

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	PL/2025/0001730/OUTM
<b>Site:</b>	County Scaffolding, 27a Westwood Heath Road, Coventry
<b>Ward:</b>	Westwood
<b>Proposal:</b>	Outline planning permission with all matters reserved for future determination, save for the means of access via Westwood Heath Road, for: the demolition of existing buildings and the erection of Purpose-Built Student Accommodation (PBSA) of up to 400 bedspaces, site access and highway works, car and cycle parking, green infrastructure and public realm, site drainage and ancillary works
<b>Case Officer:</b>	Richard Edgington

## **INTRODUCTION**

The application site relates to an existing builder's yard located to the south of Westwood Heath Road. The site lies adjacent to the boundary with Warwick District in an area defined within the adopted and emerging Local Plans as safeguarded land in the green belt under Policy GB2. The site itself is bound by established trees and is in part, previously developed with areas of hardstanding, structures and the storage of building materials being located within the site, which is of longstanding use. The site remains operational at the time of writing this report.

To the west of the site lies the Grade II Listed St John's Church, to the north side of the site lies Coventry University's sports ground and recreation centre. An established band of landscaping lies to the south with the University of Warwick's Sherbourne Halls of Residence beyond. Immediately to the east of the site, lies a parcel of land within Warwick District on the junction of Gibbet Hill Road and Westwood Heath Road. The site has extant planning permission for the re-development of the greenfield site for a new social sciences quarter for the University of Warwick. The application was considered and approved under reference W/23/0195.

The application as submitted seeks outline planning permission for all matters to be reserved except access for the re-development of the site for up to 400 purpose-built student accommodation bed spaces.

The application has been referred to planning committee due to the number of objections, including a petition (with 105 signatures) having been received.

## **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 application is deemed to be acceptable in principle given that the exception test is met under (g) of Paragraph 154 of the National Planning Policy Framework (2024). The application is also considered, based on the information provided to be acceptable with regards parameters of which are set through planning conditions and the heads of terms of the Section 106 agreement. The development also provides appropriate and proportionate obligations thereby according with Policy IM1 of the adopted and emerging Local Plans, of which are compliant with the tests set out under Section 122 of the CIL Regulations (2010).

## **SITE DESCRIPTION**

The application site relates to a parcel of land extending to approximately 1.8 hectares situated to the south of Westwood Heath Road in the southwest of the city, directly adjacent to the boundary with Warwickshire and Warwick District, indeed a small area of the application site (0.04 ha) lies within Warwick District and a cross boundary application has therefore been submitted to Warwick District Council, planning permission under ref. W/25/1241, the application is pending consideration.

To the west of the site lies the Grade II Listed St John's Church, to the north side of the site lies Coventry University's sports ground and recreation centre. An established band of landscaping lies to the south with the University of Warwick's Sherbourne Halls of Residence beyond. Immediately to the east of the site, lies a parcel of land within Warwick District on the junction of Gibbet Hill Road and Westwood Heath Road. The site has extant planning permission for the re-development of the greenfield site for a new social sciences quarter for the University of Warwick. The application was considered and approved under reference W/23/0195 and is therefore extant. It is noted that the site lies within close proximity to the University of Warwick's main campus, the site entrance to the main entrance of the STEM Building, which is to be the primary entrance into the University of Warwick's main campus which is under construction is 0.3 miles via Westwood Heath Road and Gibbet Hill Road, which equates to a 7-8 minute walk or 3-4 minute cycle journey.

The site itself as existing is a builder's merchants, with an amalgamation of hardstanding and structures/buildings being sited within the northern part of the site which extends further to the south in the right of centre part of the site, between existing trees and landscape features. The site is accessed directly off Westwood Heath Road; the extent of the site lies within safeguarded land as identified within the adopted and emerging Coventry Local Plans. To the boundaries of the site lies a range of planting features including established trees, hedges and unkempt scrub.

There is noted to be a level change within the site further to the south, it is also noted that overhead powerlines intersect the site to the southeastern part of the site, with the lines running east to west over existing landscaped areas. Established trees are located around various points within the site, including adjacent to existing areas of hardstanding and storage.

When considering other relevant site constraints, other than the safeguarded land designation and presence of adjacent heritage assets in the form of the Grade II Listed St John's Church, the site lies wholly within flood zone 1 and is therefore considered to

be at the lowest risk of flooding. The site also lies within the city-wide Air Quality Management Area.

## APPLICATION PROPOSAL

The application as proposed seeks outline planning permission with all matters reserved with the exception of access, of which is to be provided from Westwood Heath Road, in the same location as existing, for the erection of a Purpose-Built Student Accommodation (PBSA) development to create up to 400 bedspaces, with associated works.

As part of the proposal, indicative parameter plans have been submitted defining areas of the site for future development, and retention as green space, and indicative building heights. The parameter plans have building heights of between 6m and 20m in height which increase further to the south of the site, with the 6m max height being located towards the north of the site off Westwood Heath Road.

