shall be retained and shall not be removed or altered in any way.
<b>Reason</b>	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 2017 and the emerging Local Plan.
<b>14.</b>	Notwithstanding the submitted details, no development shall commence unless and until a Sustainable Building Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the requirements of Local Plan Policy EM2 (Building Standards) have been met. The development shall not be occupied unless and until all the works within the approved scheme have been completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall not be removed or altered in any way.
<b>Reason</b>	To comply with the provisions of the NPPF and in accordance with Policy EM2 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>15.</b>	No removal of trees, hedges, shrubs or demolition of any buildings or structures shall take place between 1st March and 31st August (inclusive) unless a survey to assess the nesting bird activity on the site during this period has been undertaken by a qualified surveyor, and a scheme to protect any nesting birds identified on the site has first been submitted to and approved in writing by the Local Planning Authority. No trees, hedges, shrubs or buildings/demolition have shall take place between 1st March and 31st August (inclusive) other than in strict accordance with the approved bird nesting protection scheme.
<b>Reason</b>	To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.
<b>16.</b>	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.
<b>Reason</b>	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 2017 and the emerging Local Plan.
<b>17.</b>	No development (including any demolition or preparatory works) shall commence unless and until a survey for the presence of bats has been carried out by a qualified surveyor and has been submitted to and approved in writing by the Local Planning Authority. Should the presence of bats be found then no demolition or preparatory works shall take place until full details of measures for bat mitigation and conservation in accordance with good practice guidelines have been submitted to and approved in writing by the Local Planning Authority. All works shall be implemented in strict accordance with the approved timings and details and once undertaken any mitigation works shall not be removed or altered in any way.
<b>Reason</b>	To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.
<b>18.</b>	Within one month of the installation and carrying out of the approved bat mitigation and conservation measures submitted in accordance with condition no. 17, a qualified bat workers report shall be submitted to the Local Planning Authority to verify completion of the works.
<b>Reason</b>	To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.
<b>19.</b>	Prior to the installation of any street lighting, an external lighting strategy (including a plan) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate that lighting shall be kept to a minimum at night in order to minimise impact on emerging and foraging bats, and to restrict light spillage onto foraging corridors. The lighting shall be installed in full accordance with the approved strategy and all lighting thereafter shall be subsequently maintained in strict accordance with the approved details.
<b>Reason</b>	To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, and the emerging Local Plan and the advice contained within the NPPF.
<b>20.</b>	The development hereby permitted shall be occupied unless and until the communal car parking spaces to be provided have been completed and

	marked out in full accordance with the approved drawings and made available for use by the occupants and / or visitors to the dwellings and thereafter those spaces shall be retained for parking purposes at all times and shall not be removed or altered in any way.
<b>Reason</b>	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 2017 and the emerging Local Plan.
<b>21.</b>	The development hereby permitted shall not be occupied unless and until cycle parking facilities have been provided in full accordance with the approved details. Thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
<b>Reason</b>	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 2017 and the emerging Local Plan.
<b>22.</b>	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; - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; - wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; - measures to control the emission of dust and dirt during 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.
<b>Reason</b>	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 2017 and the emerging Local Plan.
<b>23.</b>	Notwithstanding the submitted details, prior to the first occupation of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable and methods of monitoring the performance of the Plan), to promote travel by sustainable modes, and shall be implemented in accordance with the details specified therein and shall not be amended in any way.
<b>Reason</b>	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 2017 and the emerging Local Plan.
<b>24.</b>	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)
<b>Reason</b>	To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF
<b>25.</b>	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.
<b>Reason</b>	To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the

	aims and objectives of the NPPF
<b>26.</b>	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.
<b>Reason</b>	To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF
<b>27.</b>	Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 23, 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
<b>Reason</b>	To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF
<b>28.</b>	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 21, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 22, 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 23.
<b>Reason</b>	To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF
<b>29.</b>	Prior to their incorporation into the development hereby permitted, a package of measures to minimise the impact of the development upon local air quality shall be submitted to and in writing by the Local Planning Authority. These measures shall have consideration of the following: - (i) Provision for electric vehicle recharging points or dwellings to be made 'EV-ready' so a power connection is available to install an EV charge point as required; (ii) 10% of parking provision to be for EV re-charging on non-residential development (iii) Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh); (iv) A construction method