## RELEVANT PLANNING HISTORY

Application Number	Description of Development	Decision and Date
W/25/1241 (Warwick DC Ref)	Outline planning permission with all matters reserved for future determination, save for the means of access via Westwood Heath Road, for: the demolition of existing buildings and the erection of Purpose Built Student Accommodation (PBSA) of up to 400 bedspaces, site access and highway works, car and cycle parking, green infrastructure and public realm, site drainage and ancillary works (cross boundary application with Coventry City Council)	Pending Consideration
PL/2024/0000248/PAPD	Prior approval for demolition of detached house (Located within application site)	Prior approval required and approved.  <u>5<sup>th</sup> March 2024</u>
W/23/0195 (Warwick DC Ref – adjacent site to east)	Outline application (with all matters reserved) for the creation of University of Warwick Social Sciences Quarter (Use Class F.1(a)) through the provision of up to 32,000 sq. m. of floor space together with all associated works and infrastructure.	Granted.  <u>1<sup>st</sup> August 2024</u>
L/1958/0092 (Cov Ref. 29442)	Use of premises for a builder's yard and wood-workshop.	Granted

## **POLICY**

### **National Policy Guidance**

National Planning Policy Framework (NPPF) December 2024.

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 JE1: Overall Economy and Employment Strategy  
 Policy JE7: Accessibility to Employment Opportunities  
 Policy H1: Housing Land Requirements  
 Policy H2: Housing Allocations  
 Policy H3: Provision of New Housing  
 Policy H10: Student Accommodation  
 Policy GB1: Green Belt and Local Green Space  
 Policy GB2: Safeguarded Land in the Greenbelt  
 Policy GE1: Green Infrastructure  
 Policy GE2: Green Space  
 Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation  
 Policy GE4: Tree Protection  
 Policy DE1: Ensuring High Quality Design  
 Policy HE2: Conservation and Heritage Assets  
 Policy AC1: Accessible Transport Network  
 Policy AC2: Road Network  
 Policy AC3: Demand Management  
 Policy AC4: Walking and Cycling  
 Policy AC5: Bus and Rapid Transit  
 Policy EM1: Planning for Climate Change Adaptation  
 Policy EM2: Building Standards  
 Policy EM4: Flood Risk Management  
 Policy EM5: Sustainable Drainage Systems (SuDS)  
 Policy EM6: Redevelopment of Previously Developed Land  
 Policy EM7: Air Quality  
 Policy IM1: Developer Contributions for Infrastructure

### **Emerging Local Policy Guidance – Local Plan Review submitted to Planning Inspectorate for examination on 9<sup>th</sup> September 2025.**

The Local Plan review is currently at Examination. Relevant emerging policy relating to this application is:

Policy DS1: Overall Development Needs  
Policy DS3: Sustainable Development Policy  
Policy HW1: Health and Health Impact Assessments (HIA)  
Policy JE1: Overall Economy and Employment Strategy  
Policy H1: Housing Land Requirements  
Policy H3: Provision of New Housing  
Policy H10: Student Accommodation  
Policy GB1: Green Belt and Local Green Space  
Policy GB2: Safeguarded Land in the Green belt  
Policy GB3: Local Green Space  
Policy GE1: Green and Blue Infrastructure  
Policy GE2: Green Space  
Policy GE3: Biodiversity, Geological, and Landscape Conservation  
Policy GE4: Tree Protection  
Policy DE1: Ensuring High Quality Design  
Policy DE2: Delivering High Quality Places  
Policy HE2: Conservation and Heritage Assets  
Policy HE4: Archaeology  
Policy AC1: Accessible Transport Network  
Policy AC2: Road Network  
Policy AC3: Demand Management  
Policy AC4: Active Transport Provision including Walking, Cycling and Micro Mobility  
Policy AC5: Bus, Demand Response Transit and Rapid Transit  
Policy EM1: Planning for Climate Change Adaptation  
Policy EM4: Flood Risk Management  
Policy EM5: Sustainable Drainage Systems (SuDS)  
Policy EM6: Redevelopment of Previously Developed Land  
Policy EM7: Air Quality  
Policy EM11: Energy Infrastructure  
Policy EM13: Overheating in new buildings  
Policy EM14: Embodied carbon and waste  
Policy EM15: Noise  
Policy IM1: Developer Contributions for Infrastructure

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

Air Quality SPD  
Coventry Connected SPD  
Trees and Developer Guidance SPD  
Open Space SPD  
Tall Buildings Design Guide and View Management Framework SPD  
New Residential Development Design Guide SPD  
Biodiversity Net Gain SPD  
University of Warwick SPD

### **CONSULTATION**

#### **No objections received from:**

- Historic England: No comments to make.
- National Highways: No objection.

- Highways – Travel Plans: No objection.
- West Midlands Fire Service: General comments received highlighting fire regulations/building control for any reserved matters application.
- West Midlands Police: General comments received making design recommendations for any forthcoming reserved matters.

**No objections subject to conditions/contributions have been received from:**

- Archaeology: No objection, subject to a condition securing desk-based assessment and programme of archaeological works being secured as part of any forthcoming reserved matters.
- Ecology: No objection, subject to conditions.
- Economic Development: No objection, subject to conditions.
- Environmental Protection: No objection, subject to conditions relating to a Construction Management Plan, Contamination and Noise impact/plant details at reserved matters stage.
- Parks and Open Space: No objection, subject to a contribution being secured for £203,738.77 for improvements to parks and open spaces within the area.

**Objections have been received from:**

- CCC Highways: At the time of writing the highways position remains one of objection due to the absence of a suitable pedestrian/cycle facility being provided to connect the site to Kirby Corner Road/Gibbet Hill Road roundabout, absence of a traffic calming scheme, connections to surrounding pedestrian/cycle infrastructure and the original access layout. (Additional information has been provided to address the concerns and an updated position will be published ahead of planning committee).
- WCC Highways: Improvements to pedestrian and cycling connections are required to improve connectivity and safety.

**Comments have been received from:**

- Coventry Society: No in principle objections as use not incompatible with the area and the location is suitable for PBSA. However, concerns are raised with the potential for design, massing, landscaping and car parking together with the impact on the church.
- Transport for West Midlands: No in principle objections, regard should be given to enhancements to bus stops and surrounding sustainable travel infrastructure. Limited parking provision within the site is not objected to given the use as student accommodation.

**Councillor responses:**

- Cllr Marcus Lapsa: Objection, due to there being no demonstrable need for additional purpose-built student accommodation; the development of safeguarded land being premature; exacerbate existing highway safety issues within the area.

**Neighbour consultation**

Immediate neighbours and local councillors have been notified; a site notice was posted on 10<sup>th</sup> October 2025. A press notice was displayed in the Coventry Telegraph on 16<sup>th</sup> October 2025.

An e-petition with 105 signatories has been submitted raising objections to the proposed development. The multi-signature letter has not been sponsored by a Councillor. A summary of the submission is set out as follows:

- Oppose to further approvals of or re-purposing of PBSA within Westwood Heath and the City Centre due to the oversupply of accommodation.
- Development undermines local planning policy.
- Development places pressure on established residential areas.
- Increase in congestion/traffic.
- Detrimental to highway safety.
- Detrimental to the character of the area.

Further to this, 31 letters of objection have been received, raising the following material planning considerations:

- a) Premature use of safeguarded land
- b) Oversupply of student accommodation
- c) Impact on traffic/highway capacity within the area
- d) Detrimental to highway safety
- e) Lack of suitable infrastructure
- f) Loss of green infrastructure and biodiversity
- g) Result in air quality issues
- h) Harmful to the setting of the St John's Church
- i) Indicative scale of building inappropriate for area
- j) Speed limit reductions necessary to make development more acceptable

1 letter of neither objecting nor supporting the application have been received, raising the following comments:

- k) Swift boxes should be installed as ecological enhancements to the development

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- l) Detrimental impact upon house prices

With regards to these representations, 30 of the 32 received were from addresses within 1km/0.62miles of the application site.

Any further comments received will be reported within late representations.

## **APPRAISAL**

The issues in determining this application are the principle of development, the impact upon the visual amenity of the area and heritage assets, archaeology, the impact upon neighbouring amenity, highway considerations, flood risk, contaminated land, air quality, ecology and infrastructure. The relevant policy texts for each issue are included in the Policy Appendix at the end of the report.

### **Principle of development**

The site lies within designated safeguarded land, as identified under Policy GB2 of the adopted and emerging Local Plans. The purpose of the removal of the formal greenbelt

designation for safeguarded land was to allow for future consideration to be given to cross-boundary developments within the area given part of the application site, and adjacent sites to the east and south lie within Warwick District. It was considered at the time of drafting that removing land within Coventry in isolation would be unsuitable owing to the inability to create defensible boundaries that would endure beyond the plan period. However, when considered alongside development options within Warwick District, the land could provide longer term possibilities for the release of land from the green belt to support cross boundary development proposals. Policy GB2 expects that the retention and delivery of infrastructure (notably for highways, education or green spaces) would be required as part of any development proposal were it to come forward.

Since the adoption of the Local Plan in 2017, the same year as Warwick District's Local Plan adoption, planning permission has been granted on the adjacent parcel of land immediately to the east of the site for a new social sciences block. The application was granted under application W/23/0195 and obtained consent for outline planning permission for up to 32, 000 sq. m of educational floor space and associated works. The adjacent site leads to the removal of a former field (greenfield land) which is considered to in part frame the site and wider safeguarded designation within this section of the allocation. With this extant consent, the application site would be bound by built development to the east as well as existing form to the south in the form of the Sherbourne Halls of Residence and Scarman Conference Centre, with St Johns Church and some limited residential development to the west.

These factors are deemed of particular relevance when considering the principle of development in this case. Indeed, the proposed re-development is considered acceptable under the exception identified under Part G of Paragraph 154 of the NPPF which identifies that limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings) are permissible subject to the development not causing substantial harm to the openness of the Green Belt.

In this case, it is considered that owing to the surrounding built form, established landscaping, which is to be retained and likely enhanced through detailed landscaping plans at reserved matters stage, the proposed development would complement the extant consent for the Social Sciences Quarter and in turn the STEM development, which is a four phase re-development of the University of Warwick's campus, which is under construction insofar as Phase 1a. This is located a 7-8 minute walk or 3-4 minute cycle journey from the application site. The Social Sciences Quarter as indicated is immediately adjacent and it has been suggested that a direct link between both sites may be considered at reserved matters stage for both applications, should planning permission be granted.