	statement demonstrating how dust and noise emissions are to be mitigated during construction. 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.
<b>Reason</b>	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 2017 and the emerging Local Plan.
<b>30.</b>	Notwithstanding the submitted details, no development shall commence unless and until a noise assessment has been submitted to and approved in writing by the Local Planning Authority. The noise assessment shall include results for LAeq, LA10, and LA90 noise descriptors, together with a calculated arithmetical average for the LAeq. The assessment will demonstrate by calculation that internal noise levels for the proposed residential property meet the 'Good' criteria set out in British Standard 8233 'Sound Insulation and Noise Reduction for Buildings' together with any mitigation measures that are required to achieve this. The report shall also demonstrate that outdoor garden and leisure areas associated with this development meet the 55dB limit as required by the World Health Organisation (WHO). Prior to the first occupation of the buildings any necessary mitigation measures shall have been implemented in full accordance with the recommendations of the noise assessment and thereafter shall not be removed or altered in any way.
<b>Reason</b>	To protect the amenities of future occupiers from road traffic noise and general disturbance in accordance with Policies H3 and H10 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>31.</b>	Before the access hereby permitted is first used 2 metre by 2 metre visibility splay shall be provided at the back of the footway on either side of the proposed access way in full accordance with the approved drawings. The visibility splay shall be retained thereafter with nothing in the visibility splay exceeding 600mm in height.
<b>Reason</b>	In the interests of highway safety in accordance with the aims and objectives of Policies AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>32.</b>	The development hereby permitted shall not be occupied unless and until the access to the site, manoeuvring space(s) and car parking area(s) indicated on the approved drawings have been provided in full accordance with those details and thereafter those areas shall be kept marked out and available for such use at all times.
<b>Reason</b>	In the interests of highway safety in accordance with the aims and objectives of Policies AC1, AC2 and AC3 of the Coventry Local Plan 2017

	and the emerging Local Plan.
<b>33.</b>	Prior to the first occupation of the building hereby permitted, a student management scheme shall be submitted to and approved in writing by the Local Planning Authority: which sets out clear arrangements for the beginning and end of terms for student moving into and out of the accommodation. Thereafter the building shall only be operated in full accordance with the approved details which shall not be amended in any way.
<b>Reason</b>	To ensure that the development is compatible with nearby uses and so that it does not adversely impact upon the safe and free flow of traffic in the vicinity of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan.
<b>34.</b>	Prior to any above ground works taking place, full engineering and constructional details for the alterations to the vehicular access to provide pedestrian and cyclist priority shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.
<b>Reason</b>	To ensure that a safe, suitable and convenient access is achieved for future and adjacent occupiers in accordance with Policies AC1, AC2, AC3 and AC4 of the adopted and emerging Local Plans.
<b>35.</b>	<p>Notwithstanding the submitted details, prior to the commencement of any above ground works, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority for the provision of a Sustainable Urban Drainage System (SuDS). 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> <ul style="list-style-type: none"> <li>• General below ground attenuation, aimed solely at managing the quantity of water on site.</li> <li>• The deployment of green roof technology on suitable roof structures within the development.</li> <li>• 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.</li> <li>• Evidence must be provided to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the building will be protected in such an event.</li> </ul> <p>Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.</p>

<b>Reason</b>	To ensure that the development incorporates measures which successfully deter an increased flood risk in accordance with Policies EM4 and EM5 of the adopted and emerging Local Plans.
<b>36.</b>	Notwithstanding the submitted details, prior to the first 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.)
<b>Reason</b>	To ensure that the development incorporates measures which successfully deter an increased flood risk in accordance with Policies EM4 and EM5 of the adopted and emerging Local Plans.
<b>37.</b>	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 a flow control mechanism (or mechanisms) limiting the total site discharge offsite to Qbar greenfield rates or 5 l/s, whichever is greater.
<b>Reason</b>	To ensure that the development incorporates measures which successfully deter an increased flood risk in accordance with Policies EM4 and EM5 of the adopted and emerging Local Plans.