For the reasons set out above, noting the presence of the surrounding built form and extant consent for the Social Sciences quarter, it is considered that there will not be any resultant harm arising from the development upon the openness of any defined greenbelt land. The area sought for development, which would be conditioned should planning permission be granted, will relate only to existing areas of hardstanding and thereby previously developed land which has had a longstanding use. Within these parameters it



is considered that the principle of development is acceptable and consistent with Paragraph 154 of the NPPF (2024).

Further to Paragraph 154, Policy H10 of the adopted Local Plan is also of relevance, which carries full weight in the determination of this application and supports the delivery of purpose-built student accommodation and notes that it will be encouraged, subject to the criteria set within H10 being met, which is duly the case with regards the application being considered. In this case, the site is deemed to be of a highly sustainable and convenient location relative to the University as previously noted and would bring forward re-development on what is considered to be a largely unkempt parcel of land directly adjacent to the University.

Weight and consideration has also been given to emerging Policy H10 within the emerging Local Plan which identifies that PBSA must be located within or immediately adjacent to the University unless there are exceptional circumstances. No exceptional circumstances are required to be demonstrated in this case given the location of the application site being directly adjacent to the University, as identified in the boundary map within the University of Warwick SPD. Part 2 of Emerging Policy H10, which relates to the requirement to demonstrate need does not apply to this site given the location of the application site. Applying an element of weight to emerging Policy H10, the proposed location is also deemed acceptable.

#### Demand for Purpose Built Student Accommodation

Whilst the principle is deemed acceptable in this location for the reasons set out above, it is recognised that within the course of the consultation one of the primary objections to the proposed development relates to the demand and perceived over-supply of student accommodation within the city. Within the consultation multiple suggestions indicate that no further applications should be permitted for purpose-built student accommodation within the city.

However, there are key factors which should be considered in approaching the acceptability of purpose-built student accommodation further to the elements set out above around adopted and emerging Policy H10.

Firstly, as identified in the University of Warwick's SPD, the campus accommodates around 7,500 students (Feb 24). 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 and the Social Sciences Quarter, which did not have an extant planning permission at the time the Cushman and Wakefield report was prepared. These proposals result in a significant uplift in educational floor space being provided within the campus.

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. It is acknowledged that other sites now benefit from planning permission for purpose-built student accommodation, with some under construction i.e.

Progress House and the former Avon, Swift and Welland Houses, of which are reaching completion and others, such as Mercia Business Village and The Oaks Phase Four which have not commenced at the time of writing. It should however be noted that the anticipated accommodation is not a cap of the quantum which should be delivered, but a guide of anticipated numbers in the shorter term.

As set out within the site description the application site is located 0.6 miles from the main entrance to the STEM development, and if developed out, would be directly adjacent to the Social Sciences Quarter. The use of the site for accommodation is therefore deemed complimentary to the immediate surrounding educational use and accords with the locational requirements of emerging Policy H10.

Consideration should also be given to the wider accommodation offering within the University. Within the Cushman and Wakefield report, consideration is given to the importance of privately operated accommodation which has arisen through periods of growth. 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 offering 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. Further evidence suggests that retrofitting is also taking place on existing accommodation to improve the overall offering, for example the University of Warwick are investing in Claycroft Halls of Residence within the campus. 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.

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 paragraph 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.

Given the wider factors as set out it is considered that the principle of development is acceptable in this case and the proposed development accords with the relevant policies as set out. The relevant material planning considerations for the wider development are set out within the succeeding sections of this report.

### **Impact on visual amenity and heritage assets**

In this case it is noted that a number of objections have been received due to the proximity of the proposed development in relation to the Grade II Listed St John's Church, which lies immediately to the west of the application site. Concerns are raised both with regards the setting of the heritage asset, and the wider character and appearance of the area.

Considering the impact upon the heritage asset, the Council has a duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special regard to listed buildings in the determination of applications and where required, ensure that any wider public benefits outweigh the level of harm upon the asset. Adopted and emerging policies are consistent with the Council's statutory duty in this regard.

In this case, it is acknowledged that the proposed development would represent a notable intensification in the use of the site, which would increase footfall to the site and area, and would install built form in a site within limited permanent structures. However, given the use of the site as a building storage facility/merchants, and the sporadic nature and type of hardstanding and materials which are located on an ad-hoc basis, the current use and form is not deemed complimentary to the setting of the listed building as existing, indeed there is considered to be a less than substantial level of harm identified with the current use.

As proposed, there would be a departure from the existing form, but the re-development would allow for the development of a purpose-built structure which could more appropriately respond to the setting and form of the Grade II Listed Church. Whilst the detailed elevations and form are reserved matters for later consideration, and do not

strictly form part of this application, parameters have been included to clarify and demonstrate that there will be an element of separation between any proposed development within the site and the church. As originally submitted, the Council's Conservation Officer raised some concern as to the proximity of the building and more so associated parking to the front/north of the site adjacent to the church. The Conservation Officer therefore requested the parameter plans/illustrative layout be updated to ensure that a green buffer is installed between the sites to allow for definition and to establish a defined separation. Alterations to the masterplan have therefore been secured to this effect. The layout now indicates that the proposed building will effectively have a landscape wrap around the south and eastern boundaries, which will incorporate the corner adjacent to Westwood Heath Road.

Due regard has also been given to the overall height of the building across the site. As noted within this report there is a level change to the rear of the site where land sits lower than to the front adjacent to Westwood Heath Road, with the presence of established landscaping also providing a means of screening around the south of the site in particular.

In this case the proposed parameters plans propose a maximum building height of 6m to the front of the site, when viewed from Westwood Heath Road, which would step up further to the south of the site. When viewed against the parameters of the adjacent social sciences site, the form and massing is considered too broadly align with the approved scheme for the adjacent parcel within Warwick District. The creation of a 6m structure to the front would not be deemed overbearing or incongruous to the setting of the church in principle. A strong and appropriate elevational finish would however be expected to compliment the neighbouring heritage asset which will duly be considered at reserved matters stage. The parameters are duly set via planning condition as part of this outline application, should planning permission be granted.

Considering the wider visual impact, it should be noted that the character is mixed within the immediate vicinity, with the sports centre associated with Coventry University being located to the north, and University of Warwick buildings to the south. The views from surrounding lower rise development in the form of dwellings would therefore be limited to within Featherbed Lane and Westwood Heath Road, albeit with some sightlines from Broadwells Crescent. However given the separation distances to the surrounding properties and established screening, it is not considered that the development when viewed with a wider backdrop of residential dwellings would be deemed out of keeping. The application is therefore deemed acceptable in principle in respect of the proposed height and massing.

## **Archaeology**

In this case the application site relates to the Grade II Listed Church and is in close proximity to an archaeological constraint area. Areas of the site have not been developed previously with built development, although have been laid to hardstanding. As part of the application submission, the heritage statement does not detail the potential risk of any below ground assets.

Whilst not strictly within the archaeological constraint area, regard has been given to Historic England's, Planning and Archaeology (HEAN 17) which notes that: Most archaeological sites are undesignated, meaning that the majority of archaeological

remains are not protected by listing or scheduling. Indeed, the scale, quality and significance of the archaeological resource at a location are often unknown before the site is considered in the planning process.

The Council's Archaeologist does not object to the application, however a condition for a desk-based assessment and potential further investigations pending the outcome of the initial assessment is required, and with this condition the application is deemed acceptable in this regard.

### **Impact on neighbouring residential amenity**

As noted within the visual amenity section of this report, the proposed development is set away from residential dwellings, with the closest residential neighbours (excluding the caretaker's dwelling within the Sport Centre) being 5 Featherbed Lane; 79 Westwood Heath Road, and 1 Broadwells Crescent which are located 96m, 135m and 186m away respectively. Given the separation distances there are not considered to be any overshadowing or envisaged overlooking issues arising from the development as proposed within the stated parameters. The use of the site as student accommodation at these distances does also not give rise to concerns as a source of noise and disturbance for surrounding occupiers.

As part of any forthcoming reserved matters application full regard will be given to noise impacts upon nearest sensitive receptors and indeed future occupiers of the site. Environmental Protection have been consulted and raise no objections to the development in this regard but have requested conditions to ensure that an overheating assessment and noise impact assessment are provided at reserved matters stage, the latter of which will be required to give full consideration to any proposed plant within the site.

Further to the noise and environment amenity considerations, consideration has also been given to the likely living conditions of future occupiers. In this regard the proposed accommodation is deemed to be in a location which can be enhanced to be sustainable in the form of improved highway connections and locationally, the site is within reasonable distances to local amenities and is complimentary to the wider uses within the area, notably in the form of educational and residential accommodation, with wider open amenities.

As part of the recommendation of approval, a contribution has been sought from Parks and Open Space, in accordance with the calculation within the Open Space SPD to secure contributions to enhance surrounding public open space and park facilities. The parameters plans also make provision for a notable element of open space within the site for the enjoyment of future residents whilst also providing the opportunity for biodiversity improvements. Taking the above matters into account, it is considered that the application is acceptable from an amenity perspective, subject to further details being provided at reserved matters stage and the contribution sought, further details of which are set out in the infrastructure/obligations section of this report.

### **Highway considerations**

Within the consultation it is acknowledged that there have been a number of concerns raised with regards the highway impacts of the proposed development. Notably, the concern that there will be an increase in traffic, the speed of the existing section of Westwood Heath Road being 40mph, and the limited infrastructure for pedestrians and cyclists which has been identified by residents and both Coventry City Council (CCC) Highways and Warwickshire County Council (WCC) Highways, both of whom initially raised objections to the proposed development due to sustainability concerns. At the time of writing both objections remain in place as these have not formally been removed. However, amended plans have been received following engagement with CCC Highways and Transport for West Midlands to address the objections raised.

As part of the discussions a Road Safety Audit has been undertaken, and a highway improvement scheme has been designed along Westwood Heath Road to provide highway safety improvements in order to make the development acceptable. This has duly been costed at £402,793.93 and will provide a shared footway/cycleway extending to 3m in width, which is to run alongside the northern side of Westwood Heath Road from the Gibbet Hill Road roundabout to the east across to the entrance of the application site. In addition to this, there is also provision for the introduction of speed cushions, dragon's teeth, vehicle activated speed sign and a raised table at the entrance to the site, which will be of a suitable gradient for buses. This package of measures with a speed reduction to 30mph for the benefit of future occupiers and other highway users which will promote non-car means of transport along this section of Westwood Heath Road and will also respond to concerns raised with the speed of existing vehicles along this stretch of the highway.

In addition to this package of measures, other contributions have been requested and secured to monitor the travel plan for a period of 10 years. As part of the review of the additional highways information additional requests for monies may be requested, these will duly be reported to planning committee ahead of the meeting.

With regards the internal layout it should be noted that within the illustrative masterplan there is current provision for around 20 vehicle parking spaces within the site, whilst parking will be considered at reserved matters, the purposes of the masterplan show that there will be areas of parking to provide spaces for staff, accessible bays for students and a provision for drop off and pick up for moving in/out of occupiers.

As set out above, amendments have duly been secured which are considered acceptable in principle, however in light of the fact that the objections are not yet removed, an updated position will duly be circulated ahead of planning committee.

## **Flood Risk**

The Lead Flood Authority have been consulted and whilst have not formally commented at application stage, did make representations at pre-application stage. Within the discussions no objections have been raised in respect of drainage or increased flood risk, but it is expected that any reserved matters application provides a detailed drainage design, once the final layout is known. As part of any design in accordance with the aforementioned policies, measures to minimise surface water run-off will be expected through the use of permeable paving and on-site attenuation features such as cellular tanks (below ground).

The application is therefore deemed acceptable in this regard, subject to a condition being appended to the decision securing full details of the proposed drainage system thereby according with Policies EM4 and EM5 of the Local Plan. The application site lies within Flood Zone 1 and is therefore considered to be at the lowest risk of flooding. Due consideration has been given to the topography of the site.

### **Contaminated land**

The applicants have duly provided a Phase I contaminated land assessment, given the longstanding commercial nature of the site and the report identifies that a more intrusive survey is warranted in this case. This recommendation is supported by the Council's Environmental Protection Team who have confirmed that they have no objections and have requested the five standard conditions 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**

Given the outline nature of the application there is currently limited information available as to the impacts of air quality of the proposed development once occupied. It will be expected that at reserved matters stage details of air quality mitigation measures will be incorporated into any forthcoming designs and proposals.

In accordance with Policy EM7, Environmental Protection have requested conditions be appended to the decision to secure details of any air quality mitigation features inclusive of EV charging points, low emission boilers (if proposed) and details of any renewable energy sources to be incorporated into the design. The details of these measures will be required to come forward at reserved matters stage, and with this condition attached the application is deemed acceptable in this regard.

### **Ecology**

The application site is partially brownfield within the areas laid to hardstanding and storage, this equates to approximately 8,156 sq. m (0.815 ha), with the remaining 9,844 sq. m (0.984 ha) being classed as greenfield land, of which is undeveloped. Concerns have been raised within the consultation as to the loss of biodiversity within the site.

Noting the above, the previously developed areas of land within the site are deemed to be of low ecological value/quality by virtue of being located within the building merchant's yard. The greenfield areas, whilst maintained (albeit infrequently) have a greater ecological value which compliments the green space/landscaping to the rear and west of the site. It should be noted that around the site, there are established landscape features of which are to be retained, these compliment the surrounding green space around the site which includes established landscape buffers with a public walkway linking Scarman Road around the Sherbourne Halls of Residence to the routes across to the west of the site (south of Featherbed Lane).

As per the requirements of Policy GE3, the applicants have undertaken a Biodiversity Impact Assessment and have prepared a metric calculation which also aligns with the

requirements of the Environment Act 2023. The indicative layout submitted as part of the outline consent would result in a 14.07% increase in habitat units and a 15.41% increase in hedgerow units, in excess of the minimum 10% uplift required.

The reserved matters would bring forward an updated calculation, which could result in a further increase in net gain beyond that surveyed, this could be through the delivery of a detailed landscaping scheme and the potential incorporation of other features such as a SUDs feature or green roofs.

The Council's Ecologist has been consulted and raises no objections to the proposed development, although it has been noted that as the surveys are in excess of one year old these will be required to be updated to accompany any reserved matters application. Conditions have also been requested to secure details of; Detailed planting; External lighting; Biodiversity features; Construction and Environmental Management Plan and a Landscape and Ecological Management Plan and with these conditions attached the application is deemed acceptable in this regard.

### Developer Contributions

In accordance with Policy IM1, 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:

Consultee	Contribution (£)	Towards
Highways - Highway/junction improvements	£402,793.93	Towards the delivery of a shared footway / cycleway and traffic calming scheme along Westwood Heath Road.
Highways - Travel Plan Monitoring	£6,800.00	Towards the monitoring of the approved Travel Plan for a period of 10 years.
Parks and Open Space	Up to £203,738.77	Towards improvements of public open space and park facilities within Westwood/Wainbody Wards.

Further to the additional information received in respect of highways and the Westwood Way improvements, further discussions are taking place finalising the remaining highways contributions, which will be circulated ahead of committee. The developer has agreed to the contributions requested above.

### 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 DS3, H10, DE1, HE2, EM4, EM5, AC1, AC2, AC3, AC4, EM6, EM7, GE1, GE3 and GE4 of the Coventry Local Plan 2017 and the emerging Local Plan Policies DS3, H10, DE1, DE2, HE2, EM4, EM5, AC1, AC2, AC3, AC4, EM6, EM7, EM8, EM9 GE1, GE3 and GE4 together with the aims of the NPPF.

### **POLICY APPENDIX**

National Planning Policy Framework (NPPF) December 2024.  
Coventry Local Plan 2017 & Emerging Local Policy  
Supplementary Planning Guidance/ Documents (SPG/ SPD):

- Air Quality SPD
- Coventry Connected SPD
- Trees and Developer Guidance SPD
- Open Space SPD
- Tall Buildings Design Guide and View Management Framework SPD
- New Residential Development Design Guide SPD
- Biodiversity Net Gain SPD
- University of Warwick SPD

*The National Planning Policy Framework (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".*

#### ***Principle of development***

*The NPPF 2024, 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 NPPF 2024 the Council can demonstrate a 5.91- year housing land supply as of 31st March 2025.*

*Policy GB2 states that the areas of Safeguarded Land proposed partly or wholly comprise the following sites and are shown on the Policies Map.*

- a. Land south of Westwood Heath Road;*
- b. Land south of Bishop Ullathorne School;*
- c. Playing Field south of Finham Park School; and*
- d. Land west of Finham Primary School.*

*Any development of these sites will be subject to consideration through a full or partial review of this Local Plan having explicit regard to development proposals in Warwick District.*

### ***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”.*

*Policy H4 of the Local Plan requires proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city.*

### ***Heritage character of the area and Heritage Assets, Archaeology***

*Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.*

### ***Impact on residential amenity***

*Policy H10 of the Local Plan 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 or CIL contributions.*

### ***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.

### **Flood Risk**

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met.

### **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.

### **Air quality**

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality.

### **Ecology**

Policy GE3 states that Sites of Specific Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced.

Adopted and emerging Policy GE3 of the Local Plan states proposals for development will be permitted provided that they protect, enhance and/or restore habitat biodiversity. The Environment Act 2023 requires development proposals to achieve a net gain of biodiversity within any major planning application.

### **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.

## CONDITIONS/REASONS

1.	Approval of the details of the appearance, layout, landscaping and scale (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced and the development shall be carried out in full accordance with those reserved matters as approved
<b>Reason</b>	<i>To conform with Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015.</i>
2.	Application for approval of the reserved matters listed at condition 1 shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
<b>Reason</b>	<i>To conform with Section 92 of the Town and Country Planning Act 1990 (as amended)</i>
3.	The development hereby permitted shall begin within 3 years of the date of this permission or within 2 years of the final approval of the reserved matters, whichever is the later.
<b>Reason</b>	<i>To conform with Section 92 of the Town and Country Planning Act 1990 (as amended)</i>
4.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p><u>Plans:</u>            Location Plan DWG S2-P03            Siting Parameters Plan DWG 0103 Rev P12            Massing Parameters Plan DWG 0104 Rev P13            Feasibility Proposed Site Plan DWG 0001 Rev P10            Revised Access and Highway Improvement Drawing. Reference: 24236-JUBB-XX-ZZ-DR-H-0001-P15</p> <p><u>Supporting Information/Reports:</u>            Completed Road Safety Audit            Travel Plan            Transport Assessment            Energy and Sustainability Statement            Noise Impact Assessment            Flood Risk Assessment &amp; Drainage Strategy            Ecological Appraisal            Baseline Habitat Condition Assessment            Statutory Biodiversity Metric            Arboricultural Impact Assessment (Incorporating Baseline Survey)            Air Quality Assessment August 2025            Utilities Assessment</p>

<b>Reason</b>	<i>For the avoidance of doubt and in the interests of proper planning.</i>
<b>5.</b>	No development (including any demolition or preparatory works) shall commence unless and until a Biodiversity Method Statement for Great Crested Newts, Toads, Badgers and Hedgehogs, including Reasonable Avoidance Measures, has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with the approved Biodiversity Method Statement.
<b>Reason</b>	<i>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.</i>
<b>6.</b>	Prior to the first occupation of the development hereby permitted details of bird/bat boxes, hedgehog houses, amphibian/reptile hibernaculum shall be submitted to and approved in writing by the Local Planning Authority. The bird/bat boxes, hedgehog houses, amphibian/reptile hibernaculum shall be fully installed in strict accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
<b>Reason</b>	<i>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.</i>
<b>7.</b>	No removal of any landscaping and buildings/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 landscaping and buildings/structures between 1st March and 31st August (inclusive) other than in strict accordance with the approved bird nesting protection scheme.
<b>Reason</b>	<i>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.</i>
<b>8.</b>	No development (including any demolition or preparatory works) shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following: (a) a risk assessment of potentially damaging construction activities;(b) identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat); (c) practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation

	<p>to works within canopy and root protection areas for hedgerows or protected trees); (d) the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular); (e) the times during construction when specialist ecologists need to be present on site to oversee works (as required); (f) responsible persons and lines of communication; and (g) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary). The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.</p>
<b>Reason</b>	<p><i>In order to safeguard protected and/or priority species from undue disturbance and impacts, noting that initial preparatory works could have unacceptable impacts; and in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i></p>
<b>9.</b>	<p>Prior to the first occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed; b) Ecological trends and constraints on site that might influence management; c) Aims and objectives of management, including mitigation and enhancement for species identified on site; d) Appropriate management option for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period); g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation; h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met. The LEMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.</p>
<b>Reason</b>	<p><i>In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i></p>
<b>10.</b>	<p>Prior to the installation of any street lighting or any external lighting to be fixed to any building(s), 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.</p>

<b>Reason</b>	<i>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.</i>
<b>11.</b>	No development (including any demolition or preparatory works) shall commence unless and until a scheme for the retention of the bat roost(s) and the retention of the existing entry/emergence routes, or the provision of alternative roost space and new entry/emergence routes, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for the implementation of the development which avoids any building or other operations likely to affect the bat roost being undertaken between March and September (inclusive), whilst also ensuring that at no time provision for roosting bats is lost from the site. The development shall only be carried out in strict accordance with the approved scheme.
<b>Reason</b>	<i>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.</i>
<b>12.</b>	The access shall be carried out in accordance with the following approved plans/documents: Revised Access and Highway Improvement Drawing. Reference: 24236-JUBB-XX-ZZ-DR-H-0001-P15; whilst the reserved matters shall be in accordance with the illustrative plan ref's. Massing Parameters Plan DWG 0104 Rev P13 and Siting Parameters Plan DWG 0103 Rev P12.
<b>Reason</b>	<i>For the avoidance of doubt and in the interests of achieving sustainable development, having particular regard to the potential impact of the development in accordance with Policies DS3, DE1 and HE2 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>13.</b>	The reserved matters shall include details of the access into the site, car parking areas and associated manoeuvring space to be provided. The approved details shall be implemented in full prior to the first occupation of the development and thereafter those areas shall be kept marked out and available for such use at all times.
<b>Reason</b>	<i>In the interests of visual amenity and highway safety in accordance with Policies AC1, AC2, AC3 and DE1 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
<b>14.</b>	Notwithstanding the submitted details, 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) a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the location and species of all trees



	<p>within 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), their trunk diameter at chest height, their root protection areas, crown spread to North, East, South and West aspects and measurement from trunk centres to tree protection fence; b) details of the temporary fence (e.g. Heras fencing and method to be anchored into the ground) to be superimposed upon the proposed layout plan; c) a statement to confirm that the approved tree protection measures will be erected to the Root Protection Area will be erected prior to the commencement of development and to remain in place to the end of the build phase. 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><i>To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2017 and the emerging Local Plan.</i></p>
<b>15.</b>	<p>Any landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths referred to in condition one shall be completed in all respects, within three months of the first use of development and all tree(s) and shrub(s) shall be planted within the first planting season following that first use. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.</p>
<b>Reason</b>	<p><i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i></p>
<b>16.</b>	<p>The student accommodation hereby permitted shall be occupied by no more than 400 permanent residents at any time.</p>
<b>Reason</b>	<p><i>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.</i></p>
<b>17.</b>	<p>No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and</p>

	<p>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.</p>
<b>Reason</b>	<p><i>The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies EM7, AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.</i></p>
<b>18.</b>	<p>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)</p>
<b>Reason</b>	<p><i>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</i></p>
<b>19.</b>	<p>The development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended</p>

	<p>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.</p>
<b>Reason</b>	<p><i>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</i></p>
<b>20.</b>	<p>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.</p>
<b>Reason</b>	<p><i>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</i></p>
<b>21.</b>	<p>Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 20, 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</p>
<b>Reason</b>	<p><i>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</i></p>
<b>22.</b>	<p>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 18, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 19, 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 20.</p>
<b>Reason</b>	<p><i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the</i></p>

	<i>aims and objectives of the NPPF</i>
<b>23.</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; (ii) Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh); (iii) 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>	<i>To mitigate the impacts of development on air quality during and post construction in accordance with Policies DS3 and EM7 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>24.</b>	The development hereby permitted shall only proceed in strict accordance with a scheme for targeting and utilising local people for construction and employment, which shall be submitted to an approved in writing by the Local Planning Authority.
<b>Reason</b>	<i>To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
<b>25.</b>	No demolition/development shall take place/commence until a written scheme of investigation (WSI) for Archaeological Evaluation has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
<b>Reason</b>	<i>To ensure that the development makes adequate provisions to safeguard any below ground heritage assets in accordance with Policy HE2 of the adopted Local Plan (2017) and emerging Local Plan.</i>
<b>26.</b>	Notwithstanding the submitted details, Prior to the commencement of the development a scheme shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) for the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance. The submission shall include all relevant details and calculations

	<p>to enable a full evaluation to be undertaken, and clear and accountable consideration shall be given to the following features:- Open Air storage or attenuation in the form of a wet pond, dry basin, swale or other similar surface feature, aimed at managing water quantity, quality and introducing biodiversity at the ground surface.- General below ground attenuation, aimed solely at managing the quantity of water on site (Note: preference should be given to localised cellular storage unless there is no possible mechanism for doing so).- Water quality control medium(s) such as permeable paving, filter drains, rain gardens, ponds or swales aimed at improving the quality of water passing through the system either above or below ground. All in accordance with Coventry City Council's Supplementary Planning Document "Delivering a more Sustainable City". The drainage details shall be installed in full accordance with the approved documentation prior to occupation of the development and thereafter shall be maintained and shall not be removed or altered in any way.</p>
<p><b>Reason</b></p>	<p><i>To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2017 and Coventry City Councils adopted Supplementary Planning Document for Delivering a More Sustainable City.</i></p>